



12350 NW 39TH STREET
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CORAL SPRINGS, FL 33065

OFFERING SUMMARY

Price	\$4,500,000
Down Payment	All Cash
Rentable SF	30,134
Year Built	1986
Lot Size	1.91 acre(s)
Price/SF	\$149.33

PROPERTY INVESTMENT SUMMARY

	CURRENT	PRO FORMA
CAP Rate	7.66%	8%
Net Operating Income	\$344,616	\$359,878
Net Cash Flow After Debt Service	\$344,616	\$359,878
Total Return	7.66% / \$344,616	8% / \$359,878



INVESTMENT HIGHLIGHTS

- Exceptionally Maintained Building with Quality Tenants
- Located within the Corporate Park of Coral Springs
- Ample Parking
- Located Just Off the Sawgrass Expressway


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	REVENUE			
	CURRENT	\$/SF	PRO FORMA	\$/SF
Scheduled Base Rent	\$346,969	\$11.51	\$378,603	\$12.56
Expense Reimbursement Income	\$251,513	\$8.35	\$270,311	\$8.97
Miscellaneous Income	\$45,030		\$45,030	
Potential Gross Revenue	\$643,512	\$21.36	\$693,944	\$23.03
General Vacancy			(\$34,697)	(\$1.15)
Effective Gross Income	\$643,512	\$21.36	\$659,246	\$21.88

	EXPENSES			
	CURRENT	\$/SF	PRO FORMA	\$/SF
CAM	\$176,593	\$5.86	\$176,593	\$5.86
Real Estate Taxes	\$81,904	\$2.72	\$81,904	\$2.72
Insurance	\$21,094	\$0.70	\$21,094	\$0.70
Management Fee	\$19,305	\$0.64	\$19,777	\$0.66
Total Expenses	\$298,896	\$9.92	\$299,368	\$9.93

NET OPERATING INCOME				
	CURRENT	\$/SF	PRO FORMA	\$/SF
Net Operating Income	\$344,616	\$11.44	\$359,878	\$11.94