

# 3131 EXECUTIVE PARKWAY

Toledo, Ohio | Office Property Offering Memorandum

Confidential Offering Memorandum – For Qualified Investors Only



AVAILABLE FOR SALE & LEASE | OFFICE

**3131 EXECUTIVE PARKWAY | TOLEDO, OH 43606**

34,344 SF OFFICE BUILDING

[rkgcommercial.com](http://rkgcommercial.com)

Reichle | Klein Group   
Commercial Property Brokers, Managers & Investment Advisors

## Offering Summary

<b>Sale Price:</b>	<b>\$1,975,000</b>
<b>Building Size:</b>	<b>34,344 SF</b>
<b>Year Built/Renovated:</b>	<b>1980 / 2010</b>
<b>Lot Size:</b>	<b>1.75 Acres</b>
<b>Occupancy:</b>	<b>78%</b>
<b>Price / SF:</b>	<b>\$57.51</b>

## Pro Forma Summary

Gross Potential Income	\$457,199.16
Vacancy (22%)	(\$100,583.82)
<b>Actual Rent Income</b>	<b>\$367,199.16</b>
Operating Expenses	\$218,987.26
Management Fee	\$19,450.89
Annual Real Estate Taxes	\$63,924.54
Utility & Maintenance Expense	\$59,560.00
<b>Net Operating Income (NOI)</b>	<b>\$168,503.67</b>

Prepared by Chad Ulmer