



Palmwood Realty, Inc.

PRESENTATION SHEET

LOCATION: ***** 2128 – 2144 MARINER BOULEVARD *****
SPRING HILL, FL 34609

DESCRIPTION: 6,341 Sq. Ft. Convenience Center Built In Two Stages. The Complex Is Rented To Four Tenants, Three of Which Are Well Established. The Center Is On A Major North/South Collector Road In One Of Spring Hill's Major Shopping And Business Hubs. This Is A High-Traffic, High-Exposure Location That Will Appreciate In Value As The Community Continues To Grow.

CONSTRUCTION: Two Buildings: One Built in 1981; The Second In 2005. The Buildings Are Connected. Building No. 1 Is A 3,920 Sq. Ft. Single-Story Steel Building With Aluminum And Masonry Decorative Front, Monolithic Slab Foundation, Flat Roof And One Large Rear Overhead Door. Building No. 2 Is A 2,421 Sq. Ft. Single-Story Block And Stucco Building With An Extended Front Elevation, Monolithic Slab Foundation And Flat Roof. Both Buildings Feature An Aluminum Mansard Front With Sculpted Columns That Create A Unified Look. The Building Is Connected To City Water And Sewage And Has A Lighted Marquee With Reader Board. All Units Have Central Air.

AGE: Built In Two Phases - 1981 And 2005.

CONDITION: Good.

PROPERTY SIZE: 150' x 149' – Zoned CPDP – Commercial (C1).
Flood Zone C. Flood Map 120110 03003.
Lots 6, 7, & 8 – Spring Hill Unit 9, Blk 498.

PARKING: Ample

ANNUAL GROSS RENTAL INCOME:	\$87,888.12
LESS VACANCY (4%):	\$ 3,515.52
EFFECTIVE ANNUAL GROSS INCOME:	\$84,372.60

ESTIMATED FIXED OPERATING EXPENSES:

Taxes.....	\$10,000	Refuse.....	Tenant Pays
Electric (common area)...	\$ 1,200	Insurance (est.)	\$8,000
Gas	Tenant Pays	Management (8%)	\$6,750
Water/Sewer	\$ 900*	Reserve (3%)	\$2,531
Maintenance (5%)	\$ 4,219		

* Building No. 1; Building No. 2 Has A Separate Meter.

TOTAL ESTIMATED FIXED OPERATING EXPENSES:	\$33,600.00
NET INCOME BEFORE FINANCING:	\$50,772.60

FINANCING: Bank Or Possible Owner Financed Wrap Around Mortgage

ASKING PRICE: \$950,000.00.

(The above property is subject to price change, omissions, errors, withdrawal and prior sale.
This office is acting as a Transaction Broker in the sale of this property.)