

**TWO STANDALONE
WAREHOUSE/OFFICE
BUILDINGS
FOR SALE**



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 **ROSEN HARBOTTLE**
COMMERCIAL REAL ESTATE



STANDALONE WAREHOUSE BUILDINGS WITH RETAIL EXPOSURE & FENCED YARD AREA

SALE PRICE: \$1,900,000

Price/SF: \$180/SF

Total Building: 10,586 SF

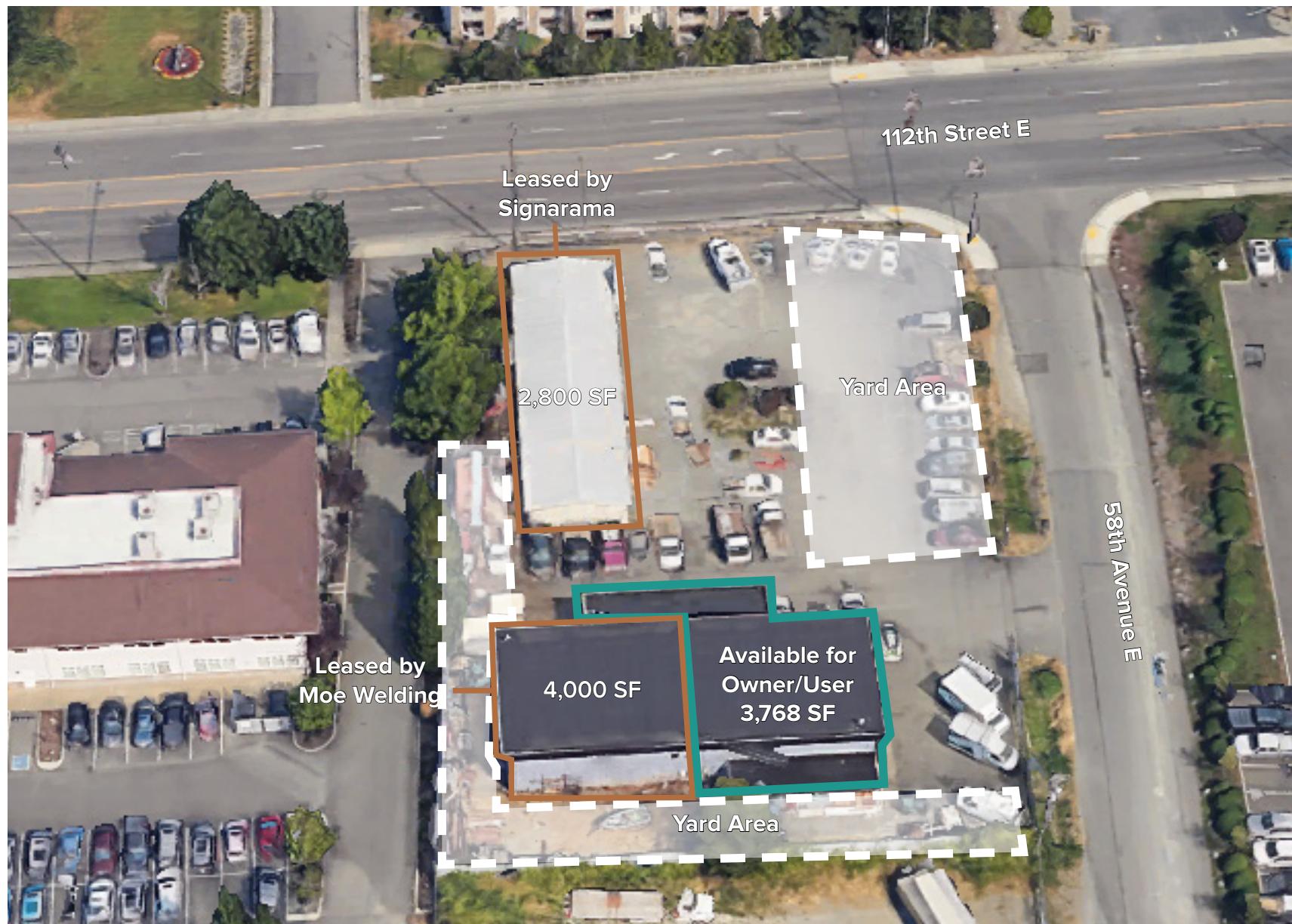
PROPERTY FEATURES:

