

# 210 N Krome Ave

Florida City, FL 33034

±30,472 SF Multi-Tenant Industrial | Offering Memorandum

## Financial Summary

<b>Asking Price</b>	<b>\$7,800,000</b>
Total Monthly Rent	\$38,174
Total Annual Rent	\$458,088
Operating Expenses	\$66,790
Net Operating Income (NOI)	\$391,298
Building Size	30,472 SF

## Operating Expense Breakdown

<b>Expense</b>	<b>Annual Amount</b>
Water	\$3,180
Waste	\$5,496
Electric (FPL)	\$1,440
Lawn Maintenance	\$960
Insurance	\$19,000
Property Taxes	\$36,714
<b>Total Operating Expenses</b>	<b>\$66,790</b>

# Rent Roll

Lease Type: Double Net (NN) Owner Responsibility: Roof, exterior walls, parking Renewals: All leases include renewal options

Bay(s)	Tenant	Total SF	Monthly Rent	Lease Term
206 / 208 / 310	General Upholstery	3,600	\$4,217	Nov 2021 – Oct 2026
212 / 214	Window & Doors	2,400	\$2,800	Jul 2025 – Jun 2026
216 / 218	Oscar Church	2,400	\$2,753	Mar 2025 – Mar 2030
220 / 222 / 224 / 226	AJ Tires	4,800	\$5,458	Nov 2021 – 2026
224 / 228 / 236	Day Care	8,872	\$12,024	Feb 2024 – Feb 2029
238	Southeast Car Sales	1,200	\$1,200	Just renewed – 1 year
240	Plastering	1,200	\$1,410	Apr 2025 – Mar 2026
242 / 244	Noe And Electronics	2,400	\$2,763	Mar 2025 – Mar 2027
246	Storage Marcelo	1,200	\$1,300	Jul 2025 – Jul 2026
248	Jungle Pets	1,200	\$1,520	Dec 2025 – Dec 2028
252	AC Wholesales	1,200	\$2,729	Mar 2025 – Mar 2026
	<b>TOTAL LEASED SF</b>	<b>30,472</b>		

# Aerial Photography







