



For Sale or Lease
4959 Commerce Pkwy.
 Warrensville Heights, Ohio

Property Description

Total SF: 17,275 sq.ft. ±

Warehouse: See below

Office: See below

Land: .93 Acres ±

Ceiling Height: 12'

Drive-in Doors: Five, one per unit (12')

Year Built: 1967

Parking: Approximately 50

Power: 220V/200A/3PH

Roof: Seven years old

Comments: Great location at 271/480. Nice clean units; great for small shop, storage, auto repair, etc. New resurfaced parking!



	A	B	C	D	E
Total Sq. Ft.	3,618	3,578	3,578	3,578	2,923
Warehouse:	1,842	2,888	3,213	3,168	2,673
Office:	1,775	690	365	400	250

contact information
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Commercial Real Estate Services, Worldwide.

Business Property Specialists, Inc. Broker

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to condition, square footage or age are approximate. Buyer or Tenant acknowledges that they are relying on their own investigations and are not relying on Broker provided information.

4959 Commerce Pkwy. Site Plan

Warrensville Heights, Ohio

E	D	C	B	A
2,923 SF	3,578 SF	3,578 SF	3,578 SF	3,618 SF
LEASED MONTH TO MONTH			LEASED MONTH TO MONTH	

Industrial For Sale or Lease

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BUILDING INFORMATION SHEET

LOCATION: 4959 Commerce Pkwy., Warrensville Heights, OH
TOTAL SQUARE FEET: 17,275 sf \pm

	A	B	C	D	E
TOTAL SQ. FT.	3,618	3,578	3,578	3,578	2,923
WAREHOUSE AREA:	1,842	2,888	3,213	3,168	2,673
OFFICE AREA:	1,775	690	365	400	250

MINIMUM DIVISIBLE: 2,923 sf
CONSTRUCTION: Brick
YEAR BUILT: 1967
LAND AREA: .93 acres
ZONING: U-6 Limited Industrial District
CEILING HEIGHT: 12'
DRIVE-IN DOORS: Five, one per unit (12')
FLOORS: Concrete
PARKING: Approximately 50
SPRINKLERED: N/A
HEAT: Overhead gas
LIGHTING: Fluorescent
ELECTRIC POWER: 220V200A/3PH
LEASE RATE: \$5.50-\$7.00/sf gross
SALE PRICE: \$690,000
TAXES: \$14,524
FLOOR DRAINS: One per unit
ROOF: Seven years old
SECURITY SYSTEM: Unit A & C
COMMENTS: Great location at 271/480. Nice clean units; great for small shop, storage, auto repair, etc. New resurfaced parking!
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Annual Property Operating Data

Property Name: [REDACTED]
 Location: 4959 Commerce Parkway
 Type of Property: Multi-Tenant Industrial
 Size of Property: 17,275 (Sq. Ft./Units)
 Purpose of analysis: Sale

Purchase Price: 690,000
 Plus Acquisition Costs: [REDACTED]
 Plus Loan Fees/Costs: [REDACTED]
 Less Mortgages: [REDACTED]
 Equals Initial Investment: 690,000

Assessed/Appraised Values		
Land	0	16% 15% DEFAULT
Improvements	0	85% 85% DEFAULT
Personal Property	0	0%
Total	0	100%

	Balance	Periodic Pmt	Pmts/Yr	Interest	Amort Period	Loan Term
1st	[REDACTED]	[REDACTED]	12	[REDACTED]	[REDACTED]	[REDACTED]
2nd	[REDACTED]	[REDACTED]	12	[REDACTED]	[REDACTED]	[REDACTED]

