



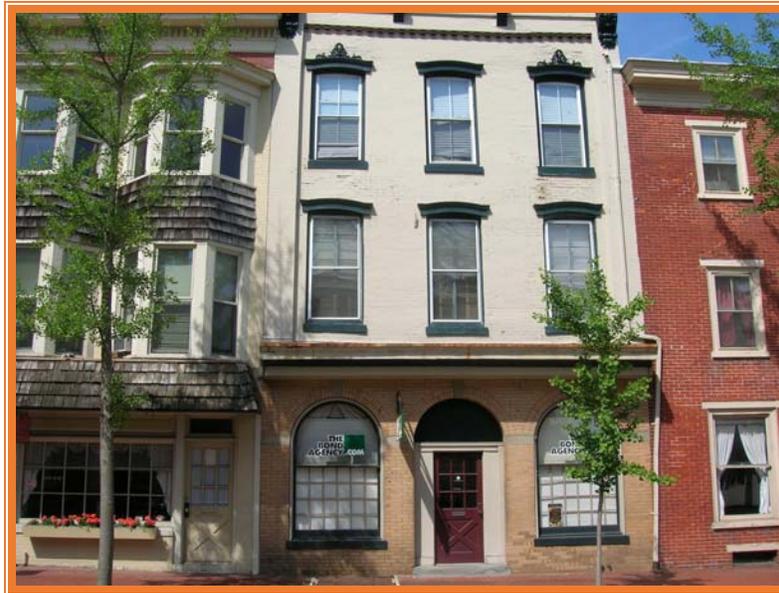
555 East Lookerman St.  
Dover, Delaware 19901

McGinnis Commercial Real Estate

Phone: 302.736.2710 Fax: 302.736.2715

www.mcginisrealty.com

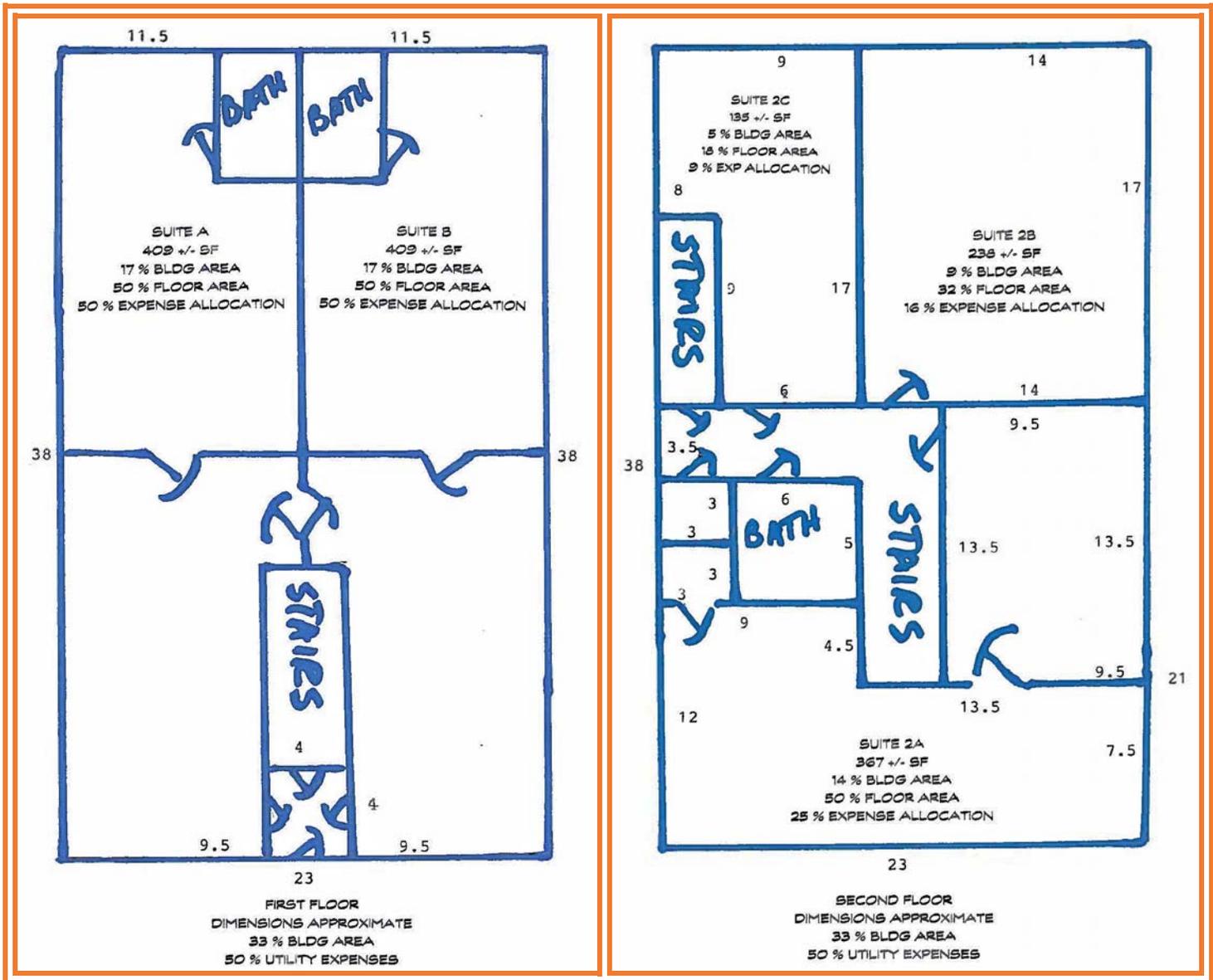
**HYLIND OFFICE PROPERTY**  
**304 SOUTH STATE STREET, DOVER, KENT COUNTY, DELAWARE 19901**  
**OFFICE FILE #201103 \* MLS #6893723**



