5-5-1970

Note to Duane from G. [last name unknown] regarding a real estate brochure from Fuller and Company Real Estate

G. Unknown

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PROPERTY DESCRIPTION

This attractive building consists of 14,415 square feet with approximately 6,100 square feet of office space and 8,315 square feet of warehouse space. Each tenant has its own loading dock and rear door. This offering is ideal for an investor-user who desires office and warehouse space centrally located and wishes to enjoy the benefits derived from the ownership of this building as a desirable income property.

PRICE: $139,000.00

(Please see reverse side for itemized income and expense statement.)

"Commercial, Industrial and Investment Real Estate"
SPECIAL INFORMATION

Size of Ground ... *152' x 150' plus leased land Zoning ........ I - I
Number of Units ........ 6 Age .................. 9 Years
Construction .......... Brick Heat ............... Gas Forced Air

ASSESSED VALUATION

Land $9,660 16.6% Improvements $33,310 83.3% Personal $ ....... % Total $39,970.00

LOAN INFORMATION

Encumbrances $37,309.68 Rate 6-1/2% Payable $766.50 P & I
Due Nov. 1971
$ Rate ............... % Payable
Due ................

INCOME DETAIL

Office Space Whse. Space
Avnet Corporation Month-to-Month Tenancy $175/mo. 696 Sq. Ft. 708 Sq. Ft.
H.A. Thurston Company Leased to November 1, 1971 $317/mo.
Master Builders Leased to June 15, 1971 $260/mo.
Vacant Should lease for $225/mo. 312 Sq. Ft. 1,118 Sq. Ft.
Vacant Should lease for $400/mo. 748 Sq. Ft. 2,180 Sq. Ft.
Pearsall Company Leased to July 1, 1971 $361.67/mo.
Vending Machine Averages $12/mo.

Investor-user of building could occupy now 1,756 sq. ft. of office and 4,006 sq. ft. of warehouse, if desired. * 8,915 sq. ft. of additional land which is adjacent is leased from Atchison, Topeka and Santa Fe on a year-to-year basis and utilized for additional parking.

Gross Monthly Income $1,760.67 Gross Annual Income $21,008.04
Est. Vacancy 3% $630.24
Adjusted Annual Income $20,377.80

ANNUAL OPERATING EXPENSES:

Real Estate Taxes, 19.69 .................................. $3,074.85
Personal Property Tax, 19 .................................. $None
Hazard Insurance $120,000 Coverage (Dempsey Anderson) $560.00
Other Insurance $100,000 to $300,000 Liability (Gerald) $37.00
Gas ......................................................... 51,724.96
Electricity ................................................... $127.82
Water ....................................................... $85.80
Sewer ....................................................... $62.92
Resident Manager ........................................... $None
Maintenance, Repairs and Janitorial Service ................ $856.16
Trash Removal Included in janitorial service ............ $313.50
Supplies .................................................. $None
Telephone ................................................ $None
Professional Management Owner-Managed ................ $68.00

* Lease payment to Railroad for additional parking $68.00

Annual Total Expenses $6,762.29
Net Income Before Debt Service $13,615.51
Principal & Interest Payments
Annual Cash Flow $842.37
Current Year Equity Increase $None
Cash Flow Plus Equity Increase $None

PRICE $139,000.00

The information contained herein, while not guaranteed, are from sources which we believe to be reliable.

Price, Terms & Information Subject to Change.

I

R. L.
Duane

Bob Serrino gave me several of these brochures.
Pretty nice setup — just so it brings results.

b.