



Michael Saunders & Company

Commercial
LICENSED REAL ESTATE BROKER

18,950 SQ. FT. COMMERCIAL INVESTMENT PROPERTY



1980-2000 FIRST STREET WEST

BRADENTON, FLORIDA

SALE \$1,285,000

ALL PROPERTIES ARE FEATURED AT

www.SARASOTA-INDUSTRIAL.COM

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SPECIALIZING IN INDUSTRIAL & COMMERCIAL PROPERTIES

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Property Information Sheet

1980 - 2000 First Street West
Bradenton

Square Feet: 18,350

Sq. Ft. Office: 2,950

Sq. Ft. Shop: 15,400

Land Size: 1.34 Acres (58,265 sq. ft.)

Zoning: UCC

Year Built: 1964

Electrical (Phase): Three

Amps - Volts: 400 - 110/220

Ceiling Height: 12' - 16'

Overhead Doors: 6

Loading Dock: No

Fire Sprinklers: No

Parking: 50 +/-

Taxes: \$8,332.90

Occupancy: At closing.

Industrial Park: N/A

\$1,285,000.00

Sales Price

\$70.03

Per Sq. Ft.

\$0.00

Lease Rate

\$0.00

Per Sq. Ft.



18,350 sq. ft. - 3 Unit Commercial Complex on US 41(1st Street) in Bradenton. Open floor plans and UCC (Urban Commercial Corridor) zoning allow for a variety of uses. 2 units currently leased (NAPA Auto Parts and Powersports Kick Boxing), with 6,000 sq. ft. available for owner to occupy or lease for additional income. 1.31-acre site with 54-car parking and two street access. Great location, just across from the Red Barn Flea Market.

Call Bob or Roberta Kolton at 941.957.3730 for more information.

THE INFORMATION CONTAINED HEREIN PRESENTED IS BELIEVED TO BE FACTUAL TO THE BEST OF OUR KNOWLEDGE BUT SHOULD NOT BE CONSTRUED TO BE WARRANTED BY MICHAEL SAUNDERS AND COMPANY.

PROPERTY :

1980 - 2000 First Street West Bradenton, FL

INCOME SCHEDULE							
UNIT #	SIZE	TENANT	LEASE LENGTH	LEASE EXPIRES	CURRENT/PROJECTED BASE RENT/MONTH		
	7,250	NAPA Auto Parts			\$5,150.00		
	6,000	Vacant			\$3,000.00		
	5,100	Powersports Kick Boxing			\$2,000.00		
TOTAL	18,350	Gross Scheduled Income / Month			\$10,150.00		
					Gross Scheduled Income / Year	\$121,800.00	
\$6.64 Rental Rate P/S/F		EXPENSES TO BE PAID BY: T = TENANT L = LANDLORD					
		Taxes	L	Insurance	L	Water/Sewer	T
		Electric	T	Maintenance	T	Etc	

OPERATING EXPENSES (ANNUAL)	
	Owner's Statement
Management %	
Accounting Legal	
Advertising	
Property Insurance	\$2,950.00
Real Estate Taxes	\$9,078.50
Services	
Fire Monitor	
Association Fee	
Maintenance HVAC	
Supplies	
Utilities	
Reserve	
Water/Sewer	
Miscellaneous	\$5,000.00
TOTAL EXPENSES	\$17,028.50

NOTES: Projected analysis, based on rental of 6,000 sq. ft. unit at \$3,000/month (\$6.00/sq.ft.).
 NAPA is on a revolving 6 month renewal, Tenant since July 2005.
 Powersports kickboxing on month-to-month basis.

PROJECTED FINANCING	
Purchase Price	\$1,285,000.00
Down Payment (DP) %	\$285,000.00
Balance to Finance	\$1,000,000.00
Amortization Period	25 years
Interest Rate	6.25%
Balloon In	5 to 10 years
Monthly P&I Payments	\$6,596.69
Total Annual Debt Service	\$79,160.28

FINANCIAL ANALYSIS (ANNUAL)	Projected Statement
Gross Scheduled Income (GSI)	\$121,800.00
Vacancy (-) %	
Gross Operating Income (GOI)	\$121,800.00
Expenses (-) %	\$17,028.50
Net Operating Income (NOI)	\$104,771.50
Annual Debt Service (-)	\$79,160.28
Cash Flow Before Tax (CFBT)	\$25,611.22
Cap Rate (NOI / LP)	8.15%
Cash on Cash (CFBT / DP)	8.99%

The information contained herein has been given to us by the owner of the property or obtained from sources that we deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

1980-2000 FIRST STREET WEST BRADENTON, FLORIDA



