

Prepared for: Raytown Real Estate

Raytown Office Building - 6616 Raytown Road, Raytown, MO 64133

Property Type:	Office	Price:	\$300,000
	Office Building	Price/SF:	\$50.00/SF
Building Size:	6,000 SF		
Building Class:	C		
Parking Ratio:	4/1,000 SF		
Property Description:			

Charming 6,000 SF office building in the heart of Raytown. 3,000 SF currently available, so an owner/user could offset occupancy costs from other tenant rental income. Also available for lease for \$9.00 PSF.


6308 Evanston - Raytown, MO 64133

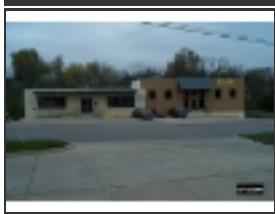
Property Type:	Retail	Price:	\$135,000
	Retail (Other)	Price/SF:	\$67.50/SF
Building Size:	2,000 SF		
Property Description:			

2,000 SF building with 1,231 SF on the main floor and the balance on the lower level. Currently used for a day care, but zoned for office or retail.


10809 East 63rd Street - Raytown, MO 64133

Property Type:	Land	Price:	\$94,000
	Multifamily (land)	Price/Acre:	\$43,317.97
Lot Size:	2.17 Acres		
Property Description:			

4519 - Raytown has been particularly inviting to developers seeking more contemporary housing and shopping alternatives. Its seen in their progressive street programs, their attention to their Downtown District, and in new urban housing communities. This 2.165+/- acre tract is a short walk to Downtown Raytown. Frontage of 314 feet on 63rd Street with 300 foot depth. It slopes gently upward from street level and is graced by a number of several mature trees. An informal site plan shows 20 townhome units, and it takes advantage of the well-manicured plot by preserving a high percentage of the trees. City planners are receptive to this planned use, but it would need to be formally approved.


5614-5616 Raytown Road - Raytown, MO 64133

Property Type:	Office	Price:	\$311,360
	Office-Business Park	Price/SF:	\$70.00/SF
Building Size:	4,448 SF	Cap Rate:	9.00%
Property Description:			

Property consists of 4,448 sq ft between two buildings. Both buildings have full basements with entry doors in rear.


5520-5600 Raytown Road - Raytown, MO 64133

Property Type:	Office	Price:	\$1,760,252
	Office-Business Park	Price/SF:	\$41.79/SF
Building Size:	42,121 SF	Cap Rate:	9.00%
Property Description:			

Properties consist of 2 buildings located on two parcels of land. Property is zoned NC (Neighborhood Commercial). Buildings of retail, office and flex-warehouse tenants. Please see attached flyer for more details

Prepared for: Raytown Real Estate


SOMERSET VILLAGE APARTMENTS - 6000 RAYTOWN ROAD, Raytown, MO 64133

Property Type:	Multifamily Garden/Low-Rise	Price:	\$5,315,000
		Price/Unit:	\$34,071
No. Units:	156		
Building Size:	116,250 SF		
Property Description:	FANTASTIC INVESTMENT LOW VACANCIES		


COACHLAMP APARTMENTS - 7300 RAYTOWN ROAD, Raytown, MO 64133

Property Type:	Multifamily Garden/Low-Rise	Price:	\$4,307,000
		Price/Unit:	\$36,500
No. Units:	118		
Building Size:	59,000 SF		
Property Description:	FANTASTIC INVESTMENT LOW VAVCANCIES		


RAYTOWN VILLAGE APARTMENTS - 7705 RAYTOWN ROAD, Raytown, MO 64138

Property Type:	Multifamily Garden/Low-Rise	Price:	\$3,978,000
		Price/Unit:	\$39,000
No. Units:	102		
Building Size:	63,000 SF		
Property Description:	GREAT INVESTMENT!		


5520-5616 Raytown Road - Raytown, MO 64133

Property Type:	Office Office-Business Park	Price:	\$2,071,612
		Price/SF:	\$38.56/SF
Building Size:	53,721 SF	Cap Rate:	9.00%
Building Class:	C	Occupancy:	90%
Property Description:	Property consist of approx. 53,721 sq. ft., consisting of 4 seperate dissimilar multiple use buildings located on two parcels of land containing 4.5 Acres. Property is zoned NC (Neighborhood Commercial). Buildings of retail, office and flex-warehouse tenants. Current appraisal June 11, 2008. PLEASE SEE ATTACHED FLYERS FOR FURTHER INFORMATION.		


