



5703-5727 S Wayne Rd

Wayne, MI 48184

3 unit shopping center for sale

 **NEW ERA**
REAL ESTATE

Cameron Hansson
Listing Broker
248-686-4166
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Investment Overview



LOT SIZE
.54 ACRES



ASKING PRICE
\$1,020,000



CAP RATE
7.46%



PROPERTY TYPE
MODIFIED-LEASED RETAIL



LEASE TYPE
Modified & Gross



NOI
\$76,154



ZONING
COMMERCIAL



YEAR
BUILT 1975



BUILDING SIZE
5,200 +/- SF

INCOME & EXPENSES

EXPENSE SUMMARY

Annual Rental Income	\$92,448
CAM Charges	\$10,622
Total Collected	\$103,070

GROSS INCOME

EXPENSES SUMMARY

Real Estate Taxes	\$14,667
Insurance	\$6,116
Maintenance	\$2,000
Water	\$4,133

OPERATING EXPENSES

Net Operating Income	\$76,154
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TENANT LEASE STRUCTURE

Hungry Howie's pays \$1,404 monthly + 17.5% of all Taxes, Insurance, and CAM for entire property. This includes exterior (Roof and parking lot)

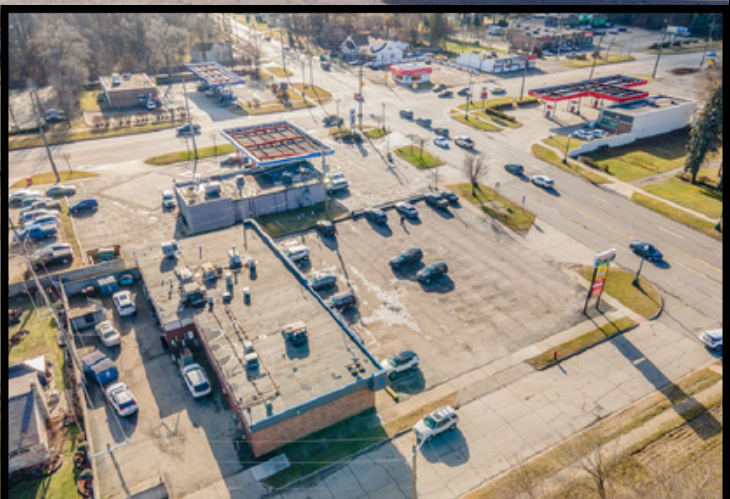
Coney Island pays \$3,500 in rent + \$500 in CAM monthly for a total of \$4,000 monthly rent. Their next increase after 6/1/27 is 6/1/32 for \$3,700 + \$500 CAM

Food Basket pays a flat \$2,800 in monthly rent

TENANT HISTORY AND FUTURE PLANS

———— All three tenants have already renewed their lease multiple times.

———— Hungry Howie's has notified plans of staying on site and is in talks for extension. Landlord wants to wait until lease it up for scheduled renewal for a higher increase.



Contact



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