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DELAWARE FEDERATION OF REPUBLICAN WOMEN PROPERTY  
116-120 EAST WATER STREET, DOVER, KENT COUNTY, DELAWARE 19901  
FILE #211134 \* MLS # N/A



<b>SIZE OF SPACE</b>	<b>3,128</b>	<b>sq ft +/-</b>
<b>BASE RENT</b>	<b>\$17.00</b>	<b>PSF</b>
<b>YEAR #1 BASE RENT</b>	<b>\$53,176</b>	
<b>ANNUAL INFLATOR</b>	<b>3.00%</b>	
<b>APPROX PASS-THRU CHARGES</b>	<b>\$1.40</b>	<b>PSF</b>
<b>YEAR #1 TOTAL ANNUAL RENT</b>	<b>\$18.40</b>	<b>PSF</b>
<b>YEAR #1 ANNUAL RENT</b>	<b>\$57,544</b>	
<b>YEAR #1 MONTHLY RENT</b>	<b>\$4,795.31</b>	

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**Tax Map Identification** ED05-077.09-05-39.00

**Deed Reference** Z - 22 - 562

**Zoning** IO, Institutional Office, City of Dover

<b>Land Area</b>		27,469	sq ft +/-	0.631	acre
<b>Frontage</b>	91.50	ft +/-			
<b>Depth</b>	300.99	ft +/-			
<b>Bldg Area (sq ft)</b>	3,128	sq ft +/-			
<b>Coverage Ratio</b>		11.39%			
<b>Parking Spaces</b>		15			
<b>Parking Ratio</b>		2.40	per 500 sf		

<b>City Tax Assessment</b>	<b>Per Sq Ft</b>	<b>Rate</b>	<b>Tax</b>	<b>Per Sq Ft</b>	
\$615,100	\$196.64	\$0.338	\$2,077.81	\$0.66	PROPERTY
\$615,100	\$196.64	\$0.035	\$214.67	\$0.07	BID II
\$615,100	\$196.64	\$0.373	\$2,292.48	\$0.73	TOTAL

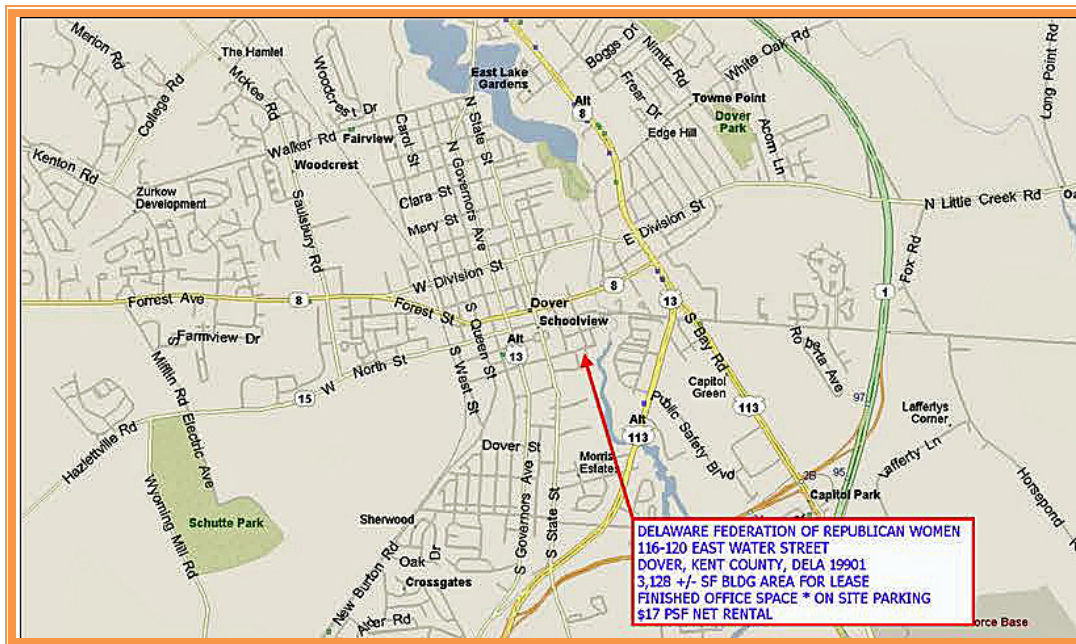
<b>County Tax Assessment</b>	<b>Per Sq Ft</b>	<b>Rate</b>	<b>Tax</b>	<b>Per Sq Ft</b>	
\$176,700	\$56.49	\$2.2671	\$4,005.97	\$1.28	

