

CAPITAL

Commercial Real Estate Group

610-359-9700

www.CapitalComRe.com

Available

Sale

\$2,050,000.00

9.41% Cap Rate

NOI

\$192,835.75

Office Bldg

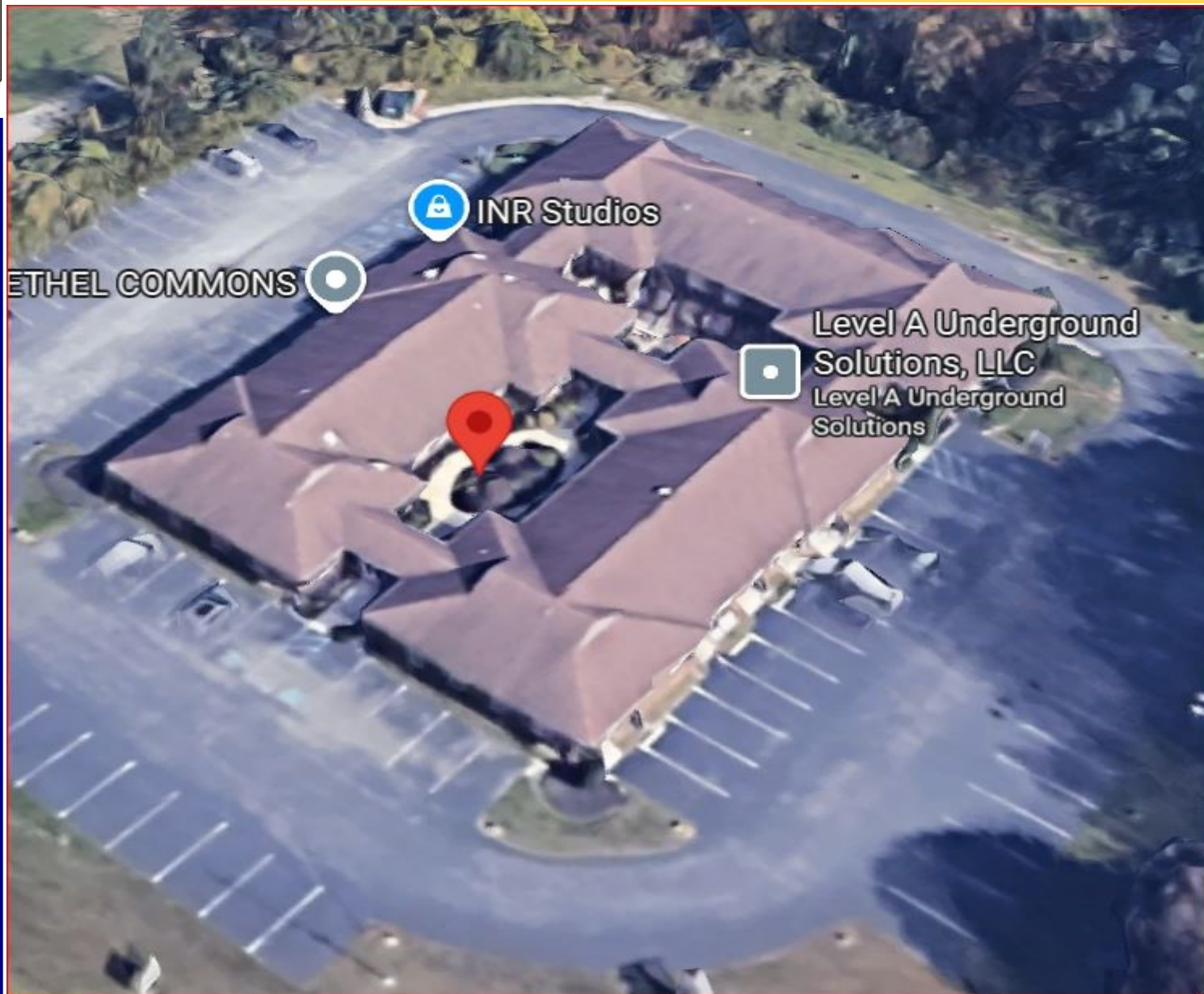
CONTACT:

