

Deerfield Automotive Property

Price: \$3,200,000



PROPERTY PROSPECTUS

147 Southwest 15th Street | Deerfield Beach, FL 33441



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SECTION I

Property Details





Property Summary

Building SF:	14,000
Lease Rate:	\$10-\$20/sq. ft.
Lot Size:	36,423 SF
Parking:	On-site
Price:	\$3,200,000
Year Built:	1968
Zoning:	B-3

Property Overview

The subject property consists of two conjoined buildings and lots. The street address for the first building is 147-165 SW 15th Street Deerfield Beach and the second building is 167-195 SW 15th Street Deerfield Beach. 147-165 is situated on a 17,716 square foot lot, 167-195 SW 15th Street is situated on a 18,707 square foot lot. Both the buildings are concrete block and stucco. According to public records 147-165 SW 15th was built in 1967 and 167-195 SW 15th Street was built in 1968. Both buildings contain 7,000 square feet of leasable area for a combined total of 14,000 sq. ft. The property is leased to local tenants on short term monthly leases.

Location Overview

Deerfield Beach is a city in Broward County, Florida, United States, just south of the Palm Beach County line. The city is named for the numerous deer that once roamed the area. As of the 2020 census, the population was 86,859

SECTION II

Photos



PROPERTY PHOTOS

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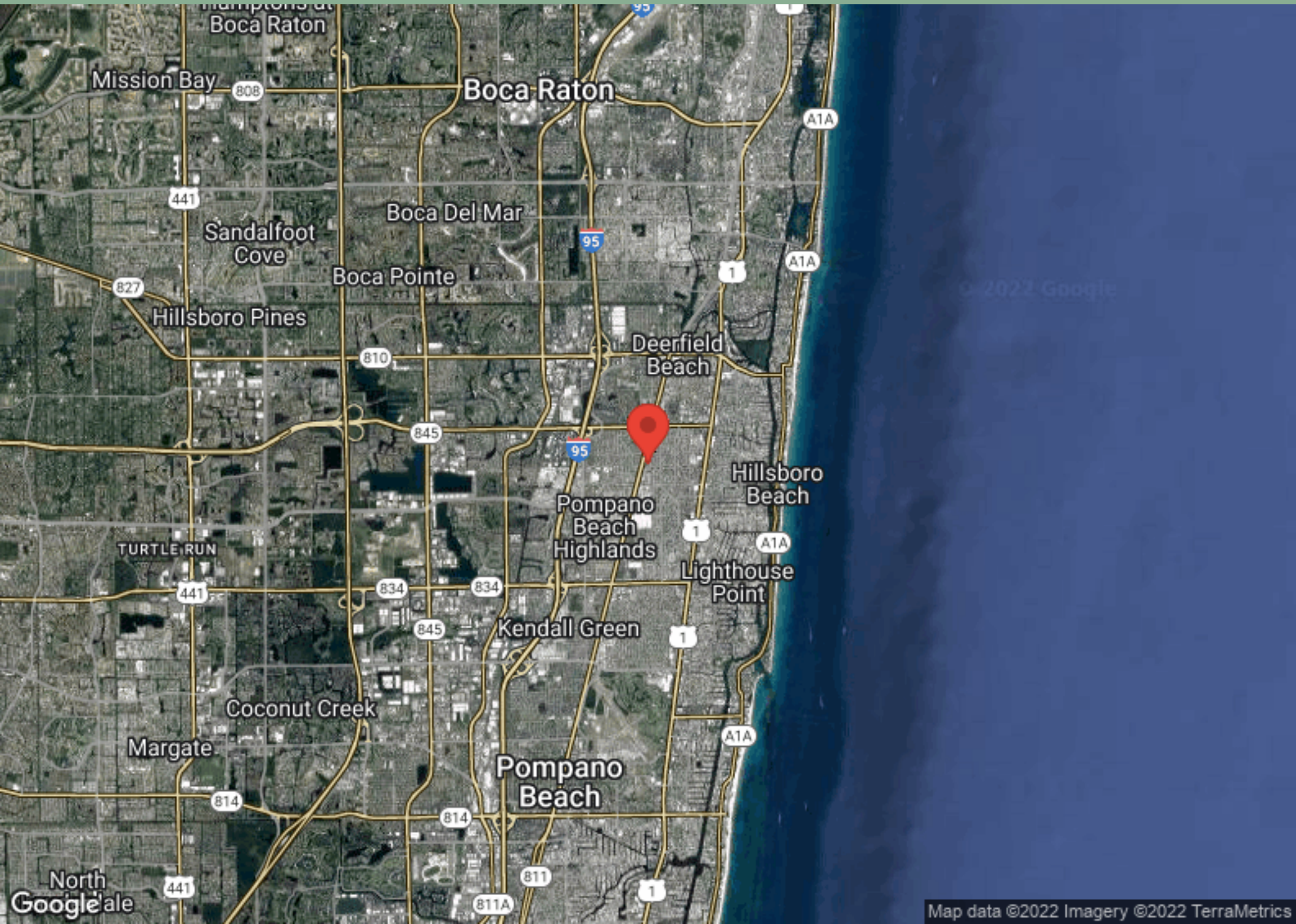
SECTION III

