



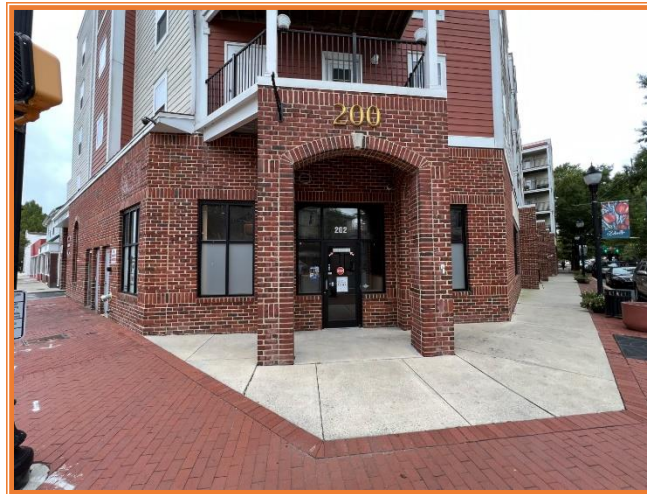
555 East Lookerman St.
Dover, Delaware 19901

McGinnis Commercial Real Estate

Phone: 302.736.2710 Fax: 302.736.2715

www.mcginnisrealty.com

MILFORD HOUSING DOWNTOWN PROPERTY LEASE
2,753 SQUARE FEET VACANT RETAIL SPACE FOR LEASE
200 West Lookerman Street * Dover, Kent County, Delaware 19904
OFFICE FILE # 222375 * MLS # N/A



\$ 13.00 PER SQUARE FOOT GROSS LEASE PLUS UTILITIES * \$ 2,990 PER MONTH

SIZE OF SPACE	2,753	sq ft +/-
PERCENT OF TOTAL AREA	5.0%	
BASE RENT	\$13.00	PSF
YEAR #1 BASE RENT	\$35,789	
ANNUAL INFLATOR	3.00%	
APPROX PASS-THRU CHARGES	\$0.00	PSF
YEAR #1 TOTAL ANNUAL RENT	\$13.00	PSF
YEAR #1 ANNUAL RENT	\$35,789	
YEAR #1 MONTHLY RENT	\$2,982	
YEAR #2 ANNUAL RENT		\$36,863
YEAR #2 MONTHLY RENT		\$3,072
YEAR #3 ANNUAL RENT		\$37,969
YEAR #3 MONTHLY RENT		\$3,164

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Tax Map Identification ED - 05 - 07709 - 01 - 8600 - 0001