Robert Reynolds

609-635-2003

rreynolds@capitalcomre.com

OFF MARKET LISTING



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or

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Building

18,800 Sq Ft

**Over \$400,000.00 in Capital
Improvements**

New Roof

75% new offices

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Available

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18 Units

Units 12 & 13

brand new

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Available

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Offices from

716 to 2650 Sq Ft

**80+- parking
spaces**

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Available

Sale

2.24 Acres

**Min from Route 1
& I-95**

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INCOME AND EXPENSE REPORT								
Property Address:		1440 Conchester Highway / Bethel Commons						
Property Type:		Office						
Unit #	Tenant Name	CAM FEE"S	NRSF	Start Date	End Date	Renewal Option	Monthly Rent	Comments (Rent Escalations, Extension Options, Reimbursements, Early Termination, % of Sales, etc.)
1	Level A Underground	\$ 4.00	900	11/1/23	10/31/26	1 year	\$ 1,393.23	3% annual increase
2&3	Pro Medical East	\$ 4.00	1,703	8/1/23	7/31/28	5 year	\$ 2,595.00	3% annual increase
4	Dr Daniel Smolen-Primary Practioner	\$ 0.55	1,445	11/1/79	1/31/27	1 year	\$ 2,273.11	2% annual increases
5&6	JP	\$ 4.00	1,632				\$ 2,448.00	
7&8	Life Turn LLC	\$ 4.00	2,650	5/1/24	4/30/29	5 year	\$ 2,956.95	3% annual increase
9,10	Junk Hammers	\$ 4.00	1,535	10/1/23	8/31/23	5 year	\$ 1,587.45	3% annual increase
11	Asterius LLC	\$ 4.00	716	7/1/25	6/30/28	3 year	\$ 895.00	3% increases
12	Greg Allard	\$ 4.00	2,000	7/1/26	6/20/31	5 year	\$ 2,666.66	3% annual
14	AU 79 Recording Studio	\$ 4.00	1,350	6/1/26	5/31/29	3 year	\$ 1,432.21	3 % annual
15&16	IV proformance Hydration	\$ 4.00	1,088	8/1/24	7/31/27	3 year	\$ 1,400.80	3 % annual
17	Life Turn LLC	\$ 4.00	1,353	7/1/24	6/30/29	5 year	\$ 1,509.72	3% annual
18	Vacant		0					
	Total Cam Fee's	Yearly \$60,490				monthly CAM	\$ 5,040.00	
Total			16,372				\$ 26,198.13	
GROSS ANNUAL INCOME:					FINANCING CRITERIA:			
Rental Income					\$314,377.56	Purchase Price:		\$ 2,050,000.00
Vacancy 5% allocated unit 18					\$ -	Down Payment:		\$ 512,500.00
						Amount Financed:		\$ 1,537,500.00
						Annual Principal and Interest:		\$ 97,416.00
Gross Income					\$ 314,377.56			
ANNUAL EXPENSES:								
Taxes					\$ 34,792.80			
Insurance					\$ 10,400.00			
Landscape/Snow Removal					\$ 12,937.00			
Electric					\$ 1,750.00			
Sewer & Water					\$ 3,977.00			
Janitotial Service					\$ 2,340.00			
Trash Removal					\$ 4,207.00			
Extermination					\$ 610.00			
Management Fee (6%)					\$ 18,862.00			
Capital Reserve (5%)					\$ 15,833.00			
Repairs & Maintenance (5%)					\$ 15,833.00			
						NOI:		\$ 192,835.76
						Less P&I:		\$ 97,416.00
						ROI:		\$ 95,419.76
						Cash on Cash Return:		
						4% - 25 Year Amortization		
Misc.								
Misc.								
Misc.								
Misc.					\$ 121,541.80			
Total Expenses								
Net Operating Income					\$ 192,835.76			
SALES PRICE:			\$2,050,000.00	CAP RATE:		9.41%		