

# OFFERED FOR SALE



Jacksonville, FL



Property Snapshot	
Asking Price	\$790,000
CAP Rate	6.84%
Annual Rent	\$54,000 / Year
Lease Type	NNN
Tenant Responsibilities	Taxes, Insurance, Maintenance
Landlord Responsibilities	Building Structure & Roof System
Lease Commencement	05/21/2018
Lease Expiration	05/21/2028
Renewal Options	Two (2) x Five (5) Year Options Remaining
Rent Increases	22% Option 1, 18% Option 2.
Address	1030 Edgewood Ave N, Jacksonville FL

## Contact:

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**BIRD DOG**

REAL ESTATE'S BEST FRIEND

Broker of Record: Brian Small, Bird Dog Realty, LLC FL BK3290086

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