



555 East Loockerman St.
Dover, Delaware 19901

Phone: 302.736.2710 Fax: 302.736.2715

www.mcginnisrealty.com

ORDWAY GROUP PROPERTY
117 WEST REED STREET, DOVER, KENT COUNTY, DELAWARE 19904
FILE #214208 * MLS # N/A



SIZE OF SPACE	2,096	sq ft +/-
BASE RENT	\$7.44	PSF
YEAR #1 BASE RENT	\$15,600	
ANNUAL INFLATOR	3.00%	
APPROX PASS-THRU CHARGES	\$0.91	PSF
YEAR #1 TOTAL ANNUAL RENT	\$8.35	PSF
YEAR #1 ANNUAL RENT	\$17,512	
YEAR #1 MONTHLY RENT	\$1,459.33	
YEAR #2 ANNUAL RENT		\$17,980
YEAR #2 MONTHLY RENT		\$1,498.33
YEAR #3 ANNUAL RENT		\$18,462
YEAR #3 MONTHLY RENT		\$1,538.50

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.
PAGE 1 OF 5 PAGES

Tax Map Identification ED05-077.05-03-44.00

Deed Reference D5351 - 0245

Zoning C - 2, Neighborhood Commercial, City of Dover

Land Area		4,245	sq ft +/-	0.097	acre
Frontage	40.87	ft +/-			
Depth	101.93	ft +/-			
Bldg Area (sq ft)	2,096	sq ft +/-			
width	20	feet +/-		0.95%	
depth	44	feet +/-		2.10%	
Coverage Ratio		49.38%			
Parking Spaces		5			
Parking Ratio		1.19	per 500 sf		

City Tax					
Assessment	Per Sq Ft	Rate	Tax	Per Sq Ft	
\$166,400	\$79.39	\$0.338	\$562.10	\$0.27	PROPERTY
\$166,400	\$79.39	\$0.000	\$0.00	\$0.00	BID I
\$166,400	\$79.39	\$0.338	\$562.10	\$0.27	TOTAL

