



**NNN INVESTMENT**

**Chuck McNulty**

**Broker**

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## 301 Northstar Ct Sanford, FL 32771

<i>Building Size:</i>	<b>17,964 ± SF</b>
<i>Office:</i>	<b>2,000 ± SF</b>
<i>Warehouse:</i>	<b>15,964 ± SF</b>
<i>Grade Doors:</i>	<b>(3) 22' x 14'</b>
	<b>(1) 14' x 16'</b>
	<b>(2) 14' x 14'</b>
<i>Ceiling Height:</i>	<b>20'-22' (2001)</b>
	<b>15'-19' (1995)</b>
<i>Land Area:</i>	<b>4.87 Acres</b>
<i>Sanford Zoning:</i>	<b>PD</b>
<i>Year Built:</i>	<b>1995/2001</b>
<i>Construction:</i>	<b>Metal</b>

### Investment Summary

Purchase Price:	<b>\$8,000,000</b>
Cap Rate:	<b>6.00%</b>
NOI:	<b>\$480,000</b>
Annual Increase:	<b>3%</b>
Term:	<b>120 months</b>
<i>Commencement Date:</i>	<b>March 1, 2024</b>
<i>Renewal Options:</i>	<b>(3) 5 year options</b>
<i>Tenant:</i>	<b>Equipment Share</b>
	<b>www.equipmentshare.com</b>





