

OFFERED FOR SALE



Jacksonville, FL



Contact:

Max Andrews
321-759-0287

MaxAndrews32931@gmail.com

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

This Offering Memorandum has been prepared for informational purposes only and is subject to errors, omissions, changes, and withdrawal without notice. No representation or warranty is made as to the accuracy or completeness of the information herein, and prospective purchasers should conduct their own independent investigation and due diligence.

BIRD DOG
REAL ESTATE'S BEST FRIEND

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