

AVAILABLE FOR SALE

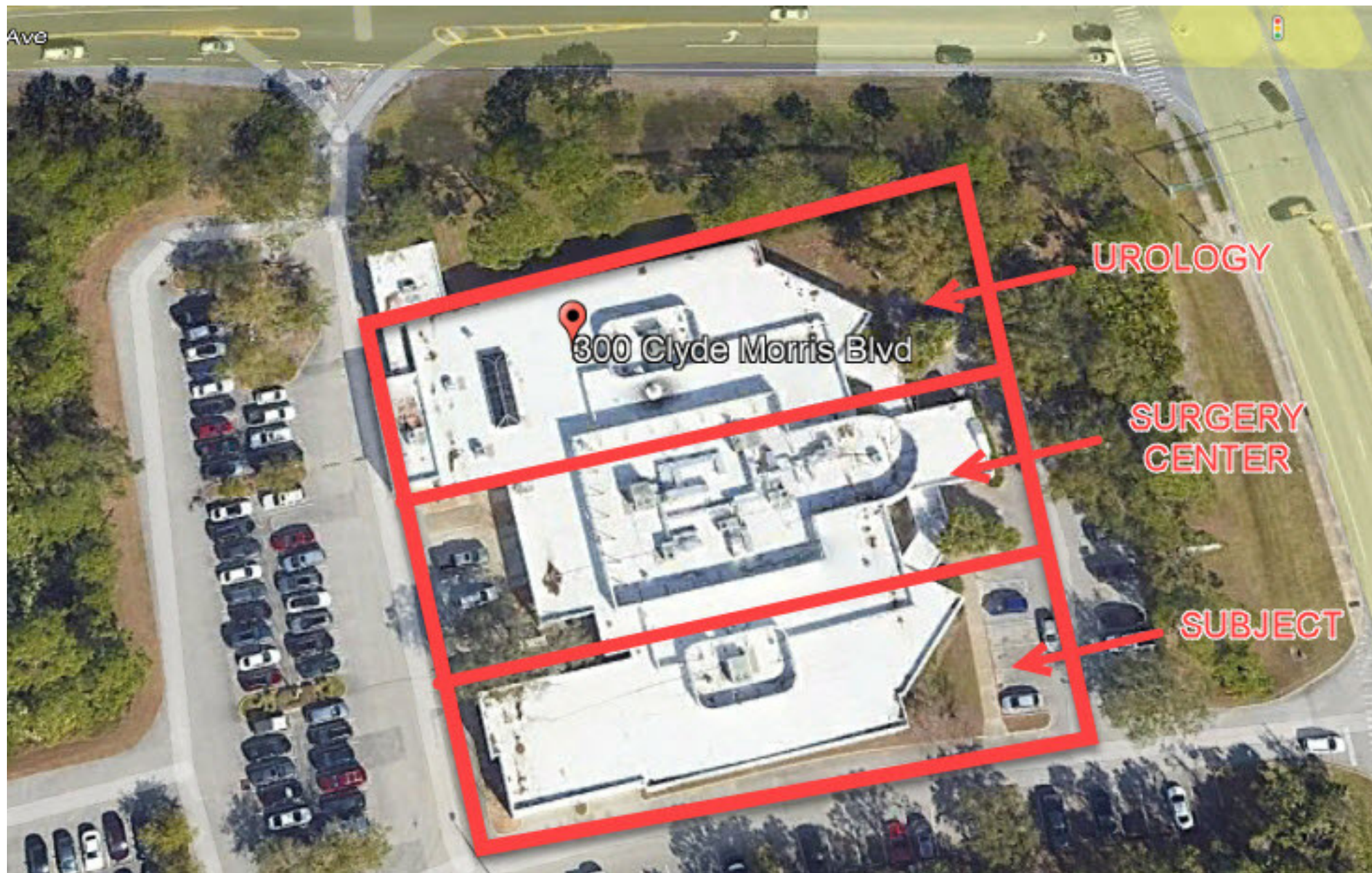


OFFERED EXCLUSIVELY BY:
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DICKMCNERNEY@DICKMCNERNEY.COM

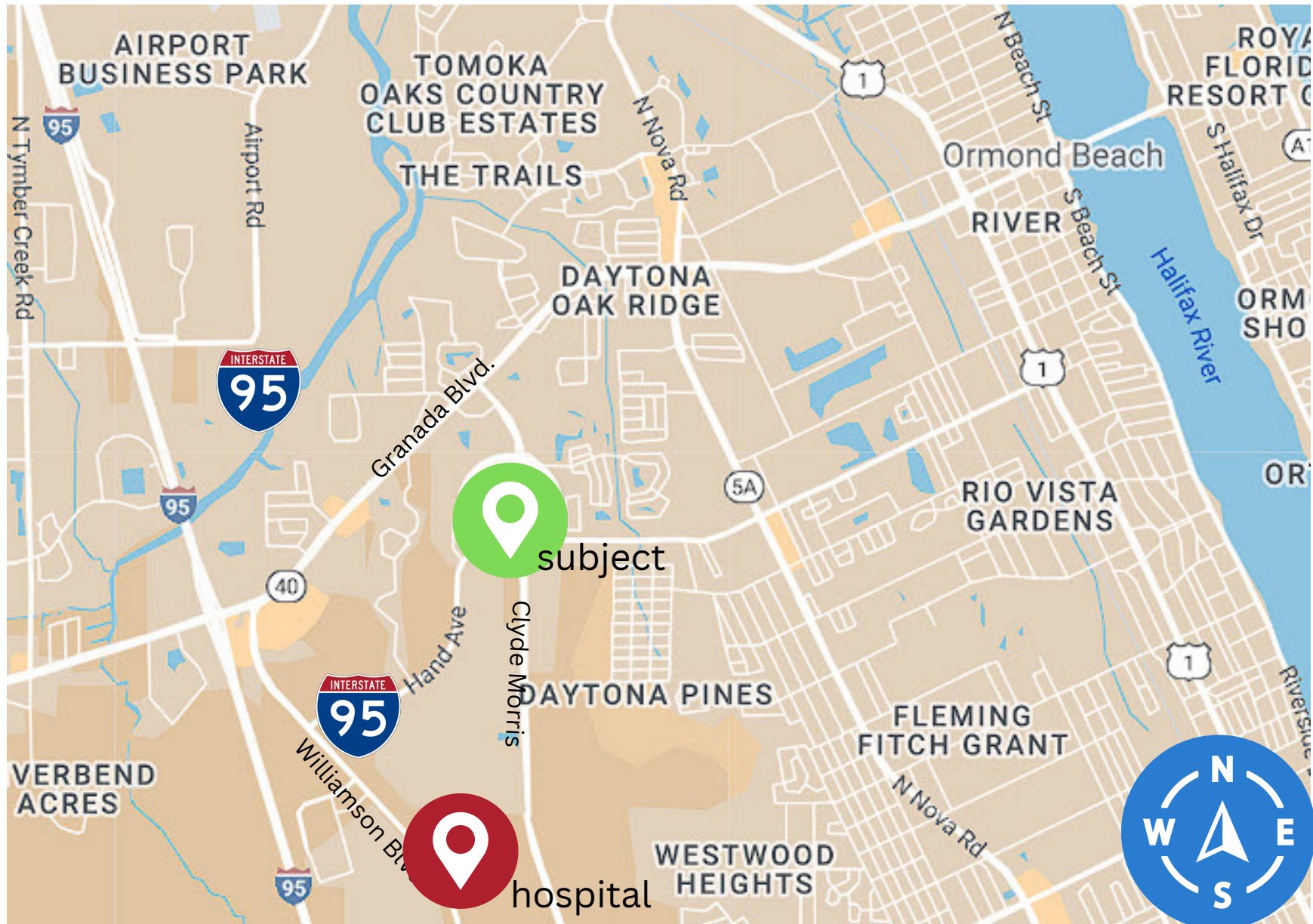


COMMERCIAL
INVESTMENT
DIVISION

300 CLYDE MORRIS



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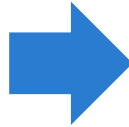
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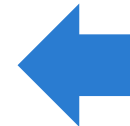
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SUITE A

