

FOR SALE
SEALED BID
AUCTION 2017

28,000 SF COMMERCIAL OFFICE BUILDING

Leased Investment

26-30 Main Street, Toms River, NJ







Financial Summary

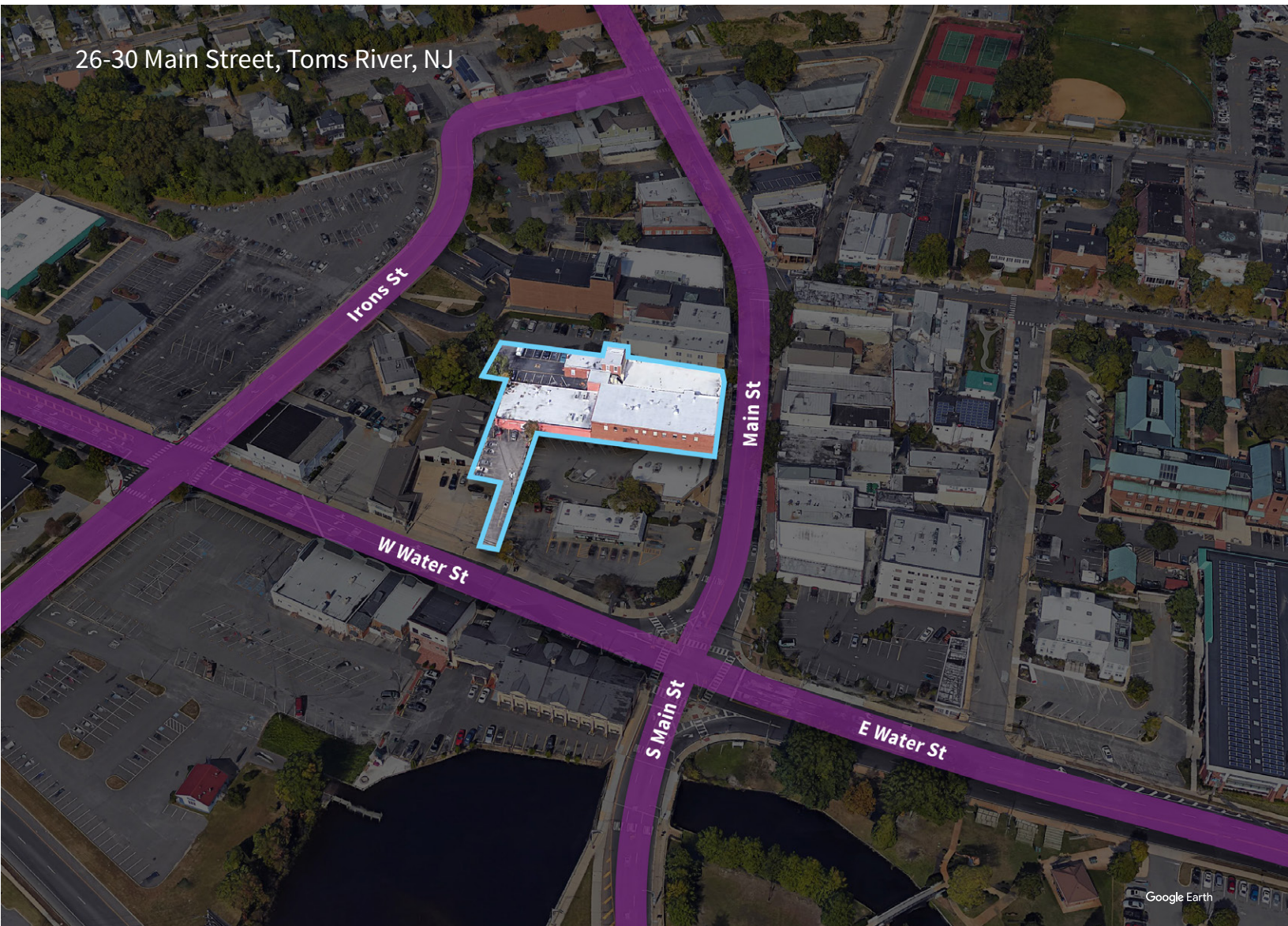
	Proforma 2017	2016
Proforma Projection		
Base Rent	\$354,546	\$325,423
Reimbursement Income	-	-
Gross Potential Rent Inc.	\$354,546	\$325,423
Less Vacancy/Collection	4%	
Effective Gross Income	\$340,364	\$325,423
Expenses		
Advertising	\$2,000	\$1,937
Insurance	\$18,178	\$10,809
Taxes	\$47,745	\$45,705
Cleaning and General Maint	\$25,693	\$31,518
Repairs	\$20,000	\$10,231
Miscl	\$5,000	\$5,316
Utilities	\$57,000	\$52,318
Subtotal Actual	\$175,616	\$157,834
Proforma Expenses		
Property Management	5%	\$17,018
Commissions	10% Turnover	\$6,127
Total Expenses	\$198,761	\$179,963
Net Operating Income	\$141,603	\$145,460

Rent Roll

	Square Feet	Units	Annual Rent
Occupied	23,965	50 (+/-some combined)	\$354,546
Vacant	450	1	
Common Area	3,585		
Total	28,000		

Aerial

26-30 Main Street, Toms River, NJ



Auction Terms and Conditions: Please visit the auction webpage at www.zetabid.com to review the Terms and Conditions of this sealed bid sale. All bids are to be placed using the online sealed bid form. No bid shall be deemed accepted until a mutually executed Purchase and Sale Agreement is created. Subject to Seller's minimum reserve price. Buyer Premium amount is 5% and shall be added to the winning bid amount to create the purchase price. Broker cooperation welcome (2%).

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For more information, please contact:

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