

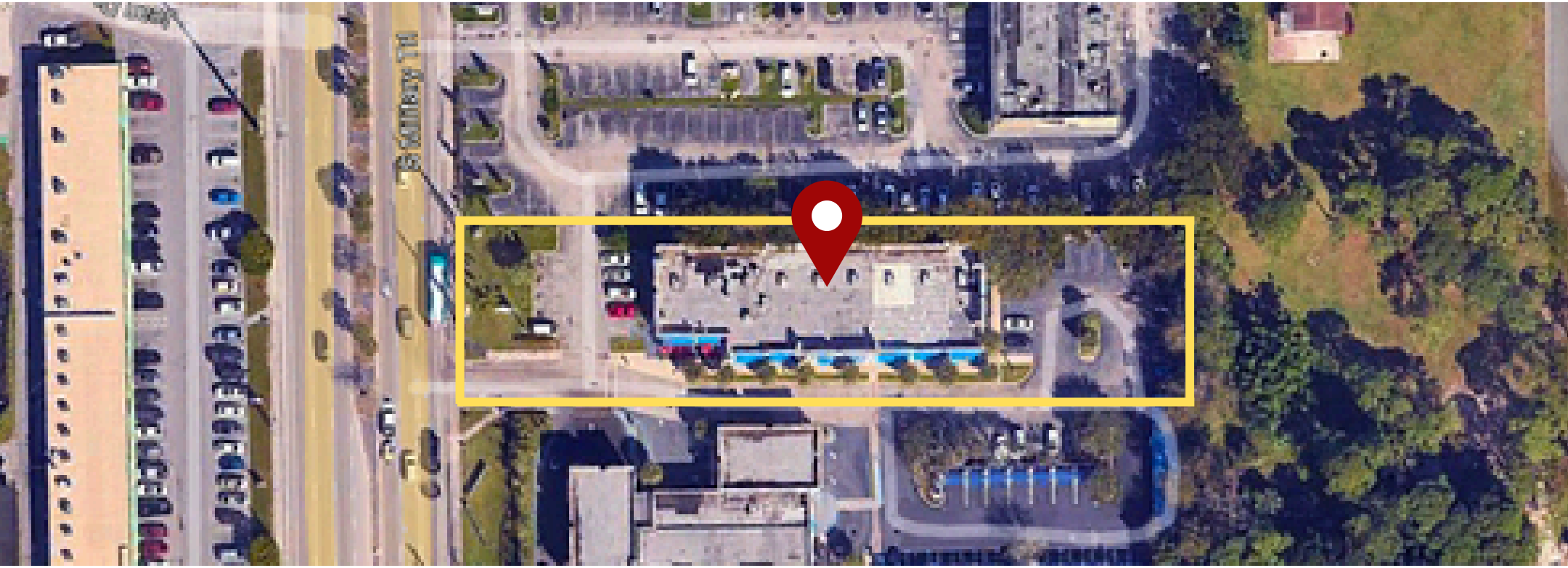
RETAIL STRIP MALL - 7 SUITES

CAMPOS
COMMERCIAL
OFF-MARKET

\$3,600,000

8% CAP IN PLACE

LAKE WORTH, FL 33463



Investment Summary



• **Lot Size SqFt:** 45,100 (1.034 ACRE)



• **Building SqFt:** 9,927



• **Retail Suites:** 7 (100% Leased - NNN)



