

BUNISKI LOCHMEATH PLAZA OFFICE LEASE PROPERTY
4601 SOUTH DUPONT HWY, DOVER, KENT COUNTY, DELAWARE 19901
FILE #218318 * MLS # N/A



\$12 PER SQ FT GROSS RENTAL PLUS UTILITIES * 1,300 +/- SQUARE FEET

Tax Map Identification NM00-103.00-02-03.01

Deed Reference D6577 - 135

Zoning BG, General Business, Kent County

Land Area	53,558	sq ft +/-	1.230	acre
Frontage Route 13	268.35	ft +/-		
Frontage Lochmeath Way	180.77	ft +/-		
Bldg Area (sq ft)	5,820	sq ft +/-		
Coverage Ratio	10.87%			
Parking Spaces	40			
Parking Ratio	3.44	per 500 sf		
City Tax Assessment	Per Sq Ft	Rate	Tax	Per Sq Ft
\$0	\$0.00	\$0.338	\$0.00	\$0.00
\$0	\$0.00	\$0.035	\$0.00	\$0.00
\$0	\$0.00	\$0.373	\$0.00	\$0.00
				PROPERTY BID II TOTAL
County Tax Assessment	Per Sq Ft	Rate	Tax	Per Sq Ft
\$275,400	\$47.32	\$1.8941	\$5,216.35	\$0.90
TOTAL PROPERTY TAX			\$5,216.35	\$0.90

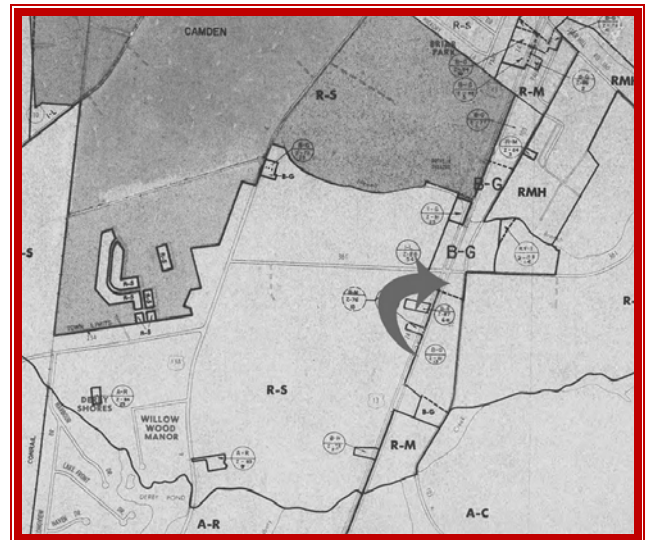
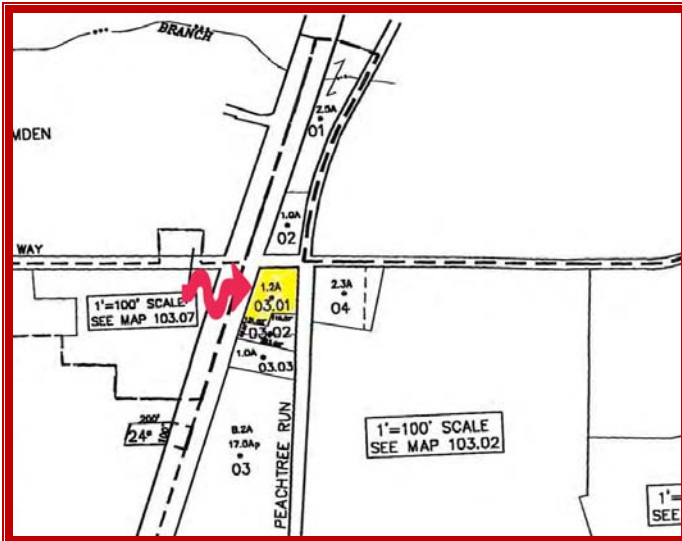
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RENTAL ANALYSIS

