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*Commercial
Real Estate Services
From Local to Global
Since 1998*

For further information
regarding this property,
please contact:

Maria Mahoney,
FL, Real Estate Broker
863-619-6740



SALE/LEASE - BACK NNN INDUSTRIAL INVESTMENT

CENTRAL FLORIDA



**120-230 Contractor's Way, 2935 E. Main Street
Lakeland, FL 33801**

- International Distribution Company of stainless steel pipes, valves and fittings for the food, water and shipping industries - Established 1998.
- Property: Size 1.86 + acres. Total Square Feet: 39,831 + SF comprised of 5 buildings.
- Investment Price: \$2,015,000.00
- Cap Rate: 9.88% (\$50.59/SF of buildings)
- Lease-Back Details: 7-year lease-back, NNN

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SALE/LEASE-BACK, NNN INDUSTRIAL INVESTMENT CENTRAL FLORIDA

The Location:

120-230 Contractor's Way, 2935 E. Main Street, Lakeland, Florida 33801 (halfway between Orlando and Tampa).

The Tenant:

Leading Stainless Steel Distributor worldwide of stainless steel pipes, tubes, valves, flanges and fittings for the food, water, sanitary, industrial and shipping industries (Established 1998). One of 5 nationwide FDA approved companies. Company also provides additional services such as Polishing, Cutting, Grooving and Threading of stainless steel pipes and products.

The Property:

Size: 1.86 + acres

Total Square Feet: 39,831 ± SF - comprised of 5 buildings

The Investment Price: \$2,015,000.00 Cap Rate: 9.88% (\$50.59/SF of buildings)

Lease-Back Details:

7-year lease-back with Projected Annual Base Rent Income:

Years 1-4: \$199,155.00 (\$5.00/SF, blended, NNN)

Years 5-7: \$209,475.00 (\$5.25/SF, blended, NNN)

Additional information:

Tenant to be responsible for HVAC (repair and replacement), building roofs, interior and exterior maintenance.

Exclusive Listing Agent : Maria Mahoney, 863 619-6740, Florida Licensed R. E. Broker

The Mahoney Group, Inc. – Commercial Real Estate Services – 3825 South Florida Avenue, Suite 5, Lakeland, FL 33813

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LAKELAND, FLORIDA

NNN INDUSTRIAL SALE/LEASE-BACK INVESTMENT

PROPERTY PRO-FORMA

PROPERTY DETAILS

SIZE BUILDING

Building 1 - steel warehouse, built 1972, 16' height	12,331	Tenant shall be responsible for the maintenance and repair to warehouse and office buildings, to include HVAC, roof and general property maintenance.
Building 2 - steel warehouse, built 1971, 16' height	12,500	
Building 3 - steel warehouse, built 2013, 16' height	3,000	
Building 4 - office building CB built 1972, fully renovated	2,400	
Building 5 - steel warehouse, built 2006, 16' height	9,600	
	39,831 SF	

LEASE TERM:

New 7-year term upon closing of transaction
 Four (4) renewal options of Five (5) years each
 Renewal options base lease rate: 5% increase every 5-year renewal term.

LEASE-BACK - NET OPERATING INCOME

BASE LEASE RATE

ANNUAL
BASE

TOTAL TERM VALUE

Years 1 thru 4:	5.00/SF **	199,155.00	796,620.00
Years 5 thru 7:	5.25/SF **	209,112.75	627,338.25
** Blended lease rate (warehouse & office).			1,423,958.25

Lease is NNN with Tenant's responsibility of:
 Property's Ad Valorem taxes, insurance, exterior grounds and regular maintenance.

POTENTIAL PURCHASE SCENARIO

Sale/Purchase Price	2,015,000.00
Down-Payment (20%)	-403,000.00
Loan amount	1,612,000.00
15 yrs amortization @ 4.5% interest	12,331.69
Annual Debt Service	147,980.00
Net Operating Income	199,155.00
Less Annual Debt Service	-147,980.00
Estimated Cash Flow	51,175.00
Estimated Cash on Cash Return	12.70%

SIZE OF OPERATION

Stainless Imports: 25 employees - \$6M-\$7M yearly sales
 Sanitube Division: 10 employees - \$4M yearly sales
 Personal lease guarantee from Seller/Tenant

Sale/Purchase price: \$2,015,000.00, cash to Seller.

