

2975, 2981 & 3011 TREMAINSVILLE RD.
TOLEDO, OH 43613

INVESTMENT PROPERTY FOR SALE



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FULL-SERVICE COMMERCIAL REAL ESTATE



2975 Tremainsville



2981 Tremainsville



3011 Tremainsville - Self Storage



3011 Tremainsville

GENERAL INFORMATION

Price:	\$499,000
Building Size:	14,206 SF
Number of Stories:	One
Year Constructed:	1949, 1960, 1962
Condition:	Good
Acreage:	1.143
Closest Cross Street:	Fern
County:	Lucas
Zoning:	CR
Parking:	40 spaces
Curb Cuts:	Three
Street:	2 lane, 2 way



For more information, please contact:

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BUILDING SPECIFICATIONS

Exterior Walls:	Concrete block & brick
Structural System:	Steel joist
Roof:	Built up
Floors:	Concrete
Floor Coverings:	Carpet & vinyl tile
Basement:	None
Heating:	GFA
Air Conditioning:	Central and window units
Power:	100 AMP
Restrooms:	1 in each unit
Recent Major Maintenance:	None

2021 REAL ESTATE TAXES

TD:	23
Parcel Numbers:	26611, 26614, 26621
Assessor Number:	03-600-006, 005, 003
Total Taxes:	\$16,534.14

Comments:

- Multi-tenant neighborhood shopping center with mostly long-term local tenants.
- The self storage facility consists of 45 units of various sizes plus 5 outside storage spots.
- Three separate parcels to be sold together. Net operating income is approximately \$57,000 with a cap rate of 11.4%.

2975 TREMAINSVILLE LEASE INFORMATION

Tenant	Square Footage	Annual Rent	Rent per SF	Lease Term
Full Score Music	1,848	\$8,040	\$4.35	Mo. to Mo.
Furniture Art	948	\$5,400	\$5.70	12/31/21
Vacant	300	\$2,100	\$7.00	-----
Jamie's Nail Salon	600	\$4,140	\$6.90	12/31/21
Total:	3,696	\$19,680	\$5.32	

2981 TREMAINSVILLE LEASE INFORMATION

Tenant	Square Footage	Annual Rent	Rent per SF	Lease Term
Kassley's Kitchen	1,280	\$11,820	\$9.23	12/31/21
Barber Shop	640	\$6,780	\$10.59	12/31/21
Total:	1,920	\$18,600	\$9.69	

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3011 TREMAINSVILLE LEASE INFORMATION

Tenant	Square Footage	Annual Rent	Rent per SF	Lease Term
Compass Insurance	760	\$6,600	\$8.68	12/31/21
American Cremation	1,380	\$8,724	\$6.32	12/31/21
Masters Driving School	650	\$5,700	\$8.77	Mo. to Mo.
Self Storage (45 units)	5,800	\$35,144	\$6.06	Mo. to Mo.
Total:	8,590	\$56,168	\$6.54	
Total without self storage:	2,790	\$21,024	\$7.53	



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Projected Proforma

Gross Scheduled Rental Income	\$94,448
Less: Vacancy and Credit Loss (10% of gross)	\$9,445
Gross Operating Income	\$85,003
Less: Operating Expenses	
Accounting and Legal	
Property Management	
Property Insurance	\$5,414
Real Estate Taxes / Assessments	\$16,534
Repairs and Maintenance	\$1,750
Janitorial	
Lawn Care	\$980
Snow Removal	\$980
Trash Removal	
Utilities:	
Electric	\$2,220
Gas service for heating	-----
Sewer and water	-----
Miscellaneous	-----
Total Operating Expenses	\$27,878
Net Operating Income	\$57,125

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