



555 East Loockerman St.
Dover, Delaware 19901

McGinnis Commercial Real Estate

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www.mcginnisrealty.com

MCGINNIS PARTNERS PROPERTY
154 SOUTH GOVERNORS AVE, DOVER, KENT COUNTY, DELAWARE 19904
FILE #201122 * MLS # N/A



<i>SIZE OF SPACE</i>	1,909	sq ft +/-
<i>BASE RENT</i>	\$15.00	PSF
<i>YEAR #1 BASE RENT</i>	\$28,635	
<i>ANNUAL INFLATOR</i>	3.00%	
<i>APPROX PASS-THRU CHARGES</i>	\$0.91	PSF
<i>YEAR #1 TOTAL ANNUAL RENT</i>	\$15.91	PSF
<i>YEAR #1 ANNUAL RENT</i>	\$30,376	
<i>YEAR #1 MONTHLY RENT</i>	\$2,531.36	

ALL INFORMATION SUBMITTED SUBJECT TO ERRORS AND MODIFICATIONS. ALL INFORMATION CONTAINED HEREIN OBTAINED FROM RELIABLE SOURCES BUT NOT GUARANTEED. PROSPECTIVE PURCHASERS SHOULD VERIFY ALL INFORMATION SUBMITTED. LISTING BROKERAGE REPRESENTS SELLER.
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Tax Map Identification ED05-077.09-01-56.00

Deed Reference D3396 - 306

Zoning C - 2, Neighborhood Commercial, City of Dover

Land Area		4,581	sq ft +/-	0.105	acre
Frontage	54.65	ft +/-			
Depth	98.47	ft +/-			
Bldg Area (sq ft)	3,447	sq ft +/-			
	152	1,538	sq ft +/-	44.62%	
	154	1,909	sq ft +/-	55.38%	
Coverage Ratio		75.25%			
Parking Spaces		0			
Parking Ratio		0.00	per 500 sf		

City Tax Assessment	Per Sq Ft	Rate	Tax	Per Sq Ft	
\$264,700	\$76.79	\$0.338	\$894.16	\$0.26	PROPERTY
\$264,700	\$76.79	\$0.063	\$167.82	\$0.05	BID I
\$264,700	\$76.79	\$0.401	\$1,061.98	\$0.31	TOTAL

County Tax Assessment	Per Sq Ft	Rate	Tax	Per Sq Ft	
\$41,300	\$11.98	\$2.2089	\$912.28	\$0.26	

