

**From:** John Sweeney  
**Sent:** Wednesday, May 22, 2019 11:09 AM  
**To:** Gene Owen <[@gmail.com](mailto:@gmail.com)>  
**Subject:** RE: N. Brighton

Here you go Gene. Attached are the following documents.

- Word document of the sale contract. This is the Board of Realtors approved sale contract form.
- PDF of the sale contract and agency disclosure signed by Seller.
  - I include the price based on what you requested ie. the two pads and additional land directly behind the two pads. Note, I added in the land area of the private drive which would be part of the property you are acquiring.
- Three options for the site. So...
  - Option 1 is the two pads and land behind, price is \$2,613,026.
  - Option 2 is lot 1 and additional land behind, price is \$2,145,330.
  - Option 3 is 5 acres behind lot 1, price is \$1,742,400.

Please reply to confirm receipt. I look forward to hearing back from you. John

## **JOHN SWEENEY, CCIM**

### Senior Broker Associate

Reece Commercial Real Estate, a Berkshire Hathaway Affiliate  
8005 W 110<sup>th</sup> St, Ste 150 | Overland Park, KS 66210

[reececommercial.com](http://reececommercial.com)



**From:** John Sweeney  
**Sent:** Monday, May 20, 2019 1:54 PM  
**To:** Gene Owen <[@gmail.com](mailto:@gmail.com)>  
**Subject:** Re: N. Brighton

I might be able to get u a contract tomorrow. Waiting on seller to ok the real estate board form contract. John

Sent from my Sprint Samsung Galaxy S8+.

----- Original message -----

**From:** Gene Owen <[@gmail.com](mailto:@gmail.com)>  
**Date:** 5/17/19 2:08 PM (GMT-05:00)  
**To:** John Sweeney <[@reececommercial.com](mailto:@reececommercial.com)>  
**Subject:** Re: N. Brighton

Public right of Way is ok

Sent from my iPhone

On May 17, 2019, at 9:56 AM, John Sweeney <[@reececommercial.com](mailto:@reececommercial.com)> wrote:

Gene, the two padsites dont work well because we have a public drive between them, so it does not make sense, we are offering the two options I proposed, happy to discuss by phone, just call. John

Sent from my Sprint Samsung Galaxy S8+.

----- Original message -----

From: Gene Owen <[@gmail.com](mailto:@gmail.com)>  
Date: 5/16/19 6:42 PM (GMT-05:00)  
To: John Sweeney <[@reececommercial.com](mailto:@reececommercial.com)>  
Subject: Re: N. Brighton

----- Original message -----

From: Gene Owen <[@gmail.com](mailto:@gmail.com)>  
Date: 5/16/19 6:42 PM (GMT-05:00)  
To: John Sweeney <[@reececommercial.com](mailto:@reececommercial.com)>  
Subject: Re: N. Brighton

Again, I want to know how much on what I sent you — 2 pad sites plus acres behind. Just let me know what the price

Sent from my iPhone

On May 16, 2019, at 2:40 PM, John Sweeney <[@reececommercial.com](mailto:@reececommercial.com)> wrote:

1. Pad 1 is 1.85 acres at \$13.00 psf is \$1,047,618, plus, 3.15 acres behind at \$8.00 psf is \$1,097,712 for a total price of \$2,145,330.
2. 5 acres behind Lot 1 at \$8.00 psf is \$1,742,400.

We can't sell lot 1 with lot 2 because we have an important drive between the two lots. If you are building a 2 story 40,000 sf building, then you probably don't need frontage since you will be visible over whatever is constructed on Lot 1 but that is your call. Make sense? Owners are motivated! If interested, we could even draw a plan and show you how it would layout. Please reply so I know you received, I am out of town right now. Thanks. John

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<image001.jpg><image002.jpg><image003.jpg><image004.png>

**From:** Gene Owen <[@gmail.com](mailto:@gmail.com)>  
**Sent:** Monday, May 13, 2019 5:01 PM  
**To:** John Sweeney <[@reececommercial.com](mailto:@reececommercial.com)>  
**Subject:** Re: N. Brighton

I think my numbers are right

Sent from my iPhone

On May 13, 2019, at 11:49 AM, John Sweeney <[@reececommercial.com](mailto:@reececommercial.com)> wrote:

Not exactly, it would likely be part or all of Lot 1 plus land east of lot 1 in a configuration that works and makes sense, see attachment. John

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<image001.jpg><image002.jpg><image003.jpg><image004.png>

**From:** Gene Owen <[@gmail.com](mailto:@gmail.com)>  
**Sent:** Saturday, May 11, 2019 4:18 PM  
**To:** John Sweeney <[@reececommercial.com](mailto:@reececommercial.com)>  
**Subject:** Re: N. Brighton

According to your plat, it would be Lot 1 and Lot 2 which is 3.8 acres. Need 1.2 acres part of the parking lot. Are you saying  $5 \times 43560 = 217,800$  sq ft x  $\$8.00 = \$1,742,400$ .

On Sat, May 11, 2019 at 11:26 AM John Sweeney <[@reececommercial.com](mailto:@reececommercial.com)> wrote:  
Gene, if we carve out 5 acres of land nearest Highway 152 on the site, see second page of the attached brochure, for an office building, we will be in the  $\$8.00$ +/- per square foot range in terms of price. Looking forward to hearing back from you. John

## **JOHN SWEENEY, CCIM**

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<image001.jpg><image002.jpg><image003.jpg><image004.png>

<2627\_001.pdf>