

FOR SALE: \$1,999,999



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FINANCIAL SUMMARY

INCOME

Gross Income: **\$ 124,200**

EXPENSES

Taxes: \$ 23,217

Insurance: \$8,000

Water/Sewer & Utilities: Tenants

Snow Removal / Cleaning: Tenants

Tenant Reimbursements: (\$6,000)

Total Expense \$ 25,217

NET OPERATING INCOME

Net Income: **\$ 98,983**

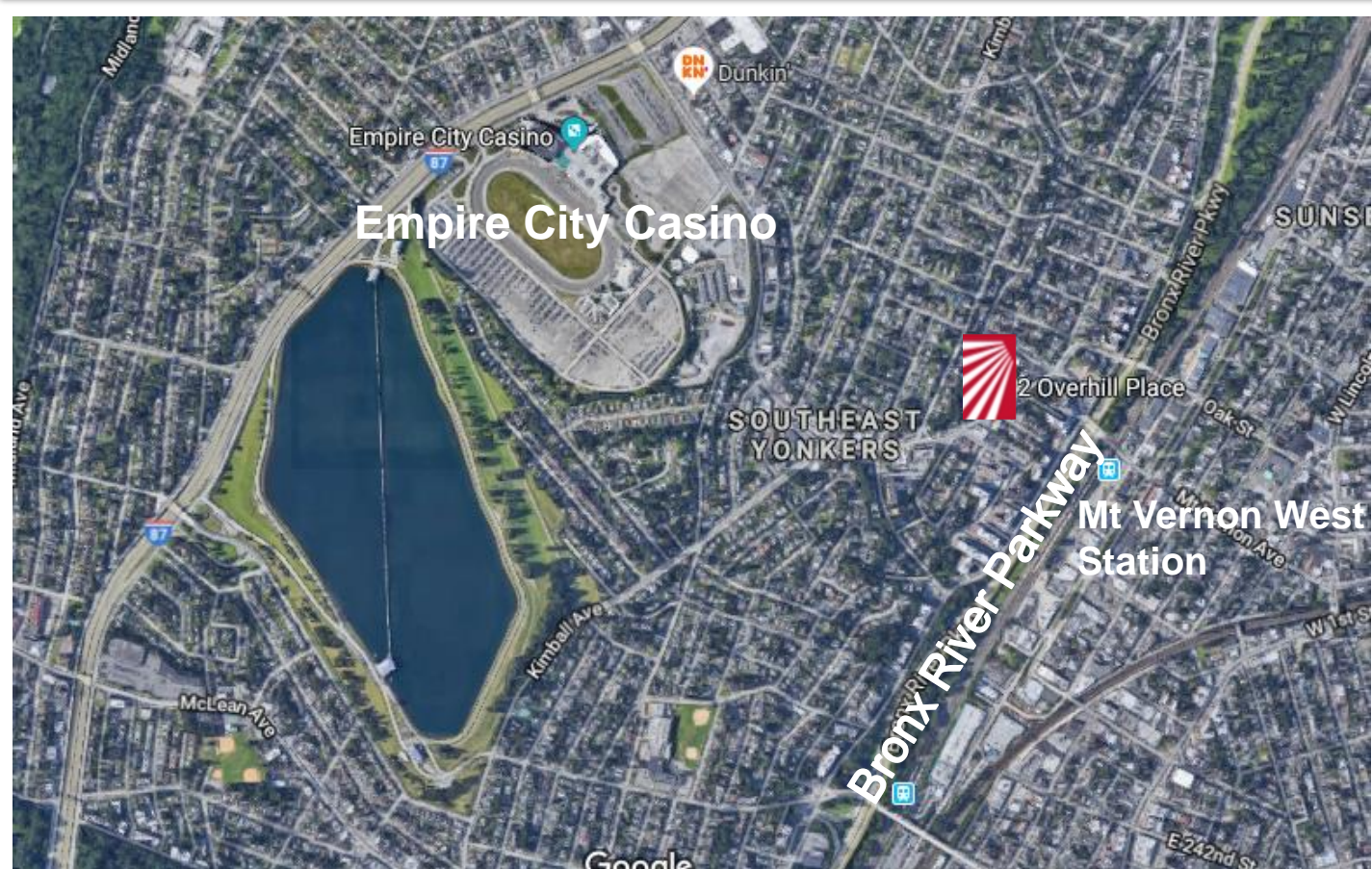
Property Information

Asset Class	Retail
Block & Lot	6305-110.112
Lot Dimensions	113' x 132'
Lot Size	9,583 SF
Building Size	4,500 SF
Commercial Units	3
Year Built	1978
Taxes (18/19)	\$ 23,217

RENT ROLL

Tenants	SF	Monthly Rent	Annual Rent	Lease Expiration
Pizzeria	1,500	\$3,900	\$46,800	2025
Laundry	1,500	\$3,250	\$39,000	2021
Convenience Store	1,500	\$3,200	\$38,400	2030
Total:		\$10,350	\$124,200	

MAP



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