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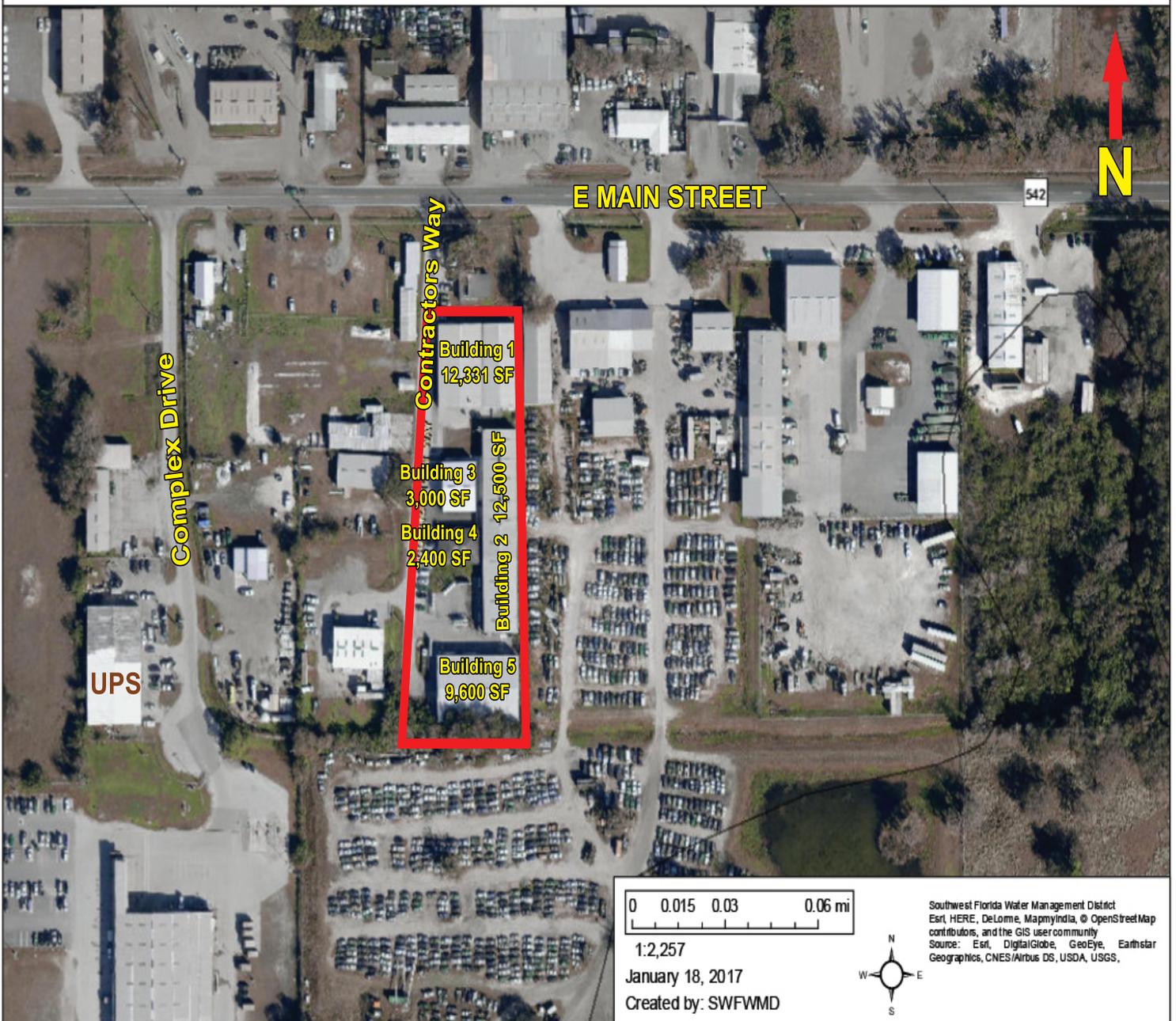
