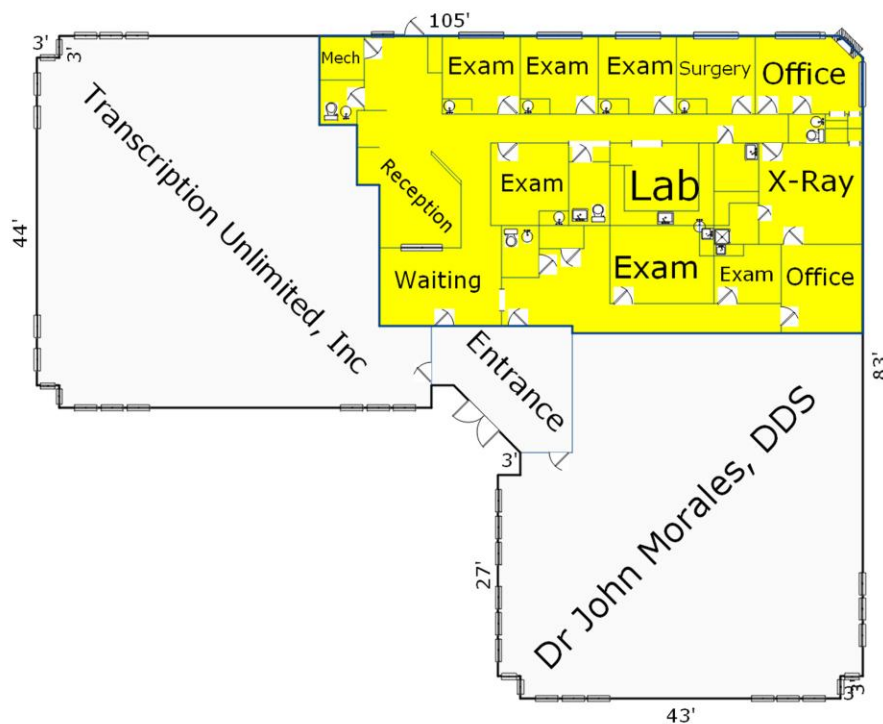


# Blue River Business Association Condo

\* 2,612 Sq Ft

\* West of Noland Rd & 40 Hwy

Lease rate \$18.00/sq ft (\$3,918/Mo)



For additional information contact:  
Chuck Zuvers, 816-229-0581/816-591-7545  
[chuck@zuvers.com](mailto:chuck@zuvers.com)  
Zuvers Real Estate Services

# **Blue Ridge Business Association**

**April 28, 2008**

**Medical Office – 4429 S River Blvd, Independence, MO 64055**

**Suite C – 2,612 Sq Ft (includes suite B) Last accomodation3 doctors and 12 staff members.**

**Blue Ridge Business Association – Association comprised of three buildings and condo owners. 4429 S River Blvd is building #2. Condo owners elect officers annually to handle the management of the buildings. Dr Tom Cates, Pres – Everett DeRousse, VP, Dr Jerry Foley, Sec Treas. Accounting is handled by an outside accountant, does billing and payment of bills.**

**Dues – Condo owners are billed quarterly @ \$1.00/ sq ft for various services. This covers items such as snow removal, mowing, shrub trimming, lawn sprinkler system repairs, back flow checking. The association has recently in the last two years installed all new timberline roofs, painted all three buildings. When the association addresses this type of maintenance there is a special assessment from all members to accommodate this charge. Included also are outside building insurance and misc. exterior repairs.**

**Units B&C are billed at 2,612 sq ft or \$2,612.00. There is a total of 19,879 sq ft for all three buildings.**

**Meetings – Association holds at least a meeting a year and more if items of necessity are to be discussed and voted on by all members.**

**Water usage – Association pays the water bills and then bills each member for water usage at the time of dues quarterly requests. Suites B&C square footage is 0.3812582 % of total.**

**Utilities – Paid by Lessee.**

**Taxes – Real Estate taxes paid by lessee/owner. Taxes for unit for 2008 were \$5,878 or \$489 per month.**