

Domino's Leeds

7709 Parkway Drive • Leeds, AL 35094

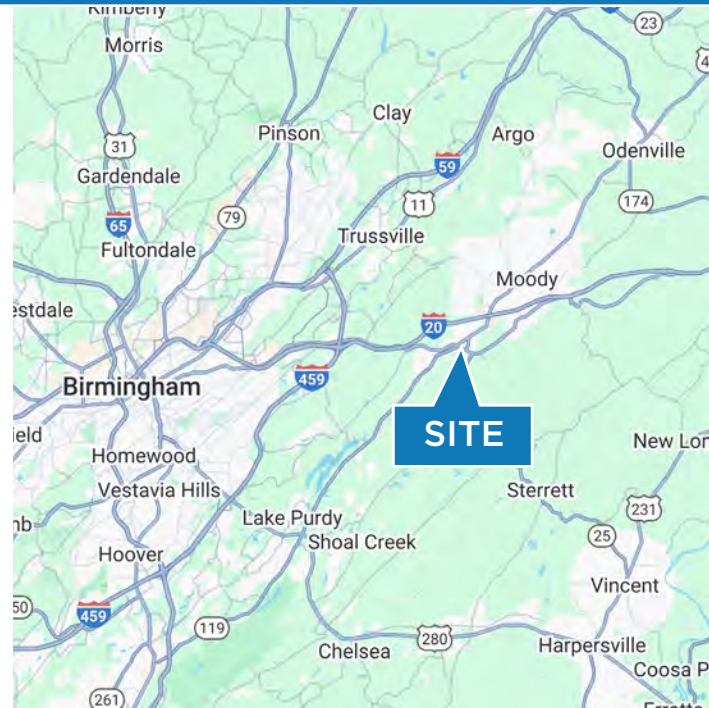
FOR SALE



Excellent Investment Opportunity Available in Leeds, AL

Features

- 2,400 SF freestanding building on 0.16 Acres
- Great location on Parkway Drive (Highway 78)
- Building has 14 parking spaces
- Metal construction, built in 1977
- Zoned: B2
- Current tenant lease term: 5 Years
- Current tenant base lease: \$28,800
- **Sale Price: \$300,000**



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HSC

COMMERCIAL PROPERTIES

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Pro Forma Summary

Tenant Annual Scheduled Income

Tenant	Actual
Dominos	\$28,800
Total	\$28,800

Annualized Income

Description	Actual
Gross Potential Rent	\$28,800
- Less: Vacancy	\$0
Effective Gross Income	\$28,800
- Less: Expenses	(\$5,409)
Net Operating Income	\$22,392

Annualized Expenses

Description	Actual
Building Insurance	\$2,100
Taxes - Real Estate	\$3,309
Total Expenses	\$5,409
Expenses per RSF	\$2.25



Investment Summary

Price:	\$300,000
Year Built:	1977
NOI:	\$23,391.00
RSF:	2,400
Price/RSF:	\$125.00
Rent:	\$12/SF
Parking Spaces:	5.8/1000
Cap Rate:	7.8%



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