



Michael Saunders & Company

Commercial  
LICENSED REAL ESTATE BROKER

## 51,584 SQ. FT. 3-BUILDING INDUSTRIAL COMPLEX



### 6121 & 6203 PORTER ROAD

SARASOTA, FLORIDA

SALE \$2,695,000

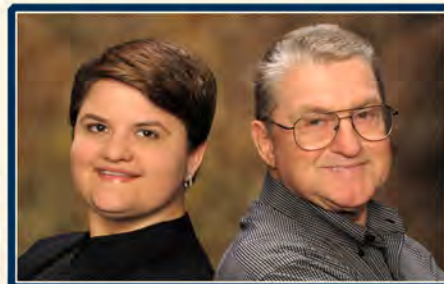
ALL PROPERTIES ARE FEATURED AT

[www.SARASOTA-INDUSTRIAL.COM](http://www.SARASOTA-INDUSTRIAL.COM)

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### SPECIALIZING IN INDUSTRIAL & COMMERCIAL PROPERTIES

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## Property Information Sheet

6121 & 6203 Porter Road  
Sarasota

**Square Feet: 51,584**

Sq. Ft. Office: 3,500

Sq. Ft. Shop: 48,084

**Land Size: 8.32 Acres** (362,622 sq. ft.)

**Zoning: ILW**

**Year Built: 1972 & 2001**

**Electrical (Phase): Single & 3-Phase**

Amps - Volts: - 110

**Ceiling Height: 12' - 16'**

**Overhead Doors: 13 +**

**Loading Dock: No**

**Fire Sprinklers: Yes**

**Parking: 50 +/-**

**Taxes: \$47,526.74**

**Occupancy: At closing, per active leases.**

**Industrial Park: Porter Industrial Park**

**\$2,695,000.00**

Sales Price

**\$52.24**

Per Sq. Ft.

**\$0.00**

Lease Rate

**\$0.00**

Per Sq. Ft.



3-building industrial complex located just south of Fruitville Road, off Porter Road. 6121 is a 8,584 sq. ft. free standing building with 2-acres of land, fronting on Porter Road. 6203 is a 2-building complex known as Porter Industrial Park, located just off Porter on Clarity Court. 10 units in the complex, with spaces ranging in size from 2,500 up to 10,000 sq. ft. Most spaces are built out with showroom/office area, restrooms, and overhead doors. Newer buildings of concrete block construction, with 16' ceilings and fire sprinklers. Excess land provides opportunity for future construction and additional entrance off Apex Road.

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 :

6121 & 6203 PORTER ROAD, SARASOTA, FLORIDA

INCOME SCHEDULE					
UNIT #	SIZE	TENANT	LEASE LENGTH	LEASE EXPIRES	CURRENT/PROJECTED BASE RENT/MONTH
6121	8,584	Vacant			\$5,885.00
6202+6218	12,500	Porter LLC	2-yr; (1)2-yr opt.	4/30/15	\$5,671.00
6203	5,000	Pampered Movers of Sarasota	5-year	1/31/19	\$2,461.00
6209	5,000	Finecraft Cabinetry	3 - Year	8/31/16	\$2,461.00
6215	5,000	Service Painting	2-yr; (2)2-yr opt	1/31/15	\$2,559.44
6221	5,000	ICAN Basketball	2 - Year	7/31/15	\$2,247.00
6222	2,500	Vacant			\$1,123.50
6226	2,500	Second Son Enterprises LLC	2-yr; (1)2-yr opt.	3/31/15	\$1,212.31
6230	2,500	American Momentum Bank	2 - year	To commence at closing	\$1,391.00
6234	3,000 + yard	Hayman Hauling & Tractor Serv	2-yr; (2)2-yr opt	12/31/14	\$2,153.15
<b>TOTAL</b>	<b>51,584</b>	<b>Gross Scheduled Income / Month (Including Sales Tax)</b>			<b>\$27,164.40</b>
<b>Gross Scheduled Income / Year (Including Sales Tax)</b>					<b>\$325,972.80</b>
<b>Sales Tax of 7%</b>					<b>\$22,818.10</b>
<b>Gross Scheduled Income / Year</b>					<b>\$303,154.70</b>
<b>\$6.71</b>	<b>EXPENSES TO BE PAID BY: T = TENANT L = LANDLORD</b>				
	Taxes L	Insurance L	Water/Sewer L		
	Electric L & T	Maintenance L	Etc		
<b>Rental Rate P/S/F</b>					

OPERATING EXPENSES (ANNUAL)	
	Owner's Statement
Management %	\$8,641.00
Professional Fees	\$3,725.00
Leasing Commissions	\$5,000.00
Property Insurance	\$15,000.00
Real Estate Taxes	\$33,902.14
Eastern Assoc. Fee	\$2,000.00
Maintenance Int & Ext	\$27,290.23
Electric	\$1,313.35
Water/Sewer	\$2,731.63
Landscaping	\$9,608.74
Trash Removal	\$916.76
Maintenance HVAC	\$3,500.00
Telephone	\$2,271.67
Pest Control	\$1,500.00
Parking Lot Maintenance	
Miscellaneous	\$500.00
<b>TOTAL EXPENSES</b>	<b>\$117,900.52</b>

NOTES: Operating expenses are based 2013 figures 2013. Some have been rounded up to be annualized, and some one time expenses have not been included.

F&H Contractors building is 6,000 sq. ft. of ground floor area plus 2,584 sq. ft. of additional area including mezzanine area, canopies, overhangs, etc.

PROJECTED FINANCING	
<b>Purchase Price</b>	<b>\$2,695,000.00</b>
<b>Down Payment ( DP ) 40%</b>	<b>\$1,078,000.00</b>
<b>Balance to Finance</b>	<b>\$1,617,000.00</b>
Amortization Period	25 years
Interest Rate	5.75%
Balloon In	5 to 10 years
Monthly P&I Payments	\$10,172.65
<b>Total Annual Debt Service</b>	<b>\$122,071.80</b>

FINANCIAL ANALYSIS (ANNUAL)		Projected Statement
Gross Scheduled Income ( GSI )		\$303,154.70
Vacancy ( - )	23.99%	\$72,739.82
Gross Operating Income ( GOI )		\$230,414.88
Expenses ( - )	38.89%	\$117,900.52
Net Operating Income ( NOI )		\$112,514.36
Annual Debt Service ( - )		\$122,071.80
Cash Flow Before Tax ( CFBT )		-\$9,557.44
<b>Cap Rate ( NOI / LP )</b>		<b>4.17%</b>
<b>Cash on Cash ( CFBT / DP )</b>		<b>-0.89%</b>

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.

**PORTER INDUSTRIAL PARK**  
**6121 PORTER ROAD &**  
**6202 - 6234 CLARITY COURT**  
SARASOTA, FLORIDA

3 BUILDINGS  
---  
51,584 SQ. FT.  
---  
8.32+/- ACRES