<b>TOTAL PROPERTY TAX</b>			\$6,298.44	\$1.22	
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<b>HAZARD INSURANCE</b>			\$929.00	\$0.18	
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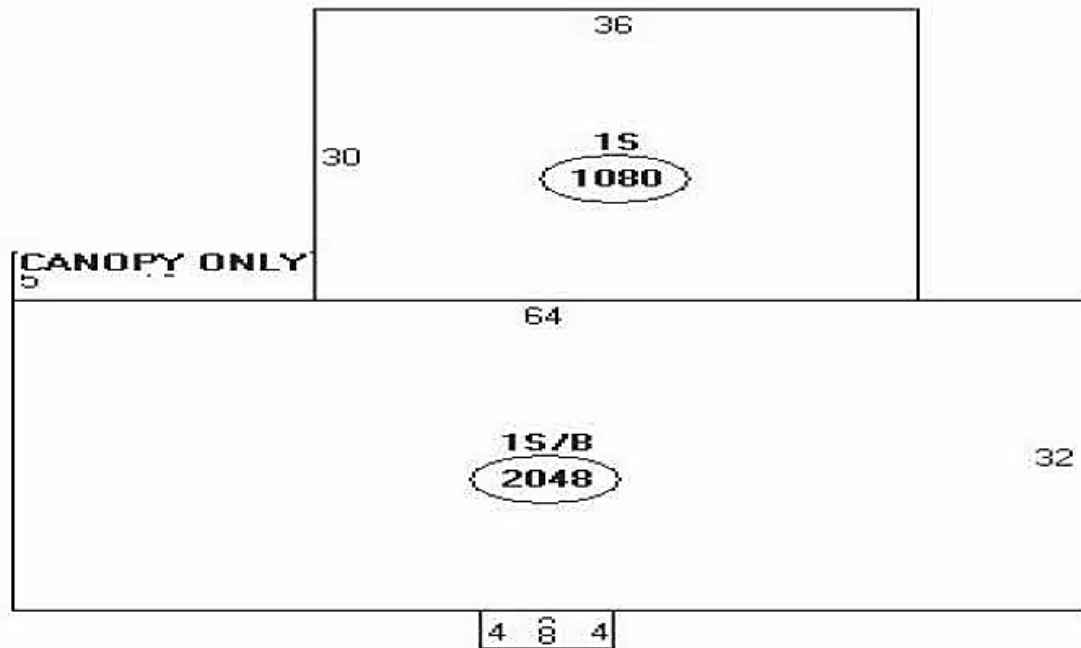
**PASS THRU CHARGES AUGUST 2011**

