

MULTI-TENANT INVESTMENT SALE - \$4.895M 33,956 SF | \$140 SF | 2.75 ACRES W/4000 SF PAD
OPPORTUNITY ZONE INVESTMENT



PROPERTY DESCRIPTION

Highly Visible and well trafficked Multi-tenant Retail strip on 2.75 acres with 4000 SF pad. Opportunity Zone Asset. Sale includes 205-245 N Main St, Parcels: 02-036-0-0033 and 02-036-0-0032. Brand new roof over main portions of the building and newer roof over the rest of the building. Substantial capital improvements to North Center over the past several years. Value add opportunity on south center and development on the pad. Current GSI \$429K, \$ NOI \$330K. Do not disturb Tenants. Contact agent for more details. Buyer to verify all.

Value Allocation for North & South Center	\$4,658,877
Capitalization Rate on value allocation not including Pad	7.00%
Value Allocation for Pad	\$236,123
Total Purchase Price	\$4,895,000

OFFERING SUMMARY - PROFORMA @ 100% OCCUPANCY

Sale Price:	\$4,895,000
Number of Units:	12
Lot Size:	2.75 Acres
Building Size:	33,956 SF
Zoning:	C-2
NOI:	\$330,708.00
All In Cap Rate :	6.76%
Cash On Cash Return on 25% Equity	7.25%
Principal Reduction Yr 1 (3.9% interest/25 yr)	\$81,329, 6.65% on Equity
Total Return on Equity	13.90%

JOSEPH MILLS

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Disclaimer: This information package has been prepared to provide proforma summary information to prospective purchasers and to establish a preliminary level of interest in the property described herein. It does not present all material information regarding the subject property, and it is not a substitute for a thorough due diligence investigation by the purchaser. The information contained in this offering memorandum has been obtained from sources we believe to be reliable, however, Investment Realty Advisors, LLC, makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. The Seller retains the right to withdraw, modify or cancel this offer to sell at any time and without any notice or obligation. Any sale is subject to the sole and unrestricted approval of Seller, and Seller shall be under no obligation to any party until such time as Seller and any other necessary parties have executed a purchase contract of sale containing terms and conditions acceptable to Seller and such obligations of Seller shall only be those in such contract of sale.

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