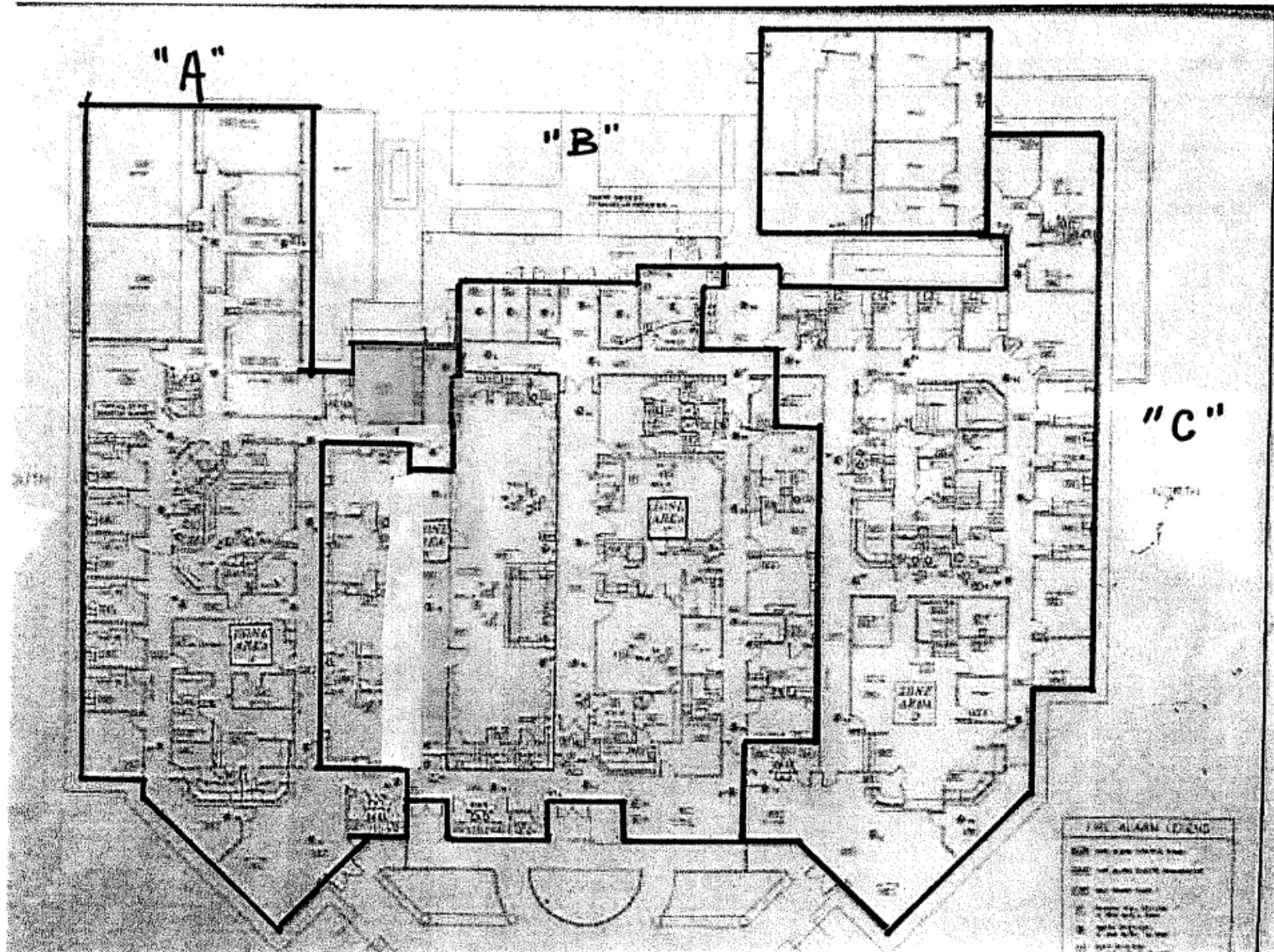


SUITE B



300 CLYDE MORRIS

FLOOR PLAN



300 CLYDE MORRIS

LEASE SUMMARY

LEASE ABSTRACT													
Property Address		300 Clyde Morris, Ormond Beach		Lease Expiration Date		08/01/27		Lease Term		10-year			
Tenant		Florida Health Care		Lease Commencement Date		08/01/19							
Lease Contact		Jose Giore		Landlord		GASTROENTEROLOGY CONSULTANTS							
Address		507 N Beach Street Daytona Beach, FL		Address		1893 N CLYDE MORRIS BLVD SUITE 120 Daytona Beach, FL							
Phone				Contact									
Email				Phone									
				Email									
										Start of Contract Option per 1 Option per 2			
Rental Area (Gross Square Footage)		8110		Renewal Options		2		PPSF:					
Total Square Footage of Building;		8110		Length of renewal term(s)		5-year		Monthly Base:					
Tenant Prorata Share of Operating Cost		100.00%		Notice of Option Required:		180-days		Annual Base:					
Lease Term		10-year						% Annual Increase:		3%			
				TENANT PAYS:				Annual Increase Begins:					
Amount Due at Execution of Lease				CAM		Yes_x_ No__							
First Months Rent		\$9,702.08		Insurance				Recycling					
Security Deposit		\$9,702.08		Taxes				Refuge					
				Electric				Signage					
				Janitorial				Pest Control					
Total Due at Execution		\$ 19,404.16		Water/Sewer				Landscape					
CURRENT LEASE RENT SCHEDULE													
