

*As agents for the owner we are pleased to offer  
a mixed use building for sale*



- Black/ Lot: 1429/27
- Lot Size: 1,362 SF
- Building dimensions: 19 x 47 SF
- Stories: 4
- Units: 3 units and 1 retail
- Building Footage: 4,340SF
- Zoning: 1-9(R100)
- FAR: 3.19
- Price: 6 Million



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**Revenue**

Unit	Tenant	Sq. Ft.	Monthly Rent	Projected Rent	Lease Expiration	Annual Rent	Annual Projected Rent
Ground Floor	Zucchero E Pomodori Restaurant	1,362	\$25,000	\$25,000	1/1/12-12/31/22	\$300,000	\$300,000
2	Residential	1,362	\$3,500	\$4,000	10/1/11-9/30/12	\$42,000	\$48,000
3	Residential	1,362	\$3,500	\$4,000	Month to month	\$42,000	\$48,000
4	Residential	1,362	\$3,750	\$4,000	Month to month	\$42,000	\$48,000
<b>Totals:</b>		<b>5,448</b>	<b>\$35,750</b>	<b>\$37,000</b>		<b>\$426,000</b>	<b>\$444,000</b>

**Expenses**

<b>RE Taxes</b>		<b>\$60,418.30</b>
<b>Water/Sewage</b>	(Restaurant Pays)	<b>\$0.00</b>
<b>Insurance</b>		<b>\$5,682</b>
<b>Electric</b>		<b>\$1,032</b>
<b>Misc</b>		<b>\$470</b>
<b>Maintenance</b>		<b>\$4,150</b>

**Net Operating Income**

	Actual	Projected
<b>Total Income</b>	<b>\$426,000</b>	<b>\$444,000</b>
<b>Total Expenses</b>	<b>\$71,752.30</b>	<b>\$71,752.30</b>
<b>Net Operating Income</b>	<b>\$354,247.70</b>	<b>\$372,247.70</b>

Tenants pay their own heat/AC.

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