Former Raytown Walmart - 6709 Blue Ridge Boulevard, Raytown, MO 64133

Property Type:	Retail Retail (Other)	Price:	\$1,595,000
		Price/SF:	\$17.63/SF
Building Size:	90,489 SF		
Year Built:	1997		
Property Description:	The Subject is a retail "big box" property located with a multi-tenant shopping center. The property was previously occupied by Walmart until the completion of a new store was recently delivered.		

Prepared for: Raytown Real Estate



10001-10015 E. 67th - Raytown, MO 64133

Property Type:	Shopping Center	Price:	\$395,000
	Strip Center	Price/SF:	\$56.27/SF
GLA:	7,020 SF	Cap Rate:	8.50%
		Occupancy:	100%

Property Description:

Contains Pizza Hut, Alarm Co., Hair Salon, Computer Store and Chiropractor office. Good return on investment with this very visible center. Ideal for small investor.



Laurel Lanes - 9628 E M350 Highway, Raytown, MO 64133

Property Type:	Special Purpose	Price:	\$339,000
	Special Purpose (Other)	Price/SF:	\$21.19/SF
Building Size:	16,000 SF		

Property Description:

16 Lane Bowling alley plus attached Sports Bar with Full Kitchen and seating for 75+/- * Parking for 200 +/- Cars * 3 Walk-in Freezers * Dish lines * Brunswick Bowling Equipment * This is a turnkey operation that only needs some updating and minor repair* Bank Owned * Foreclosure



6304 Willow Avenue - Raytown, MO 64133

Property Type:	Retail	Price:	\$176,000
	Retail (Other)	Price/SF:	\$114.58/SF
Building Size:	1,536 SF		

Property Description:

Turn key beauty salon. The sale includes all fixtures furniture and equipment/



Westlake Shopping Center - 10130 E. 350 Highway, Raytown, MO 64138

Property Type:	Land	Price:	\$450,000
	Commercial/Other (land)	Price/SF:	\$13.24/SF
Lot Size:	1.00 Acres		

Property Description:

1 +/- acre developable pad site available for sale located adjacent to new Wal-Mart SuperCenter. Stable & well-established population of 114,491+ people w/in 5-mile radius. 30,000 vehicles/day. Next to 34,000 SF shopping center anchored by Westlake Ace Hardware.



11704 E 350 Hwy - Raytown, MO 64138

Property Type:	Special Purpose	Price:	\$435,600
	Special Purpose (Other)	Price/SF:	\$87.12/SF
Building Size:	5,000 SF		
Year Built:	1975		

Property Description:

Single tenant car wash facility on 1-acre lot. Real estate and business for sale. 6 bays, steady income, high traffic, located on 350 Highway, close to Raytown High School.

Prepared for: Raytown Real Estate

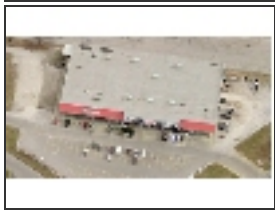
Berbiglia's - 9105 E 350 Highway, Raytown, MO 64133

Property Type:	Retail	Price:	\$750,000
	Retail (Other)	Price/SF:	\$117.19/SF

Building Size: 6,400 SF

Property Description:

Store is currently operating. Sale would include fixtures but no inventory. If non liquor store use, owner would remove coolers and fixtures.


Westlake Shopping Center - 10130 E. 350 Highway, Raytown, MO 64138

Property Type:	Retail	Price:	\$2,200,000
	Retail (Other)	Price/SF:	\$64.71/SF

Building Size: 34,000 SF

Year Built: 1980

Property Description:

Retail center w/ existing income adjacent to new Wal-Mart SuperCenter. Pad site available for adtl. development at \$450,000. 30,000+ vehicles/day. Priced significantly lower than construction costs. Area population of 114,491+ people w/in a 5-mile radius.


6616 Raytown Rd - RAYTOWN, MO 64133

Property Type:	Office	Price:	\$300,000
	Office Building	Price/SF:	\$50.00/SF

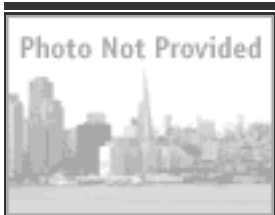
Building Size: 6,000 SF

QT4156 - 63rd & Blue Ridge Cutoff - 63rd Street & Blue Ridge Cut-off, (Aka: 6408 Blue Ridge Cut-off), Raytown, MO 64133

Property Type:	Land	Price:	\$80,000
	Commercial/Other (land)		

Property Description:

Project is to the north and adjacent to a QuikTrip store. Use Restrictions will apply please call for details.


