CUSHMAN & FOR SALE



Investment Summary

- Projected NOI: \$103,202.00
- Price:

- \$1,485,000.00
- Cap Rate: 6.95
- Lease Rate: \$26/SF NNN
- Annual increase of 3% Increase:
- Tenant space:

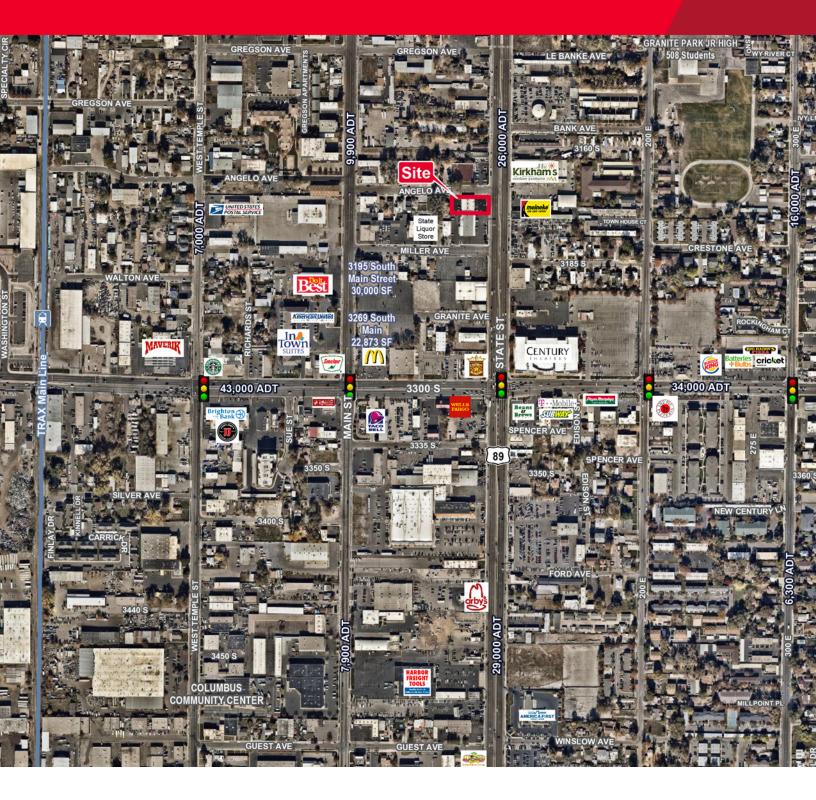
Property Specs

\$103,202.00	٠	Gross leaseable area:	3,930 SF
\$1,485,000.00	٠	Lot size:	0.37 acre
6.95	٠	Year built:	2018
\$26/SF NNN	٠	Drive thru for south tenant	
Annual increase of 3%	•	Parking:	17 stalls on site with
Three Suites			more street parking
Suite #3 - Quench it	•	All suites have greasae traps	5
Suite #2 - Ramirez's Barber Lounge	•	Pylon sign	
Suite #1 - Seller will guarantee rent up to one year	•	Cars per day:	26,000

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