



555 East Lookerman St.  
Dover, Delaware 19901

McGinnis Commercial Real Estate

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COURTNEY SQUARE SHOPPING CENTER PROPERTY  
COIN LAUNDRY SPACE FOR LEASE  
431 SOUTH NEW STREET, DOVER, KENT COUNTY, DELAWARE 19904  
FILE #212146 \* MLS # N/A



<b>COIN LAUNDRY</b>		
<b>SIZE OF SPACE</b>	<b>1,500</b>	<b>sq ft +/-</b>
<b>BASE RENT</b>	<b>\$12.00</b>	<b>PSF</b>
<b>YEAR #1 BASE RENT</b>	<b>\$18,000</b>	
<b>ANNUAL INFLATOR</b>	<b>3.00%</b>	
<b>APPROX PASS-THRU CHARGES</b>	<b>\$2.97</b>	<b>PSF</b>
<b>YEAR #1 TOTAL ANNUAL RENT</b>	<b>\$14.97</b>	<b>PSF</b>
<b>YEAR #1 ANNUAL RENT</b>	<b>\$22,460</b>	
<b>YEAR #1 MONTHLY RENT</b>	<b>\$1,871.68</b>	
<b>YEAR #2 ANNUAL RENT</b>		<b>\$23,000</b>
<b>YEAR #2 MONTHLY RENT</b>		<b>\$1,916.68</b>
<b>YEAR #3 ANNUAL RENT</b>		<b>\$23,556</b>
<b>YEAR #3 MONTHLY RENT</b>		<b>\$1,963.03</b>

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**COURTNEY SQUARE SHOPPING CTR**  
**429 South New Street**  
**Dover, Kent County, Delaware 19904**  
**March 30, 2012**

**Tax Map Identification** ED05-077.09-03-18.00

**Deed Reference** L - 32 - 024

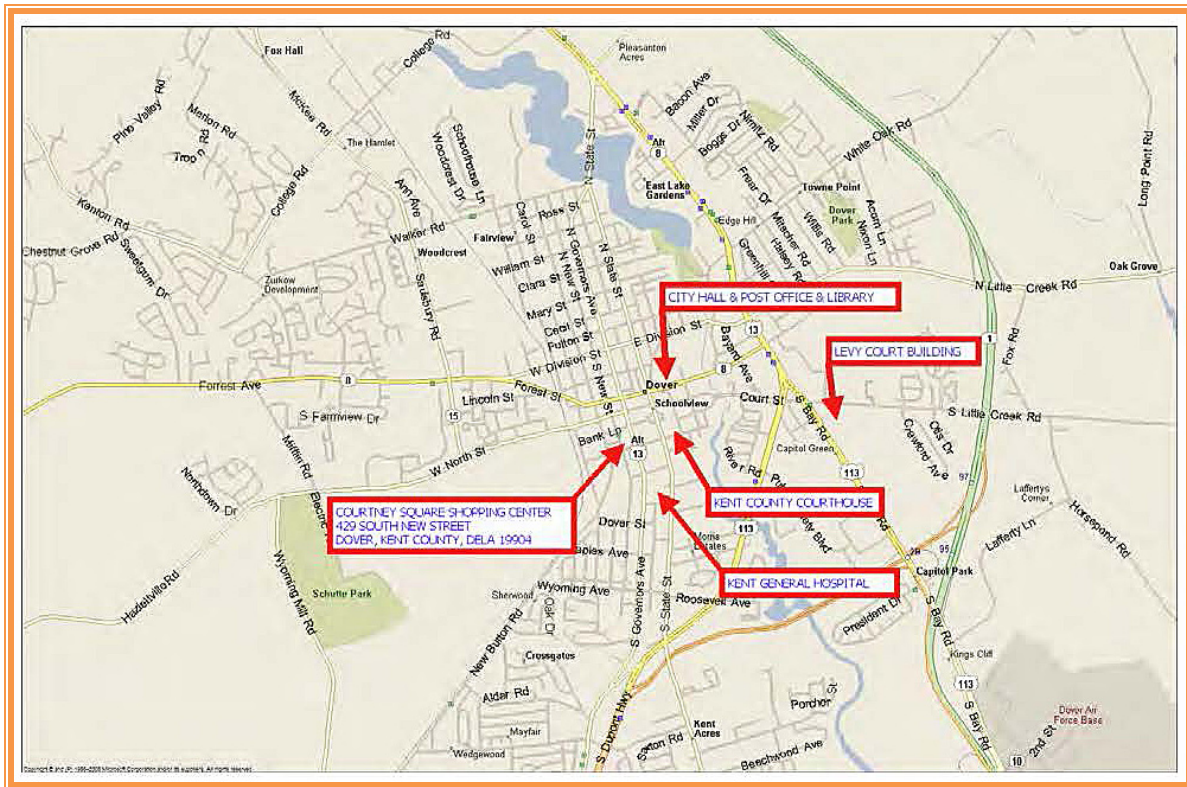
**Zoning** C - 2A, Limited Central Commercial, City of Dover

