

# **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

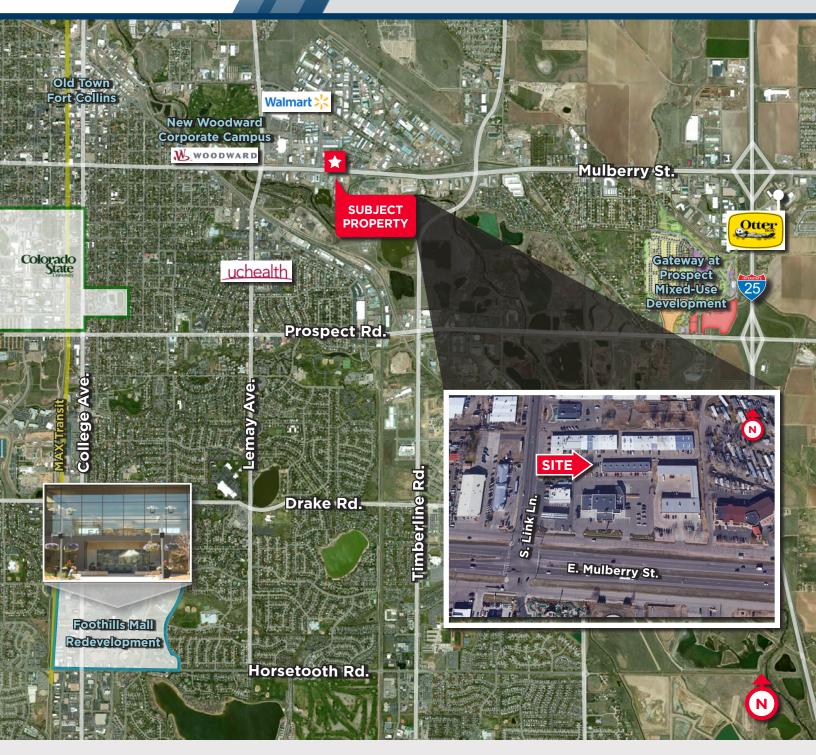


OFFERING SUMMARY	
PROPERTY DESCRIPTION	
Property Address	1532 E Mulberry Street, Unit F
Number of Units	1 Unit
Net Rentable Area (SF)	927 SF
Tenant	Team Builders International, Nail/Logix Advanced Nail Care & Wellness, ACR and Daniles Recruiting
PRICING	
Sales Price	\$188,570
CURRENT RETURNS	
Net Operating 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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