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COURTNEY SQUARE SHOPPING CENTER PROPERTY
EXCESS VACANT SPACE FOR LEAST
431 SOUTH NEW STREET, DOVER, KENT COUNTY, DELAWARE 19904
FILE #212146 * MLS # N/A



VACANT SPACE

SIZE OF SPACE	800	sq ft +/-
BASE RENT	\$12.00	PSF
YEAR #1 BASE RENT	\$9,600	
ANNUAL INFLATOR	3.00%	
APPROX PASS-THRU CHARGES	\$2.97	PSF
YEAR #1 TOTAL ANNUAL RENT	\$14.97	PSF
YEAR #1 ANNUAL RENT	\$11,979	
YEAR #1 MONTHLY RENT	\$998.23	
YEAR #2 ANNUAL RENT	\$12,267	
YEAR #2 MONTHLY RENT	\$1,022.23	
YEAR #3 ANNUAL RENT	\$12,563	
YEAR #3 MONTHLY RENT	\$1,046.95	

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COURTNEY SQUARE SHOPPING CTR
429 South New Street
Dover, Kent County, Delaware 19904
January 15, 2013

Tax Map Identification ED05-077.09-03-18.00

Deed Reference L - 32 - 024

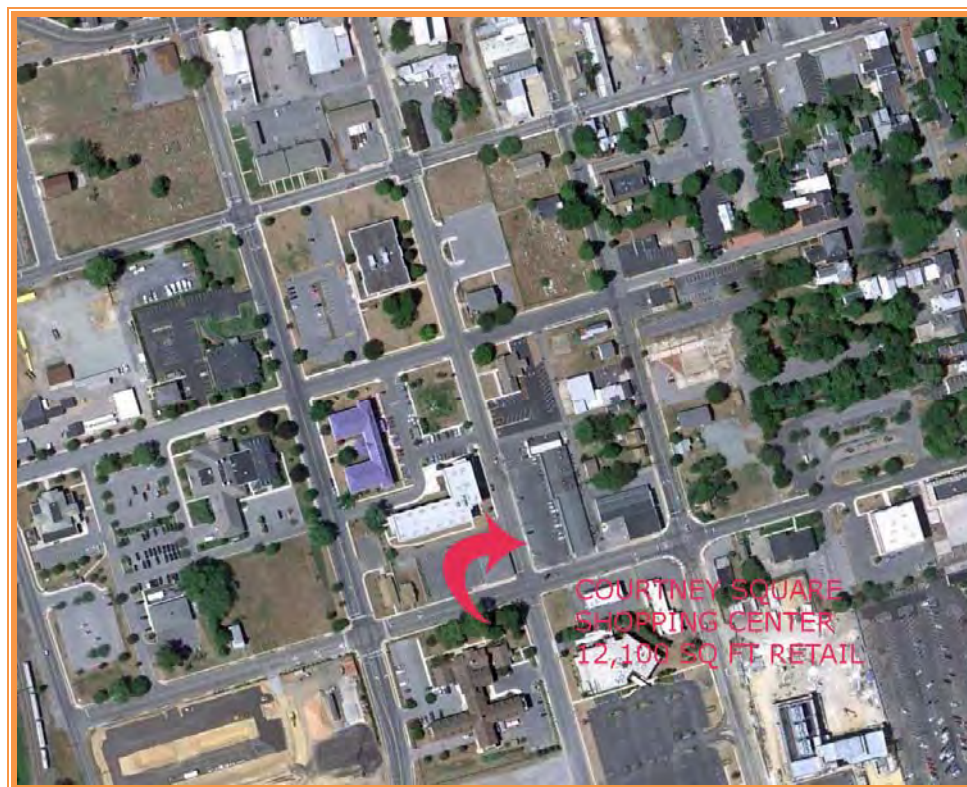
Zoning C - 2A, Limited Central Commercial, City of Dover

Land Area		41,760	sq ft +/-	0.959	acre
Frontage	288.00	ft +/-			
Depth	140.00	ft +/-			
Bldg Area (sq ft)	12,100	sq ft +/-			
Vacant Space	800	sq ft +/-	6.61%		
Coverage Ratio	28.98%				
Parking Spaces	47				
Parking Ratio	1.17	per 300 sf			
City Tax					
Assessment	Per Sq Ft	Rate	Tax	Per Sq Ft	
\$1,125,100	\$92.98	\$0.338	\$3,800.59	\$0.31	PROPERTY
\$1,125,100	\$92.98	\$0.035	\$392.66	\$0.03	BID II
\$1,125,100	\$92.98	\$0.373	\$4,193.25	\$0.35	TOTAL
County Tax					
Assessment	Per Sq Ft	Rate	Tax	Per Sq Ft	
\$224,500	\$18.55	\$2.3462	\$5,267.22	\$0.44	
TOTAL PROPERTY TAX			\$9,460.47	\$0.78	

PASS THRU CHARGES DECEMBER 2012

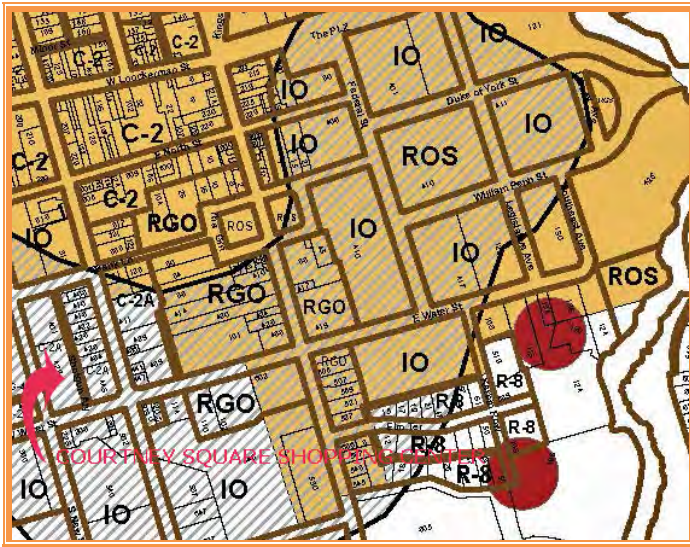
PROPERTY TAXES	\$9,460.47	\$0.78
PROPERTY INSURANCE	\$6,471.00	\$0.53
COMMON AREA MAINTENANCE	\$13,891.00	\$1.15
UTILITIES	\$1,156.00	\$0.10
REPAIRS	\$5,000.00	\$0.41
TOTAL BUDGET	\$35,978.47	\$2.97

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