



555 East Lookerman St.
Dover, Delaware 19901

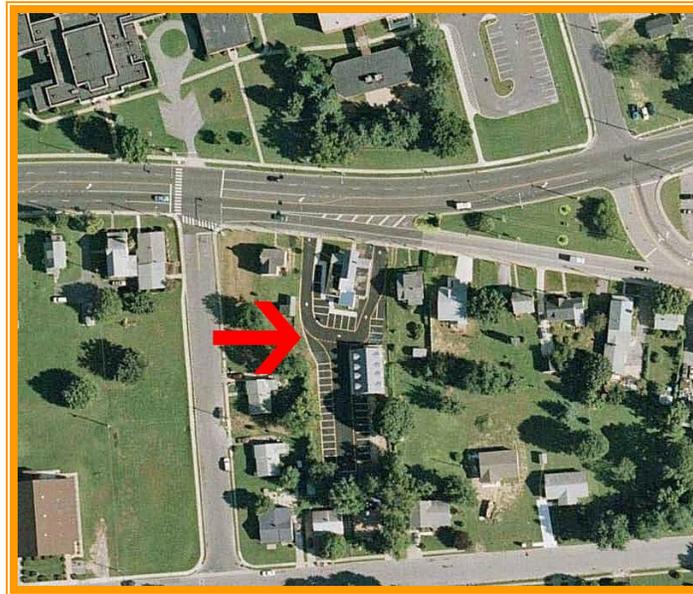
McGinnis Commercial Real Estate

Phone: 302.736.2710 Fax: 302.736.2715

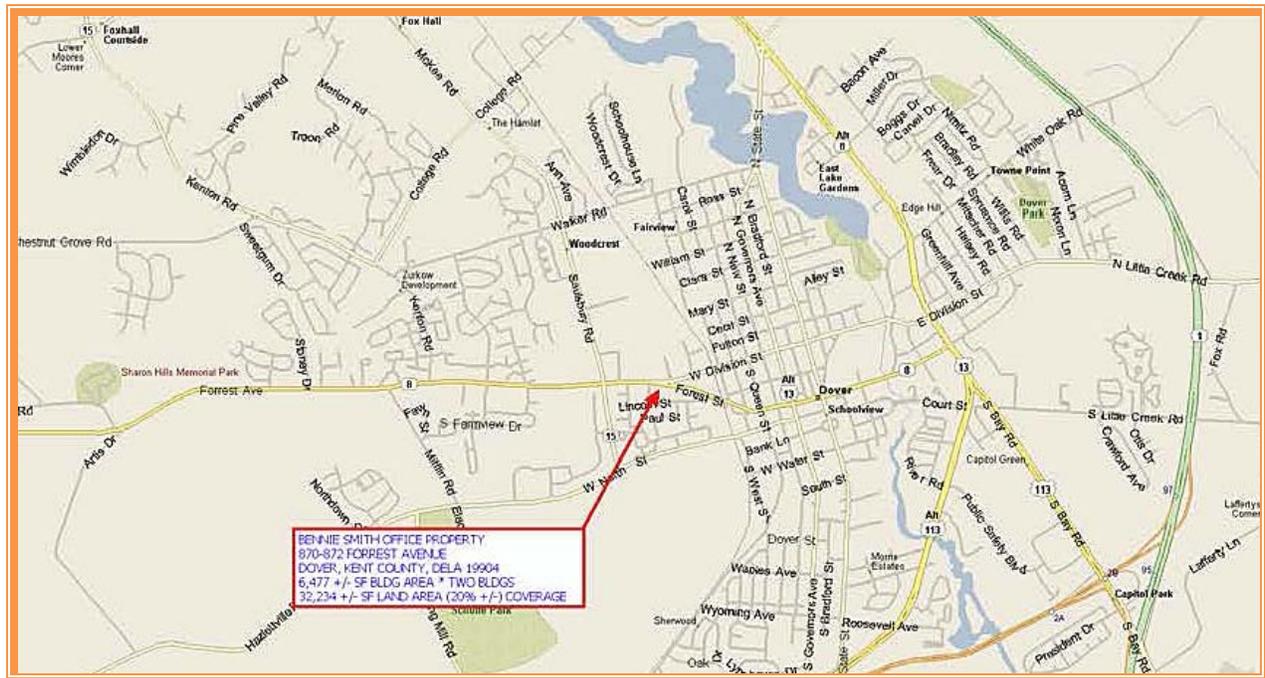
www.mcginnisrealty.com

BENNIE SMITH PROPERTIES

870 - 872 FORREST STREET, DOVER, KENT COUNTY, DELAWARE 19904
OFFICE FILE #29063 * MLS #6760618



