

LINK LANE PLAZA

1532 E MULBERRY STREET, UNIT F
FORT COLLINS, COLORADO 80524



LEASED INVESTMENT FOR SALE

Sale Price: \$188,570

Cap Rate: 7.00%

PROPERTY FEATURES

Available Size	927 SF
Number of Units	1
NOI	\$13,200
Ceiling Height	14'
Zoning	CC (Commercial Corridor)
Signage	Building

OFFERING SUMMARY

PROPERTY DESCRIPTION

Property Address	1532 E Mulberry Street, Unit F
Number of Units	1 Unit
Net Rentable Area (SF)	927 SF
Tenant	Team Builders International, Nail/Logix Advanced Nail Care & Wellness, ACR and Daniles Recruiting

PRICING

Sales Price	\$188,570
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CURRENT RETURNS

Net Operating Income	\$13,200
Net Cash Flow after Debt Service	\$5,579.13
Cash-on-Cash	11.8%

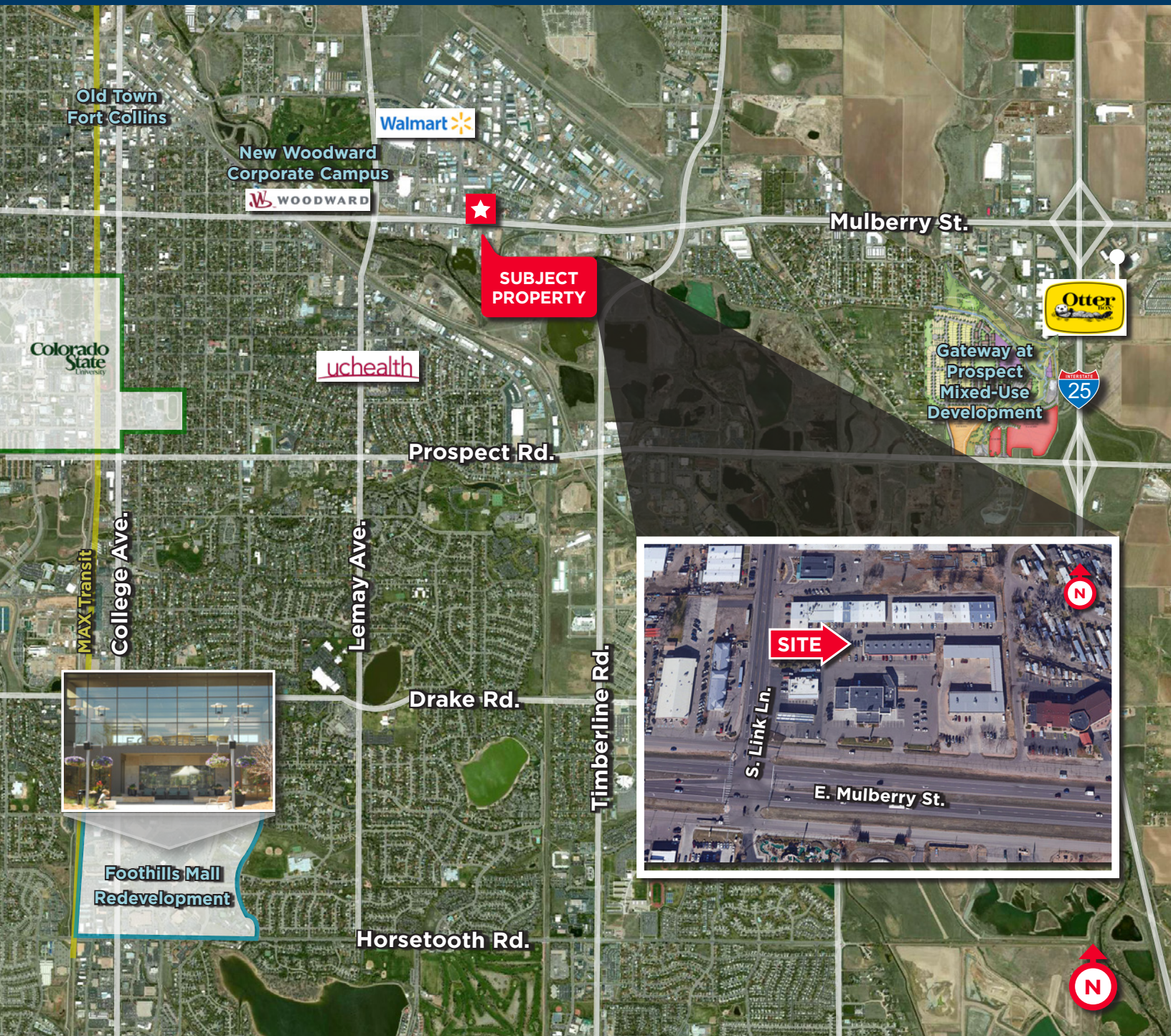
DEBT FINANCING EXAMPLE

Loan Amount	\$141,427.50
Equity Required	\$47,142.50
Interest Rate	3.5%
Annual Debt Service Payment	\$7,620.87



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For more information, please contact:

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