



555 East Lookerman St.  
Dover, Delaware 19901

McGinnis Commercial Real Estate

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www.mcginnisrealty.com

**DEVERELL PROPERTY**

**1921 - 1925 SOUTH DUPONT HWY, DOVER, KENT COUNTY, DE 19901**

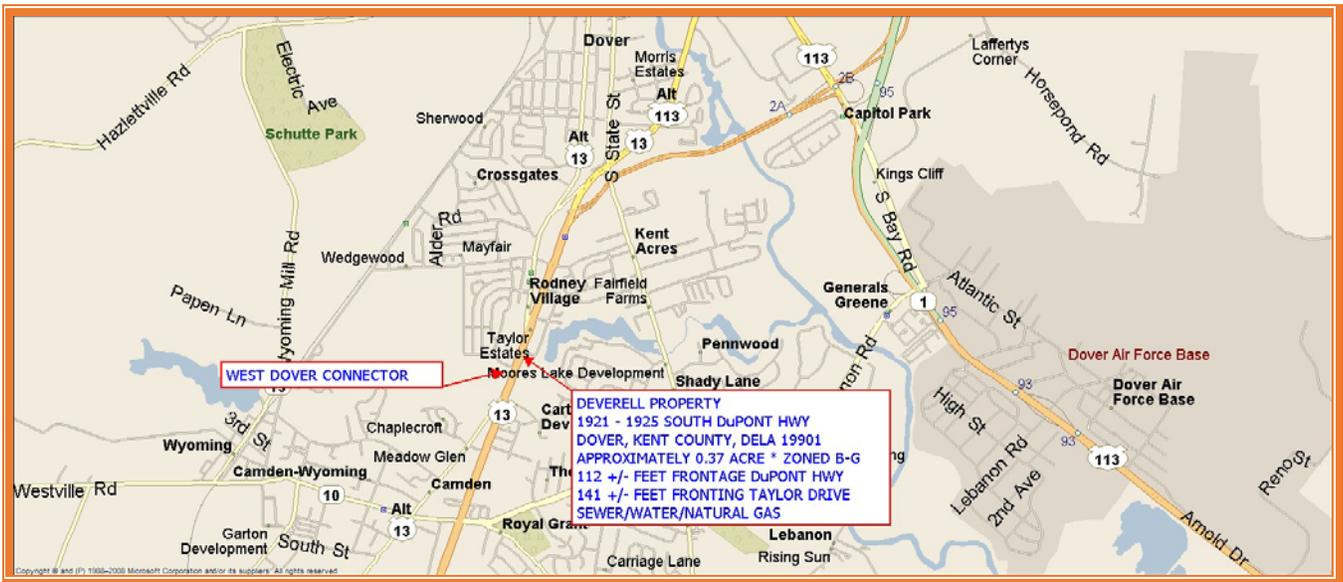
**OFFICE FILE # : 218298 \* MLS # : 7189659**



**SALE PRICE \$ 340,000 \* \$ 12 +/- PSF LAND AREA \* \$ 86 +/- PSF BLDG AREA \* \$512,600 +/- PER ACRE**

Maint Road No.	Route Number or Road Name	End of Section Mileage	Beginning Point and Break Point Identifier	2016 AADT	Year Last Counted	Traffic Group
K 24	US. 13, S. DUPONT HW	5.51	U.S. 13A, RD. 4	45735	14	2
K 24	US. 13, S. DUPONT HW	5.86	U.S. 13A, S. GOVERNO	48255	12	2
K 24	US. 13, S. DUPONT HW	6.25	S. DOVER LIMITS	44959	12	2
K 24	US. 13, S. DUPONT H	6.46	PUNCHEON RUN NB 13 R	38367	12	2
K 24	US. 13, S. DUPONT HW	6.85	STATE ST., RD. 25	24995	12	2
K 24	US. 13, S. DUPONT HW	8.25	COURT ST., RD. 67	29874	12	2
K 24	US. 13, S. DUPONT HW	8.44	BAY RD., RD. 7	18240	16	2
K 25	S.STATE ST.,DOVER		U.S. 13, RD. 24			
K 25	S. STATE ST., DOVER	0.22	ROOSEVELT AVE. (H25-	12503	13	2
K 25	S. STATE ST., DOVER	1.00	WATER ST., RD. 72	9926	12	2
K 25	S. STATE ST., DOVER	1.24	LOOKERMAN ST., RD.	7687	13	2
K 25	S. STATE ST., DOVER	1.50	DEL. 8, DIVISION ST.	7708	13	2
K 25	N. STATE ST., DOVER	2.33	U.S. 13A, N. GOVERNO	8000	12	2
K 25A	STATE ST. RD.		S. STATE ST., RD. 25			
K 25A	STATE ST. RD.	0.09	END	67	12	4