6326 RAYTOWN RD. - Raytown, MO 64133

Property Type:	Office	Price:	\$225,000
	Office Building	Price/SF:	\$45.00/SF

Building Size: 5,000 SF

Building Class: A

Property Description:

2500 SFT OPEN SPAN BUILDING. LOBBY PLUS SEVEN PRIVATE OFFICES, 12 X 17 CONFERENCE ROOM, KITCHEN AND TWO BATHROOMS. 2500 SQ FT FREE STANDING BASEMENT (NO POST'S) WITH 11FT CEILINGS AND DRIVE IN GARAGE DOOR.

Prepared for: Raytown Real Estate

8700 S Raytown Road - Raytown, MO 64138

Property Type:	Land	Price:	\$160,000
	Retail (land)		

Property Description:

This property is part of a portfolio of over 110 former BP convenience retail fuel locations and developable parcels that are ideal retail redevelopment opportunities. The properties in the portfolio are located in key markets in the Midwest and East Coast concentrated in Atlanta, Chicago, Cleveland, Columbus, Cincinnati, Indianapolis, Minneapolis, Pittsburgh and St. Louis. The sites range from .5 acres to 11.0 acres. There are also 14 sites for development into BP fuel/ampm convenience store franchise outlets which are located in strategic growth marketing areas in Illinois, Ohio, Indiana and Pennsylvania. Please view the attached brochure and website for additional information.


9709 E 87th - 9709 E. 87th Street, Raytown, MO 64138

Property Type:	Office	Price:	\$300,000
	Office Building	Price/SF:	\$55.56/SF
Building Size:	5,400 SF		
Building Class:	C		

Property Description:

Neighborhood Commercial Zoning with ample paved parking, front and rear. Possible use may include a central office location for a service company providing service throughout the metro. Building is currently built out as offices, conference room, kitchen/break room, storage, and restroom facilities. Loading dock Retail, convenience store, insurance agency, hair and nail salon, liquor store may be other possible uses for new owner to consider.


Bordner Construction Building - 11950 E. 350 Hwy., Raytown, MO 64138

Property Type:	Industrial	Price:	\$3,800,000
	Warehouse	Price/SF:	\$70.37/SF
Building Size:	54,000 SF		
Year Built:	1982		
Dock-High Doors:	3		
Grade-Level Doors:	11		

Property Description:

3 buildings on 5.85 acres. 30,540 SF office/showroom; 21,800 SF in 2 warehouses. Completely remodeled in 2005. HQ facility. Vehicle service facility, large fenced storage. Wired for call center. Ample parking.


Parkway Professional Building - 7600 Raytown Rd, Raytown, MO 64138

Property Type:	Office	Price:	\$375,000
	Office Building	Price/SF:	\$44.91/SF
Building Size:	8,350 SF		
Building Class:	B		
Year Built:	1966		

Prepared for: Raytown Real Estate

10000 E Highway 350 - Raytown, MO 64138

Property Type:	Retail Vehicle Related	Price:	N/A
Building Size:	19,426 SF		
Property Description:	Redevelopment of former car dealership. 19,426 SF building sitting on 3.38 acres of land. Located between 350 Hwy, the major Raytown artery that connects to all parts of the KC Metro area. Highly visible location with great access. Strong established residential community.		


9325-9335 E 350 Hwy - 9325 E 350 Hwy, Raytown, MO 64133

Property Type:	Retail Retail (Other)	Price:	N/A
Building Size:	10,958 SF		
Year Built:	1968		
Property Description:	Located in the heart of Raytown's business growth. High traffic counts, easy access, signaled intersection. Vast array of national tenants in the immediate area.		


9300 E. Gregory Blvd - Raytown, MO 64133

Property Type:	Retail Free Standing Bldg	Price:	\$5,800,000
Building Size:	13,900 SF	Price/SF:	\$417.27/SF
		Cap Rate:	7.00%
		Occupancy:	100%
Property Description:	Free standing Walgreens store		


Broadway Plaza Partners III - 9598 E 350 Hwy, Raytown, MO 64133

Property Type:	Retail Retail (Other)	Price:	\$1,300,000
Building Size:	8,550 SF	Price/SF:	\$152.05/SF
Year Built:	1988		
Property Description:	100% leased strip center. Long term national tenants: Papa John's, Advance America, and Sprint. Excellent visibility and access to 350 Hwy. Premier space in established area. New Wal-Mart Supercenter and Hy-Vee under construction one block away.		


Raytown Crossings - Hwy 350 & Blue Ridge Blvd., Raytown, MO 64133

Property Type:	Shopping Center Community Center	Price:	\$2,025,000
GLA:	67,500 SF	Price/SF:	\$30.00/SF
Property Description:	Shopping Center/Retail space available.		