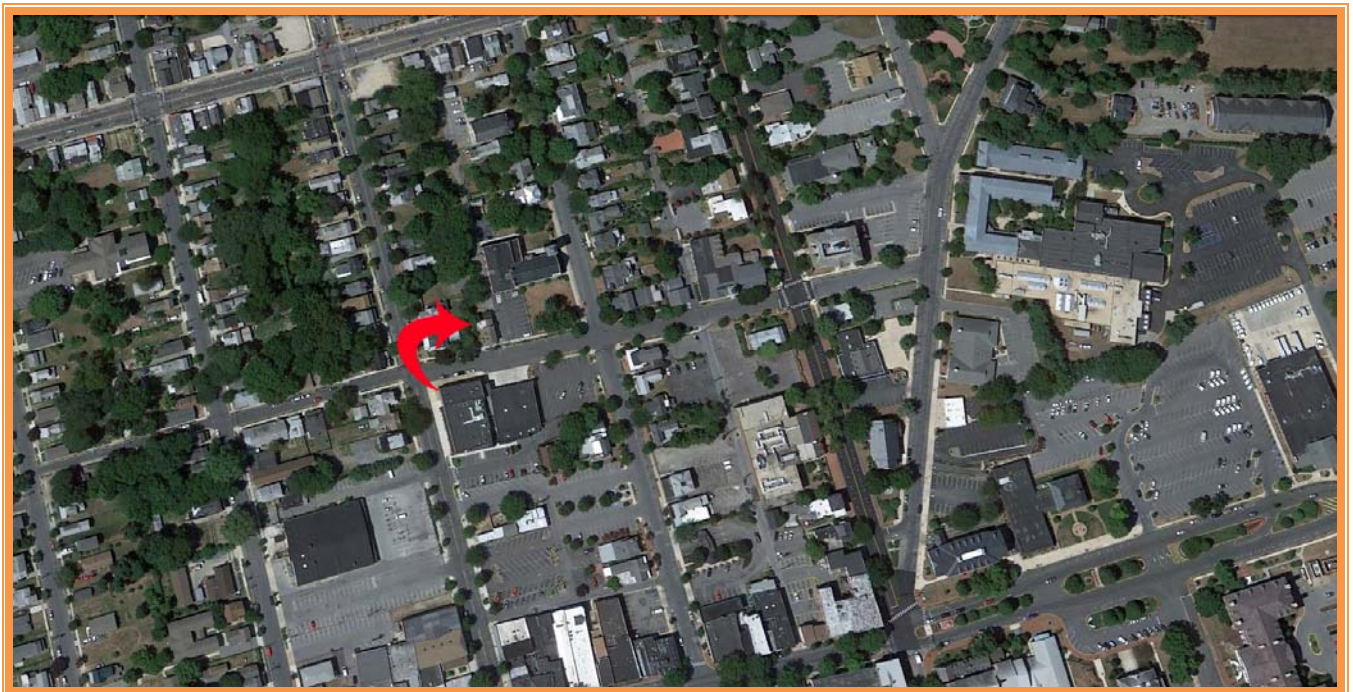
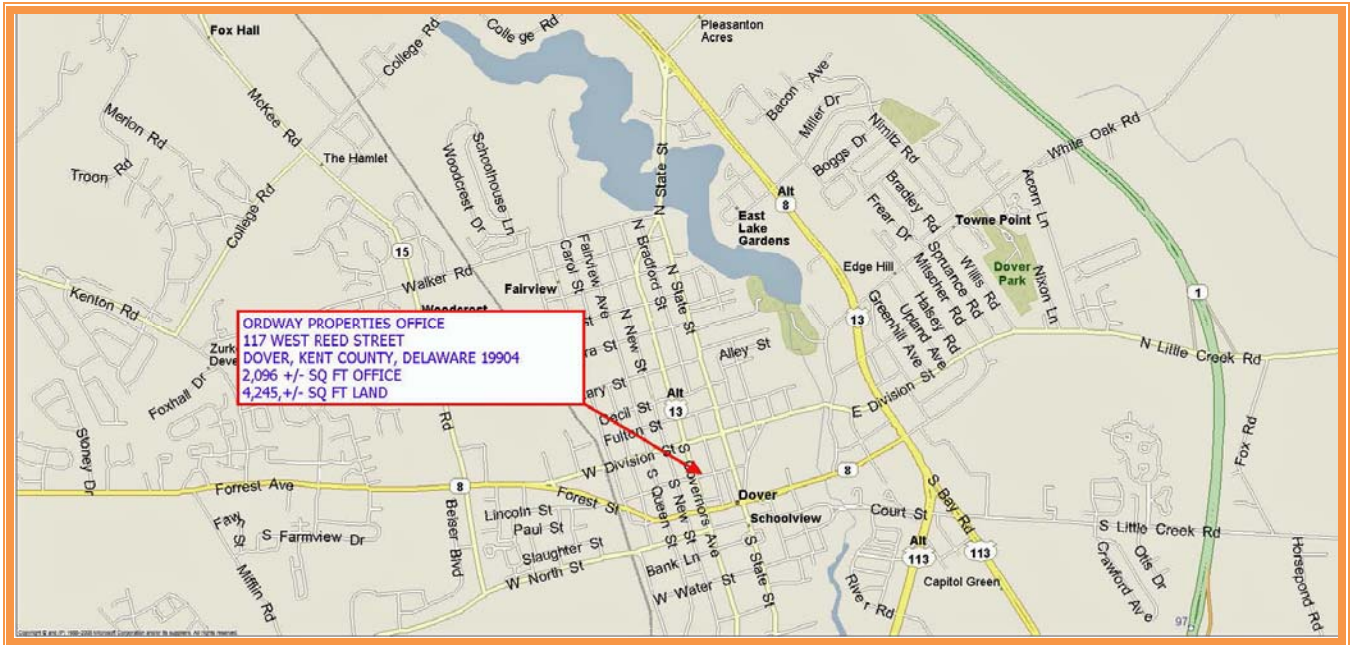
County Tax					
Assessment	Per Sq Ft	Rate	Tax	Per Sq Ft	
\$44,700	\$21.33	\$2.2872	\$1,022.38	\$0.49	