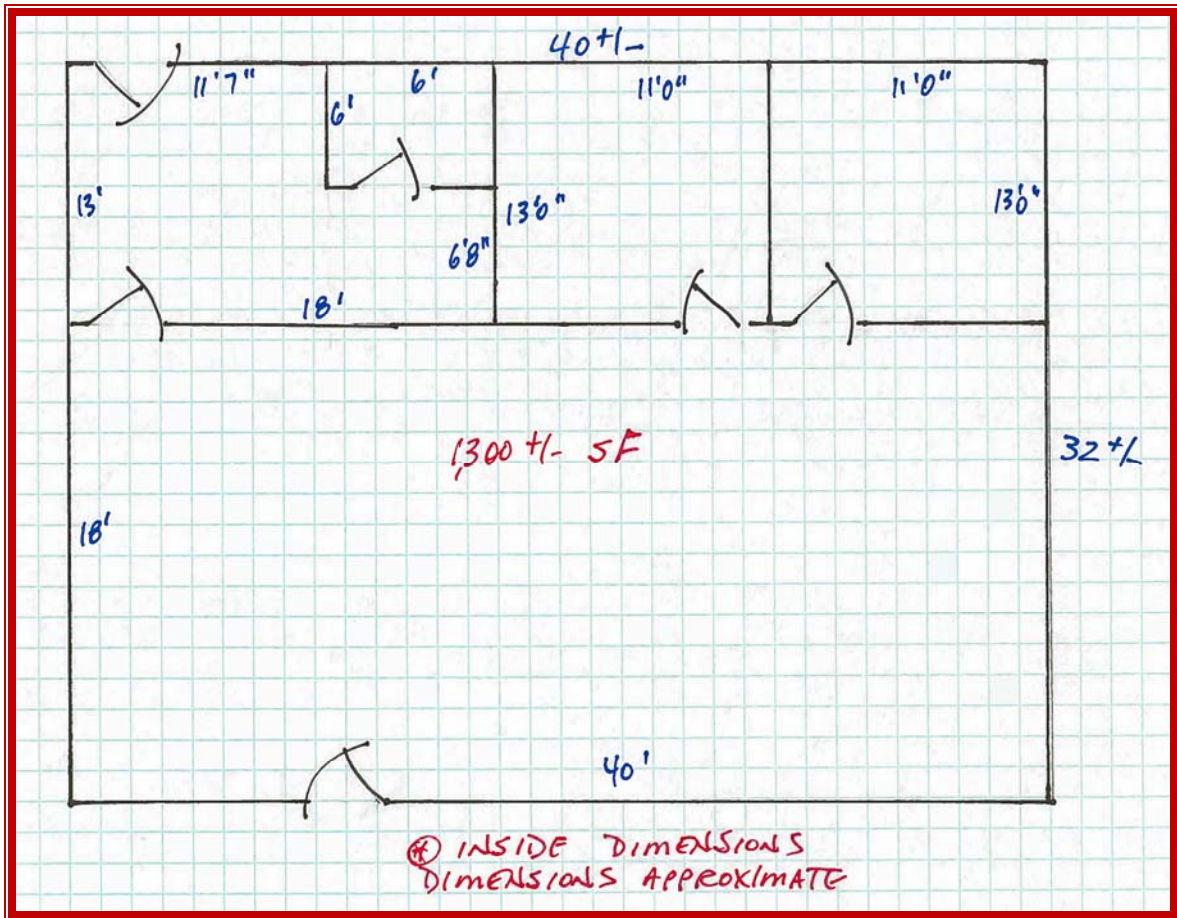
SIZE OF SPACE	1,300	sq ft +/-	22%
BASE RENT	\$12.00	PSF	
YEAR #1 BASE RENT	\$15,600		
ANNUAL INFLATOR	3.00%		
APPROX PASS-THRU CHARGES	\$0.00	PSF	
YEAR #1 TOTAL ANNUAL RENT	\$12.00	PSF	
YEAR #1 ANNUAL RENT	\$15,600		
YEAR #1 MONTHLY RENT	\$1,300.00		
YEAR #2 ANNUAL RENT		\$16,068	
YEAR #2 MONTHLY RENT		\$1,339.00	
YEAR #3 ANNUAL RENT			\$16,550
YEAR #3 MONTHLY RENT			\$1,379.17



Maint Road No.	Route Number or Road Name	End of Section Mileage	Beginning Point and Break Point Identifier	2017 AADT	Year Last Counted	Traffic Group
K 16	DEL. 8, N. LITTLE CR	2.86	END DOVER LIMITS	1136	15	6
K 16	DEL. 8, N. LITTLE CR	4.29	S. LITTLE CREEK LIM	862	15	6
K 16	MAIN ST., LITTLE CRE	4.35	DEL. 9, RD. 15	2191	15	6
K 16	MAIN ST., LITTLE CRE	5.17	END, LITTLE RIVER	2047	15	6
K 17	DEL. 9, BAYSIDE DR.		U.S. 113, RD. 7			
K 17	DEL. 9, BAYSIDE DR.	0.16	S.E. DOVER LIMITS	1707	10	6
K 17	DEL. 9, BAYSIDE DR.	0.63	S.E. DOVER LIMITS	3403	15	6
K 17	DEL. 9, BAYSIDE DR.	4.17	S. LITTLE CREEK LIM	1551	15	6
K 23	FOREST ST., DOVER		DEL. 8, DIVISION ST.			
K 23	FOREST ST., DOVER	0.32	WEST ST.	9662	13	2
K 23	FOREST ST., DOVER	0.43	W. LOOCKERMAN ST.	10053	15	2
K 23	W. LOOCKERMAN ST., D	0.62	U.S. 13A, GOVERNORS	9049	12	2
K 23	E. LOOCKERMAN ST., D	0.76	STATE ST. RD 27	8205	17	2
K 23	E. LOOCKERMAN ST., D	0.94	LEGISLATIVE AVE.	11203	12	2
K 23	E. LOOCKERMAN ST., D	1.38	U.S. 13, RD. 7	7909	13	2
K 23A	HUNN RD., DOVER		S. LITTLE CREEK RD.			
K 23A	HUNN RD., DOVER	0.35	LOOKERMAN ST.	176	15	3
K 24	U.S. 13, S. DUPONT H.		CANTERBURY RD., RD.			
K 24	US. 13, S. DUPONT HW	4.67	S. CAMDEN LIMITS	32652	12	2
K 24	US. 13, S. DUPONT HW	4.63	DEL. 10, CAMDEN-WYOM	44991	12	2
K 24	US. 13, S. DUPONT HW	4.96	N. CAMDEN LIMITS	46689	14	2
K 24	US. 13, S. DUPONT HW	5.24	CABOOSE RD., RD. 4A	45736	14	2



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