

FOR SALE – PRIME TRIPLE NET PROPERTY



**EUROPEAN EQUITIES
CORPORATION**

DEVELOPMENT
BROKERAGE
MANAGEMENT

Gator 49 Center

**13710 49th St. North
Clearwater, Florida**

\$2,804,713

6.50% CAP Rate



For more information, please contact:

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Presented by

**European Equities Corp.
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European Equities Corporation is a full-service real estate development company. European Equities offers services identifying, acquiring, developing, leasing, managing and selling commercial real estate in the southeastern United States.



Property Name	Gator 49			Annual Property Operating Data	
Location	13710 49th St. N., Clearwater, FL				
Type of Property	Office/Warehouse			Purchase Price	\$2,804,713
Size of Property	21,000	Total Sq. Ft. of Building		CAP Rate	6.50%
	Size of Unit	Base PSF per year	NNN PSF per year	Monthly Total	Lease End
Community Project Elevation,	1,563	\$16.12		\$2,100.00	9/30/2027
Omar's Bail Bonds	1,437	\$13.51	\$2.27	\$1,889.64	9/30/2025
Whole Development, Inc.	3,000	\$9.00	\$2.00	\$2,750.00	12/31/2027
A1 Mobile Metal	4,500	\$8.24		\$3,090.00	8/31/2026
Florida Man Jerky, LLC	3,000	\$8.24	\$2.00	\$2,560.00	10/31/2028
PSV Marine Solutions, LLC	3,000	\$10.28		\$2,569.85	8/31/2026
Civil Engineered Maintenance	4,500	\$9.27		\$3,476.25	8/31/2026
Average/Total	21,000	\$10.53	\$0.44	\$18,436	
Occupied	21,000	100.0%			

Current Income Statement	
EFFECTIVE RENTAL INCOME	
Base Rent	\$221,229
Pass Thru Expenses	\$9,262
Other Income	\$0
GROSS OPERATING INCOME	\$230,491
OPERATING EXPENSES (2022 Budget):	
Real Estate Tax	\$21,186
Property Insurance	\$3,950
Repairs and Maintenance	\$5,606
Landscaping & Exterior	\$2,400
Management Fee	\$6,000
Utilities - Electric	\$5,973
Utilities - Water & Trash	\$3,070
TOTAL OPERATING EXPENSES	\$48,184
NET OPERATING INCOME	\$182,306

