

Fully Leased Investment

Long term lease with stable occupancy , excellent parking and access to side street.

All cross access and parking agreements in place. Steady cash flow.



Call for an appointment!

Steve Di Lucca, SIOR

(208) 280-4033



Westerra Real Estate Group

208-733-7653

195 River Vista Place Suite 304

Twin Falls ID 83301

Income and Expense as of August 2017 Towne Square Center

ACTUAL

Scheduled Lease Income.	\$ 88,404.00
Other Income	\$ 0
Total Annual Income.	\$ 88,404.00

Fixed Expenses

Real property taxes.	\$ 13,700.00
Property Insurance.	\$ 1,558.00
Total Fixed Income.	\$ 15,258.00

Variable Expense

Trash.	\$ 1,200.00
Electrical	0
Gas	0
Water	600.00
Landscape.	0
Snow Removal	500.00
Parking Lot Sweeping	0
Property Management Expense.	0
Other Maintenance items.	0
Total Variable Expenses.	\$2,300.00

Total Fixed/Variable Expenses.	\$ 17,858.00
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Total Net Operating Income (NOI).	\$70,846.00
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Buyer to verify all information. This information was provided to listing agent by Seller/Owner of the property. No representation or warranties provided by listing agent or listing brokerage.



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