<b>Land Area</b>		41,760	sq ft +/-	0.959	acre
<b>Frontage</b>	288.00	ft +/-			
<b>Depth</b>	140.00	ft +/-			
<b>Bldg Area (sq ft)</b>	12,100	sq ft +/-			
<b>Vacant Space</b>		2,000	sq ft +/-	16.53%	
<b>Coverage Ratio</b>		28.98%			
<b>Parking Spaces</b>		47			
<b>Parking Ratio</b>		1.17	per 300 sf		
<b>City Tax</b>					
<b>Assessment</b>	<b>Per Sq Ft</b>	<b>Rate</b>	<b>Tax</b>	<b>Per Sq Ft</b>	
\$1,125,100	\$92.98	\$0.338	\$3,800.59	\$0.31	PROPERTY
\$1,125,100	\$92.98	\$0.035	\$392.66	\$0.03	BID II
\$1,125,100	\$92.98	\$0.373	\$4,193.25	\$0.35	TOTAL
<b>County Tax</b>					
<b>Assessment</b>	<b>Per Sq Ft</b>	<b>Rate</b>	<b>Tax</b>	<b>Per Sq Ft</b>	
\$224,500	\$18.55	\$2.3462	\$5,267.22	\$0.44	
<b>TOTAL PROPERTY TAX</b>			\$9,460.47	\$0.78	

