

Exclusively Offering



\$950,000

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Real Estate Investments and Exchanges Specialist

Overview and Information



Property Demographics

Price:	\$950,000
Tax ID:	5605104000
Price Per Square Foot:	\$40.81
CAP Rate:	7.9%

Physical Information

Total Lot Size (SF):	1.070 Acres
Total Building Size (SF): (With Mezzanine)	23,277 SF
Roof Type:	Metal
Exterior:	Metal
Year Built	1974

Property Features:

Great income producing property now available. This building features two long term tenants, sits on just over an acre of land, and has great visibility. Offered at 7.9% CAP Rate with room for future potential upside in rents. This would make an excellent addition to your current portfolio. Call today for additional details. *Adjacent gravel lot for additional parking also for sale.*



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Property Income & Expenses

Schedule of Current Monthly Rents

Tenant	Approx. SQFT	Base Monthly Income	Monthly NNN	Annual Increase	Lease Termination Date	Total Monthly Income
1051 14th Avenue:						
DB Cooper Appliance	20,397	\$4,568	\$0	Yes	5/31/2025	\$4,568
TransCold Distribution	2,880	\$3,000	\$500	No	12/31/2022	\$3,500
Total	23,277	\$7,568	\$500			\$8,068

Income

Scheduled Gross Annual Income:	\$96,816
Less: Vacancy Factor (5%):	(\$4,840)
Effective (Adjusted) Gross Income:	\$91,976

Expenses

	% of AGI	Annual Budget
Repairs/Maintenance	2.0%	\$1,800
Flood Insurance (proforma)	10.8%	\$10,000
Insurance	3.0%	\$2,800
Property Taxes	2.7%	\$2,376
Total Expenses	18.5%	\$16,976

Total Est. Net Operating Income: **\$75,000**

Current Financial Indicators

Debt Coverage Ratio	1.66
Cash On Cash Return	12.5%
Capitalization Rate	7.9%
Gross Rent Multiplier	10.2%
Operating Expense Ratio	18.5%



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