SALE PRICE \$ 395,000 * 10.2 % CAP RATE * \$61 PSF BLDG AREA



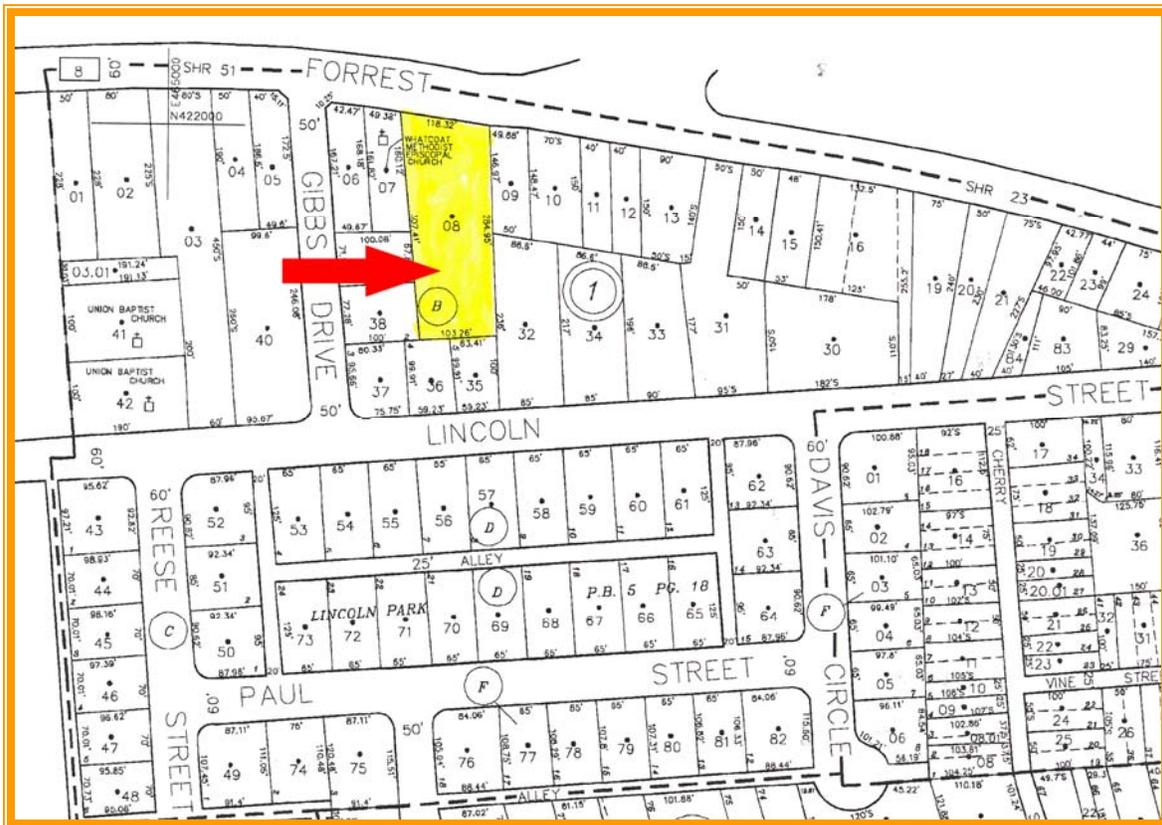
ALL INFORMATION SUBMITTED SUBJECT TO ERRORS AND MODIFICATIONS. ALL INFORMATION CONTAINED HEREIN OBTAINED FROM RELIABLE SOURCES BUT NOT GUARANTEED. PROSPECTIVE PURCHASERS SHOULD VERIFY ALL INFORMATION SUBMITTED. LISTING BROKERAGE REPRESENTS SELLER.

