



555 East Lookerman St.
Dover, Delaware 19901

McGinnis Commercial Real Estate

Phone: 302.736.2710 Fax: 302.736.2715

www.mcginnisrealty.com

LEX PECUNIA 103 OFFICE LEASE PROPERTY
250 BEISER BLVD #103, DOVER, KENT COUNTY, DELAWARE 19904
FILE #218310 * MLS # N/A



\$10 PER SQ FT RENTAL GROSS PLUS UTILITIES * 1,200 +/- SQ FT

Tax Map Identification ED05-077.09-05-39.00

Deed Reference Z - 22 - 562

Zoning IO, Institutional Office, City of Dover

| | | | | | |
|------------------------------|----------|------------------|-------------|------------|------------------|
| Land Area | | 27,469 | sq ft +/- | 0.631 | acre |
| Frontage | 91.50 | ft +/- | | | |
| Depth | 300.99 | ft +/- | | | |
| Bldg Area (sq ft) | 1,200 | sq ft +/- | | | |
| Coverage Ratio | | 4.37% | | | |
| Parking Spaces | | 15 | | | |
| Parking Ratio | | 6.25 | per 500 sf | | |
| City Tax Assessment | | Per Sq Ft | Rate | Tax | Per Sq Ft |
| \$650,800 | \$542.33 | \$0.405 | \$2,635.74 | \$2.20 | PROPERTY |
| \$650,800 | \$542.33 | \$0.000 | \$0.00 | \$0.00 | BID II |
| \$650,800 | \$542.33 | \$0.405 | \$2,635.74 | \$2.20 | TOTAL |
| County Tax Assessment | | Per Sq Ft | Rate | Tax | Per Sq Ft |
| \$176,700 | \$147.25 | \$2.2549 | \$3,984.41 | \$3.32 | |
| TOTAL PROPERTY TAX | | | \$6,620.15 | \$2.04 | |

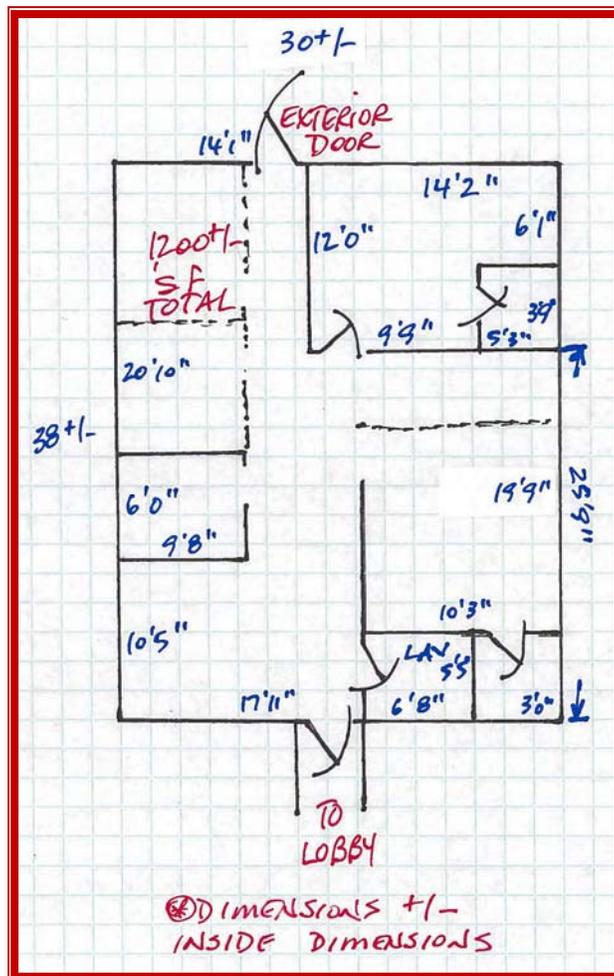
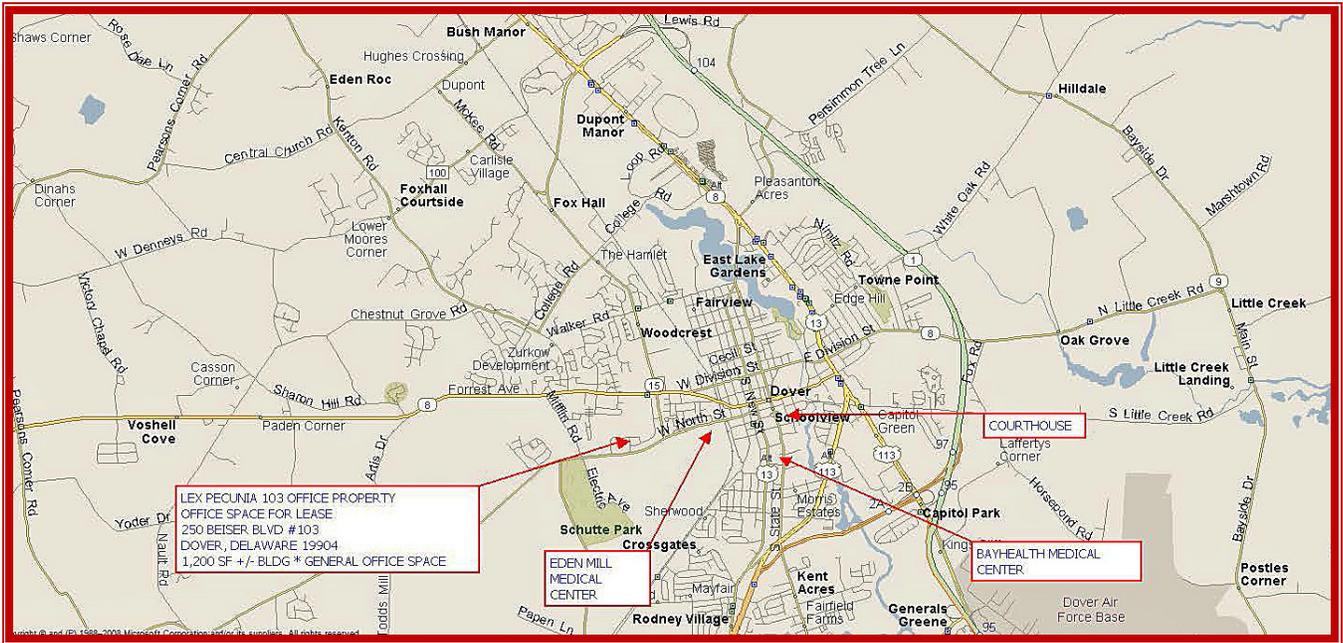
ALL INFORMATION SUBMITTED SUBJECT TO ERRORS AND MODIFICATIONS. ALL INFORMATION CONTAINED HEREIN OBTAINED FROM RELIABLE SOURCES BUT NOT GUARANTEED. PROSPECTIVE LESSEES SHOULD VERIFY ALL INFORMATION SUBMITTED. LISTING BROKERAGE REPRESENTS LESSOR.
PAGE 1 OF 5 PAGES

