## FOR SALE – PRIME TRIPLE NET PROPERTY

# EUROPEAN EQUITIES

DEVELOPMENT BROKERAGE MANAGEMENT

### **Gator 49 Center**

13710 49<sup>th</sup> St. North Clearwater, Florida

## \$2,804,713

6.50% CAP Rate



#### For more information, please contact:

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#### Presented by

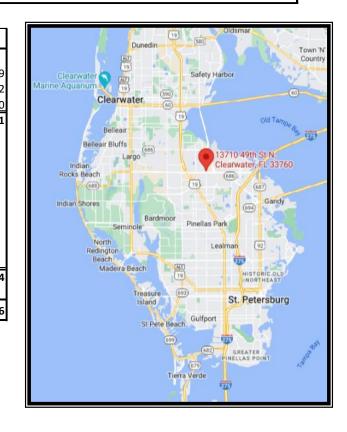
European Equities Corp. 18167 US Highway 19 N., Suite 450 Clearwater, Florida, 33764

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.

# EUROPEAN EQUITIES

| Property Name                | Gator 49<br>13710 49th St. N., Clearwater, FL |                  |          | Annual Property<br>Operating Data |             |
|------------------------------|-----------------------------------------------|------------------|----------|-----------------------------------|-------------|
| Location                     |                                               |                  |          |                                   |             |
| Type of Property             | (                                             | Office/Warehouse |          | -<br>Purchase Price               | \$2,804,713 |
| Size of Property             | 21,000 Total Sq, Ft. of Building              |                  | CAP Rate | 6.50%                             |             |
|                              | Size of                                       | Base PSF         | NNN PSF  | Monthly                           | Lease       |
|                              | Unit                                          | per year         | per year | Total                             | 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          |                                                                                 |  |  |  |  |  |
|-----------------------------------|---------------------------------------------------------------------------------|--|--|--|--|--|
|                                   |                                                                                 |  |  |  |  |  |
|                                   | \$221,229                                                                       |  |  |  |  |  |
|                                   | \$9,262                                                                         |  |  |  |  |  |
| _                                 | \$0                                                                             |  |  |  |  |  |
| _                                 | \$230,491                                                                       |  |  |  |  |  |
| OPERATING EXPENSES (2022 Budget): |                                                                                 |  |  |  |  |  |
| \$21,186                          |                                                                                 |  |  |  |  |  |
| \$3,950                           |                                                                                 |  |  |  |  |  |
| \$5,606                           |                                                                                 |  |  |  |  |  |
| \$2,400                           |                                                                                 |  |  |  |  |  |
| \$6,000                           |                                                                                 |  |  |  |  |  |
| \$5,973                           |                                                                                 |  |  |  |  |  |
| \$3,070                           |                                                                                 |  |  |  |  |  |
|                                   | \$48,184                                                                        |  |  |  |  |  |
| NET OPERATING INCOME              |                                                                                 |  |  |  |  |  |
|                                   | <b>get):</b><br>\$21,186<br>\$3,950<br>\$5,606<br>\$2,400<br>\$6,000<br>\$5,973 |  |  |  |  |  |



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