



OFFERING SUMMARY

Sale Price:	\$540,000
Building Size:	4,144 SF
Price / SF:	\$130.31
Lot Size:	125' x 150'
Year Built:	2002
Renovated:	2019
Zoning:	C-4 (Commercial office)
Parking:	91 (in common)
County:	Lucas

PROPERTY HIGHLIGHTS

- Prime class A office building (100% occupied)
- Sylvania Twp. location where no city income taxes are levied
- Monument sign at building curb cut & on building
- Excellent demographics
- Attractive office park
- Convenient to expressway 23/475, restaurants, shopping and services
- Each suite has a private entrance to a lobby, a private restroom in suite and several offices and private conference room

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,819	25,018	60,721
Total Population	6,490	62,154	146,702
Average HH Income	\$108,675	\$89,548	\$74,506

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to accuracy thereof. It is subject to correction of errors, omissions, change of price prior to sale or withdrawal from market, all without notice. Further, no warranty or representation is made in regard to any environmental condition that may or may not exist.

DAVE KERSCHER, CCIM

419.345.8232

dkerscher@millerdiversified.com



LOCATION INFORMATION

Street Address	6000 Renaissance Place
City, State, Zip	Toledo, OH 43623
County	Lucas
Township	Sylvania Township
Cross Street	N. Holland-Sylvania Rd.

BUILDING SPECIFICATIONS

Building Size	4,144 SF
Price / SF	\$130.31
Year Built	2002
Last Renovated	2019
Number Of Floors	1
Heating	Gas Forced Air
Cooling	Central Air
Construction Type	Brick/Masonry - Wood Frame
Restrooms	one per suite
Roof	Asphalt/Shingle
Number Of Buildings	1
Ceilings	10'
Floor Coverings	Carpet/Tile

TAX INFORMATION (ANNUAL)

Suite A	\$4,018.94
Suite B	\$4,600.18
Suite C	\$2,944.76
Suite D	\$4,553.76
Total	\$16,117.64



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<u>Suite/Tenant</u>	<u>Lease Term/Options</u>	<u>Annual Rent (\$PSF)</u>	<u>Additional Notes</u>
A ACT System, Inc. (1,230 SF)	8/1/19-7/31/22 Two 5 year options w/ 10% increases each (Tenant has a 15 day right of first refusal to purchase property)	\$15,990 (\$13/PSF)	Tenant pays its suites gas, electric, cable, Wi-Fi, suite janitorial, maintain liability insurance and reimburse Landlord \$50/mo towards water bill
B Financial Visions Group (993 SF)	4/1/16-3/29/21 Mo. 1-24 \$1,500/mo Mo. 25-48 \$1,700/mo Mo. 49-60 \$1,900/mo (Tenant has 2 options to renew for 5 years each, w/ each option amount increased by the annual CPI, with a copy of 4% and a floor of 2% annually)	\$20,400 (\$20.54/PSF)	Tenant pays its suite gas, electric, water, cable, Wi-Fi, suite janitorial, and maintain suite liability insurance Tenant pays its suite gas, electric, cable, Wi-Fi, suite janitorial, maintain liability insurance reimburse Landlord \$50/mo towards water bill
C Walking Tall Holistic Therapy, LLC (655 SF)	6/1/19-5/30/21 One 2 year option w/ 10% increase	\$8,775 (\$13.40/PSF)	Tenant pays its suite gas, electric, cable, Wi-Fi, suite janitorial, maintain liability insurance and reimburse Landlord \$50/mo towards water bill
D Tony Fondren, LMT, LLC	6/1/19-5/30/22 (Tenant has 2 options to renew for 3 years each, with next amount increased by 4% for each option term)	\$14,760 (\$12/PSF)	

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INCOME SUMMARY

Rental Income	\$59,925
Reimbursable Income (Water/Sewer - Suites A, C, D)	\$1,800
Less: Vacancy and Credit Loss (4% Gross)	-\$2,469
GROSS INCOME	\$59,256

EXPENSE SUMMARY

Property Insurance	\$3,200
Real Estate Taxes/Assess.	\$16,117
Repairs and Maintenance	\$1,200
HOA (Includes lawn, snow, rubbish, CAM charges, insurance, blacktop sealing/replacement, roof & structure)	\$7,212
GROSS EXPENSES	\$27,729