Adjusted Basis as of 20-Oct-09: \$690,000

ALL FIGURES ARE ANNUAL						COMMENTS/FOOTNOTES
	\$/SQ FT or \$/Unit	% of GOI				
1 POTENTIAL RENTAL INCOME			<-fill in \$/sf-or-Potential Rent-->	99,600		
2 Less: Vacancy & Cr. Losses			(7.% of PRI)	6,972		
3 EFFECTIVE RENTAL INCOME				92,628		
4 Plus: Other Income (collectable)						
5 GROSS OPERATING INCOME				92,628		
OPERATING EXPENSES:	\$/s.f. Column	% of GOI Column	Expense Column			
6 Real Estate Taxes			14,524			
7 Personal Property Taxes						
8 Property Insurance			2,418			
9 Off Site Management						
10 Payroll						
11 Expenses/Benefits						
12 Taxes/Worker's Compensation						
13 Repairs and Maintenance			7,532			
14 Utilities:						
15			3,541			
16						
17						
18						
19 Accounting and Legal						
20 Licenses/Permits						
21 Advertising						
22 Supplies						
23 Miscellaneous Contract Services:						
24						
25						
26						
27						
28						
29 TOTAL OPERATING EXPENSES				28,015		
30 NET OPERATING INCOME				64,613		
31 Less: Annual Debt Service						
32 Less: Participation Payments						
33 Less: Leasing Commissions						
34 Less: Funded Reserves	0.15			2,591		
35 CASH FLOW BEFORE TAXES				\$62,022		9% cap rate on current income.

Authored by Gary G. Sharp, CCIM Copyright© 2002 by the CCIM Institute

The statements and figures herein, while not guaranteed, are secured from sources we believe authoritative.

Prepared for: [REDACTED]

Prepared by: Jeffrey Calig

Cash Flow Analysis Worksheet

Property Name
Prepared For
Prepared By
Date Prepared

Jeffrey Callig
20-Oct-08

Purchase Price
Plus Acquisition Costs
Plus Loan Fees/Costs
Less Mortgages
Equals Initial Investment

Mortgage Data		Cost Recovery Data	
1st Mortgage	2nd Mortgage	Improvements	Personal Property
Amount			
Interest Rate			
Amortization Period			
Loan Term			
Payments/Year			
Periodic Payment			
Annual Debt Service			
Loan Fees/Costs			

ALWAYS fill in these blanks with Text
ALWAYS fill in these blanks with Numbers
OPTIONALLY fill in these blanks with Numbers
Normally calculated -- may be filled in BUT
you are overwriting a formula (Numbers)
Red Cells contain pre-attached formulas

Taxable Income

	1	2	3	4	5	6	7	8	9	10
1 Potential Rental Income	99,600	102,588	105,666	108,836	112,101	115,464	118,928	122,495	126,170	129,955
2 -Vacancy & Credit Losses	6,972	7,181	7,397	7,618	7,847	8,082	8,325	8,575	8,832	9,097
3 =Effective Rental Income	92,628	95,407	98,269	101,217	104,254	107,381	110,603	113,921	117,338	120,859
4 +Other Income (collectable)										
5 =Gross Operating Income	92,628	95,407	98,269	101,217	104,254	107,381	110,603	113,921	117,338	120,859
6 -Operating Expenses	28,015	28,855	29,721	30,613	31,531	32,477	33,451	34,455	35,489	36,553
7 =NET OPERATING INCOME	64,613	66,551	68,548	70,604	72,723	74,904	77,151	79,466	81,850	84,305
8 -Interest - 1st Mortgage										
9 -Interest - 2nd Mortgage										
10 -Participation Payments										
11 -Cost Recovery - Improvements	14,410	15,038	15,038	15,038	15,038	15,038	15,038	15,038	15,038	14,410
12 -Cost Recovery - Personal Property										
13 -Amortization of Loan Fees/Costs										
14 -Leasing Commissions										
15 =Real Estate Taxable Income	50,203	51,513	53,510	55,566	57,685	59,866	62,113	64,428	66,812	69,895
16 =Cash Flow Before Taxes	18,073	18,545	19,264	20,004	20,766	21,552	22,361	23,194	24,052	25,162

Cash Flow

17 NET OPERATING INCOME (Line 7)	64,613	66,551	68,548	70,604	72,723	74,904	77,151	79,466	81,850	84,305
18 -Annual Debt Service										
19 -Participation Payments										
20 -Leasing Commissions										
21 -Funded Reserves	2,591	2,669	2,749	2,832	2,916	3,004	3,094	3,187	3,283	3,381
22 =CASH FLOW BEFORE TAXES	62,022	63,882	65,799	67,773	69,806	71,900	74,057	76,279	78,567	80,924
23 -Tax Liability (savings) (Line 16)	18,073	18,545	19,264	20,004	20,766	21,552	22,361	23,194	24,052	25,162
24 =CASH FLOW AFTER TAXES	\$43,949	\$45,338	\$46,535	\$47,769	\$49,040	\$50,348	\$51,696	\$53,085	\$54,515	\$55,762

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