- Built in 1982. Renovated in 1992.
- 40,735 SF (0.935 Acres) Land
- Abundant Parking Within Fenced Lot Plus Countless Street Parking Available
- 10,000+ SF Fenced Yard Area
- 17,900+ Vehicles per day on 112th Street E
- Signage available facing busy 112th Street E

- Includes 400 SF Secured Shed
- Recent Capital Improvements:
 - New Asphalt Parking Lot
 - Connected Property to City Sewer
- Clear Span Warehouse
- Zoning: The Employment Corridor (ECOR) zone is a light to moderate industrial zone that supports economic development and supplements the Frederickson Manufacturing Industrial Center.

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SITE MAP

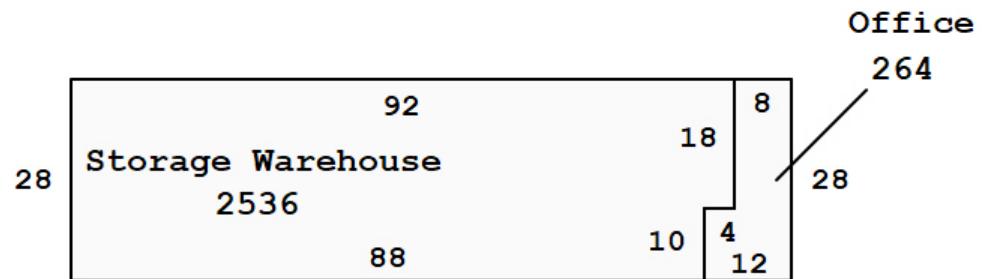
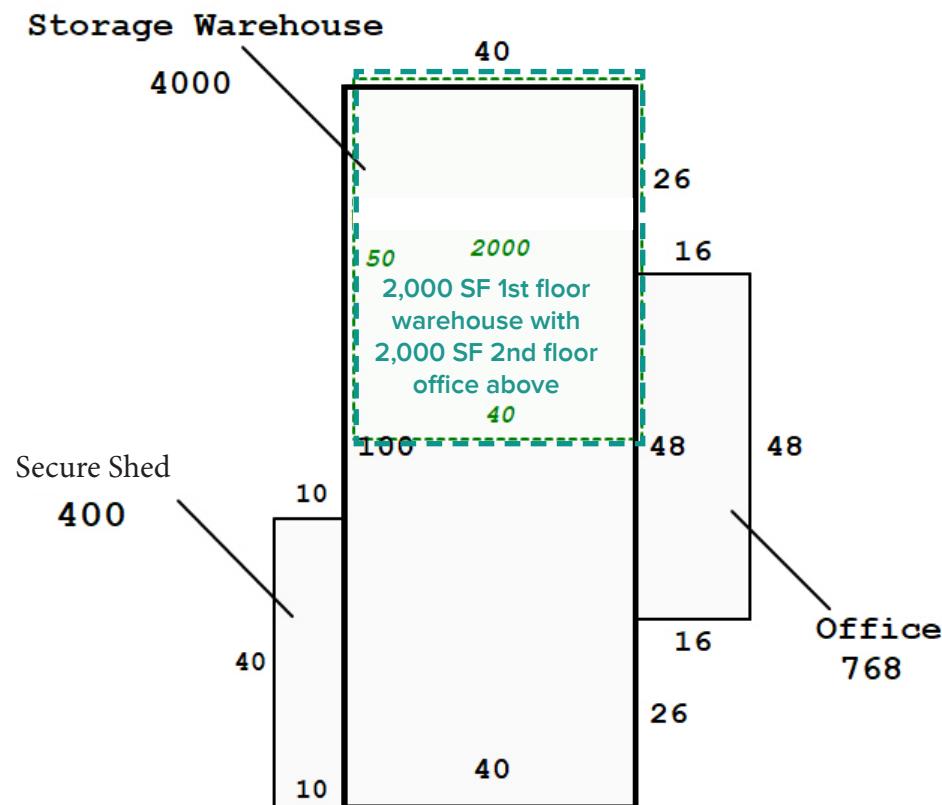


