

Aurora Marketplace Shopping Center

7555-7705 MARKETPLACE DR, AURORA, OH 44202

FOR SALE

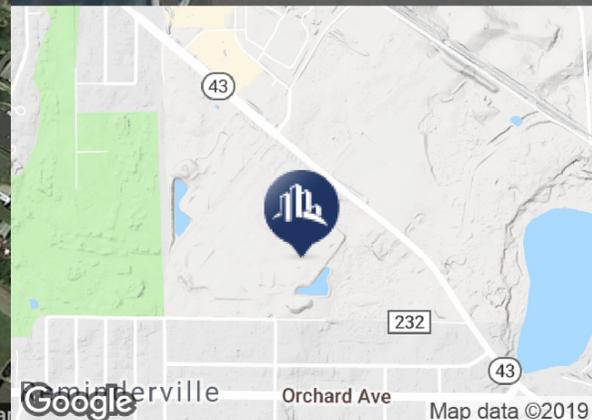
\$16,000,000



PROPERTY FEATURES

The subject property is 108,274 SF shopping center in Aurora, OH and has a total of six tenants including Party City, Old Navy, Kirkland, and Steinmart.

- * Strong National Brand Name Tenants
- * Traffic count: 14,532 cars per day
- * 8.43% CAP on existing leases
- * Double Digit Return on existing income
- * True NNN 10-year leases with corporate guarantee
- * Attractive assumable I/O financing available



SPERRY COMMERCIAL INC

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Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Financial Summary

FOR SALE

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\$16,000,000

INVESTMENT OVERVIEW

Price	\$16,000,000
Price per SF	\$147.77
CAP Rate	8.43%
Cash-on-Cash Return (yr 1)	11.01%
Total Return (yr 1)	\$561,512

OPERATING DATA

Gross Scheduled Income	\$1,349,512
CAM Reimbursement	\$678,159
Total Scheduled Income	\$1,777,759
Total Expenses	\$678,159
Net Operating Income	\$1,349,512
Pre-Tax Cash Flow	\$561,512

FINANCING DATA

Down Payment	\$16,000,000
Loan Amount	\$10,900,000
Debt Service	\$788,000
Debt Service Monthly	\$65,667
Principal Reduction (yr 1)	Ø



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