



Palmwood Realty, Inc.

Commercial Investment Division

8245 River Country Drive ♦ Weeki Wachee, Florida 34607
(352) 597-2500 ♦ Fax (352) 597-4487

PRESENTATION SHEET

LOCATION: ***** **11242 COMMERCIAL WAY** *****
WEEKI WACHEE, FL 34614

DESCRIPTION: A 2,520 Sq. Ft. M.O.L. Professional Office Building Located On U.S. Highway 19, Which Is A Busy North-South Major Highway. It Is Approximately Five Miles North Of The U.S. Highway 19/Cortez Boulevard Intersection On The Northeast Corner Of U.S. Highway 19 And Boston Avenue. The Complex Is Rented By Three Tenants. All Tenants Are Month-To-Month And Rents Are Low!!! It Has A Lighted Marquee. This Is An Ideal Investor Or Owner-Occupied Opportunity. Further Identified Through Hernando County Property Appraiser Key 00078463.

CONSTRUCTION: Single-Story Masonry Building, Gabled Roof, Monolithic Slab Foundation. Lighted Marquee, HVAC, Septic.

AGE: Built In 1996.

CONDITION: Good.

PROPERTY SIZE: Irregular – 200 Front Feet On U.S. Highway 19. Property Dimensions: 200' x 263.47' x 180' x 304.25' (1.30 Acres M.O.L.).

ZONING: General Commercial - Flood Map 12053C0158D.

PARKING: Ample (12 Vehicles Approx.)

EFFECTIVE TOTAL GROSS RENTAL INCOME:	\$ 19,200.00
LESS VACANCY:	\$ N/A
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ESTIMATED FIXED EXPENSES:

Taxes.....	\$4,200	Sewage	\$ 300	Permits	\$ 90
Electric	\$ 600*	Refuse	\$ _____	Maint (est)	\$1,200
Water.....	\$ _____	Insurance (est)	\$4,500	Reserve	\$ 576

*Common Area

TOTAL ESTIMATED FIXED EXPENSES:	\$ 11,466.00
NET INCOME BEFORE FINANCING:	\$ 7,734.00

FINANCING: First Mortgage of \$157,000 To Be Obtained By A Commercial Lender; Interest Rate And Terms To Be Arranged.

ASKING PRICE: \$225,000.00
DOWN PAYMENT: \$ 68,000.00

(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.)