

# Derek Way Industrial

SARASOTA, FL



OFFERING MEMORANDUM

**KW COMMERCIAL**  
206 Harbor Drive S  
Venice, FL 34285

*PRESENTED BY:*

**MARCO GRAHAM**  
Associate  
O: 941.404.4737  
C: 941.264.7499  
marco\_graham@yahoo.de

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SARASOTA, FL

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DEREK WAY INDUSTRIAL

# PROPERTY INFORMATION

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EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

ADDITIONAL PHOTOS

# Executive Summary



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$725,000
<b>CAP RATE:</b>	8.8%
<b>NOI:</b>	\$63,790
<b>LOT SIZE:</b>	20,733 SF
<b>YEAR BUILT:</b>	1978
<b>BUILDING SIZE:</b>	5,760 SF
<b>ZONING:</b>	ILW
<b>PRICE / SF:</b>	\$125.87

## PROPERTY OVERVIEW

Great Value Add Investment Opportunity! 8 Unit fully leased Industrial Building, with value add potential. This property is located in busy industrial and business area, that is growing more and more everyday. This is a very sought after area, located off of one of the busiest roads in Sarasota. This property is only 2 miles from Interstate 75. Don't miss this great investment opportunity in Sarasota.

## PROPERTY HIGHLIGHTS

# Property Description



## PROPERTY OVERVIEW

Great Value Add Investment Opportunity! 8 Unit fully leased Industrial Building, with value add potential. This property is located in busy industrial and business area, that is growing more and more everyday. This is a very sought after area, located off of one of the busiest roads in Sarasota. This property is only 2 miles from Interstate 75. Don't miss this great investment opportunity in Sarasota.

## LOCATION OVERVIEW

Desirable South Sarasota Industrial area

# Property Details

**SALE PRICE** **\$725,000****LOCATION INFORMATION**

Building Name	Derek Way Industrial
Street Address	4251 Derek way
City, State, Zip	Sarasota, FL 34233
County/Township	Sarasota

**BUILDING INFORMATION**

Building Size	5,760 SF
NOI	\$63,790
Cap Rate	8.8%
Price / SF	\$125.87
Year Built	1978
Occupancy %	100%
Tenancy	Multiple
Load Factor	Yes
Roof	Metal
Number Of Buildings	1

**PROPERTY DETAILS**

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	ILW
Lot Size	20,733 SF
APN#	0090160004