Maps



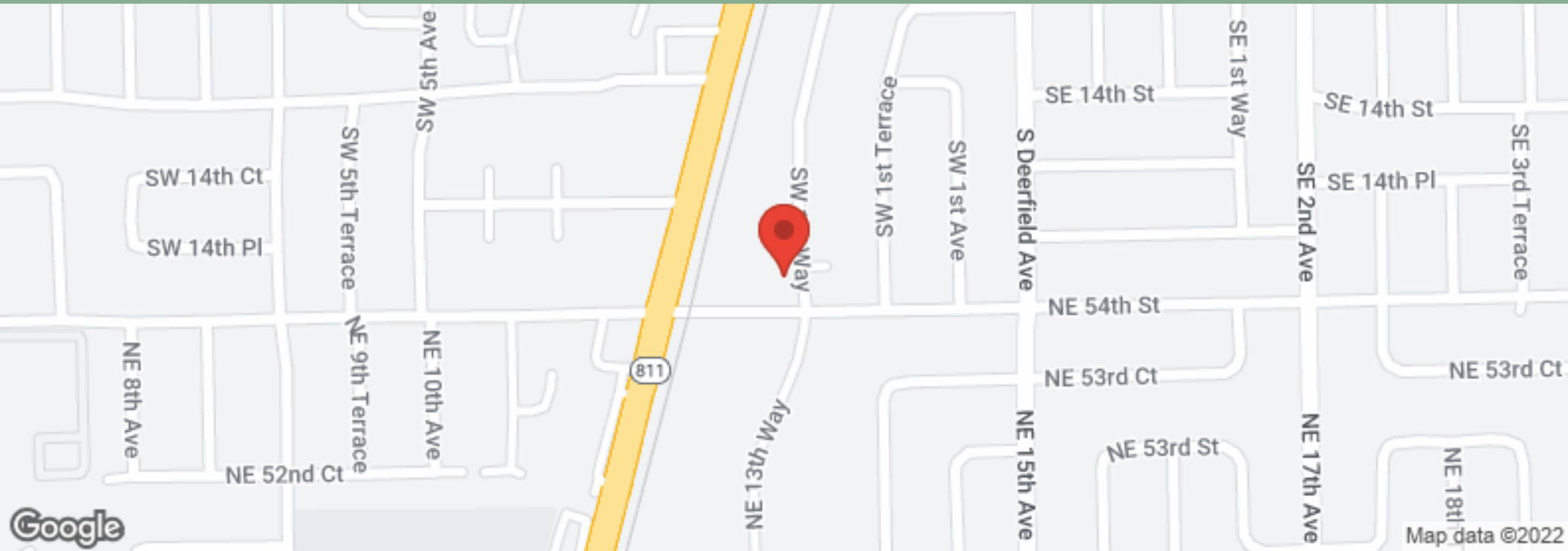
REGIONAL MAP

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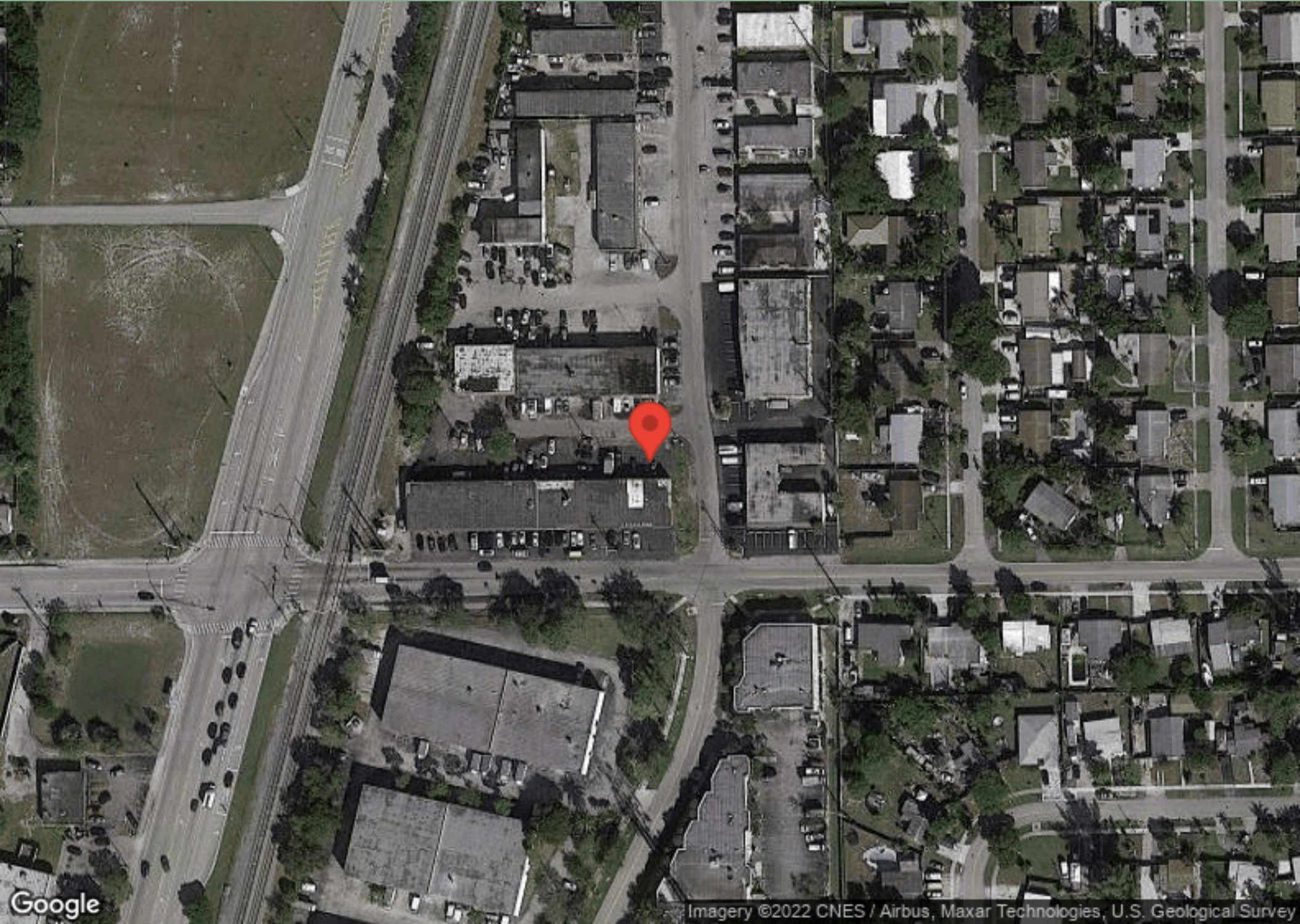
LOCATION MAPS

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AERIAL MAP

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PRO FORMA SUMMARY

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Investment Summary

Price	\$3,200,000
Year Built	1968
Tenants	1
RSF	14,000
Price/RSF	\$228.57
Lot Size	36,423 sf
Floors	1
APN	484212210240 & 484212210210
Cap Rate	3.01%
Market Cap Rate	6.72%

Tenant Annual Scheduled Income

Tenant	Actual	Market
Totals	\$140,880	\$279,996

Annualized Income

Description	Actual	Market
Gross Potential Rent	\$140,880	\$279,996
- Less: Vacancy	(\$4,226)	(\$8,400)
Effective Gross Income	\$136,654	\$271,596
- Less: Expenses	(\$40,400)	(\$56,400)
Net Operating Income	\$96,254	\$215,196

Annualized Expenses

Description	Actual	Market
Building Insurance	\$14,000	\$14,000
Maintenance	\$0	\$5,000
Reserves	\$0	\$7,000
Taxes - Real Estate	\$24,000	\$28,000
Utility - Other	\$2,400	\$2,400
Total Expenses	\$40,400	\$56,400
Expenses Per RSF	\$2.89	\$4.03

