

HOK SPORT + VENUE + EVENT HEADQUARTERS BUILDING

KANSAS CITY, MISSOURI



Completed in 2005 and located in the River Market area of downtown Kansas City, the HOK Sport + Venue + Event Headquarters Building is a showpiece. HOK designed every key aspect of its headquarters building, paying special attention to the smallest details and using the highest grade finishes. HOK, the world's leading architecture firm of public use space, leases 76,546 square feet, or 81 percent, of the Property. Leasing the remaining space are four other tenants including a law firm, an architectural group, a technology company and an engineering firm. Only 19 percent of the rentable area expires in the next seven years.

PROPERTY PROFILE	
Address:	Unit 2 of 300 Wyandotte Kansas City, MO 64105
Property Type:	Office
Site:	51,863 square feet (1.19 acres)
Rentable Building Area:	94,846 square feet
Year Completed:	2005
Occupancy:	100%

THE FINANCIALS	
Structure:	Property Management
Loaded Purchase Price:	\$22,150,000
Equity Offering Amount:	\$8,600,000
Minimum Equity Investment:	\$250,000
Loan:	\$13,550,000
Loan to Value:	61.2%
Allocated Debt:	\$393,895
Term:	10 years
Interest Only Period:	4 years
Rate:	6.65%