Term	Lease Term Dates		Sq. Ft.	Base Rent		CAM *		Annual Net Rent		Annual CAM	Annual Rent w/CAM	Monthly Rent	Gross FL Sales Tax Monthly Rent
				/sf			Net PPSF	without CAM				(.050)**	
Year 1	06/30/22	- 07/31/23	8110	\$ 14.36	\$ 3.40	\$ 17.76	\$ 116,459.60	\$ 27,574.00	\$ 144,033.60	\$ 12,002.80	\$ 600.14	\$ 12,602.94	
Year 2	08/01/23	07/31/24	8110	\$ 14.79	\$ 3.40	\$ 18.19	\$ 119,953.39	\$ 27,574.00	\$ 147,527.39	\$ 12,293.95	\$ 614.70	\$ 12,908.65	
Year 3	08/01/24	07/31/25	8110	\$ 15.23	\$ 3.40	\$ 18.63	\$ 123,551.99	\$ 27,574.00	\$ 151,125.99	\$ 12,593.83	\$ 629.69	\$ 13,223.52	
Year 4	08/01/25	07/31/26	8110	\$ 15.69	\$ 3.40	\$ 19.09	\$ 127,258.55	\$ 27,574.00	\$ 154,832.55	\$ 12,902.71	\$ 645.14	\$ 13,547.85	
Year 5	08/01/26	07/31/27	8110	\$ 16.16	\$ 3.40	\$ 19.56	\$ 131,076.31	\$ 27,574.00	\$ 158,650.31	\$ 13,220.86	\$ 661.04	\$ 13,881.90	
Year 6	08/01/27	07/31/28	8110	\$ 16.65	\$ 3.40	\$ 20.05	\$ 135,008.59	\$ 27,574.00	\$ 162,582.59	\$ 13,548.55	\$ 677.43	\$ 14,225.98	
Year 7	08/01/28	07/31/29	8110	\$ 17.15	\$ 3.40	\$ 20.55	\$ 139,058.85	\$ 27,574.00	\$ 166,632.85	\$ 13,886.07	\$ 694.30	\$ 14,580.37	
						\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
						\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
						\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
TOTAL							\$ 892,367.28						