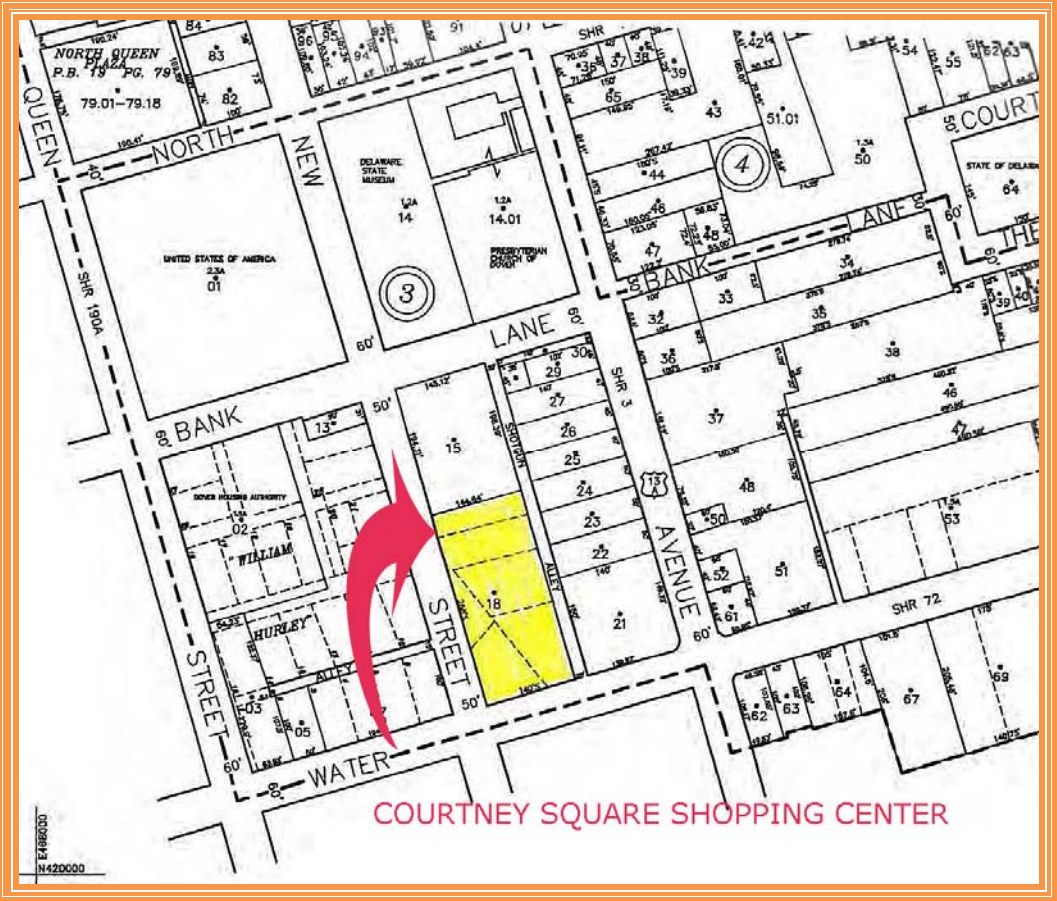
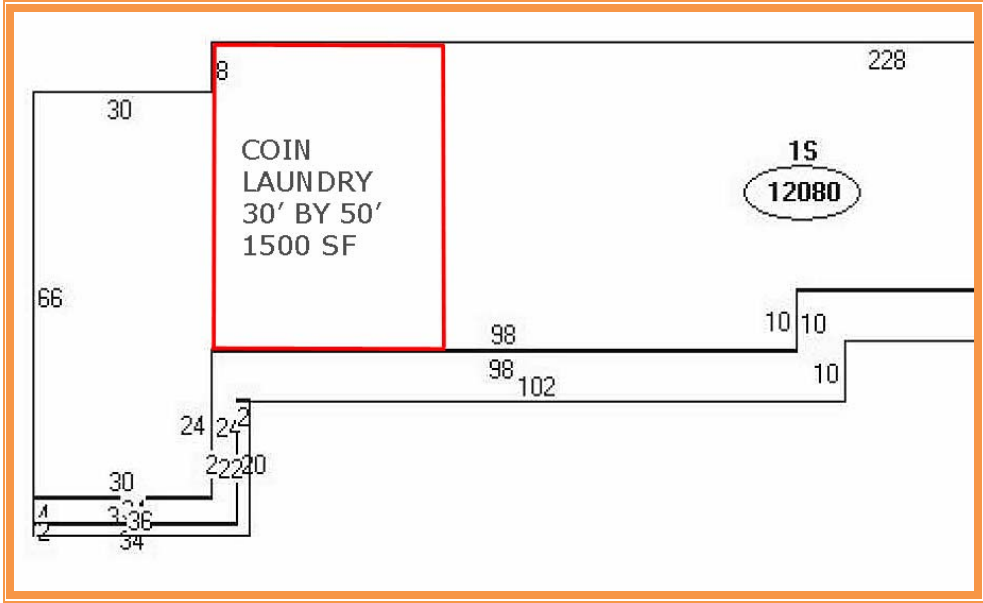
**PASS THRU CHARGES DECEMBER 2012**

<b>PROPERTY TAXES</b>	\$9,460.47	\$0.78
<b>PROPERTY INSURANCE</b>	\$6,471.00	\$0.53
<b>COMMON AREA MAINTENANCE</b>	\$13,891.00	\$1.15
<b>UTILITIES</b>	\$1,156.00	\$0.10
<b>REPAIRS</b>	\$5,000.00	\$0.41
<b>TOTAL BUDGET</b>	\$35,978.47	\$2.97

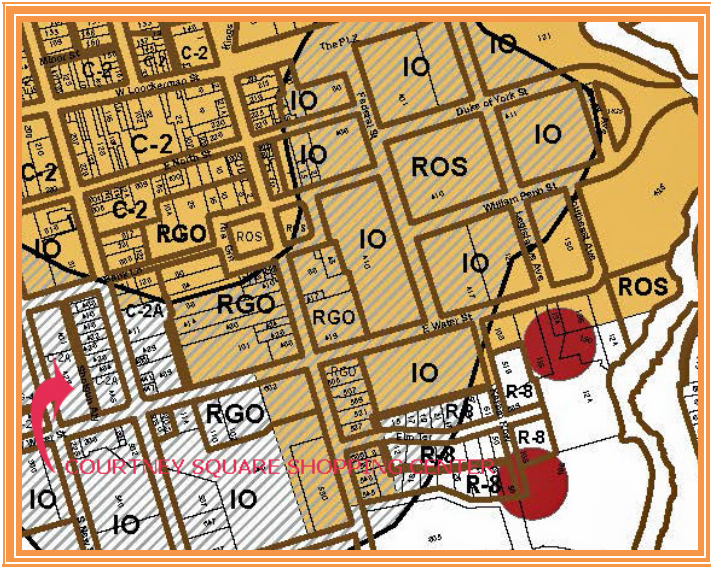
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