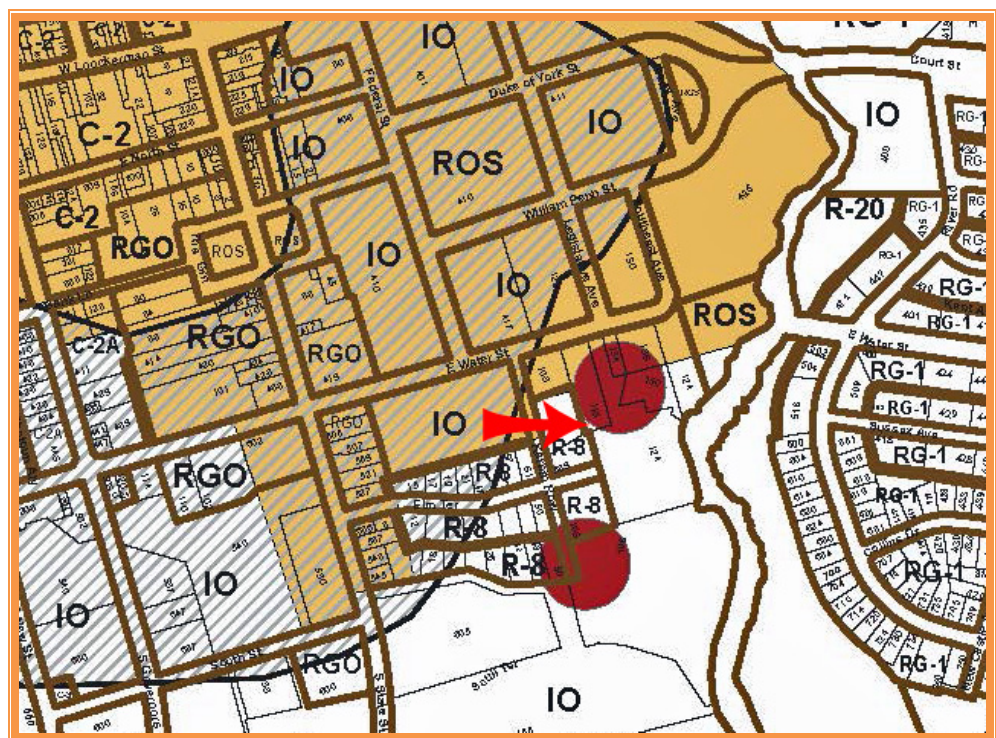
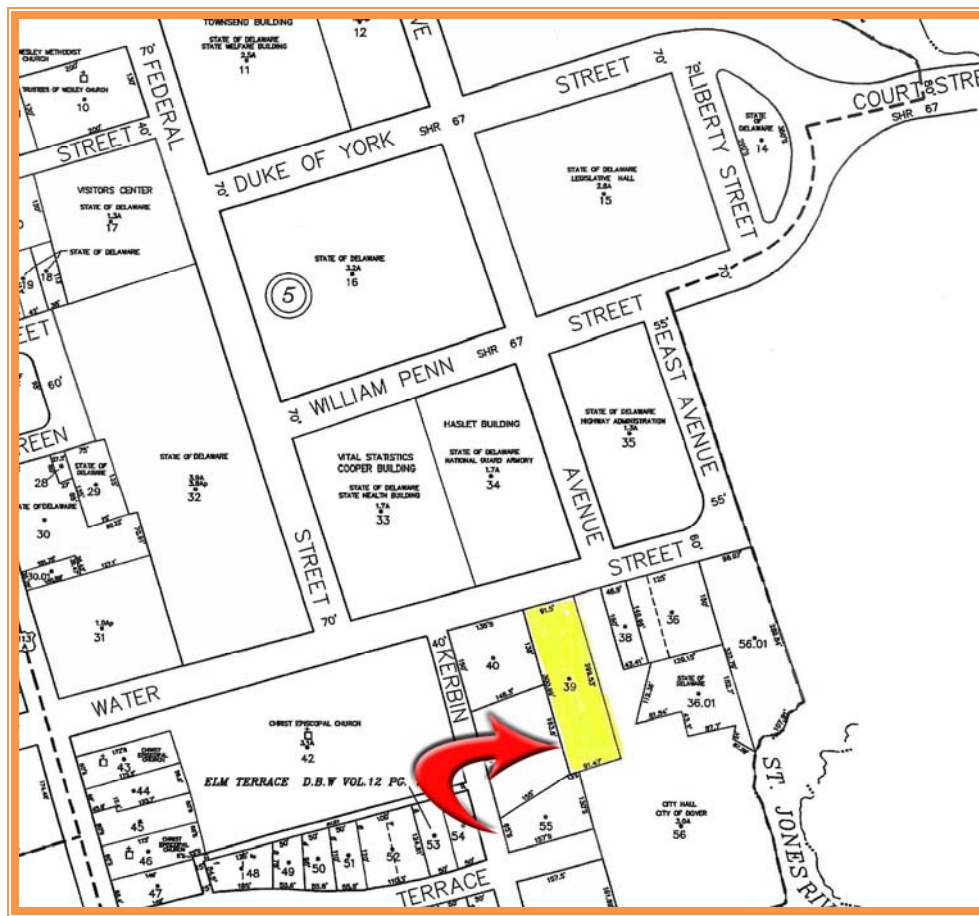
<b>PROPERTY TAXES</b>	\$1.22				
<b>PROPERTY INSURANCE</b>	\$0.18				
<b>TOTAL</b>	\$1.40				
<b>PASS THRU EXPENSES</b>	<b>\$1.40</b>	<b>3,128</b>	<b>\$4,367.74</b>	<b>\$363.98</b>	



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