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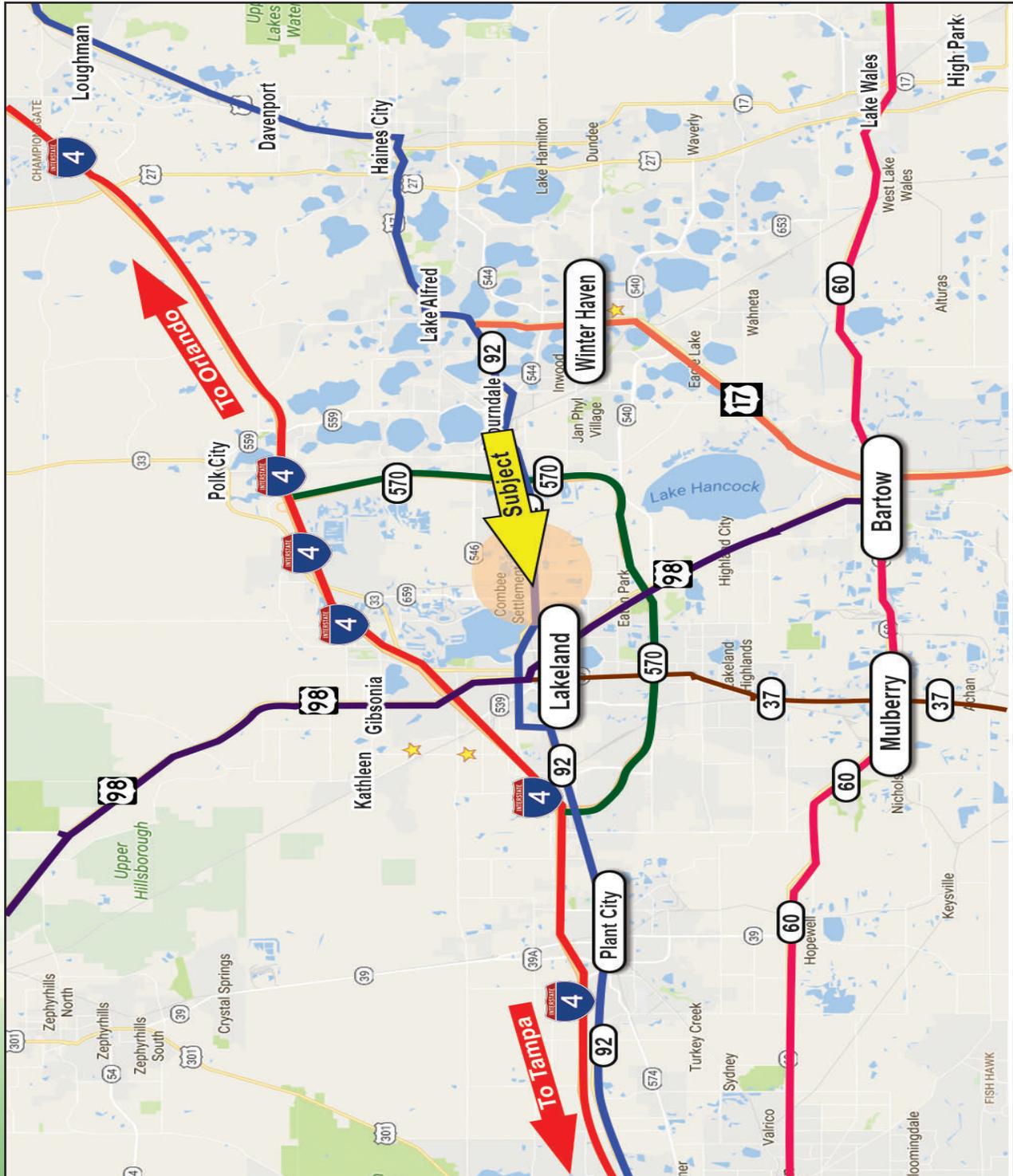
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