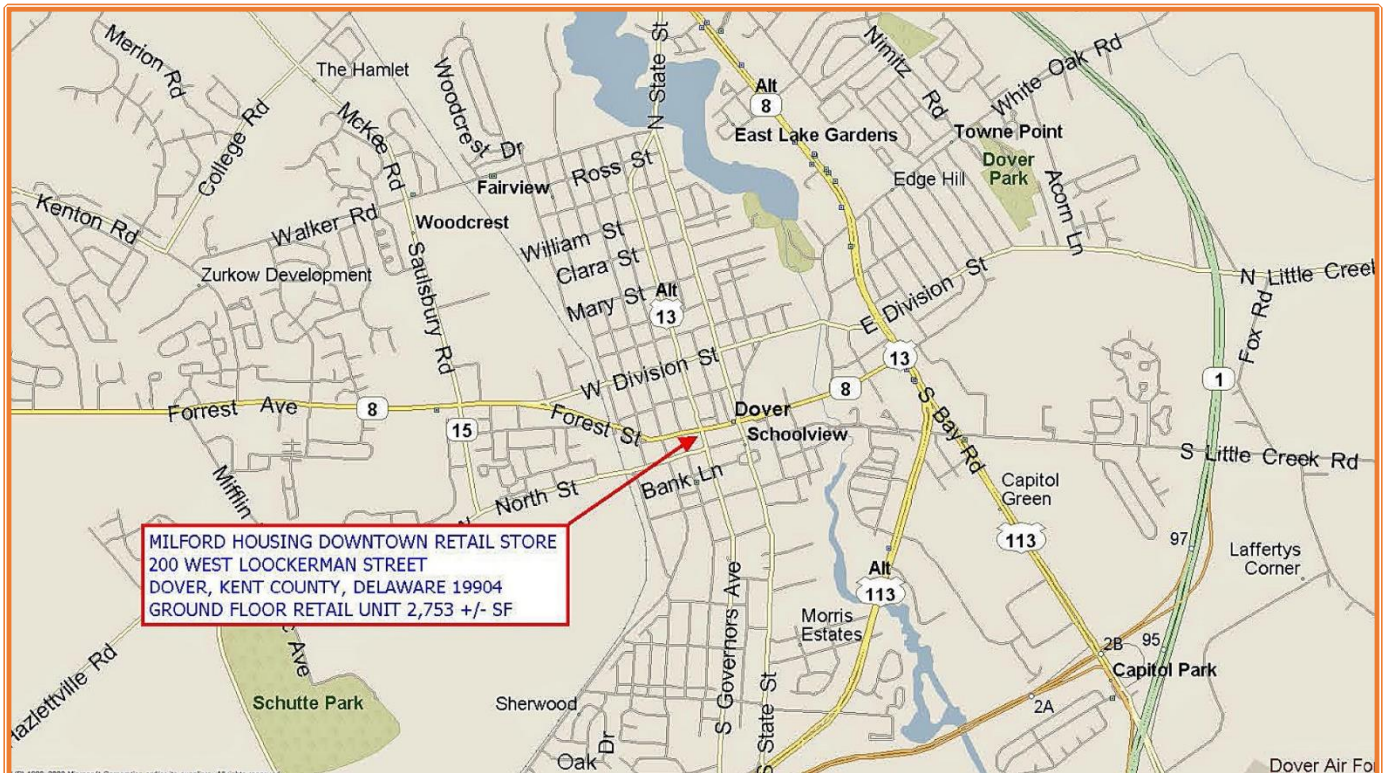
Deed Reference D4005 - 255

Zoning C - 2 - CENTRAL COMMERCIAL ZONE, CITY OF DOVER

Census Tract 414

Flood Hazard Map 10001C0167H; ZONE X, MAY 5, 2003

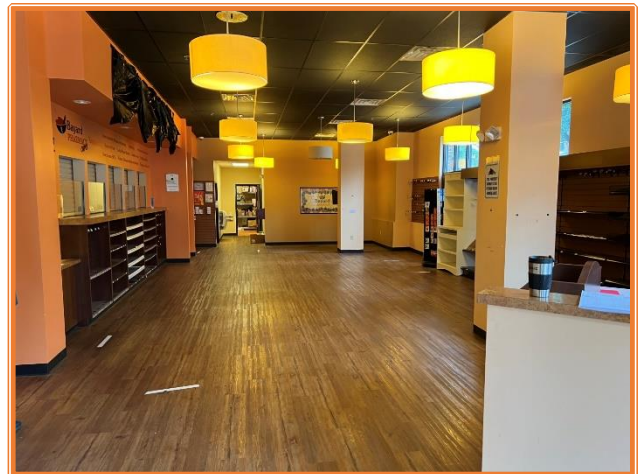
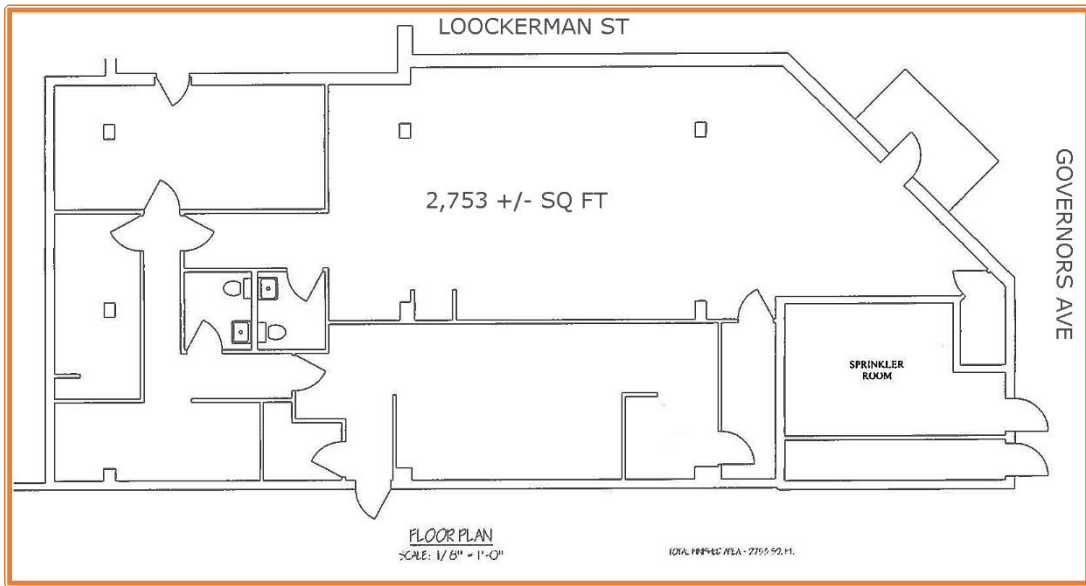
Land Area	27,675	sq ft +/-	0.635	acre	
Frontage Lookerman St	152.91	lf +/-			
Frontage Governors Avenue	84.17	lf +/-			
Overall Bldg Area	55,209				
Bldg Area (sq ft)	2,753	sq ft +/-	4.99%		
Coverage Ratio	199.49%				
Parking Spaces	5				
Parking Ratio	1.82	per	1000	sq ft +/-	
City Tax Assessment	\$5,258,400	Per Sq Ft	Rate	Tax	Per Sq Ft
		\$95.25	\$0.415	\$21,822.36	\$0.40 Bldg
County Tax Assessment	\$1,596,700	Per Sq Ft	Rate	Tax	Per Sq Ft
		\$28.92	\$2.8460	\$45,442.08	\$0.82 Bldg
TOTAL PROPERTY TAX				\$67,264.44	\$24.43 Bldg