	sf +/-	bldg allocation	expense allocation	monthly	annual	psf
building size	2,622	100.00%				
first floor	874	33.33%				
suite a size	409	15.60%	50.00%	\$450	\$5,400	\$13.20
suite b size	409	15.60%	50.00%	\$450	\$5,400	\$13.20
common area - first floor	56	2.14%	0.00%			
second floor	874	33.33%				
suite 2a	367	13.99%	24.78%	\$400	\$4,800	\$13.08
suite 2b	238	9.08%	16.08%	\$250	\$3,000	\$12.61
suite 2c	135	5.15%	9.12%	\$200	\$2,400	\$17.78
common area - second floor	134	5.12%	0.00%			
apartment - third floor	874	33.33%	50.00%	\$750	\$9,000	\$10.30
	2,622	100.00%		\$2,500	\$30,000	\$11.44

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LEASE RATES INCLUDE TAXES & INSURANCE  
UTILITIES ADDITIONAL



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**Tax Map Identification** ED05 - 077.09 - 04 - 58.00

**Deed Reference** D364 - 343

**Zoning** C-2, Central Commercial, City of Dover

**Census Tract** 413

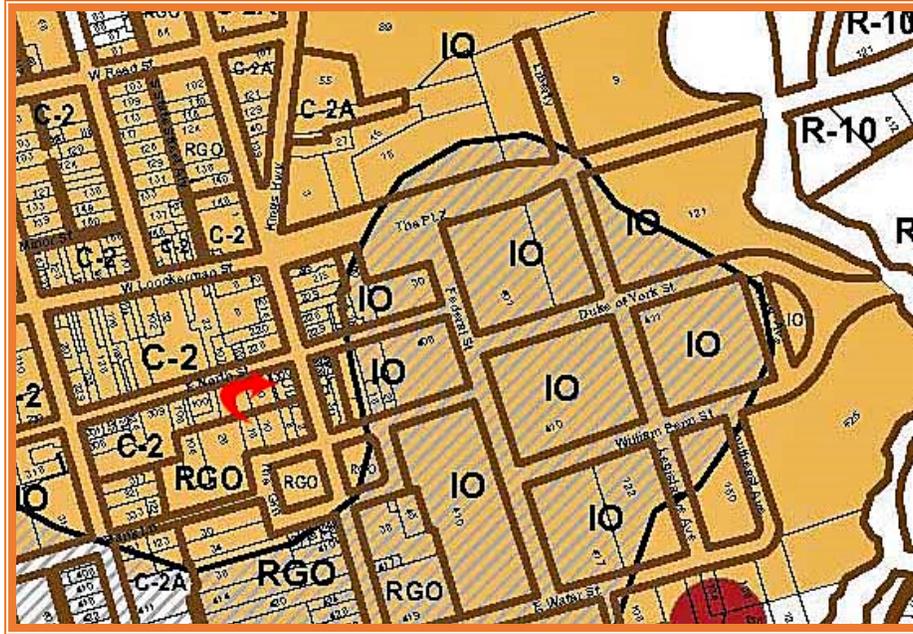
**Flood Hazard Map** 10001C0167H; May 5, 2003

<b>Land Area</b>		960	sq ft +/-	0.022	acre
	<b>Frontage</b>	23.40	ft +/-		
	<b>Depth</b>	41.01	ft +/-		
<b>Bldg Area (sq ft)</b>		2,622	sq ft +/-		
	<b>Coverage Ratio</b>			273.23%	
	<b>Parking Spaces</b>			0	
	<b>Parking Ratio</b>			0.00	per 300 sf

<b>City Tax Assessment</b>	<b>Per Sq Ft</b>	<b>Rate</b>	<b>Tax</b>	<b>Per Sq Ft</b>
\$237,600	\$90.62	\$0.405	\$962.28	\$0.37
<b>County Tax Assessment</b>	<b>Per Sq Ft</b>	<b>Rate</b>	<b>Tax</b>	<b>Per Sq Ft</b>
\$50,900	\$19.41	\$2.2549	\$1,147.74	\$0.44
<b>TOTAL PROPERTY TAX</b>			\$2,110.02	\$0.80

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