



555 East Loockerman St.
Dover, Delaware 19901

McGinnis Commercial Real Estate

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www.mcginnisrealty.com

MCGINNIS PARTNERS PROPERTY
152 SOUTH GOVERNORS AVE, DOVER, KENT COUNTY, DELAWARE 19904
FILE #28041 * MLS # N/A



SIZE OF SPACE	1,538	sq ft +/-
BASE RENT	\$15.00	PSF
YEAR #1 BASE RENT	\$23,070	
ANNUAL INFLATOR	3.00%	
APPROX PASS-THRU CHARGES	\$1.02	PSF
YEAR #1 TOTAL ANNUAL RENT	\$16.02	PSF
YEAR #1 ANNUAL RENT	\$24,642	
YEAR #1 MONTHLY RENT	\$2,053.49	

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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	
\$328,300	\$95.24	\$0.330	\$1,083.39	\$0.31	PROPERTY
\$328,300	\$95.24	\$0.085	\$278.73	\$0.08	BID I
\$328,300	\$95.24	\$0.415	\$1,362.12	\$0.40	TOTAL

County Tax Assessment	Per Sq Ft	Rate	Tax	Per Sq Ft	
\$41,300	\$11.98	\$1.8519	\$764.83	\$0.22	

TOTAL PROPERTY TAX \$2,126.95 \$0.62

HAZARD INSURANCE \$1,396.00 \$0.40

PASS THRU CHARGES JULY 2009

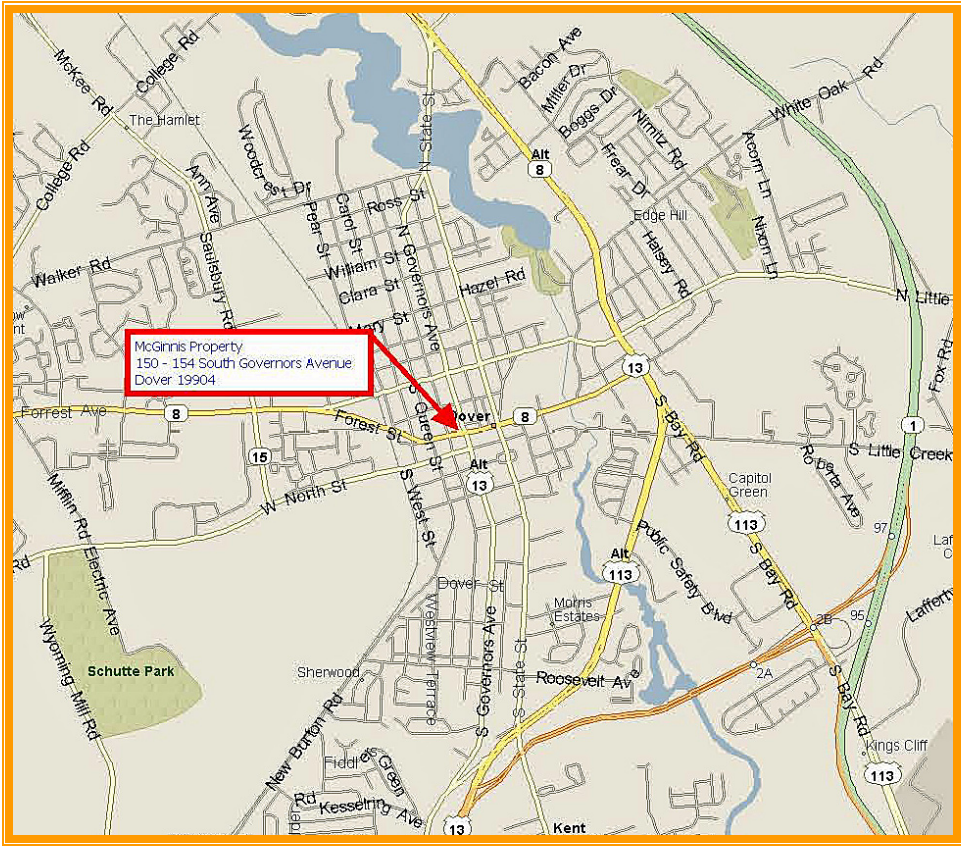
PROPERTY TAXES \$0.62

PROPERTY INSURANCE \$0.40

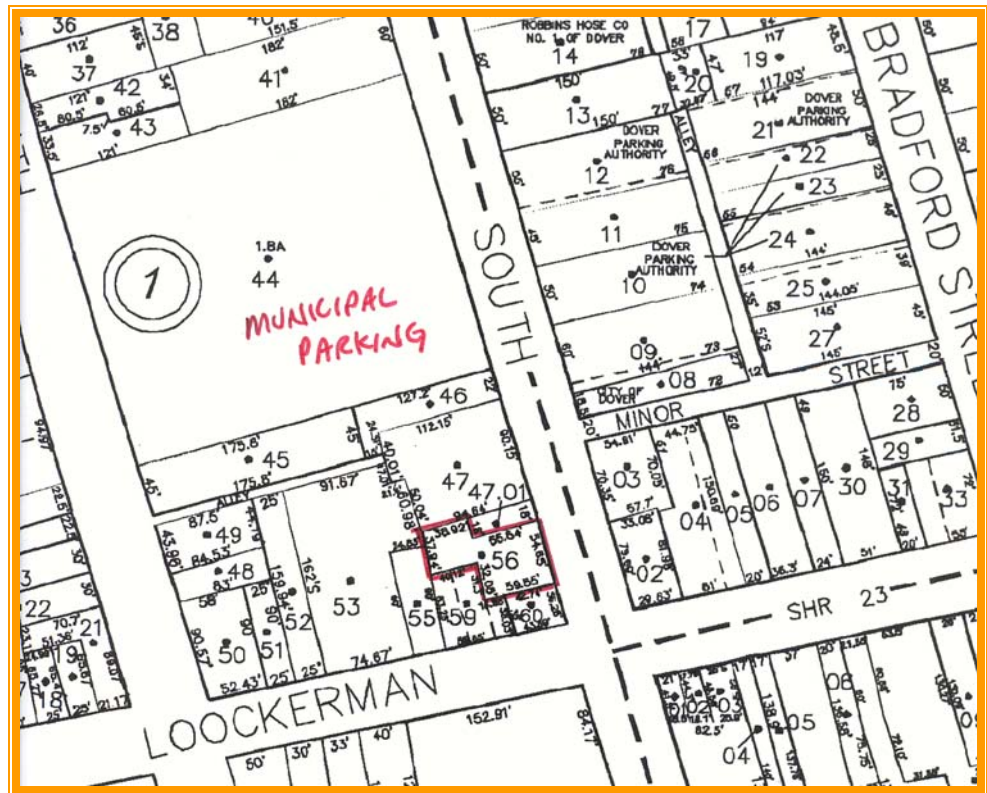
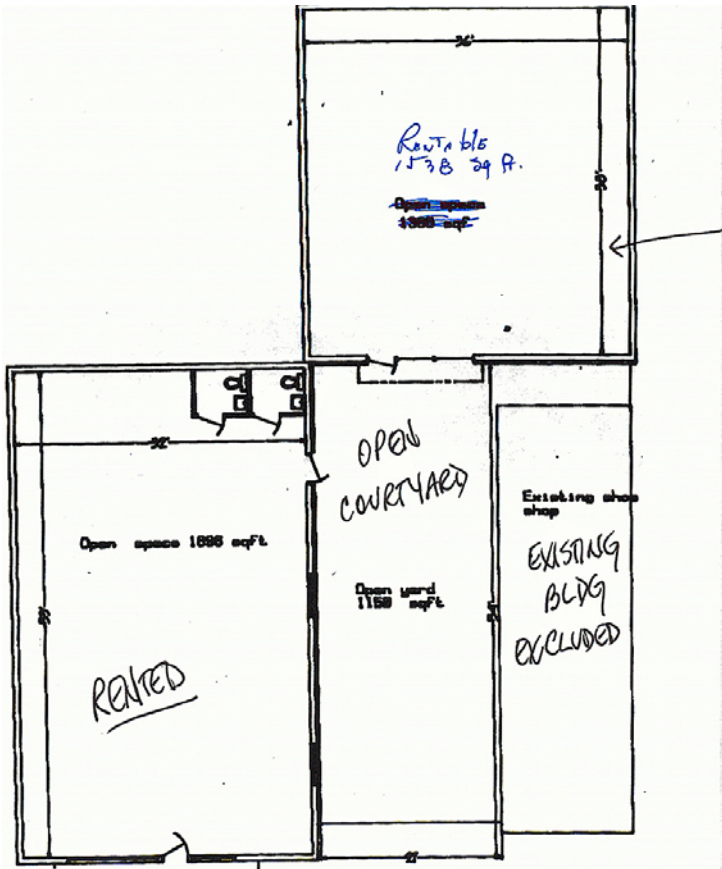
TOTAL \$1.02

TOTAL 152 \$1.02 1,538 \$1,571.89 \$130.99

TOTAL 154 \$1.02 1,909 \$1,951.06 \$162.59



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