Tax Map Identification ED05-076.12-01-08.00

Deed Reference D429 - 326

Zoning C1-A, Limited Commercial Zone, City of Dover

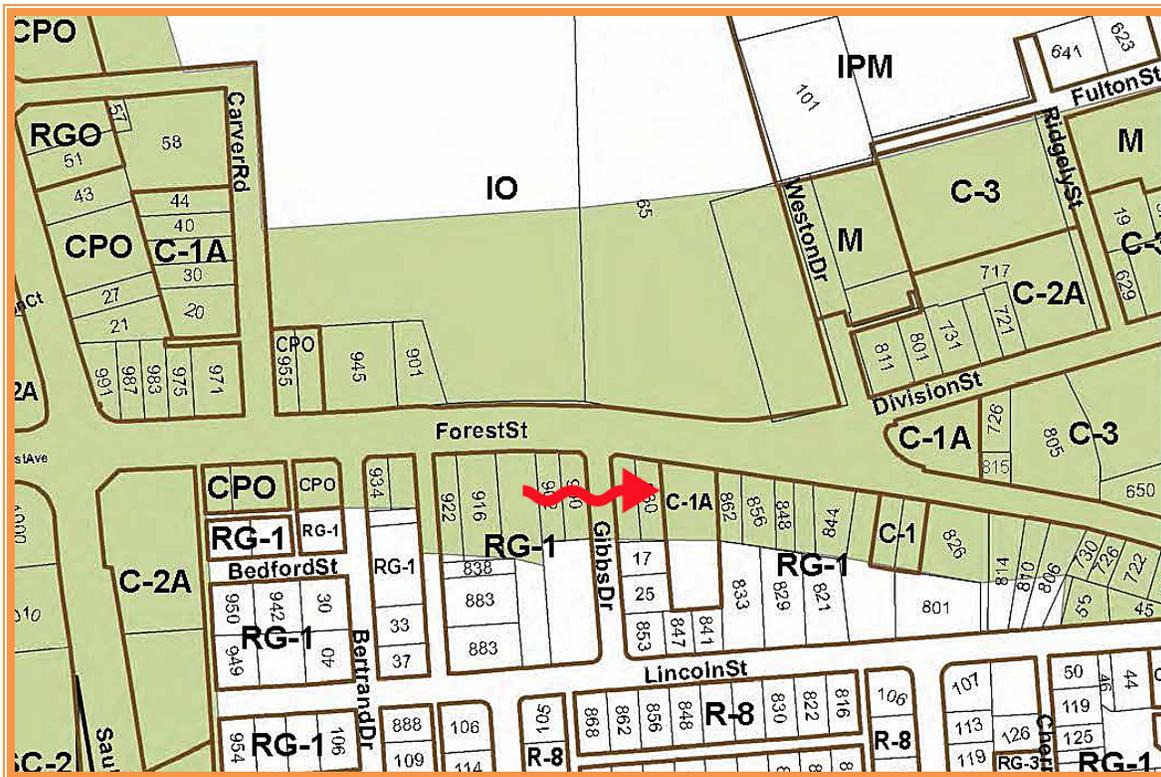
Land Area		32,552	sq ft +/-	0.747	acre
Frontage	118.32	ft +/-			
Depth	307.41	ft +/-			
Bldg Area (sq ft)	6,477	sq ft +/-			
Coverage Ratio		19.90%			
Parking Spaces		34			
Parking Ratio		2.62	per 500 sf		
City Tax Assessment	Per Sq Ft	Rate	Tax	Per Sq Ft	
\$722,800	\$111.59	\$0.405	\$2,927.34	\$0.45	
County Tax Assessment	Per Sq Ft	Rate	Tax	Per Sq Ft	
\$82,400	\$12.72	\$2.2530	\$1,856.47	\$0.29	
TOTAL PROPERTY TAX			\$4,783.81	\$0.74	



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PAGE 2 OF 6 PAGES



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PAGE 3 OF 6 PAGES



TENANT RENT ROLL

Bldg #1	SIZE	START	TERM	END	
Vacant	3,322	51%	1-May-16	3	1-May-19
Bldg #2					
Cindy's Bright Stars	3,155	49%	1-Oct-12	5	30-Sep-17
TOTAL PROPERTY	6,477	100%			

INCOME PRO FORMA

Bldg #1	SIZE	RENT PSF	RENTAL INCOME	PASS THRU	TOTAL RENT	ANNUAL INCOME
Vacant	3,322	\$7.00	\$23,254	\$1.97	\$8.97	\$29,792
Bldg #2						
Cindy's Bright Stars	3,155	\$9.13	\$28,800	\$1.97	\$11.10	\$35,009
TOTAL PROPERTY	6,477	\$8.04	\$52,054		\$10.00	\$64,801
TOTAL RENTAL INCOME	\$52,054	At stabilized income				
TOTAL PASS THRU INCOME	\$12,747	At stabilized income				