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**Tax Map Identification** ED00-085.20-01-04.00-00001 P04.00  
 ED00-085.20-01-04.01-00001 P04.01

**Deed Reference** D598 - 074

**Zoning** BG, GENERAL BUSINESS, KENT COUNTY

**Census Tract** 416

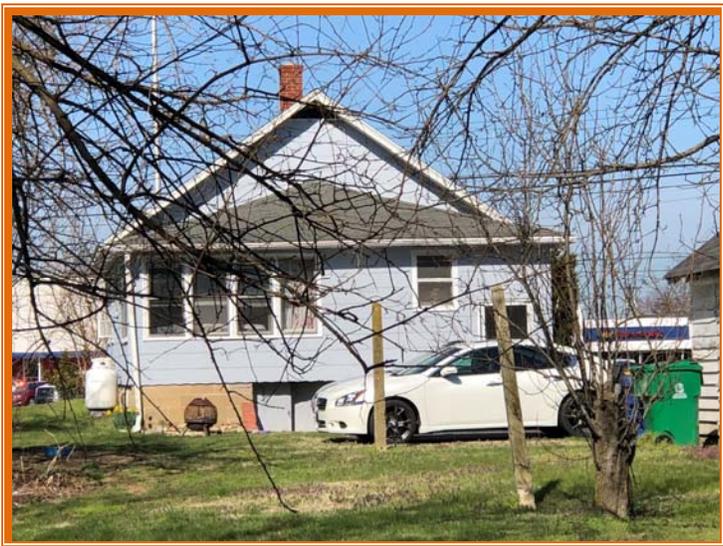
**Flood Hazard Map** 10001C0231H; Zone X, May 5, 2003

<b>Land Area</b>		28,893	sq ft +/-	0.663	acre
<b>Frontage</b>	76.66	ft +/-	P04.00		
<b>Depth</b>	220.69	ft +/-	P04.00		
<b>Frontage</b>	66.43	ft +/-	P04.01		
<b>Depth</b>	205.37	ft +/-	P04.01		
<b>Total Frontage</b>	143.1	ft +/-	South DuPont Hwy		
	192.1	ft +/-	Taylor Drive		
<b>Bldg Area (sq ft)</b>		3,958	sq ft +/-		
<b>Retail Store</b>	3,190	sq ft +/-	P04.00		
<b>Residential Unit</b>	768	sq ft +/-	P04.01		
<b>Coverage Ratio</b>		13.70%			
<b>Parking Spaces</b>		16			
<b>Parking Ratio</b>		1.21	per 300 sf		
<b>City Tax Assessment</b>	<b>Per Sq Ft</b>	<b>Rate</b>	<b>Tax</b>	<b>Per Sq Ft</b>	
\$0	\$0.00	\$0.405	\$0.00	\$0.00	P04.00
\$0	\$0.00	\$0.405	\$0.00	\$0.00	P04.01
\$0	\$0.00	\$0.405	\$0.00	\$0.00	
<b>County Tax Assessment</b>	<b>Per Sq Ft</b>	<b>Rate</b>	<b>Tax</b>	<b>Per Sq Ft</b>	
\$40,000	\$52.08	\$2.0902	\$836.08	\$1.09	P04.00
\$93,300	\$29.25	\$2.0902	\$1,950.16	\$0.61	P04.01
\$133,300	\$33.68	\$2.0902	\$2,786.24	\$0.70	
<b>TOTAL PROPERTY TAX</b>			\$2,786.24	\$0.70	