TOTAL PROPERTY TAX		\$1,584.48	\$0.76	
---------------------------	--	------------	--------	--

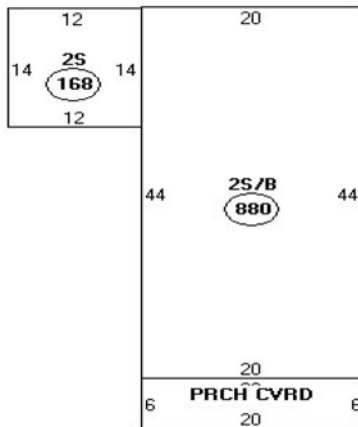
HAZARD INSURANCE		\$1,300.00	\$0.62	
-------------------------	--	------------	--------	--

PASS THRU CHARGES JULY 2009

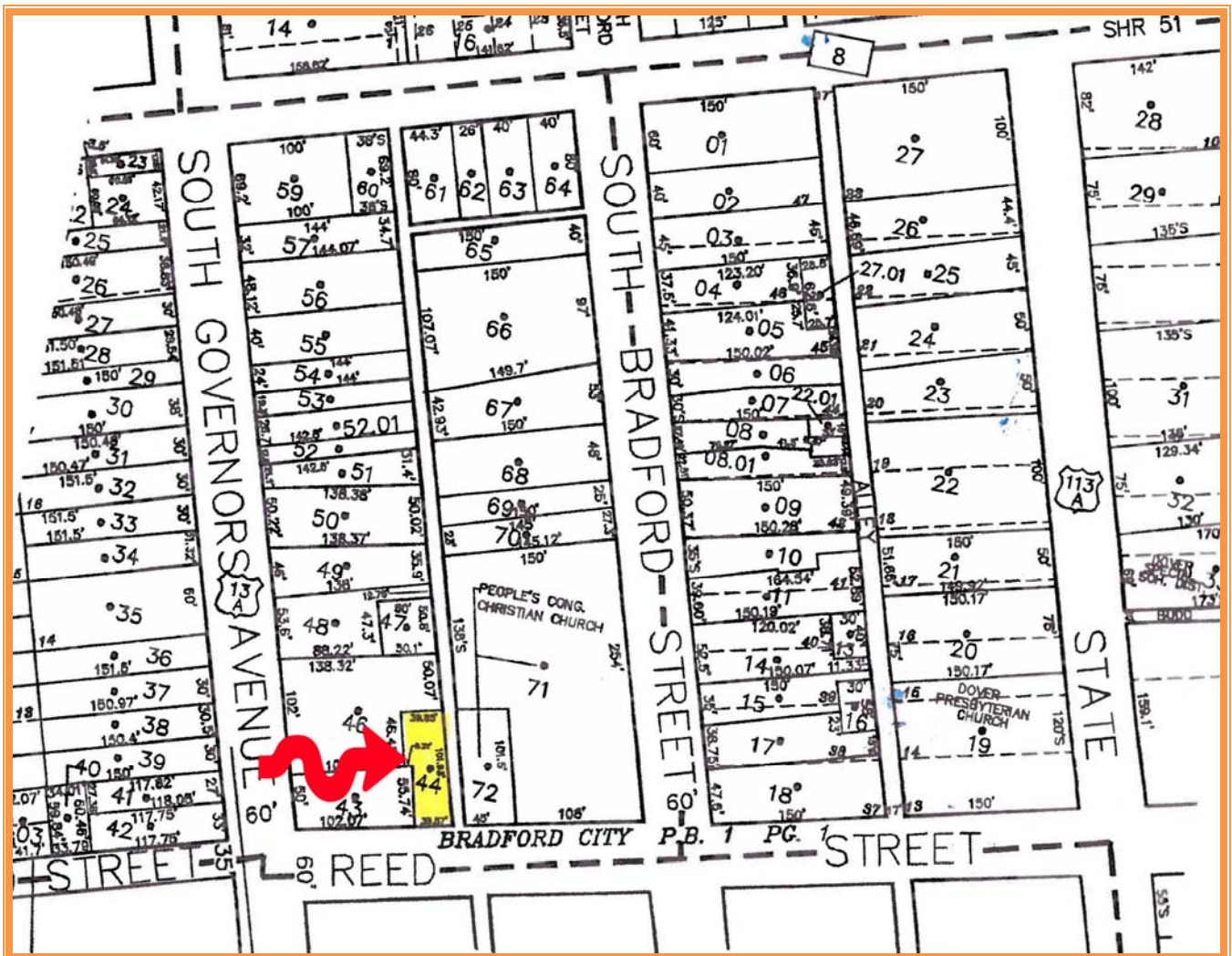
PROPERTY TAXES	\$0.76
PROPERTY INSURANCE	\$0.62
TOTAL	\$1.38

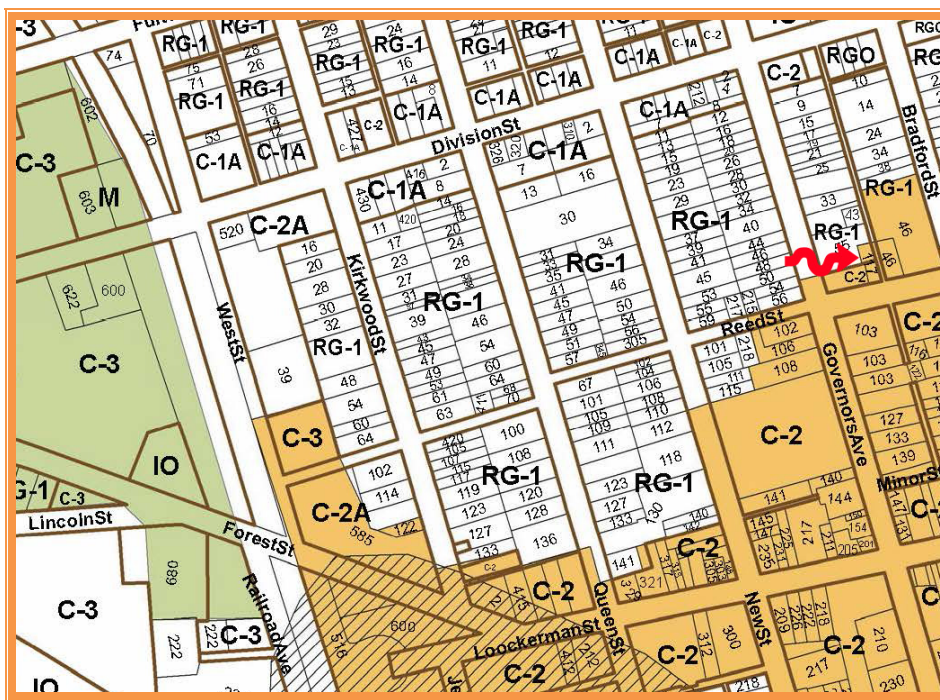


ALL INFORMATION SUBMITTED SUBJECT TO ERRORS AND MODIFICATIONS. ALL INFORMATION CONTAINED HEREIN OBTAINED FROM RELIABLE SOURCES BUT NOT GUARANTEED. PROSPECTIVE PURCHASERS SHOULD VERIFY ALL INFORMATION SUBMITTED. LISTING BROKERAGE REPRESENTS SELLER.
PAGE 3 OF 5 PAGES



Descriptor/Area
 A: SUPPORT AREA
 880 sqft
 B: OFFICE BUILDING
 1048 sqft
 C: OFFICE BUILDING
 1048 sqft
 D: 25/B
 880 sqft
 E: PRCH CVRD
 sqft
 F: 25
 168 sqft





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.

PAGE 5 OF 5 PAGES