

Subject Property: 3505 Duluth Park Ln, Building 300

Total SqFt: 5,058 SqFt

*Lease Expires: **June 30th, 2027***

Renewal Option: (2) terms for (3) years each

Income:

Annual Rent = \$86,951.16

Pass Through:

Annual Taxes = \$17,165.04

Expenses:

Annual Association: \$7,000.00

Annual Insurance: \$3,500.00

Annual Expenses: **\$10,500.00**

NOI = \$76,451.16

Association Covers: parking lot, sidewalks, landscaping, trash, common area, snow removal, etc.

Maintenance: Landlord is responsible for structural components and elements including HVAC unless due to the negligence of the tenant.

Utilities: Tenant is responsible for all utilities.