Prepared for: Raytown Real Estate

Former Jeep dealership - 9401 E 350 Hwy, Raytown, MO 64138

Property Type:	Retail	Price:	\$699,000
	Free Standing Bldg	Price/SF:	\$54.69/SF
Building Size:	12,781 SF		
Year Built:	1968		
Property Description:			

Former Jeep dealership with 6 bay service center. Pylon signage. Situated along dense hwy 350 retail corridor. At signalized intersection and across from a Hy-Vee anchored shopping center. Surrounded by dense residential


6716-18 Raytown Trafficway - Raytown, MO 64133

Property Type:	Land	Price:	\$49,500
	Commercial/Other (land)		

Property Description:
Vacant ground suitable for development. Former Dunkin Donuts location.


Trail Bldg. East - 6325 Blue Ridge Blvd, Raytown, MO 64133

Property Type:	Office	Price:	\$275,000
	Office Building	Price/SF:	\$45.83/SF
Building Size:	6,000 SF		
Property Description:			

Former medical bldg. with elevator to upper floor. Month to Month tenant pays \$750.00/mo. and occupies front 1/2 of lower floor, upper floor & rear 1/2 of lower floor vacant. Separate utilities for upper floor and for each half of lower floor. Bldg. and lot in excellent condition.


Raytown Cash Cow!! - 5524 Crescent, Raytown, MO 64133

Property Type:	Residential Income	Price:	\$50,000
	Single-Unit (SFR/Condo)	Price/SF:	\$61.43/SF
Building Size:	814 SF	Cap Rate:	16.00%
Property Description:			

Cute Bungalow, One Car Garage, Updated Decor, Countertops, 2+ Bedroom, 1 Bathroom, Great Area !!! Northern Raytown. Private Street. \$650 Rent Yearly Taxes \$764, and Insurance \$271 Payment \$385.64, based on 10% down, 7% interest, WAC. CASH FLOW \$264.36 !!!! Other properties Available !!!! Package Discount!!!


Raytown 350 Development - SE Highway 350 Hardy Ave, Raytown, MO 64138

Property Type:	Land	Price:	N/A
	Commercial/Other (land)		
Lot Size:	522,720 SF		
Property Description:			

New development opportunity. Presently zoned retail and located in approved TIF project. Prime frontage to busy 350 Hwy. Strong established residential community. 350 Hwy carries major commuter traffic averaging 39,500 cars per day. Adjacent to new Wal-Mart SuperCenter.

Prepared for: Raytown Real Estate


Raytown Commercial Real Estate near new Wal-Mart - 10916 E MO-350, Raytown, MO 64138

Property Type:	Office	Price:	\$85,000
	Office Building	Price/SF:	\$77.27/SF
Building Size:	1,100 SF		
Building Class:	C		
Parking Ratio:	4/1,000 SF		
Year Built:	1940		

Property Description:

Large Commercial lot located on the Westbound side of US 350 HWY, Blue Parkway in Raytown, MO. Residential structure stands on lot and may be converted to office or most other commercial uses. Extremely high traffic volume! Morning rush hour brings tens of thousands of cars by on the way to work. Lot measures 200 x 65. Great location for medical, legal, real estate, mortgage or title company. Excellent location for coffee, doughnut, ice cream shop, bakery or restaurant. Property to the West is a fence company. Zoning will accommodate most business types and Raytown is eager to encourage development. As a member of the Chamber of Commerce and the Economic Development Committee Ben Edsall will work with you and the city to see if your goals can be achieved. Raytown is poised for massive economic growth. A new Wal-Mart Super Center has just opened nearby.


10310-10312 E 63rd Terr - 10310 E 63rd Terr, Raytown, MO 64133

Property Type:	Office	Price:	\$350,000
	Office Building	Price/SF:	\$82.86/SF
Building Size:	4,224 SF	Cap Rate:	0.10%
Building Class:	C		

Property Description:

Freestanding building. 100% occupied. Built-out offices and conference rooms. All offices with R545 for networking. New roof and A/C 2002.


Parkway Shopping Center in Raytown - 7534-7548 Raytown Road, Raytown, MO 64138

Property Type:	Retail	Price:	\$900,000
	Retail (Other)	Price/SF:	\$114.65/SF
Building Size:	7,850 SF	Cap Rate:	8.00%
Year Built:	1966	Occupancy:	100%

Property Description:

Well-maintained six tenant strip center - 8% Cap Rate. 100% occupied.