

51,791 SQ. FT. 5-BUILDING INDUSTRIAL COMPLEX



8101-8125 25TH COURT EAST

SARASOTA (MANATEE COUNTY), FL

SALE \$2,750,000

ALL PROPERTIES ARE FEATURED AT

WWW.SARASOTA-INDUSTRIAL.COM

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Property Information Sheet

8101 - 8125 25th Court East
Sarasota

Square Feet: 51,791

Sq. Ft. Office: 12,000

Sq. Ft. Shop: 39,791

Land Size: 4.48 Acres (195,148 sq. ft.)

Zoning: L-M

Year Built: 1989

Electrical (Phase): Three

Amps - Volts: 1,000 - 110/220

Ceiling Height: 20'

Overhead Doors: Yes

Loading Dock: Yes

Fire Sprinklers: No

Parking: 100 +/-

Taxes: \$37,447.17

Occupancy: Subject to current leases.

Industrial Park: N/A

\$2,750,000.00

Sales Price

\$53.10

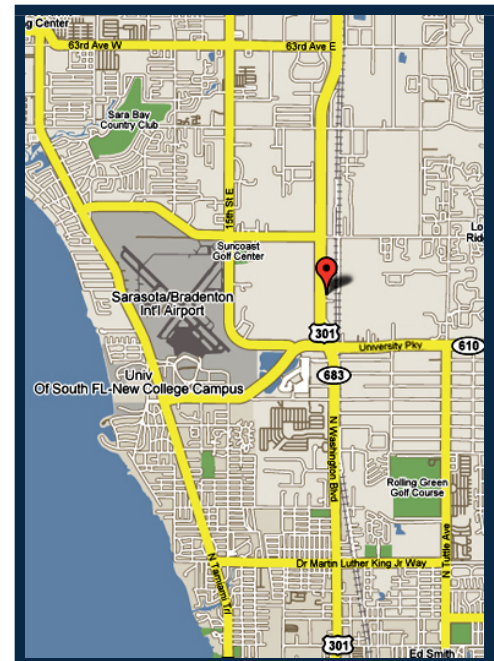
Per Sq. Ft.

\$0.00

Lease Rate

\$0.00

Per Sq. Ft.



51,791 SF - 5 building industrial complex, located just north of University Parkway on Highway 301. Currently fully occupied, but major tenant will be leaving in June 2016 opening up the opportunity for a user to purchase the property to house their business, and then use the remaining space as income producing property. Buildings are located on a 4.48-acre site that is zoned LM. Property has parking for 100 +/- cars, and has been professionally maintained. Various unit sizes from 2,000 up to 20,000 sq. ft. allowing for great flexibility and growth potential. Excellent location with visibility from Highway 301 and just south of Benderson's new SRQ Commerce Park.

Call Roberta Kolton or Susan Goldstein at 941.957.3730 for more information.

THE INFORMATION CONTAINED HEREIN PRESENTED IS BELIEVED TO BE FACTUAL TO THE BEST OF OUR KNOWLEDGE BUT SHOULD NOT BE CONSTRUED TO BE WARRANTED BY MICHAEL SAUNDERS AND COMPANY.

PROPERTY INFORMATION



Building #1 - 8121 25th Court East

A 10,000 sq. ft. building with a combination of showroom, office and warehouse. Warehouse has 20' ceilings and 3 grade level doors, along with a loading dock that is located between this building and Building #2. Dal Tile has been a tenant since it was built in 1989, and will be vacating this space in June 2016.



Building #2 - 8111 25th Court East

A 10,000 sq. ft. warehouse building divided into 2 units, one 6,000 sq. ft. and the other 4,000 sq. ft. Built in 2002, Dal Tile now occupies the entire 10,000 sq. ft. A loading dock was constructed between this unit and the main building that Dal Tile occupies. Unit 8111-B (4,000 sq. ft.) is an open warehouse space with 2 rest rooms and 2 overhead doors. Dal Tile will be vacating this space in June 2016.



Building #3 - 8101-8109 25th Court East

A 10,000 sq. ft. building divided into 2 units, built in 2002. 2,000 sq. ft. is leased to Dal Tile, which will be vacating the space in June 2016. The remaining unit of 8,000 sq. ft. is currently leased to JSJ Offroad. The units in this building are all A/C'ed.



Building # 4 & 5 - 8125 25th. Court East

Consists of two buildings currently just leased to Richard's Foodporium. Main building is 18,791 sq. ft. of which 9,500 sq. ft. is 2 story offices, fully air-conditioned building, loading dock, 600 amps electric service. Second building is 3,000 sq. ft. high cube warehouse building with small tool room. Site is fenced and gated. Lease for property was signed December 2011, for an initial term of 5 years and two 5-year options.



PROPERTY :

Young Complex - Highway 301 - Sarasota, Florida

INCOME SCHEDULE					
UNIT #	SIZE	TENANT	LEASE LENGTH	LEASE EXPIRES	CURRENT/PROJECTED BASE RENT/MONTH
8121, 8111-A&B, 8101	22,000	Dal Tile	2-year	6/30/2016	\$9,583.30
8103-8109	8,000	J S J Offroad	3 year	6/30/2016	\$4,031.42
8125	21,791	Richard's Foodporium	5 years	2/1/2017	\$8,505.08
TOTAL	51,791	Gross Scheduled Income / Month			\$22,119.80
Gross Scheduled Income / Year					\$265,437.60
\$5.13 Rental Rate P/S/F	EXPENSES TO BE PAID BY: T = TENANT L = LANDLORD				
	Taxes T & L	Insurance T & L	Water/Sewer T		
	Electric T	Maintenance L	Etc		

OPERATING EXPENSES (ANNUAL)	
	Owner's Statement
Management %	
Accounting Legal	
Property Insurance	\$ 14,050.00
Property Insurance	
Paid by Dal Tile	\$ (7,550.00)
Real Estate Taxes	\$ 37,447.00
Real Estate Taxes	
Paid by Dal Tile	\$ (15,840.00)
Maintenance HVAC	
Fire Monitor	
Utilities	
Lawn	\$ 3,000.00
Water/Sewer	
Miscellaneous	\$ 5,000.00
TOTAL EXPENSES	\$ 31,107.00

NOTES:

JSJ Offroad & Richard's Foodporiod lease rates are gross.
 Dal Tile's Lease in NNN. They pay all maintenance, property taxes, and insurance for the portion of the property they occupy.
 Dal Tile will be vacating the property upon lease expiration.
 JSJ Offroad and Richard's have options to renew.

PROJECTED FINANCING	
Purchase Price	\$2,750,000.00
Down Payment (DP) 40%	\$1,100,000.00
Balance to Finance	\$1,650,000.00
Amortization Period	20 year
Interest Rate	5.25%
Balloon In	5 to 10 years
Monthly P&I Payments	\$11,118.43
Total Annual Debt Service	\$133,421.16

FINANCIAL ANALYSIS (ANNUAL)	Projected Statement
Gross Scheduled Income (GSI)	\$265,437.60
Vacancy (-) %	
Gross Operating Income (GOI)	\$265,437.60
Expenses (-) %	\$31,107.00
Net Operating Income (NOI)	\$234,330.60
Annual Debt Service (-)	\$133,421.16
Cash Flow Before Tax (CFBT)	\$100,909.44
Cap Rate (NOI / LP)	8.52%
Cash on Cash (CFBT / DP)	9.17%

The information contained herein has been given to us by the owner of the property or obtained from sources that we deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

