

FOR SALE: \$999,999

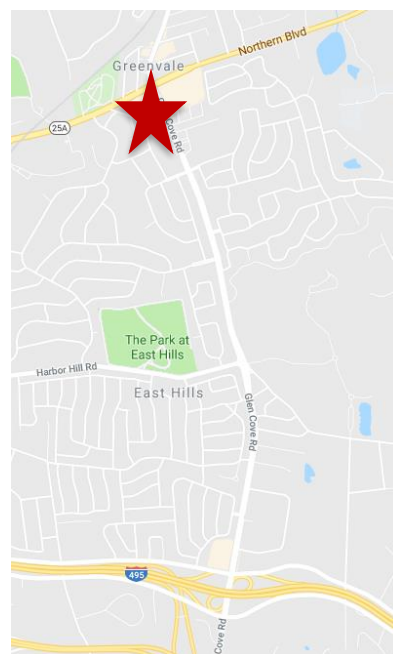


OVERVIEW

Sec –Block-Lot	7-D-242	Retail Units	1
Lot Dimensions	50 x 119 ft	Office Units	2
Lot Size	5,998 SF	Stories	2
Building Dimensions	38 x 57 ft	Zoning	Residence B
Building Size	4,332 SF	Taxes (17/18)	\$33,311.87

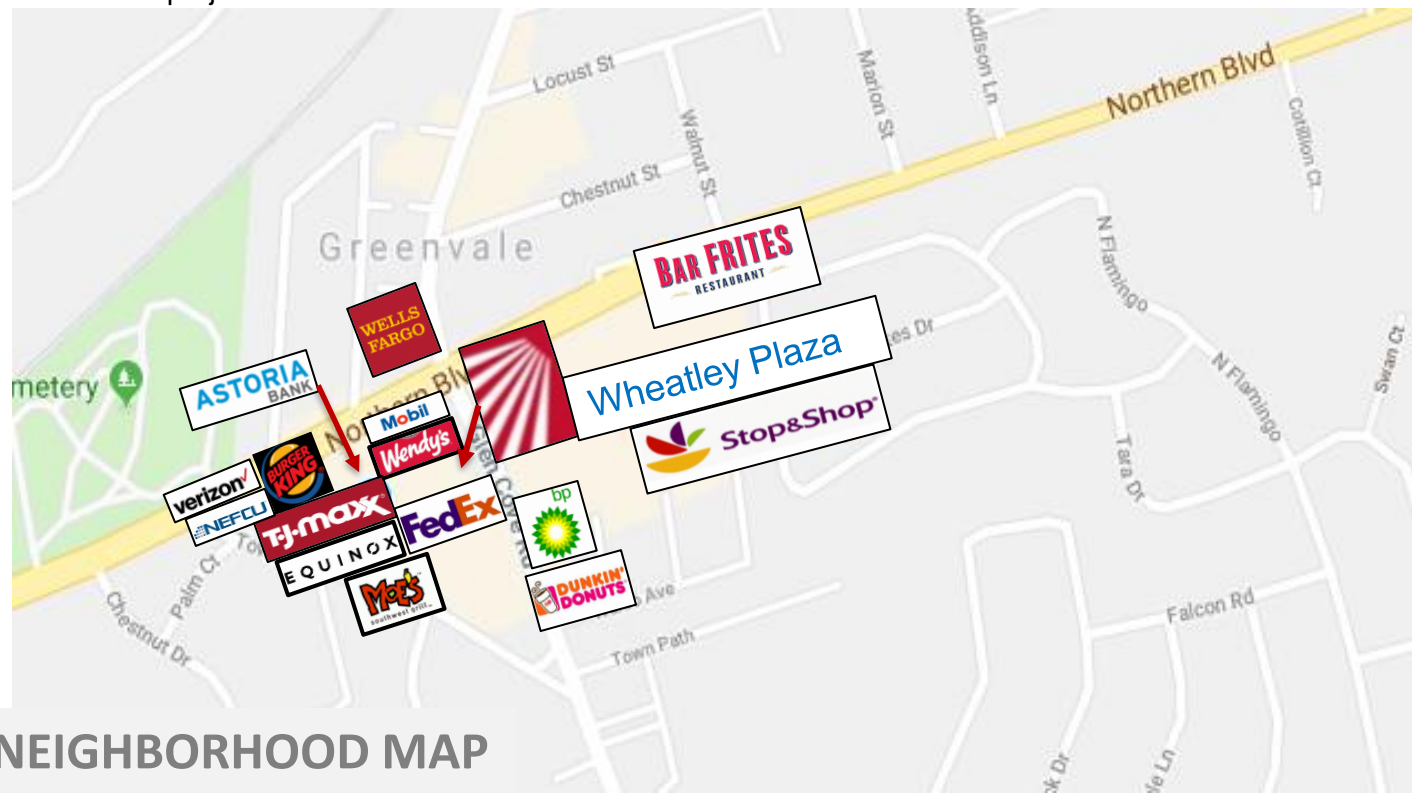


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RENT ROLL

Tenant	SF	Lease Terms	Monthly Rent	Annual Rent
Retail				
Vacant	2,166	Vacant	*\$6,000	\$72,000
Subtotal	2,166		*\$6,000	\$72,000
Office				
Windsor limo inc	1,000	4 years left	\$2,500	*\$30,000
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Total	4,166		*\$11,000	*\$132,000
* projected				



NEIGHBORHOOD MAP

FINANCIAL SUMMARY

ANNUAL INCOME

Gross Annual Income	\$60,000
Projected Gross income	\$72,000
Effective Gross Income	\$132,000

PROJECTED EXPENSES

Real Estate Taxes (17/18)	\$33,311.87
Electricity	Tenant
Water & Sewer	Tenant
Insurance	\$4,000
Total Expenses	\$37,311.87

NET OPERATING INCOME

Actual NOI	\$22,688.13
Potential NOI	\$94,688.13