RENTAL ANALYSIS

| | | |
|----------------------------------|-----------------|------------------|
| SIZE OF SPACE | 1,200 | sq ft +/- |
| BASE RENT | \$10.00 | PSF |
| YEAR #1 BASE RENT | \$12,000 | |
| ANNUAL INFLATOR | 3.00% | |
| APPROX PASS-THRU CHARGES | \$0.00 | PSF |
| YEAR #1 TOTAL ANNUAL RENT | \$10.00 | PSF |
| YEAR #1 ANNUAL RENT | \$12,000 | |
| YEAR #1 MONTHLY RENT | \$1,000 | |
| YEAR #2 ANNUAL RENT | | \$12,360 |
| YEAR #2 MONTHLY RENT | | \$1,030 |
| YEAR #3 ANNUAL RENT | | \$12,731 |
| YEAR #3 MONTHLY RENT | | \$1,061 |



ALL INFORMATION SUBMITTED SUBJECT TO ERRORS AND MODIFICATIONS. ALL INFORMATION CONTAINED HEREIN OBTAINED FROM RELIABLE SOURCES BUT NOT GUARANTEED. PROSPECTIVE LESSEES SHOULD VERIFY ALL INFORMATION SUBMITTED. LISTING BROKERAGE REPRESENTS LESSOR.
PAGE 2 OF 5 PAGES



ALL INFORMATION SUBMITTED SUBJECT TO ERRORS AND MODIFICATIONS. ALL INFORMATION CONTAINED HEREIN OBTAINED FROM RELIABLE SOURCES BUT NOT GUARANTEED. PROSPECTIVE LESSEES SHOULD VERIFY ALL INFORMATION SUBMITTED. LISTING BROKERAGE REPRESENTS LESSOR.
PAGE 3 OF 5 PAGES



**ALL INFORMATION SUBMITTED SUBJECT TO ERRORS AND MODIFICATIONS. ALL INFORMATION CONTAINED HEREIN OBTAINED FROM RELIABLE SOURCES BUT NOT GUARANTEED. PROSPECTIVE LESSEES SHOULD VERIFY ALL INFORMATION SUBMITTED. LISTING BROKERAGE REPRESENTS LESSOR.
PAGE 4 OF 5 PAGES**



ALL INFORMATION SUBMITTED SUBJECT TO ERRORS AND MODIFICATIONS. ALL INFORMATION CONTAINED HEREIN OBTAINED FROM RELIABLE SOURCES BUT NOT GUARANTEED. PROSPECTIVE LESSEES SHOULD VERIFY ALL INFORMATION SUBMITTED. LISTING BROKERAGE REPRESENTS LESSOR.
PAGE 5 OF 5 PAGES