• **Parking Spaces:** 36



• **Asset Type:** Retail - Class B



• **Year:** 2006



• **NOI:** \$290,745



• **Cap Rate (in place):** 8%





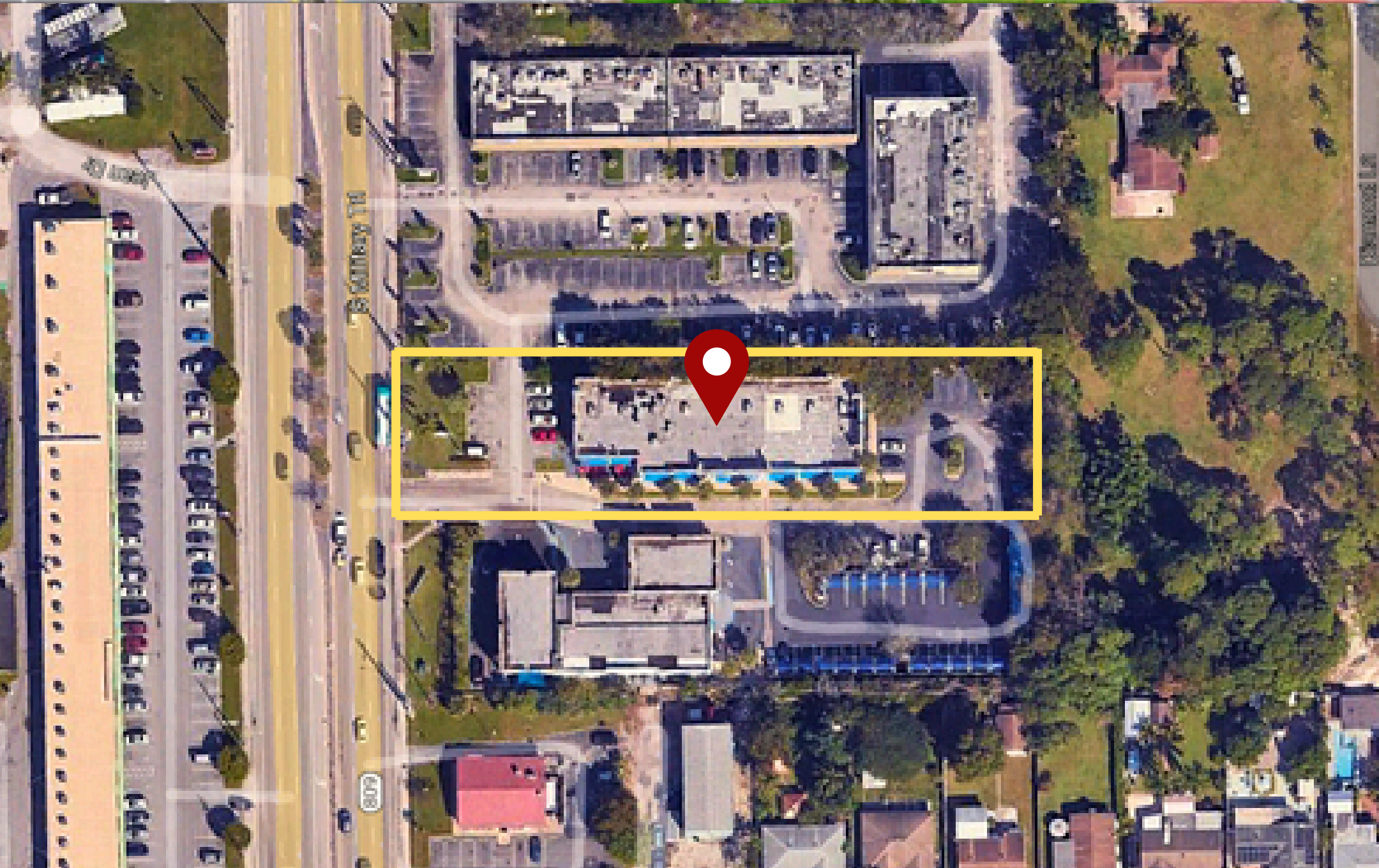




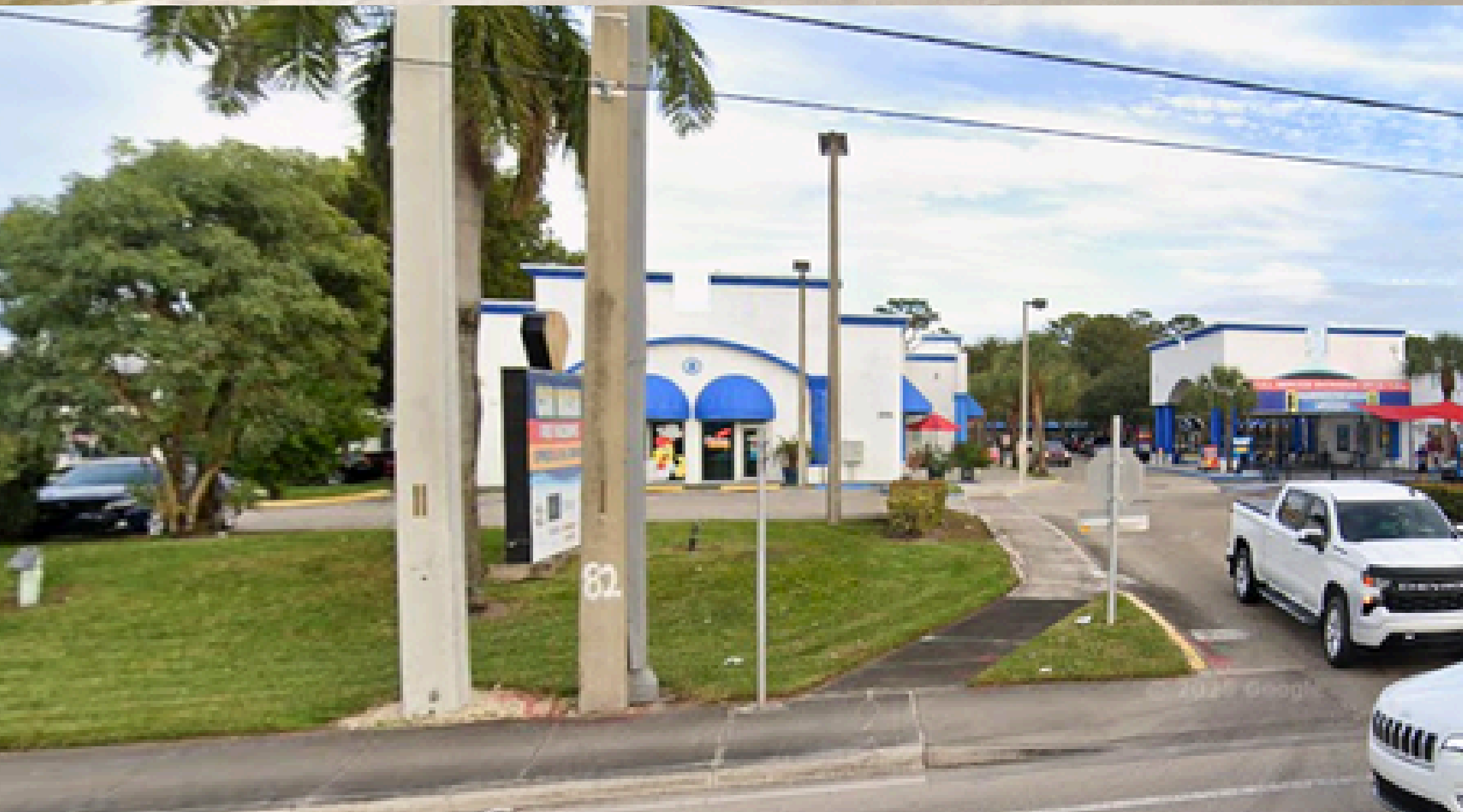
SUBJECT PROPERTY



SUBJECT PROPERTY