PROPERTY PHOTOS



FLOOR PLAN

4075210070



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OWNER USER VS RENT COMPARISON

- Purchase instead of rent and reduce monthly payments by \$4,000
- Renters suffer annual rent increases while buyers lock in their loan payment for five years
- Ownership tax savings and principal paydown result in approximately \$80,000 annual savings compared to renting

Purchase Scenario

Purchase Price & Initial Costs		
Building Size		10,568
Purchase Price	\$179.79	\$1,900,000
Loan Fees and Costs		\$30,000
Total Project Costs		\$1,930,000
Total Initial Costs (15% Down Payment)		\$289,500
Loan Assumptions		
5 year fixed rate		25 year amortization
33% tax bracket		5.09% interest rate
Monthly Ownership Cash Outflow		
Blended Interest Rate (Estimate)		5.09%
Mortgage Payment (P&I)		\$9,676
Rental Income	Assuming Buyer Occupies Entire Property	
NNN Expenses (\$2.67/SF)		\$2,351
Monthly Cash Outflow		\$12,027
Monthly Ownership Benefits (Estimates)		
Appreciation at 2%		(\$3,167)
Equity Build-Up		(\$2,782)
Depreciation Write-Off (70% Imp. Value)		(\$938)
Interest Write-Off		(\$2,277)
NNN Expense Deduction		(\$776)
Total Ownership Benefits		(\$9,939)
Total Effective Monthly Cost		\$2,088

Rental Scenario

Lease Rate & Initial Costs		
Premises Size		10,568
Prepaid Monthly Rent (\$16/SF)		\$14,091
Prepaid NNN Expenses (\$2.67/SF)		\$2,351
Security Deposit		\$20,000
Total Initial Costs		\$36,442
Lease Assumptions		
33% tax bracket		
Monthly Lease Cash Outflow		
Starting Rent Payment		\$14,091
NNN Expenses		\$2,351
Monthly Cash Outflow		\$16,442
Monthly Lease Benefits		
Appreciation at 2%		\$0
Equity Build-Up		\$0
Depreciation Write-Off (70% Imp. Value)		\$0
Interest Write-Off		\$0
Rent & NNN Expense Deduction		(\$5,426)
Total Lease Benefits		(\$5,426)
Total Effective Monthly Cost		\$11,016

INVESTMENT

Pro Forma

SUITE	TENANT	SQUARE FEET	RENT /SF	MONTHLY RENT	12 MONTHS at Current Rent
5722	Tenant 1	2,800	\$16.00	\$3,733	\$44,800
Unit B	Tenant 2	4,000	\$13.50	\$4,500	\$54,000
5720	Tenant 3	3,768	\$16.00	\$5,024	\$60,288
Shed	Tenant 3	400	\$12.00	\$400	\$4,800
Surplus Land	Tenant 1, 2, or 3	10,000	\$3.00	\$2,500	\$30,000
TOTALS		10,568	\$18.35	\$16,157	\$193,888

Rent Revenue		\$193,888
Reimbursed Expenses	\$2.67	\$28,258
TOTAL REVENUE		\$222,146
Operating Expenses	(\$2.67)	(\$28,258)
TOTAL EXPENSES		(\$28,258)
Vacancy	5.00%	(\$11,107)
Structural Reserve	(\$0.10)	(\$1,057)
NET OPERATING INCOME		\$181,724

Sales Price:	\$1,900,000	\$180
	\$96,944	6 months vacancy cost
	\$48,472	3 months free rent
	\$58,166	leasing commissions
	\$30,000	tenant improvements

NET PRICE After Releasing Costs	\$2,133,582
PRICE PER SF	\$202

CAP RATE	8.5%
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- Seller Financing Available:
 - Terms Negotiable
- Investor: 8.5 Pro Forma Cap Rate
 - Pro Forma Assumptions:
 - 16.00/SF, NNN for 1st Floor Warehouse & Office
 - \$12.00/SF, NNN for 2nd Floor Office
 - \$0.25/SF for 10,000 SF Fenced Yard Area
- Owner User:
 - 3,768 SF Warehouse/Office plus 400 SF Secured Shed Available Now
 - Entire 10,568 SF can be made available by 9/1/26