TOTAL PROPERTY TAX \$1,974.25 \$0.57

HAZARD INSURANCE \$1,170.00 \$0.34

PASS THRU CHARGES JULY 2009

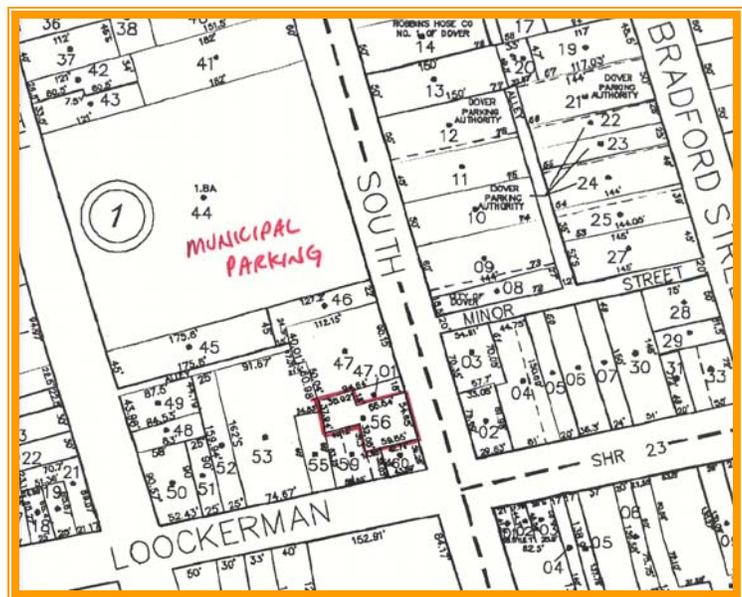
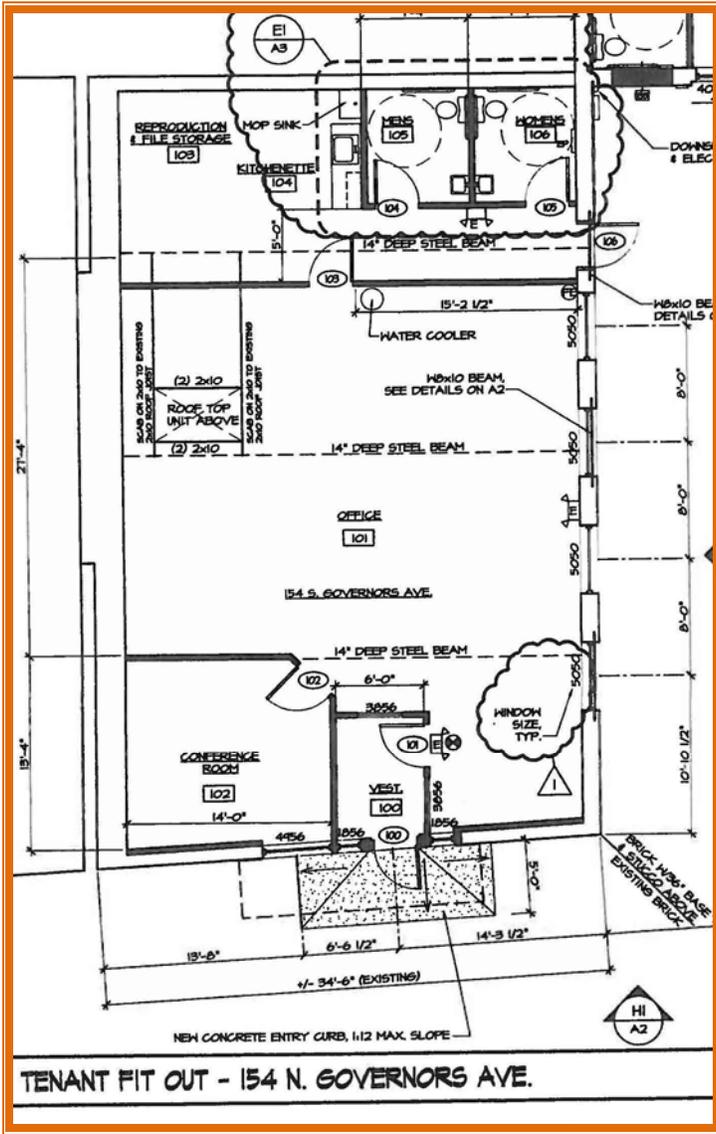
PROPERTY TAXES \$0.57

PROPERTY INSURANCE \$0.34

TOTAL \$0.91

TOTAL 152 \$0.91 1,538 \$1,402.92 \$116.91

TOTAL 154 \$0.91 1,909 \$1,741.33 \$145.11



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NOTES

P.O.B. - POINT OF COMMENCEMENT
P.O.B. - POINT OF BEGINNING

1. TAX MAP PARCEL NO. ED-05-077.09-01-56.00-000
2. ZONING: C-2 (FRONT YARD: 0'; MIN. SIDE YARD: 0'; REAR YARD: 0')
3. SELLER: WINNING GUAN & JIA YING LI (DEED REFERENCE D/332/62)
4. LOT AREA = 4,581 SQ.FT. (0.1052 ACRES)
5. DATE OF FIELD SURVEY- 8/24/06
6. PROPERTY MAY BE SUBJECT TO RESTRICTIONS AND EASEMENTS DESCRIBED IN DEED RESTRICTIONS OR AS FOUND IN SUBSEQUENT TITLE SEARCH.
7. THIS PLAN SHALL NOT BE REPRODUCED, TRANSMITTED OR COPIED WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER RESPONSIBLE FOR ITS CONTENTS.
8. BUILDING STRUCTURE LOCATING DIMENSIONS SHOWN ARE FOR THE PURPOSE OF CHECKING COMPLIANCE WITH ZONING & DEED RESTRICTIONS ONLY. NO LIABILITY WILL BE ACCEPTED IF THESE DISTANCES ARE USED FOR ANY OTHER PURPOSE
9. DECLARATION IS MADE TO ORIGINAL PURCHASER OF SURVEY. SURVEY IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF ENGINEER.
10. NO TITLE EXAMINATION FURNISHED TO OR PERFORMED BY THE PREPARERS HEREOF.

PARCEL SURVEY PLAN
OF
150-154 WEST LOOKERMAN STREET
DOVER, DE
FOR
PHILIP J. MCGINNIS