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Dover, Delaware 19901

McGinnis Commercial Real Estate

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**LEX PECUNIA OFFICE LEASE PROPERTY**  
**250 BEISER BLVD #201, DOVER, KENT COUNTY, DELAWARE 19904**  
**FILE #218310 \* MLS # N/A**



**\$9 +/- PER SQ FT RENTAL GROSS PLUS UTILITIES \* 3,880 +/- SQ FT**

**Tax Map Identification** ED05-077.09-05-39.00

**Deed Reference** Z - 22 - 562

**Zoning** IO, Institutional Office, City of Dover

<b>Land Area</b>		27,469	sq ft +/-	0.631	acre
<b>Frontage</b>	91.50	ft +/-			
<b>Depth</b>	300.99	ft +/-			
<b>Bldg Area (sq ft)</b>	3,880	sq ft +/-			
<b>Coverage Ratio</b>		14.12%			
<b>Parking Spaces</b>		15			
<b>Parking Ratio</b>		1.93	per 500 sf		
<b>City Tax Assessment</b>		<b>Per Sq Ft</b>	<b>Rate</b>	<b>Tax</b>	<b>Per Sq Ft</b>
\$650,800	\$167.73	\$0.405	\$2,635.74	\$0.68	PROPERTY
\$650,800	\$167.73	\$0.000	\$0.00	\$0.00	BID II
\$650,800	\$167.73	\$0.405	\$2,635.74	\$0.68	TOTAL
<b>County Tax Assessment</b>		<b>Per Sq Ft</b>	<b>Rate</b>	<b>Tax</b>	<b>Per Sq Ft</b>
\$176,700	\$45.54	\$2.2549	\$3,984.41	\$1.03	
<b>TOTAL PROPERTY TAX</b>			\$6,620.15	\$1.12	