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 PAGE 4 OF 6 PAGES

Building Area		6,477	sq ft +/-
Vacant	\$7.00	\$23,254	
Cindy's Bright Stars	\$9.13	\$28,800	
Pass Thru Collections	\$2.07	\$13,384	
Potential Gross Income	\$8.04	\$65,438	
Vacancy & Credit Loss	5.00%	\$3,272	
Effective Gross Income		\$62,166	
Operating Expenses			
<u>Fixed</u>			
Property Taxes	\$0.74	\$4,784	
Hazard Insurance	\$0.57	\$3,700	
Total Fixed	\$1.31	\$8,484	
<u>Variable</u>			
Utilities	\$0.00	\$0	
Management	7.00%	\$4,352	
General Administrative	\$0.15	\$1,000	
Repairs & Maintenance	\$0.76	\$4,900	
Total Variable	\$1.58	\$10,252	
Reserve For Replacement	\$0.50	\$3,239	
Total Operating Expenses	33.58%	\$21,974	
NET OPERATING INCOME	61.42%	\$40,192	

EXPENSE BUDGET	annual	monthly	PSF	
PROPERTY TAXES	\$4,783.81	\$398.65	\$0.74	FY 2016 actual
INSURANCE	\$3,700.00	\$308.33	\$0.57	2016 BROKER'S ESTIMATE
PARKING MAINTENANCE	\$0.00	\$0.00	\$0.00	Passed Through
UTILITIES	\$0.00	\$0.00	\$0.00	Separate Meters
REPAIRS	\$2,400.00	\$200.00	\$0.37	budget
SNOW	\$1,500.00	\$125.00	\$0.23	budget
GRASS	\$1,000.00	\$83.33	\$0.15	budget
JANITORIAL	\$0.00	\$0.00	\$0.00	Separate Accounts
ELEVATOR	\$0.00	\$0.00	\$0.00	None
TOTAL	\$13,383.81	\$1,115.32	\$2.07	

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PAGE 5 OF 6 PAGES

Building Area		6,477	sq ft +/-
Rental Income	\$8.04	\$52,054	
Pass Thru Collections	\$2.07	\$13,384	
Potential Gross Income	\$10.10	\$65,438	
Vacancy & Credit Loss	5.00%	\$3,272	
Effective Gross Income	\$9.60	\$62,166	

Operating Expenses

Fixed

Taxes & Insurance	\$1.31	\$8,484
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Variable

Mgt/Maintenance/Admin	\$1.58	\$10,252
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Reserve For Replacement	\$0.50	\$3,239
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Total Operating Expenses	33.58%	\$3.39	\$21,974
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NET OPERATING INCOME	61.42%	\$6.21	\$40,192
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ASKING PRICE		\$395,000
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CAP RATE		10.18%
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LOAN AMOUNT	80.00%	\$316,000
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EQUITY	20.00%	\$79,000
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Interest Rate	7.00%
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Loan Term	25	Years
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Mortgage Constant	8.4814%	Annual
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Loan Amount	\$316,000	80%	Of Indicated Value
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Debt Service	\$4.14	\$26,801	40.96%	Of Potential Gross Income
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Debt Coverage Ratio		150%
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Equity	\$79,000	20%	Of Indicated Value
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Cash Return	\$13,391	20.46%	Of Potential Gross Income
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	yr #1	yr #2	yr #3	yr #4	yr #5
total income	\$65,438	\$67,401	\$69,423	\$71,506	\$73,651
vacancy	\$3,272	\$3,370	\$3,471	\$3,575	\$3,683
gross potential income	\$62,166	\$64,031	\$65,952	\$67,930	\$69,968
total expenses	\$21,974	\$22,633	\$23,312	\$24,012	\$24,732
NOI	\$40,192	\$41,398	\$42,640	\$43,919	\$45,236
debt service	\$26,801	\$26,801	\$26,801	\$26,801	\$26,801
cash flow before tax	\$13,391	\$14,597	\$15,839	\$17,118	\$18,435
cash on cash	17.0%	18.5%	20.0%	21.7%	23.3%

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PAGE 6 OF 6 PAGES