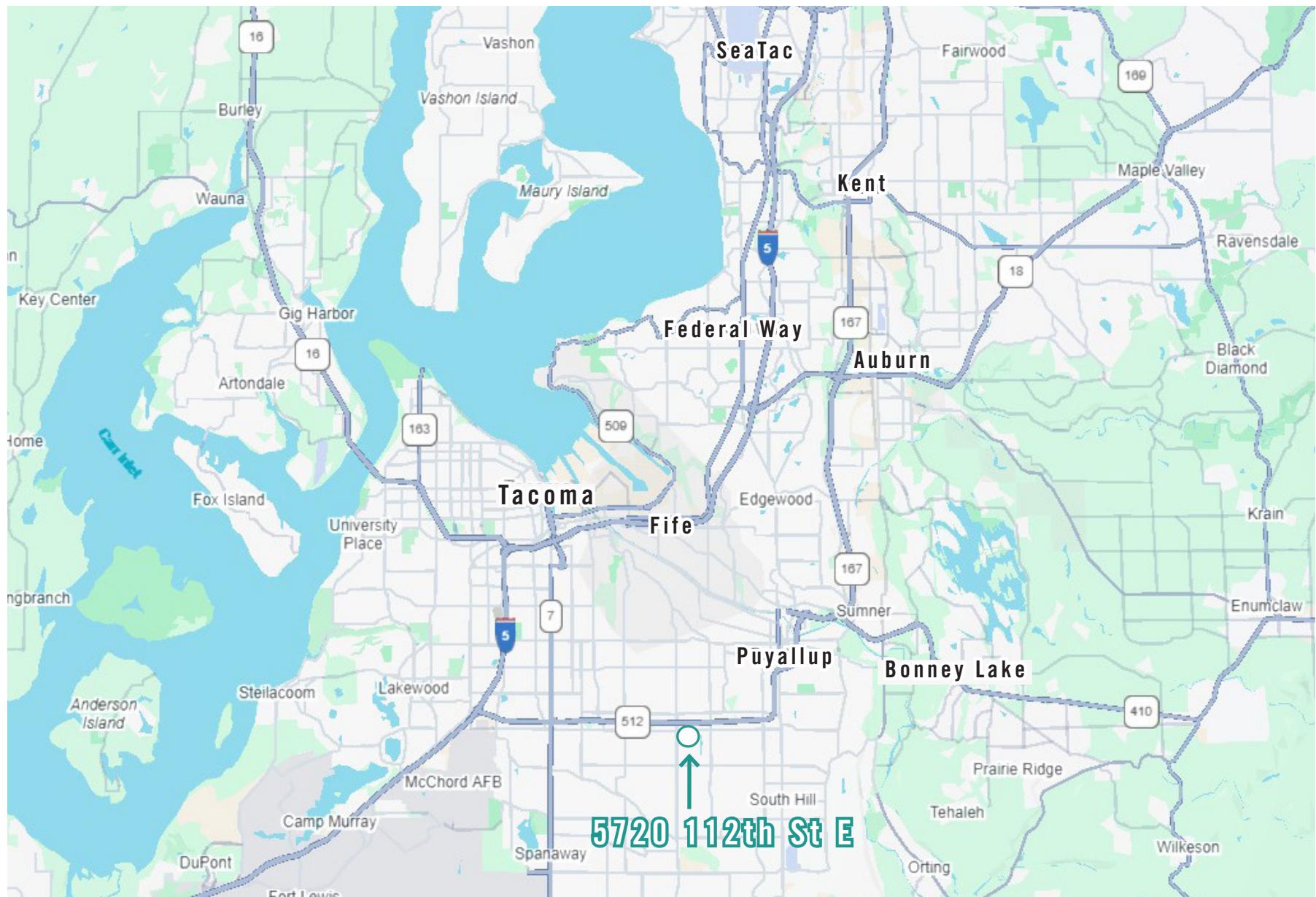
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PARCEL MAP



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LOCATION MAP



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