

FOR SALE

CICERO CENTER

2/27/19

8319 BREWERTON ROAD,
CICERO, NY 13039

PRICE: \$1,500,000



Projected 2019:

Income:

- Base Rent- \$154,260.00
- CATI- \$55,328.90
- Total Income- \$209,588.90

Expense:

- Insurance Expense: \$5,102.11
- Property Taxes- \$31,473.33
- Lawn Care- \$1,752.30
- Snow Care- \$10,239.80
- Blacktop Striping- \$297.00
- Blacktop Sweeping-\$ 1,296.00
- Water/Sewer- 1,632.23
- Gas/Electric- 4,907.28
- Total Expense- \$56,700.05
- **Net Ordinary Income-\$ 152,888.85**

Tom Doyle Serenity Tattoo

- Status: Current
- Sqft: 1,696
- Monthly Rent: \$1,484.00
- Monthly CATI: \$422.59
- Monthly Total: 1,906.59
- Yearly Total: \$22,879.08

Rent Roll: 100% Occupancy

Crossfit 315

- Status: Current
- Sqft:4,500
- Monthly Rent:\$3,000.00
- Monthly CATI: \$1,462.50
- Monthly Total: \$4,462.50
- Yearly Total: \$53,550.00

Kims Cicero Diner

- Status: Current
- Sqft:3,430
- Monthly Rent:\$2,350.00
- Monthly CATI: \$600.00
- Monthly Total:\$2,950.00
- Yearly Total: \$35,400.00

Plank Road Fireplace

- Status: Current
- Sqft: 2,920
- Monthly Rent: \$2,725.00
- Monthly CATI: 922.24
- Monthly Total:\$3,647.24
- Yearly Total: \$43,766.88

Sunshine Nails & Spa

- Status: Current
- Sqft: 2,028
- Monthly Rent: \$1,521.00
- Monthly CATI: \$630.37
- Monthly Total:\$2,151.37
- Yearly Total: \$25,816.44

Zumba Fitness

- Status: Vacant
- Sqft: 1,800
- Monthly Rent:\$1,500.00
- CATI:\$425.00
- Monthly Total: \$2,386.50
- Yearly Total: \$28,638

For more information please contact:
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