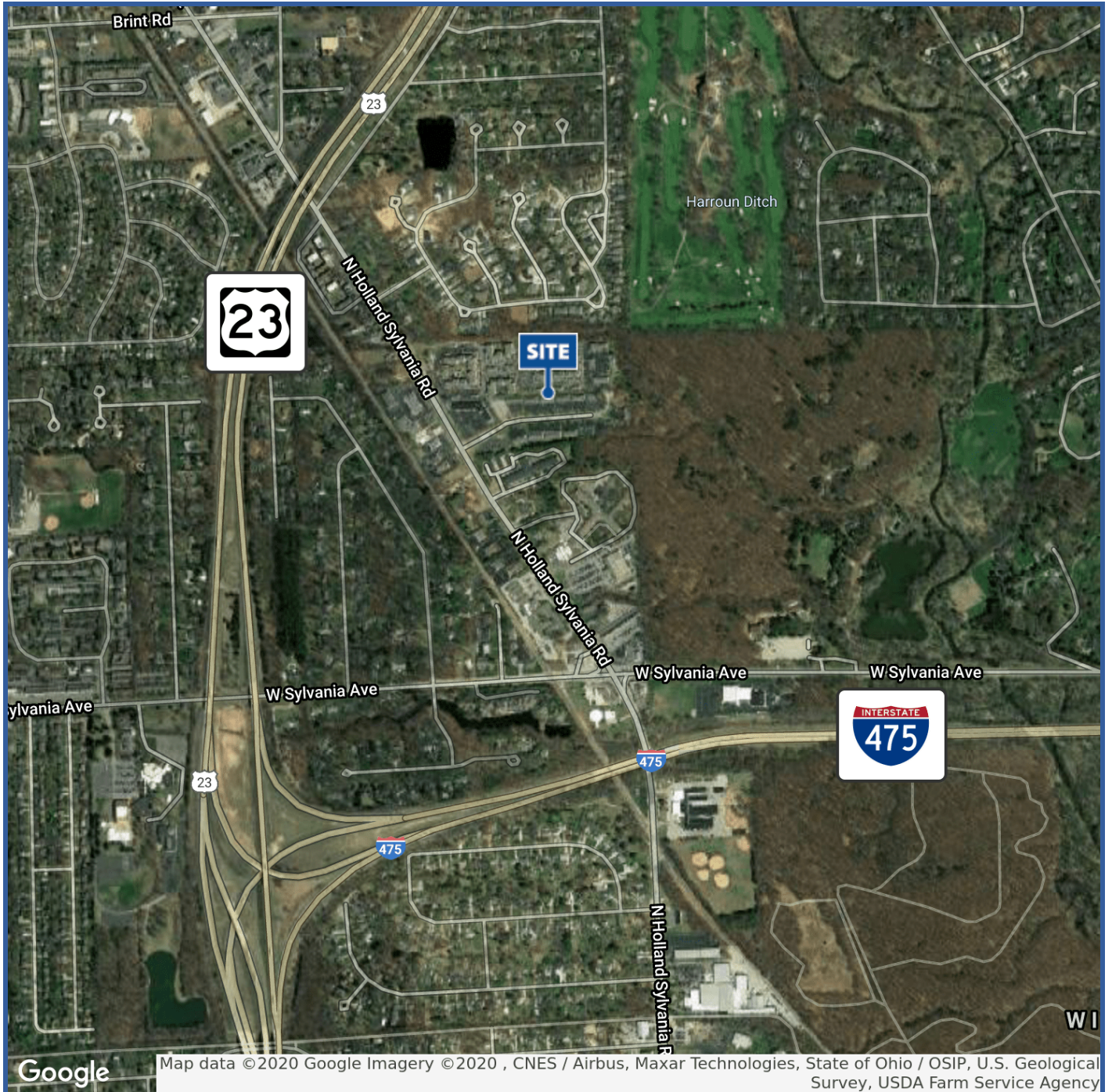
NET OPERATING INCOME **\$29,058**

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