



Palmwood Realty, Inc.

PRESENTATION SHEET

LOCATION: *** **8403 BALM STREET** ***
SPRING HILL, FLORIDA 34607

DESCRIPTION: 3,360 Sq. Ft. Professional Office Building Divided Into Two Rental Units. One Unit Is A 2,480 Sq. Ft. Professional Office Consisting Of A Reception Area, Ten Offices, Two Bathrooms With Showers And A Storage Room. The Second Unit Is An 880 Sq. Ft. Shell With One Bathroom That Can Be Built Out As An Office Or Rented To A Single-Use Tenant That Desires An Open Area Leasehold. This Building Is Located Within A Professional Office Business Park And Fronts U.S. Highway 19 Which Is A Major High-Traffic North/South Thoroughfare. This Building Is Being Sold "As Is" And Vacant And Is Ideally Suited For An Owner-Occupant. This Property Can Further Be Identified Through The Hernando County Property Appraiser's Office As Key #00175198.

CONSTRUCTION: Single-Story Masonry Building (Block/Stucco), Gabled Roof With Dimensional Shingles, Monolithic Slab Foundation, City Water And Sewer.

AGE: Built 2006 – 4 Years Old.

CONDITION: Excellent.

PROPERTY SIZE: 20,934 Sq. Ft. (.48 Acre) – Approximately 208' X 100'

PARKING: Ample.

ZONING: OP; Flood Map Number 120110 0140 B – Flood Zone C.

PROJECTED ANNUAL GROSS INCOME:	\$36,960.00
LESS VACANCY (5%):	\$ 1,848.00
EFFECTIVE PROJECTED ANNUAL GROSS INCOME:	\$35,112.00

ESTIMATED FIXED OPERATING EXPENSES:

Taxes.....\$6,000	Refuse Tenant Pays
ElectricTenant Pays	Insurance (est)..... \$5,000
Water/Sewer.....\$ 712	Reserve (3%)..... \$1,109
Maintenance (5%) ..\$1,848	

TOTAL ESTIMATED FIXED OPERATING EXPENSES:	\$14,669.00
ESTIMATED NET INCOME BEFORE FINANCING:	\$20,443.00

FINANCING: Bank – To Be Arranged.

ASKING PRICE: \$285,000

(The above property is subject to price change, omissions, errors, withdrawal and prior sale.
This office is acting as a Transaction Broker in the sale of this property.)