



**6101 ATLANTIC PROFESSION
6101 WEST ATLANTIC BOULEVARD
MARGATE, FL 33063**

OFFERING SUMMARY

Price	\$2,970,000
Down Payment	All Cash
Rentable SF	17,055
Year Built	2019
Lot Size	1.11 acre(s)
Price/SF	\$174.14

PROPERTY INVESTMENT SUMMARY

	PRO FORMA
CAP Rate	7.11%
Net Operating Income	\$211,265
Net Cash Flow After Debt Service	\$211,265
Total Return	7.11% / \$211,265



INVESTMENT HIGHLIGHTS

- Ideal Opportunity For An Owner-User To Occupy Or Investor To Lease Up Vacant Space
- Completely Renovated In 2019 With Over \$300,000 In Capital Expenditures
- Ample Surface and Cover Parking, Providing for a Healthy Parking Ratio of 4:1,000 SF
- Frontage On Atlantic Boulevard Which Has High Traffic Counts Of Over 57,500 VPD

EXCLUSIVELY LISTED BY:

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REVENUE		
	PRO FORMA	\$/SF
Scheduled Base Rent	\$277,646	\$16.28
Expense Reimbursement Income	\$80,652	\$4.73
Potential Gross Revenue	\$358,298	\$21.01
General Vacancy	(\$27,765)	(\$1.63)
Effective Gross Income	\$330,533	\$19.38

EXPENSES		
CAM	\$50,312	\$2.95
Real Estate Taxes	\$47,101	\$2.76
Insurance	\$11,939	\$0.70
Management Fee	\$9,916	\$0.58
Total Expenses	\$119,268	\$6.99

NET OPERATING INCOME		
Net Operating Income	\$211,265	\$12.39