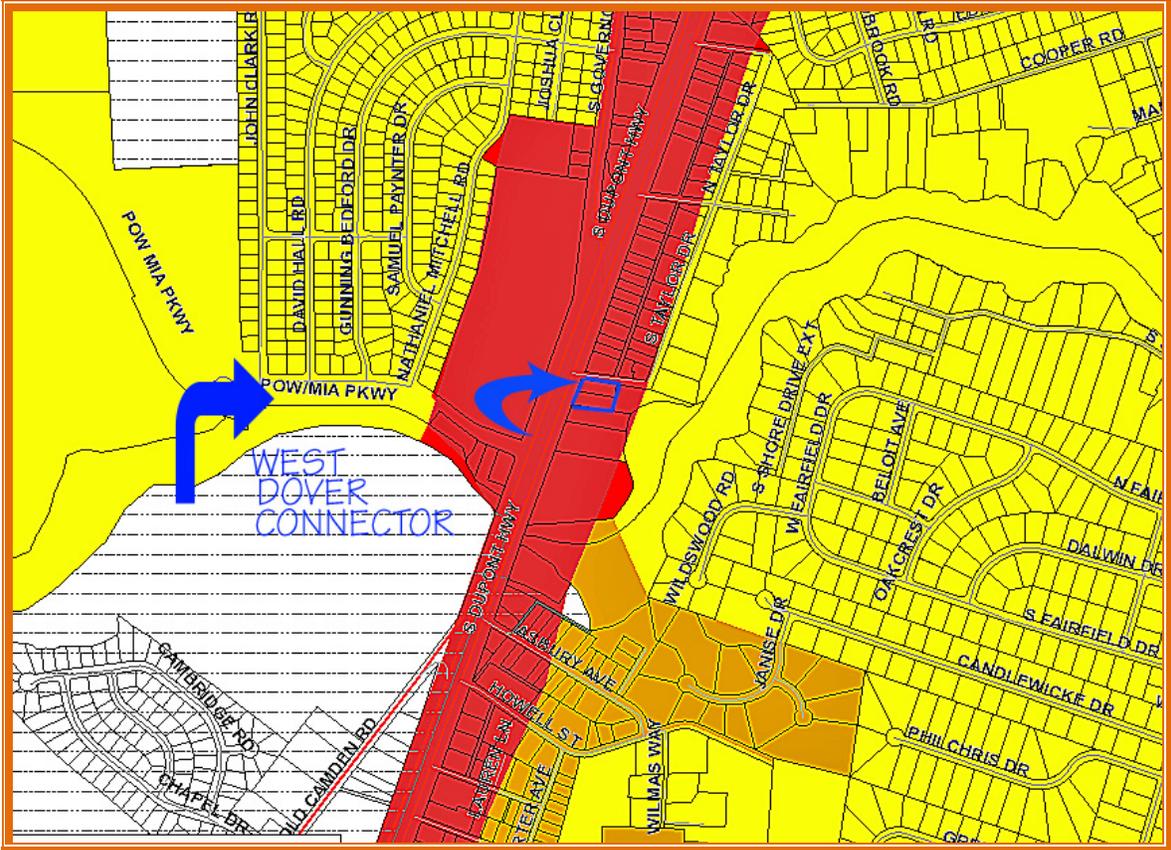
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<b>unit count</b>	1	2	3	
<b>apt number</b>	A	B		
<b>floor</b>	1	2	1	
<b>address</b>	1921	1921	1925	
<b>street</b>	S DuPONT	S DuPONT	S DuPONT	
<b>rent</b>	\$1,640	\$675	\$750	\$3,065
<b>expiration</b>	31-Mar-20	30-Jun-18	30-Jun-18	
<b>remng term</b>	23	2	2	
<b>lease type</b>	annual	mo-to-mo	mo-to-mo	
<b>total rooms</b>	retail	5	6	11
<b>bedrooms</b>		3	3	6
<b>bathrooms</b>		1	1	
<b>sfla +/-</b>	1,595	1,595	768	3,958
<b>Asking Price</b>	\$340,000			
total rent	\$3,065	\$36,780	\$9.29	per sq ft
GRM	110.93			
GIM	9.24			
Price Per SF	\$85.90			

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DATE OF ANALYSIS : 1-May-2018

PROPERTY TYPE : Mixed Use

NUMBER OF UNITS : 3

BDG AREA : 3,958 Sq Ft

LAND AREA : 0.663 Sq Ft

DENSITY : 4.52 Per Acre

**INCOME**

1921	\$1,640	\$19,680
1921	\$675	\$8,100
1925	\$750	\$9,000

**TOTAL RENTAL INCOME** \$3,065 \$36,780

VENDING INCOME \$0 \$0

**TOTAL POTENTIAL INCOME** \$3,065 \$36,780 \$9.29

**EXPENSES**

*CITY PROPERTY TAXES*

ASSESSMENT RATE \$0 \$0.40500

TAX AMOUNT \$0.00

*COUNTY PROPERTY TAXES*

ASSESSMENT RATE \$133,300 \$2.09020

TAX AMOUNT \$2,786.24

**TOTAL PROPERTY TAXES** \$2,786

UTILITIES \$0

INSURANCE \$2,800

MAINTENANCE \$2,500

MANAGEMENT 8.00% \$2,942

ACCT & LEGAL \$1,000

RENTAL FEE \$0

**TOTAL EXPENSES** \$12,029 \$3.04

**NET OPERATING INCOME** \$24,751 \$6.25

Asking Price \$340,000

cap rate 7.28%

Expense Ratio 32.70%

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