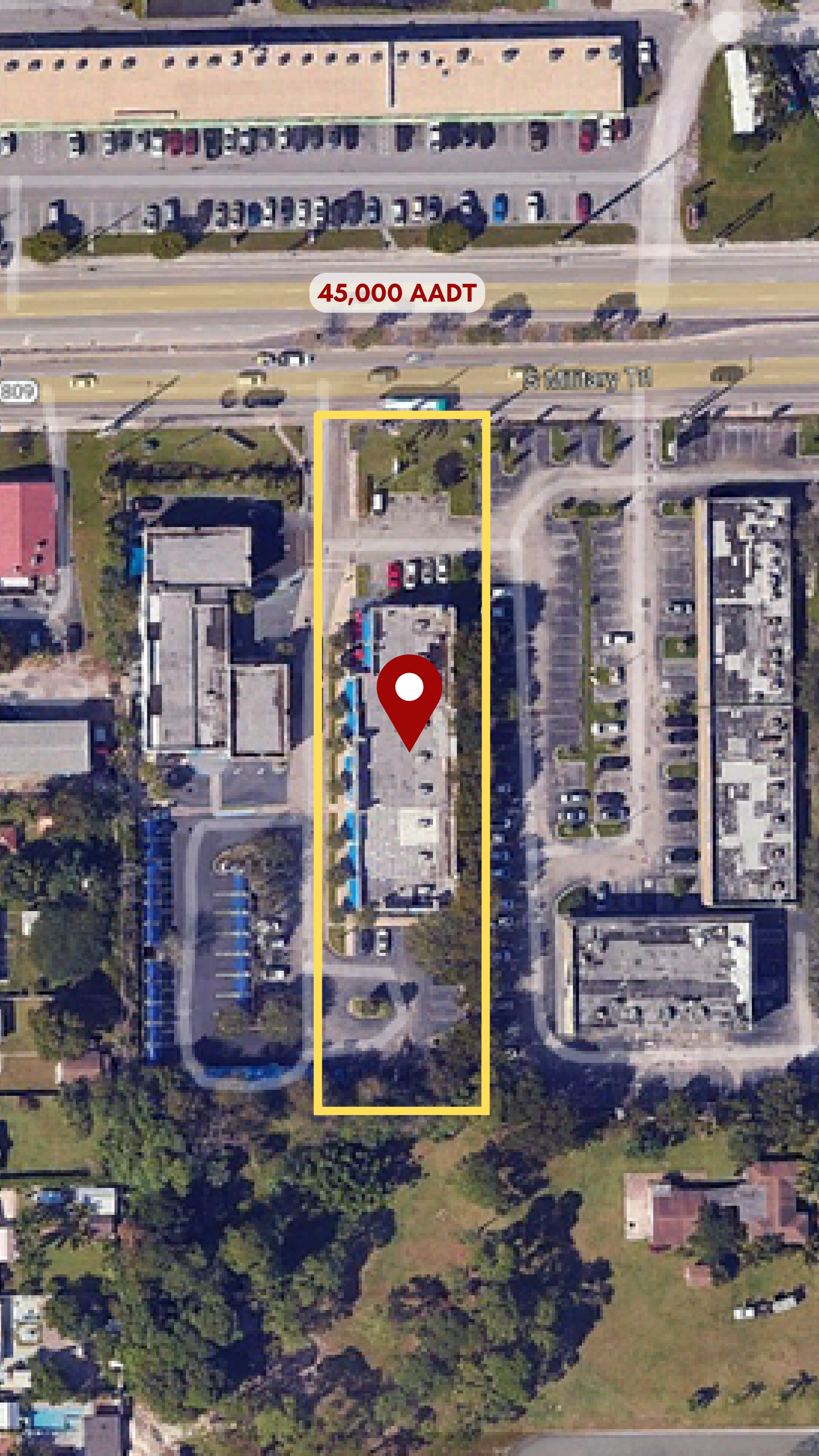












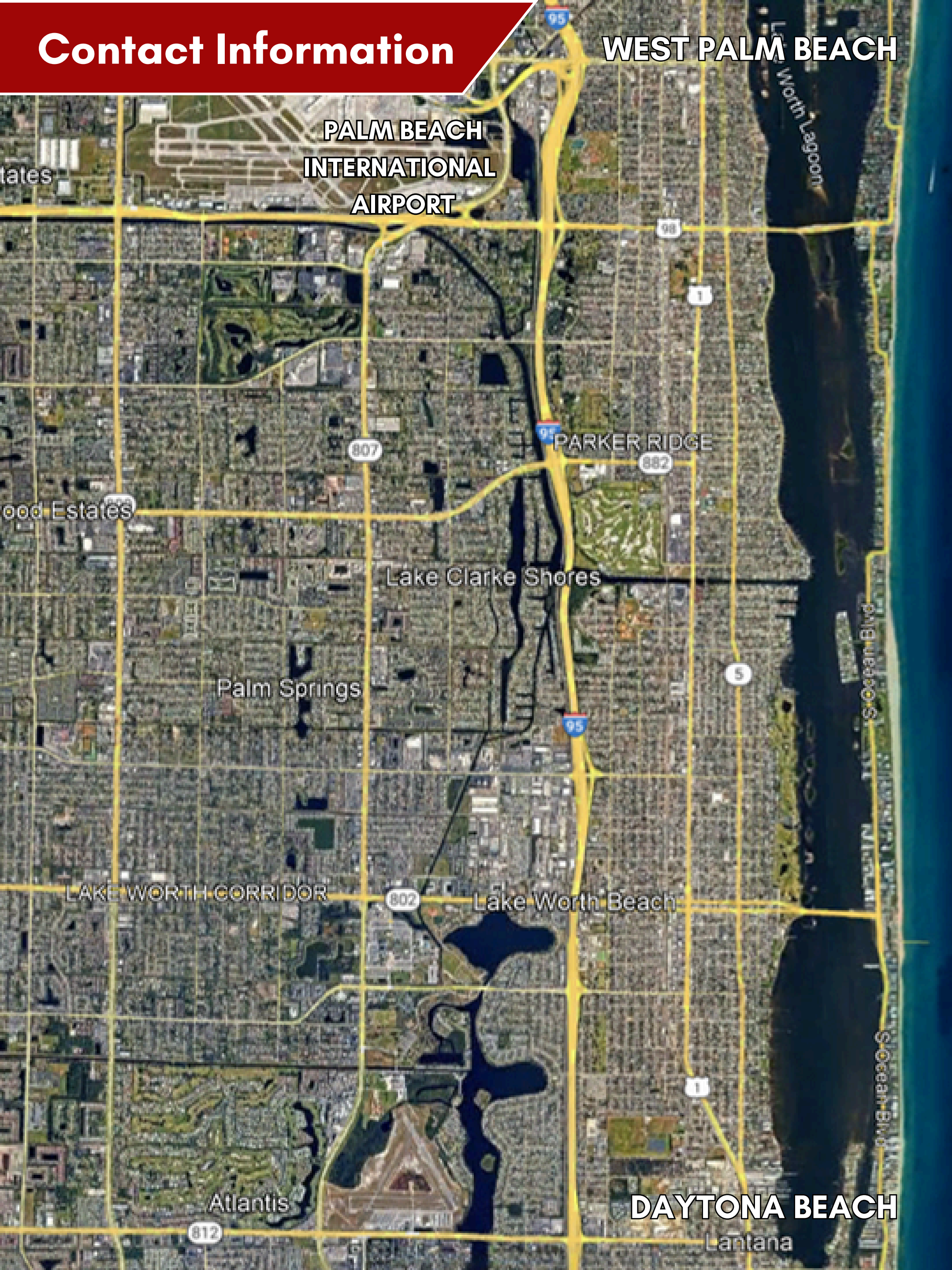
45,000 AADT

809 Military Tr

FINANCIALS

	Rent Roll	Monthly Rent	Lease Term
1	Restaurant	\$11,750.00	NNN
2	Coffe Shop	\$2,779.82	NNN
3	Restaurant	\$2,621.12	NNN
4	Shipping	\$2,530.82	NNN
5	Salon	\$3,100.82	NNN
6	Religious	\$2,874	NNN
7	Salon	\$2,873.44	NNN
	Monthly Gross Income	\$28,530.24	
	Yearly Gross Income	\$342,362.88	
	Expenses		
	Tenant Tax contribution	\$ 25,000.00	
	Tenant Insurance Contribution	\$ 12,349.50	
	Common Area expenses for Condominium	\$ 14,268.00	
	Yearly Net Income (NOI)	\$290,745.38	
	Cap Rate (In Place)	8%	

Net Operating Income: \$290,745.38
Annual Gross Income: \$207,600



Contact Information

Contact Information:
Donna Ternus
(954) 643-6531
donnaemmate@gmail.com



Disclaimer

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