

	Business	SQFT	Rent			Lease Dates	Lease Term				
102	Checkers Pizza	1000 SF	\$1,575.00			05/31/2017 - 05/31/2020	5 year lease				
			<b>\$1,650.00</b>			06/01/2020 - 05/31/2022			<b>Gross Income: \$96,861</b>		
104	Donut Shop	1000 SF	<del>\$1,250.00</del>			<del>06/01/2017 - 10/31/2018</del>	5 year lease		<b>Expense total: \$20,752</b>	Taxes 16036 ins Elec for sign \$18 mo	
			<b>\$1,300.00</b>			11/01/2018 - 10/31/2019			<b>Net Income: \$76,109</b>		
			\$1,300.00			05/01/2019-4/31/2021			<b>Sales Price: \$1,399,900</b>		
			\$1,350.00			05/01/2021-04/31/2022			<b>If vacant rented \$47,520</b>		
			\$1,400.00			05/01/2022-04/31/2023			<b>Current Cap rate 5.85</b>		
			\$1,450.00			05/05/2023-04/31/2024					
106	Smokin Tobacco Deals	1000 SF	<del>\$1,250.00</del>			<del>11/01/2017 - 10/31/18</del>	5 year lease		<b>Projected 9.5 Cap</b>		
			\$1,300.00			11/01/2018 - 10/31/19					
			<b>\$1,350.00</b>			11/01/2019 - 10/31/20					
			\$1,400.00			11/01/2020 - 10/31/21					
			\$1,450.00			11/01/2021 - 10/31/22					
108	Subway	1800 SF	<b>\$1,410.75</b>			09/12/2018 - 09/13/2023	5 year lease				
112	VACANT	2400 SF	\$0.00		\$33,696.00						
114	VACANT	1560 SF	\$0.00		\$21,902.40						
118	Beauty Spa	1500SF	<del>\$1,400.00</del>			<del>04/24/2017 - 01/31/2020</del>	3 year lease				
						<del>11/01/2016 - 10/31/2018</del>	3 year lease				
118	New Beauty shop/Tan spa	1500	<b>\$1,300.00</b>			1/31/20-1/31/21	1 year lease	1300 deposit			
116	.Barbershop	840 SF	<b>\$936.00</b>			4/10/19- 4/9/22	3 year lease	1600 deposit			
Kiosk	Snow Cone Hut Ice-pocalypse		<b>\$125.00</b>		<b>1500.year there 6 mo</b>	04/01/2018-9/31/2021	3 year lease				
Taxes:	\$16,036.00					11,111 sqft					
Electric f	\$216.00										
Insuranc	\$4,500.00										
New roof 2018											
Caprice Michelle (214) 789-7364 Caprice Michelle LLC, Broker											

\*All information, zoning and square footage deemed reliable, but Buyer and Buyers agent to verify all information.