## Additional Photos



DEREK WAY INDUSTRIAL

# LOCATION INFORMATION

# 2

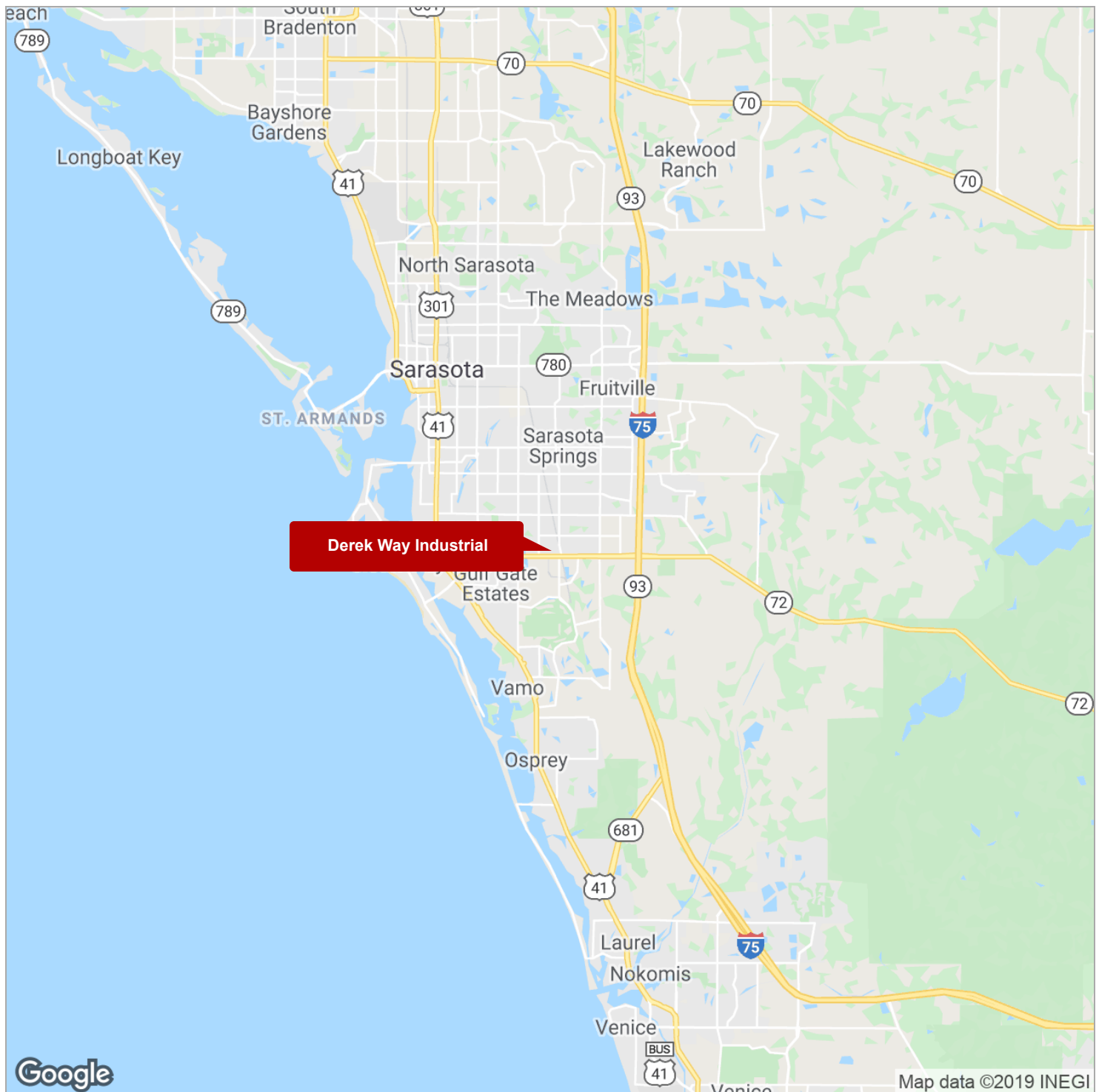
REGIONAL MAP

LOCATION MAPS

AERIAL MAP



# Regional Map

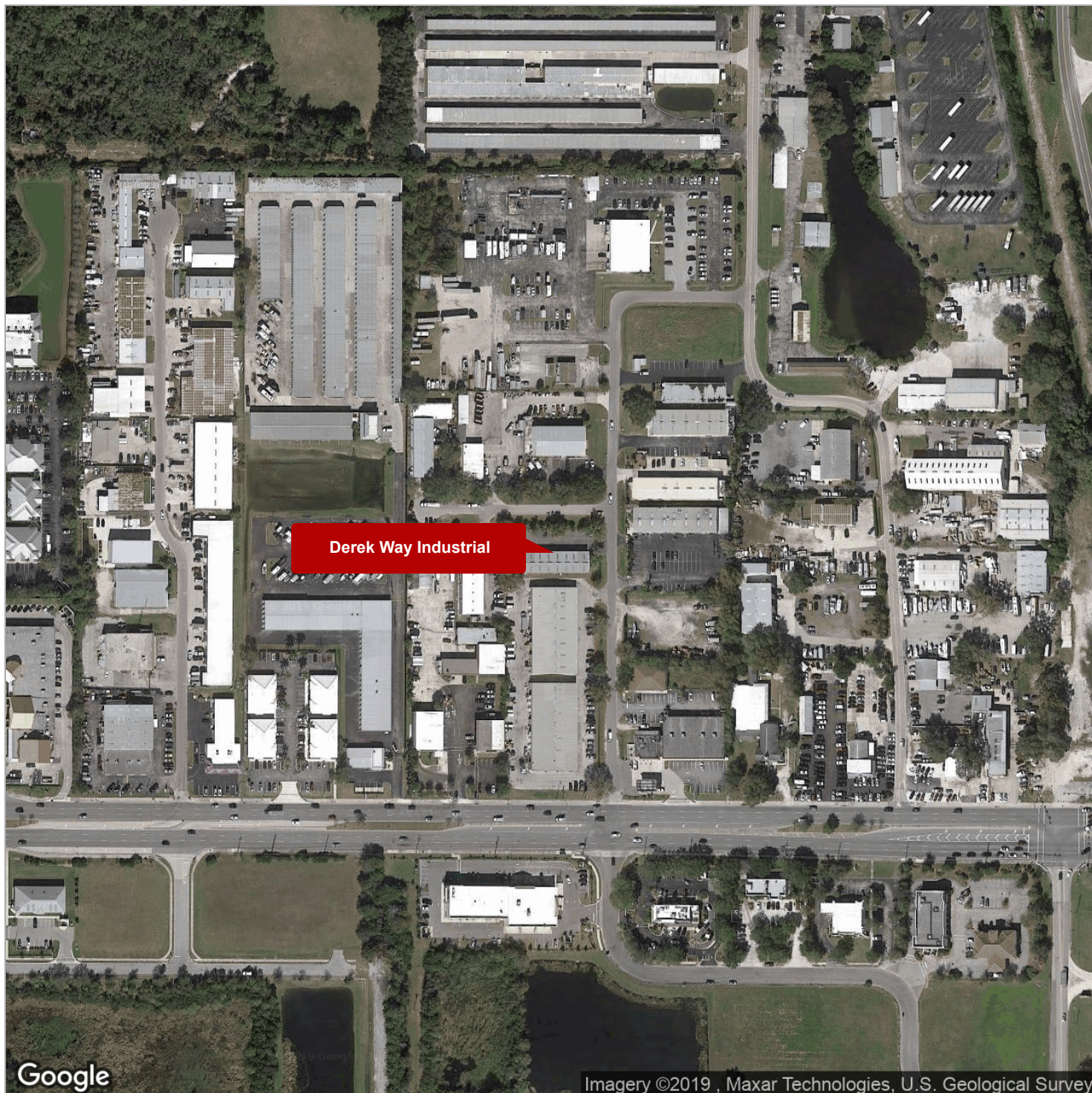


# Location Maps





## Aerial Map





DEREK WAY INDUSTRIAL

# FINANCIAL ANALYSIS

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FINANCIAL SUMMARY

RENT ROLL

# Financial Summary

## INVESTMENT OVERVIEW

Price	\$725,000
Price per SF	\$125.87
CAP Rate	8.8%
Cash-on-Cash Return (yr 1)	- %
Total Return (yr 1)	-
Debt Coverage Ratio	-

## OPERATING DATA

Gross Scheduled Income	-
Other Income	-
Total Scheduled Income	-
Vacancy Cost	-
Gross Income	-
Operating Expenses	-
Net Operating Income	\$63,790
Pre-Tax Cash Flow	-

## FINANCING DATA

Down Payment	-
Loan Amount	-
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-

# Rent Roll

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF BUILDING	PRICE PER SF/YR
Chris W Roads	4251	700	10/01/2018	09/30/2019	\$8,340	12.15	\$11.91
King David Junk	4253	700	09/18/2018	09/30/2019	\$8,340	12.15	\$11.91
Randall Shrock	4255	700	10/10/2018	10/31/2019	\$9,000	12.15	\$12.86
Julie Jennings	4257	700	02/09/2019	02/08/2020	\$8,988	12.15	\$12.84
Alexandra Vogel	4259	700	02/01/2018	01/31/2020	\$10,272	12.15	\$14.67
Tint SRQ	4261	700	11/01/2017	10/31/2019	\$8,340	12.15	\$11.91
Divald Homes	4263	700	04/01/2018	03/31/2019	\$7,560	12.15	\$10.80
Gordiychuck Investments	4265	750	01/12/2019	01/11/2020	\$9,630	13.02	\$12.84
Totals/Averages		5,650			\$70,470		\$12.47