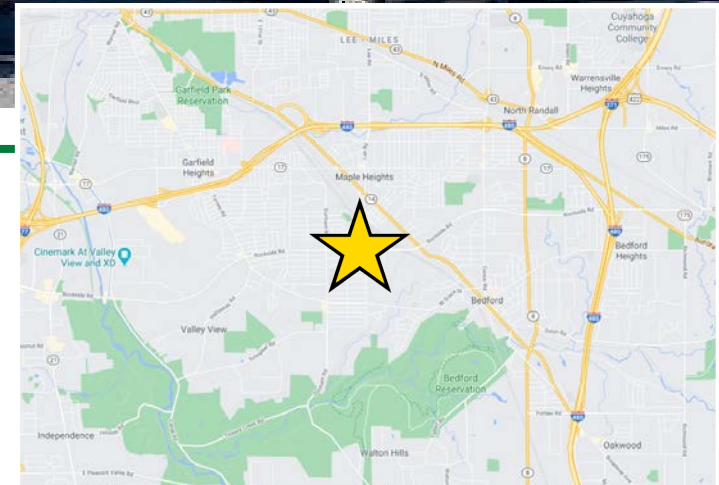


FOR SALE

10,175 SF Investment Property
5880 S Lee Rd., Maple Heights, OH 44137

*** PRICE REDUCED ***



[View in Google Maps](#)

PROPERTY OVERVIEW

- Industrial or Retail Use
- 0.92 Acres
- Masonry Construction
- Fully Leased with Three Tenants
- Offered for Sale at: **WAS** – \$489,000
NOW – \$429,000



The information submitted herein is not guaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

