

22530 LAKE SHORE BLVD. EUCLID, OH

OFFERING SUMMARY

Price	\$970,000
NOI	\$104,807
Rentable SF	11,494 SF
Occupancy	87% Occupied
Cap Rate	10.80%

TENANTS INCLUDE:

- ◆ Dollar General
- ◆ State Farm
- ◆ Advance Pay
- ◆ Acceptance Insurance



InCommercial PROPERTY GROUP

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DESCRIPTION	RENT (mthly)	Annual Rent	Current Tenant	SQF	Lease Expiration	Options
22510 Lakeshore Blvd	\$4,000.00	\$48,000.00	Dollar General	7,050 sf	8/31/2027	N/A
22514 Lakeshore Blvd	\$2,350.00	\$28,200.00	State Farm	1,700 sf	4/30/2022	N/A
22530 Lakeshore Blvd	\$2,250.00	\$27,000.00	Vacant	1,400 sf	N/A	N/A
22530 Lakeshore Blvd	\$1,900.00	\$22,800.00	Acceptance Insurance	1,344 sf	10/31/2020	N/A
	\$10,450.00	\$126,000.00		11,494 sf		

Additional Income

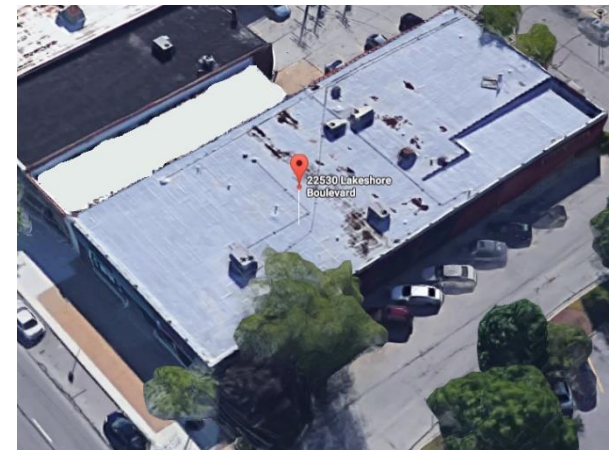
State Farm CAM, Tax & Ins	\$6,613
Acceptance Insurance CAM, Tax & Ins	\$5,228
Dollar General CAM	\$12,348
Total Additional Income	\$24,189

Operating Expenses

Property Taxes (2019 Estimated)	\$38,000
Insurance	\$3,882
Cleaning & Maintenance	\$2,000
Snow Removal	\$1,500
Total Operating Expenses	\$45,382

Net Operating Income

Rental Income	\$126,000
Additional Income	\$24,189
Total Income	\$150,189
Operating Expenses	\$45,382
Net Operating Income	\$104,807



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