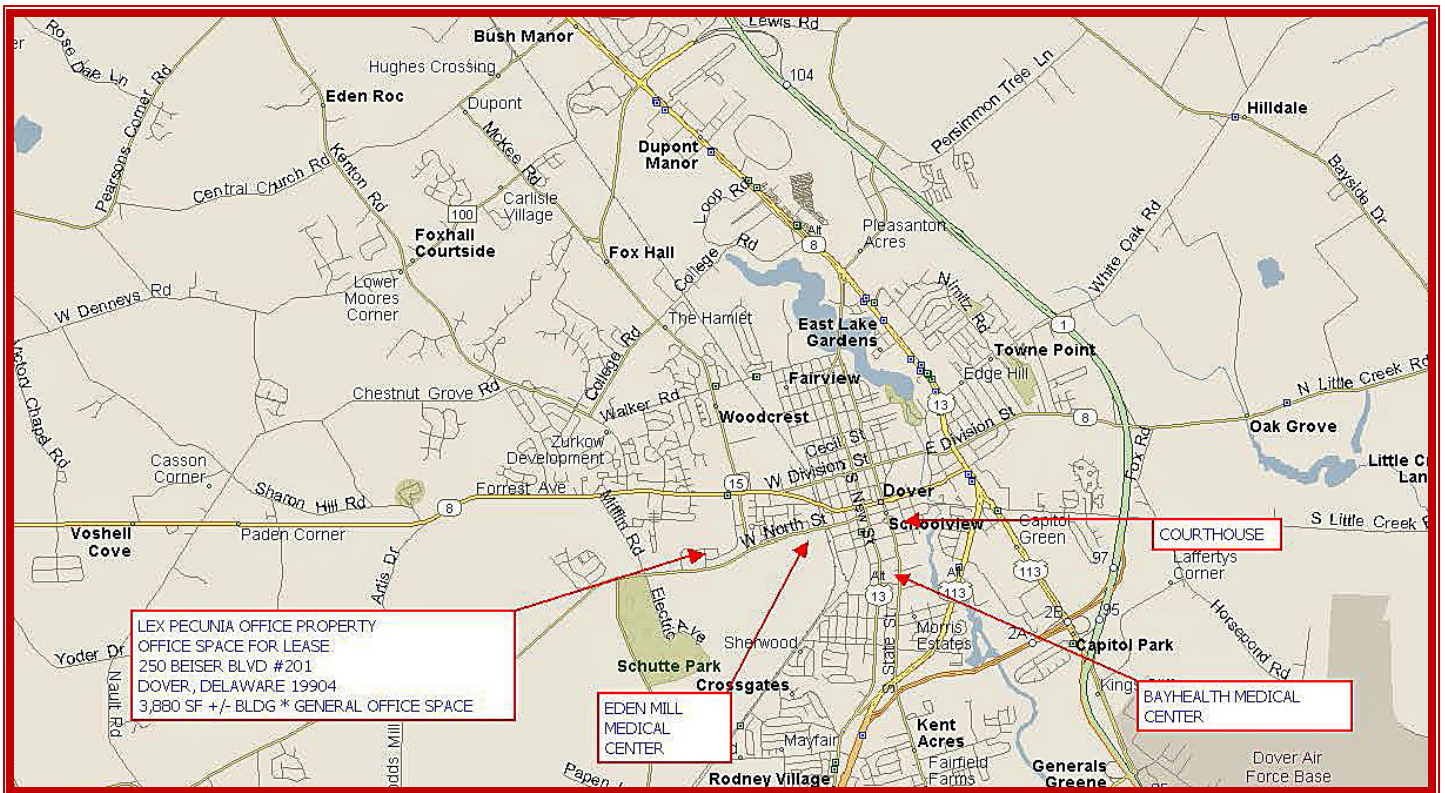
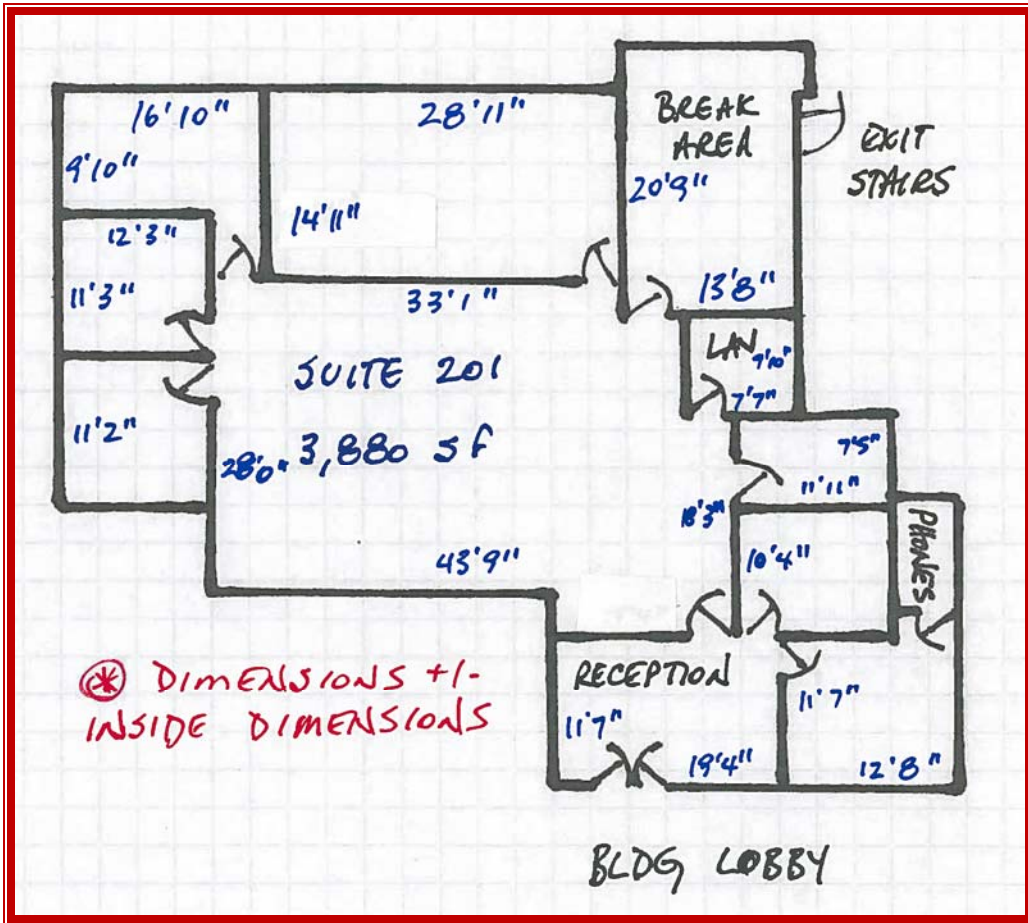
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## **RENTAL ANALYSIS**

<b>SIZE OF SPACE</b>	<b>3,880</b>	<b>sq ft +/-</b>
<b>BASE RENT</b>	<b>\$9.28</b>	<b>PSF</b>
<b>YEAR #1 BASE RENT</b>	<b>\$36,000</b>	
<b>ANNUAL INFLATOR</b>	<b>3.00%</b>	
<b>APPROX PASS-THRU CHARGES</b>	<b>\$0.00</b>	<b>PSF</b>
<b>YEAR #1 TOTAL ANNUAL RENT</b>	<b>\$9.28</b>	<b>PSF</b>
<b>YEAR #1 ANNUAL RENT</b>	<b>\$36,000</b>	
<b>YEAR #1 MONTHLY RENT</b>	<b>\$3,000</b>	
<b>YEAR #2 ANNUAL RENT</b>		<b>\$37,080</b>
<b>YEAR #2 MONTHLY RENT</b>		<b>\$3,090</b>
<b>YEAR #3 ANNUAL RENT</b>		<b>\$38,192</b>
<b>YEAR #3 MONTHLY RENT</b>		<b>\$3,183</b>



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