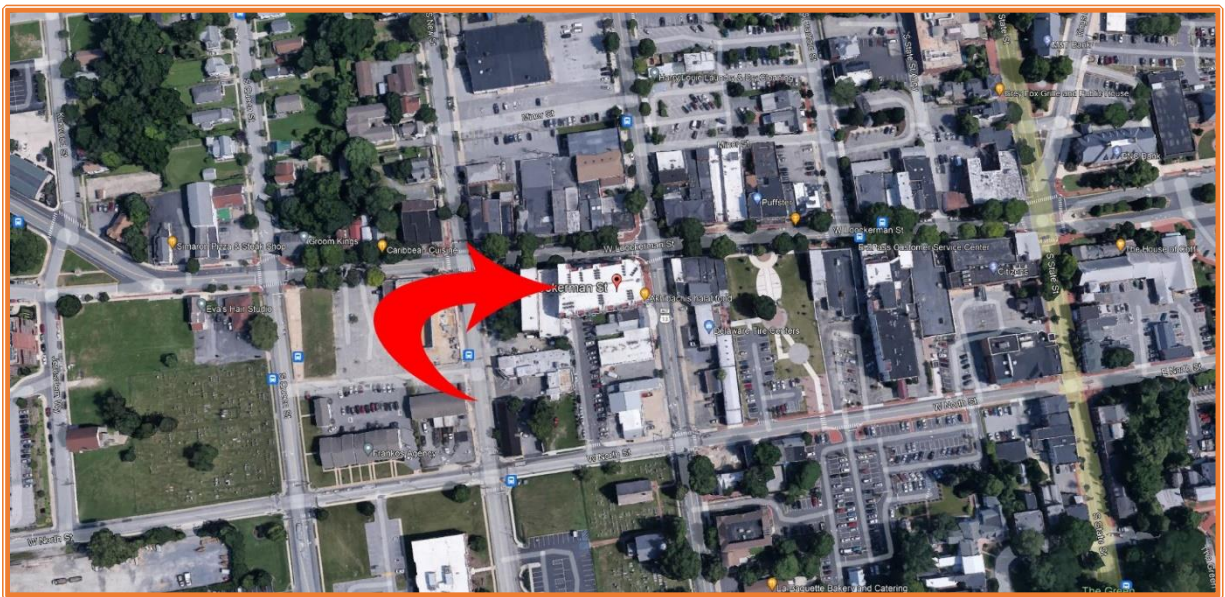
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