

NNN LEASE INVESTMENT
SALE PRICE \$399,000



PILOT

PROPERTY GROUP

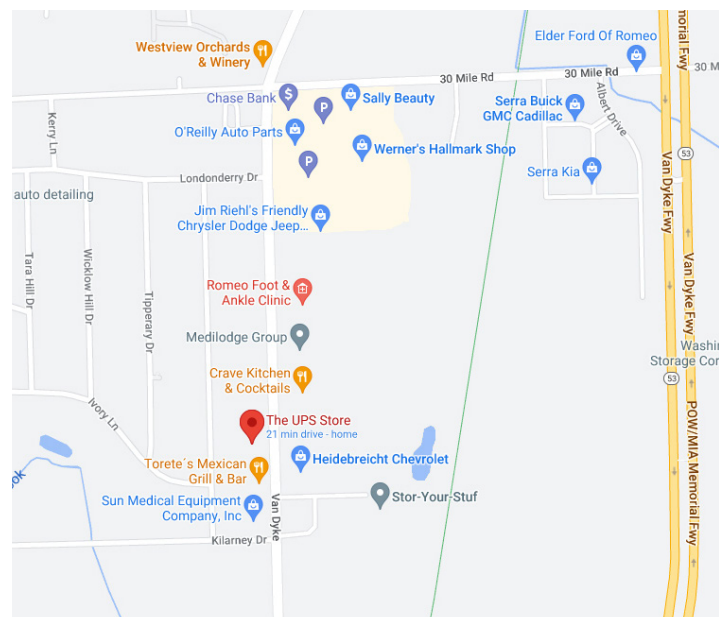
64155 VAN DYKE AVENUE, WASHINGTON TWP.

PROPERTY OVERVIEW:

NNN lease structure
Minimal landlord responsibility
Tenant reimbursement
Excellent location with strong demographics

Contact Broker for more information

Property Type: Retail/Office
Cross Streets: South of 30 Mile, West side of Van Dyke
Gross Leasable Area: 1,830 SF
Price/SF: \$218.03
Lease Type: NNN (Est. at \$4.56 PSF)
Lot Size: 0.19 Acre
Year Built: 1968
Sale Price: \$399,000
CAP Rate: 6.0%



AGENT CONTACT INFO

TONY CAVATAIO O: 586.254.0900 x107 • C: 586.291.6968 • tcavataio@pilotpg.com

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OPERATING DATA

INCOME PROJECTED

Base Rent: \$13.11/SF NNN \$24,000

Expense Reimbursements: \$8,348

GROSS POTENTIAL INCOME: \$32,348

Vacancy/Collection Allowance: \$0

Effective Gross Income: \$32,348

Total Expenses: \$8,348

Net Operating Income: \$24,000

EXPENSES

Real Estate Taxes: \$3,698

Insurance: \$1,150

CAM: \$3,500

Management Fee: \$0

TOTAL EXPENSES: \$8,348

EXPENSES S/F: \$4.56



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