

Longwood Shopping Center

6430 Plantation Park Court, Fort Myers, FL 33966



- Excellent Location Near Two Major Freeways With Easy Access
- Only Mall Available In Fifteen Mile Radius
- Large Lot Makes Parking Convenient And Easy for customers
- Very Good Leasing History With Stable Tenants
- High Traffic Counts and Superb Demographics



 **AnyCompany**

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INVESTMENT SUMMARY

Price:	\$4,220,494
Tenants:	8
RSF:	28,000
Price/RSF:	\$150.73
Cap Rate:	7.17%
Pro Forma Cap Rate:	7.34%

FINANCING SUMMARY

Loan Amount:	\$3,165,371
Down Payment:	\$1,055,124
Loan Type:	Balloon
Interest Rate:	5.50000%
Term:	11 years
Monthly Payment:	\$21,774.19



TENANT ANNUAL SCHEDULED INCOME

Tenant	Actual	Market
Weston Gallery	\$50,000	\$52,000
Sharpes	\$62,000	\$68,000
Hollywood Video	\$51,000	\$61,500
K Super Cleaners	\$51,500	\$52,350
Huckabee	\$57,000	\$62,800
Safeway Animal Clinic	\$47,500	\$48,500
RR Corporate	\$55,000	\$61,200
Vacant	\$56,500	\$58,590
TOTALS	\$430,500	\$464,940

ANNUALIZED INCOME

	Actual	Market
Gross Potential Rent	\$430,500	\$464,940
Less: Vacancy	(\$4,708)	(\$32,546)
Effective Gross Income	\$425,792	\$432,394
Less: Expenses	(\$123,010)	(\$122,600)
Net Operating Income	\$302,782	\$309,794
Debt Service	(\$261,290)	(\$261,290)
Net Cash Flow after Debt Service	\$41,491	\$48,504
Principal Reduction	\$89,427	\$89,427
Total Return	\$130,918	\$137,931

ANNUALIZED EXPENSES

Description	Actual	Market
Bookkeeping	\$2,000	\$0
Advertising	\$8,510	\$0
Insurance	\$25,000	\$22,000
Expenses	\$4,000	\$15,000
Grounds Maintenance	\$5,000	\$5,000
Maintenance	\$2,500	\$2,600
Taxes - Real Estate	\$60,000	\$60,000
Utilities	\$16,000	\$18,000
Total Expenses	\$123,010	\$122,600
Expenses Per RSF	\$4.39	\$4.38