

■ Commercial Investment Opportunity

Asking Price: \$2,000,000

Property Overview:

Fully leased mixed-use commercial property offering multiple income streams from established tenants. Located in a prime, high-traffic area — perfect for investors seeking steady cash flow and long-term appreciation.

Tenant	Monthly Rent
Store	\$4,500
Restaurant	\$5,000
Phone Store	\$4,500
Bar (4 years remaining)	\$6,500
Total Monthly Rent	\$20,000
Annual Gross Income	\$240,000

Expense	Annual Cost
Property Taxes	\$42,000
Insurance	\$5,000
Trash (net income +\$2,400/yr)	\$0
Snow Removal (estimated)	\$3,000
Total Annual Expenses	\$46,000
Net Operating Income (NOI)	\$194,000

Investment Highlights:

- Fully leased property with stable, long-term tenants
- Diverse income streams across multiple business types
- Approximately \$194,000 Net Operating Income
- Cap Rate: ~9.7%
- Tenants cover portion of trash service
- Minimal maintenance – snow removal only seasonal