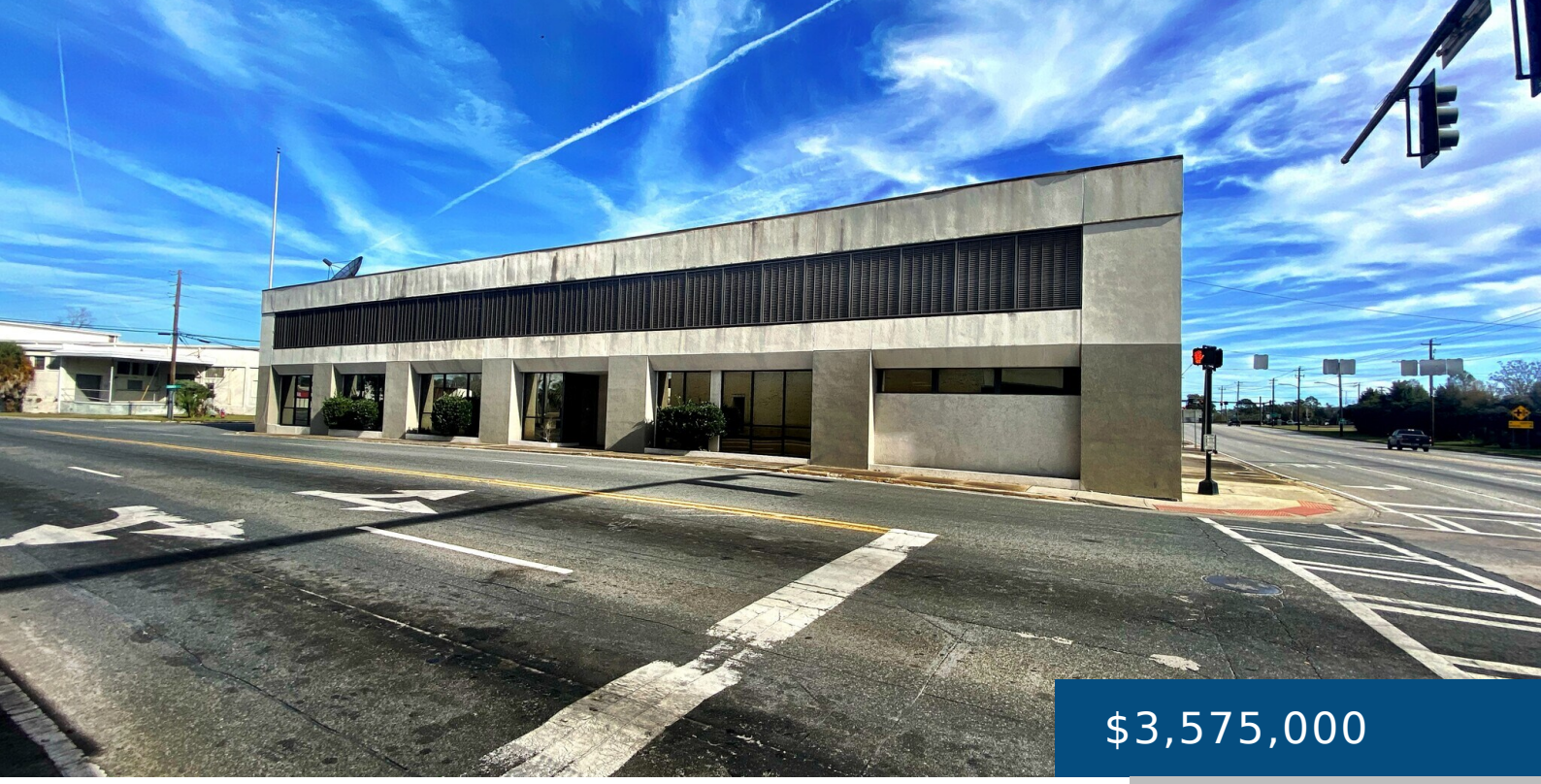


$3,575,000

• Commercial

SOLD SEVEN BUILDING ESTATE PORTFOLIO

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Thanks for your interest in this opportunity. We are selling as a package as shown on this email or we would consider offers on the individual buildings. Excellent Investment Property. All tenants have been at these current locations for many years. 600 Plant Road, Dept of Labor has a brand-new roof along with new electrical, exterior and interior paint, and new HVAC units totaling $200,000-$250,000 in upgrades. Department of Labor occupying the 600 Plant Road location for over 30 years. Diversified Resources Inc is a privately owned corporation providing community-based programs and services are designed to help disabled and older adults remain safely in their homes and delay or prevent nursing home placement. Diversified Resources, Inc. provides specific resources for those individuals and their caregivers that include wellness programs, nutritional support, home and community-based services. Diversified Resource Inc occupy their three buildings for over 15 years. All new awnings on the buildings. Diversified has agreed to renew for 5-year term starting October 1st, 2024. Barnes Health been at their location for over 10 years. They have just renewed for 2-year term with a two-year option. Year 1 rent at $2300/month and year two at $2400/month triple net. Lincare has been at this location for over 10 years. They currently occupy 1650 sq ft and their lease goes through 2025. Waycross Liquidators has just extended their lease at 248 Vickers Ave and is in force until 9/30/2026 at $3600/month. NN, and at 2985 Knight Ave has a lease term that runs through 5/31/26 at $3600/mo NN Property now offered at a 9% cap rate

Description

INVESTMENT HIGHLIGHTS:
Long Term Tenants
Attractive Financing Available Stable
Low operation cost

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