



Palmwood Realty, Inc.

Commercial Investment Division

8245 River Country Drive • Spring Hill, Florida 34607
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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.)

"Servicing The Discriminating Investor"

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

RENTAL INFORMATION

<u>ADMINISTRATIVE OFFICE:</u>	Occupies 1,000 Sq. Ft. Leased Until 8/31/12. Base Rent @ \$552/Mo. - 5% Yearly Increases.
<u>DOCTOR'S OFFICE:</u>	Occupies 1,600 Sq. Ft. Month-to-Month; Tenant Since 5/1/03. Base Rent @ \$905/Mo. - 3% Yearly Increases.
<u>BEAUTY SUPPLY:</u>	Occupies 600 Sq. Ft. Leased Until 8/31/12 With 2-Year Option. Base Rent @ \$350/Mo. – 5% Yearly Increases.
<u>BEAUTY SALON:</u>	Occupies 600 Sq. Ft. Leased Until 4/30/12. Base Rent @ \$579/Mo. - 5% Yearly Increases.
<u>BARBER SHOP:</u>	Occupies 500 Sq. Ft. Leased Until 10/31/15 With 5-Year Option. Base Rent @ \$516.60/Mo. – 5% Yearly Increases.
<u>SHOE STORE:</u>	Occupies 400 Sq. Ft. Leased Until 12/31/11 With 3 1-Year Options. Base Rent @ \$300/Mo. – 5% Yearly Increases.
<u>PHONE STORE:</u>	Occupies 1,200 Sq. Ft. Leased Until 12/31/11 With 2 1-Year Options. Base Rent @ \$578/Mo. – 5% Yearly Increases.
<u>PET GROOMING:</u>	Occupies 600 Sq. Ft. Month-to-Month; Tenant Since 10/1/96. Base Rent @ \$400/Mo.
<u>ACCOUNTING OFFICE:</u>	Occupies 1,100 Sq. Ft. Leased Until 1/31/11 With 3 1-Year Options. Base Rent @ \$600/Mo. - 5% Yearly Increases.