



# Palmwood Realty, Inc.

Commercial Investment Division

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## PROPERTY ANALYSIS FORM

Prepared by \_\_\_\_\_ Date \_\_\_\_\_  
For \_\_\_\_\_

Type of Unit: Apartment \_\_\_\_\_ Stores X Offices X Other \_\_\_\_\_

Number of Units: \_\_\_\_\_

Address: 610 – 642 West Jefferson Street  
Brooksville, Florida 34601

Property Description: 7,600 Sq. Ft. Mixed-Use Commercial Building Rented To Nine Tenants.  
Rents Are Low.

No. of Stories 1 Sq. Ft. 7,600 Property Size 420' x 109' (1 Acre MOL)  
Type Const. \_\_\_\_\_ Type Roof \_\_\_\_\_ Year Built \_\_\_\_\_  
Type Heat \_\_\_\_\_ Air Cond. \_\_\_\_\_ Sewage \_\_\_\_\_  
Parking Ample Additional A Small Office Building Is Between Unit 626 &  
Unit 632 Which Is Not Included In Sale.

Total Projected Gross Rental Income: \$ 57,367.20

### Estimated Fixed Expenses:

Taxes	\$ <u>10,000</u>	Sewage	\$ <u>T.P.</u>	Sup.	\$ <u>N/A</u>
Elec.	<u>T.P.</u>	Refuse	<u>T.P.</u>	Mgt.	<u>3,000</u>
Gas	<u>T.P.</u>	Ins.	<u>4,500 (est)</u>	Vacancy (4%)	<u>2,494</u>
Water	<u>T.P.</u>	Permits	<u>N/A</u>	Maint.	<u>1,200</u>

Total Estimated Fixed Expenses: \$ 21,194.00

Projected Net Income Before Financing: \$ 36,173.20

### Financing:

First Mortgage \$ _____	Held By _____
Interest Rate _____ %	Years Remaining _____
Monthly Payment \$ _____	Yearly Payment \$ _____
Additional Information _____	

Purchase Price \$ 650,000 Total Expenses \$ \_\_\_\_\_

Initial Down Payment \$ \_\_\_\_\_ Net Income \$ \_\_\_\_\_

Return on Investment \_\_\_\_\_

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

**610 – 642 WEST JEFFERSON STREET  
BROOKSVILLE, FLORIDA 34601**

**RENTAL INFORMATION**

**ADMINISTRATIVE OFFICE:**

Occupies 1,000 Sq. Ft.  
Leased Until 8/31/12.  
Base Rent @ \$552/Mo. - 5% Yearly Increases.

**DOCTOR'S OFFICE:**

Occupies 1,600 Sq. Ft.  
Month-to-Month; Tenant Since 5/1/03.  
Base Rent @ \$905/Mo. - 3% Yearly Increases.

**BEAUTY SUPPLY:**

Occupies 600 Sq. Ft.  
Leased Until 8/31/12 With 2-Year Option.  
Base Rent @ \$350/Mo. – 5% Yearly Increases.

**BEAUTY SALON:**

Occupies 600 Sq. Ft.  
Leased Until 4/30/12.  
Base Rent @ \$579/Mo. - 5% Yearly Increases.

**BARBER SHOP:**

Occupies 500 Sq. Ft.  
Leased Until 10/31/15 With 5-Year Option.  
Base Rent @ \$516.60/Mo. – 5% Yearly Increases.

**SHOE STORE:**

Occupies 400 Sq. Ft.  
Leased Until 12/31/11 With 3 1-Year Options.  
Base Rent @ \$300/Mo. – 5% Yearly Increases.

**PHONE STORE:**

Occupies 1,200 Sq. Ft.  
Leased Until 12/31/11 With 2 1-Year Options.  
Base Rent @ \$578/Mo. – 5% Yearly Increases.

**PET GROOMING:**

Occupies 600 Sq. Ft.  
Month-to-Month; Tenant Since 10/1/96.  
Base Rent @ \$400/Mo.

**ACCOUNTING OFFICE:**

Occupies 1,100 Sq. Ft.  
Leased Until 1/31/11 With 3 1-Year Options.  
Base Rent @ \$600/Mo. - 5% Yearly Increases.