

Industrial Property

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ASKING PRICE:
\$ 6,900,000



**GREAT CASH
FLOW**



YEAR BUILD-IN:
1962



TOTAL EXPENSES	\$116,756
TAXES	\$68,956
INSURANCE	\$18,000
GAS	\$4,000
ELECTRIC	\$1,800
MISC	\$6,000
MANAGEMENT	\$18,000

Projected Income	\$116,756
RETAIL / STORE	\$5,000
OFFICE	\$4,000
TRUCK PARKING	\$12,000
TOTAL MONTHLY RENTAL	\$56,750
GROSS RENT COLLECTION	\$681,000
TOTAL EXPENSES	\$116,756
NET OPERATING INCOME	\$564,244

Projected Income

\$564,244







- Price is for combined three adjacent properties comprised of total 4 acre of lot size, which consists of 19,500 sqft warehouse on one lot of 1.65 acre and other Two properties which is one storefront and small warehouse at rear & another 2-family house sits on another 2.35 acre of lot size. Truck parking at back of property.
- A very beautiful 4 Acre of Commercial land with 3 buildings, Warehouse, Retail and Office with lots of parking on rent which consist of the great cash flow.



LOOKING TO BUY OR SELL?



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