

TOP AUDIO
18901 NW 2nd AVE
Miami, FL 33169

Supplemental Fact Sheet

Asking Price: \$1,785,000 (4.75 CAP RATE)
Tenant Entity: Top Audio Miami, Inc.
Lease Date: February 25, 2005 (original sublease date, now a direct lease to Landlord.)
Lease Expiration: 01/31/2031. (1) Five-year option remains, at 10% increase.

Primary Term	PSF	Annual Base Rent
Present to 1/31/2031	████	██████
Option Terms		
2/1/2031 – 1/31/2036	████	██████

Building Size: 5,400 SF. Land: 0.6 acres

RE TAXES: \$41,310/yr (\$7.65 PSF)

Add'l Rent: Tenant to pay Base Rent, plus all RE Taxes, Insurance, and Tenant self-maintains all common areas. Landlord provides insurance, and Tenant reimburses Landlord.

BUILDING CONDITION: Current building condition is unknown to Landlord. Building received it's 40 year certification on February 7, 2011.

Tenant Maintenance/Repair responsibility:

The Tenant shall be responsible for all repairs and replacements to the exterior and interior. Landlord has no responsibilities.

REA: None.

Guarantors: There are (3) personal guarantors on this lease.

DISCLAIMER: THE INFORMATION CONTAINED WITHIN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS BUYER'S OBLIGATION TO CONFIRM INFORMATION UPON REVIEW OF THE LEASES AND AMENDMENTS.