David Stover, SIOR

📞 216.839.2012

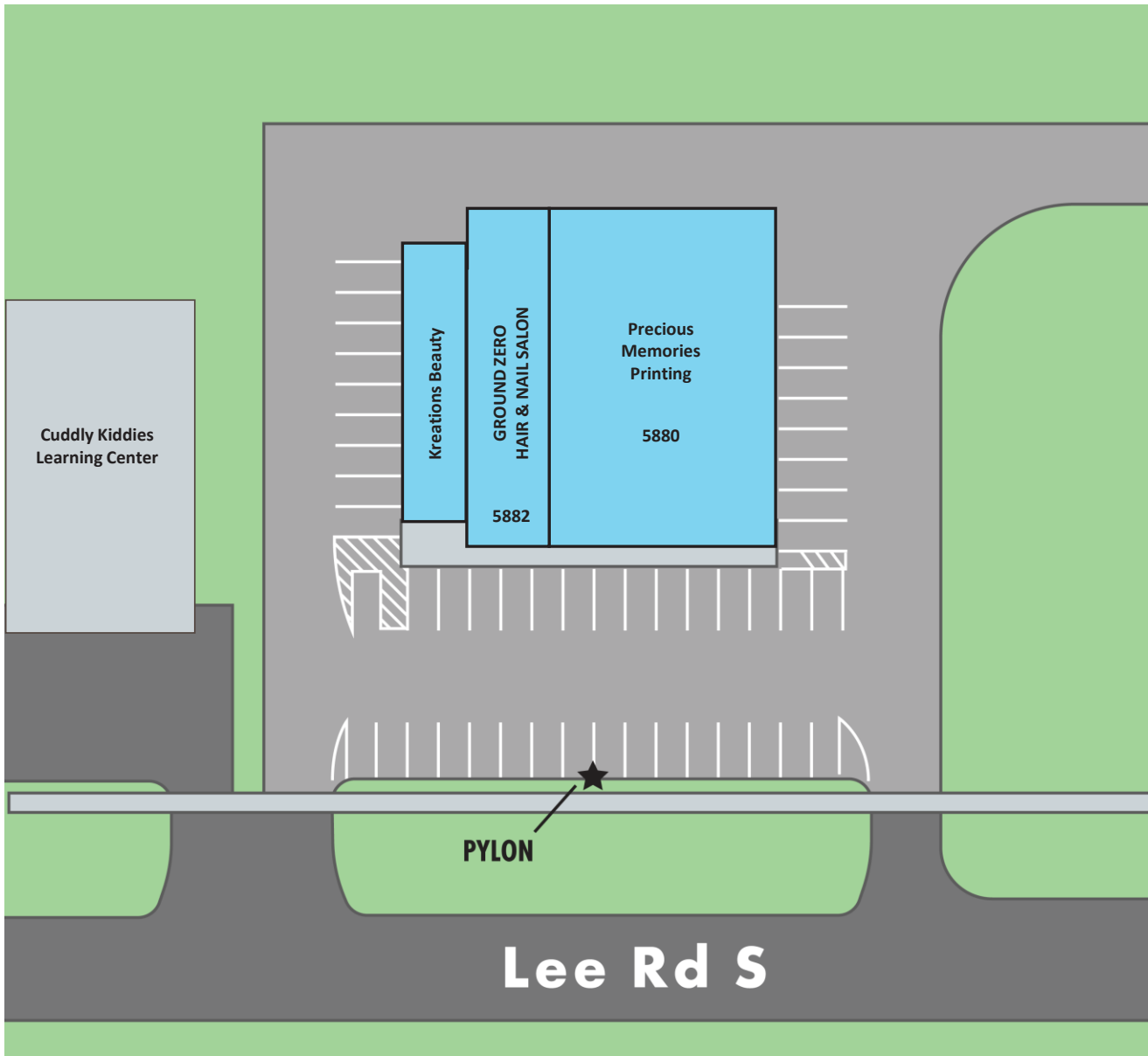
✉ DavidStover@HannaCRE.com

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SITE PLAN



UNIT#	TENANT
5886	Kreation Beauty Supply
5882	Ground Zero Hair & Nail Salon
5880	Precious Memories Printing

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PRO FORMA

2016 INCOME:	SF @	AVG.
Leased: 10,175 SF	\$5.93	\$60,300
Net Rentable Area: 10,175 SF		
Total Rental Income		\$60,300
OTHER INCOME:		
Premises Water Reimbursements		\$2,760
Parking Rental		\$1,800
Total Reimbursements		\$1,800
GROSS INCOME:		
Less Vacancy and Credit Loss: 0.00%		\$0
Effective Gross Income:		\$62,100

TYPE:	PSF	2020 PROFORMA
Repairs & Maintenance	\$0.35	\$3,600
Fire Protection	\$0.00	\$0
Landscaping & Snow Removal	\$0.75	\$7,618
Insurance	\$0.38	\$3,818
Real Estate Tax	\$1.42	\$14,478
Electricity	\$0.18	\$1,800
Water & Sewer	\$0.24	\$2,400
Trash Disposal	\$0.13	\$1,320
Non-Reimbursable Expenses	\$0.15	\$1,500
General & Administrative	\$0.10	\$1,000
TOTAL EXPENSES	\$3.79	\$37,534
NET OPERATING INCOME		\$24,566



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RENT ROLL

TENANT	RENTABLE SF	MONTHLY RENTAL	ANNUAL RENTAL	ANNUAL RENTAL PSF	LEASE START	LEASE EXPIRE
Precious Memories	6,175	\$2,700	\$32,400	\$5.25	04/18/16	07/31/22
Ground Zero	2,200	\$1,125	\$13,500	\$6.14	03/15/16	05/31/23
LaPorcha Overby	1,800	\$1,200	\$14,400	\$8.00	07/01/16	06/30/24
Vacant	0	\$0	\$0	\$0.00	-	-
TOTAL	10,175	\$5,025	\$60,300	\$5.93	-	-
Vacant Space	0	0.00%	\$0	0.00%		
Occupied Space	10,175	100.00%	\$60,300	100.00%		
Total Space	10,175	100.00%	\$60,300	100.00%		



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