



Investment Sale

IMPROVED PRICING

5532 Douglas Rd

TOLEDO, OH 43613

PRESENTED BY:

RAMI SEBAI

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VIDEO LINK

PROPERTY SUMMARY

5532 DOUGLAS RD

TOLEDO, OH 43613

OFFERING SUMMARY

SALE PRICE:	\$299,000
BUILDING SIZE:	3,588 SF
LOT SIZE:	0.15 Acres
PRICE / SF:	\$83.33
NOI:	\$40,056
CAP RATE:	13.4%

PROPERTY SUMMARY

IMPROVED PRICING: 3,588 SF, fully leased, mixed use building available for sale. Zoned Duplex Residence with Special Use Permits, allowing for numerous commercial uses. Building contains 2 units, first floor commercial unit and second floor apartment. Current tenants include Milestones Development Center Daycare and owners of Milestones Development Center. Situated just 1/4 mile south of Alexis Rd., a heavily trafficked main Toledo thoroughfare.



PROPERTY HIGHLIGHTS

- Excellent visibility and accessibility with extended curb cut along Douglas Rd.
- 12 parking spots, 6 in front lot, 6 in back, plus a garage
- Recent updates include: New flooring, newer flat roof, HVAC system, and water heater
- Landlord Responsibilities: Roof, parking lot, structure, HVAC repairs/replacement over \$750 per service
- Tenant Responsibilities: Interior repairs, snow plowing, landscaping, utilities, and HVAC repairs/replacement up to \$750 per service
- VPD's: Douglas Rd- 10,979 (25), W Alexis Rd- 20,815 (25)



**1ST FLOOR:
COMMERCIAL SPACE**



**2ND FLOOR:
APARTMENT**

PROPERTY DETAILS

SALE PRICE

\$299,000

LOCATION INFORMATION

STREET ADDRESS	5532 Douglas Rd
CITY, STATE, ZIP	Toledo, OH 43613
COUNTY	Lucas
MARKET	Toledo
SUB-MARKET	North Toledo
CROSS-STREETS	Roseview Drive/Douglas Rd

PROPERTY INFORMATION

PROPERTY TYPE	Mixed Use/Special Purpose
ZONING	10-RD6, Duplex Residence with Retail Structure Land Use and Daycare/Preschool Special Use Permits
LOT SIZE	0.15 Acres
APN #	2326014
LOT FRONTAGE	49 ft
LOT DEPTH	134 ft

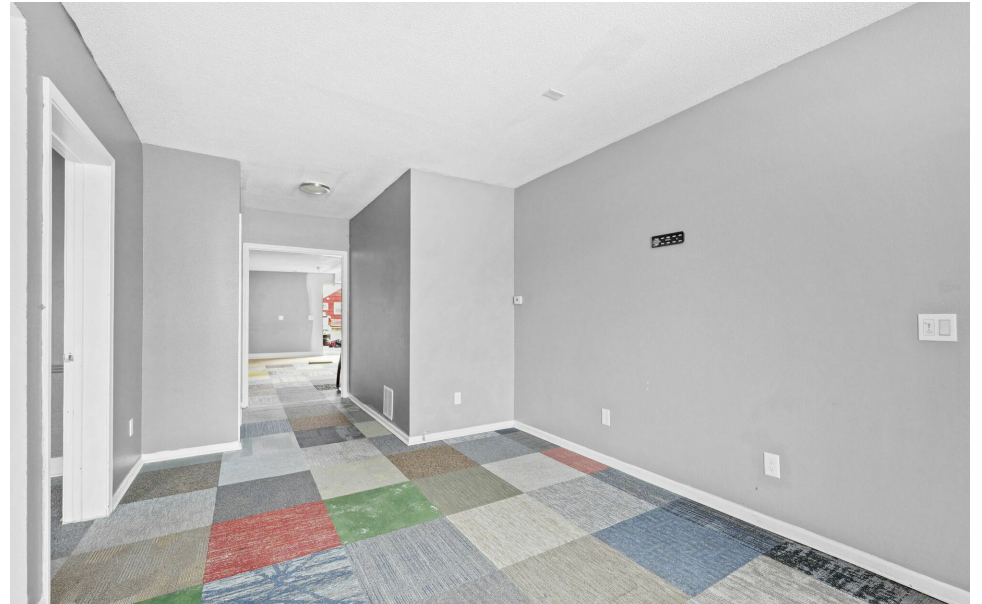
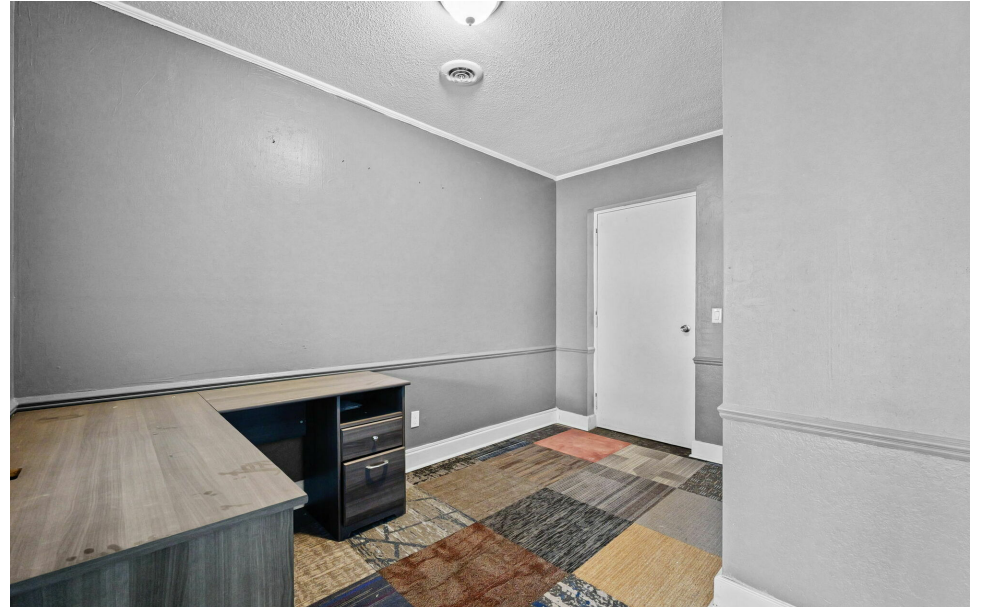
BUILDING INFORMATION

BUILDING SIZE	3,588 SF
TENANCY	Multiple
NUMBER OF FLOORS	2
YEAR BUILT/REVNOATED	1965/2021
ROOF	Pitched Asphalt Over Building, Flat Over Garage
WALLS	Drywall
CEILINGS	Drywall
FLOOR COVERINGS	Vinyl Plank
EXTERIOR WALLS	Siding
HVAC	GFA
RESTROOMS	3 Total: 1st Floor, 2 & 2nd Floor, 1
PARKING	12 Total: Surface, 6 & Garage, 6

TENANT/LEASE INFORMATION

DOWNSTAIRS COMMERCIAL: 2,436 SF	Milestones Development Center Daycare: 5 Year Term + 5 Year Renewal, NNN
UPSTAIRS APARTMENT: 1,152 SF	Operators of Milestones Development Center: 5 Year Term + 5 Year Renewal, NNN

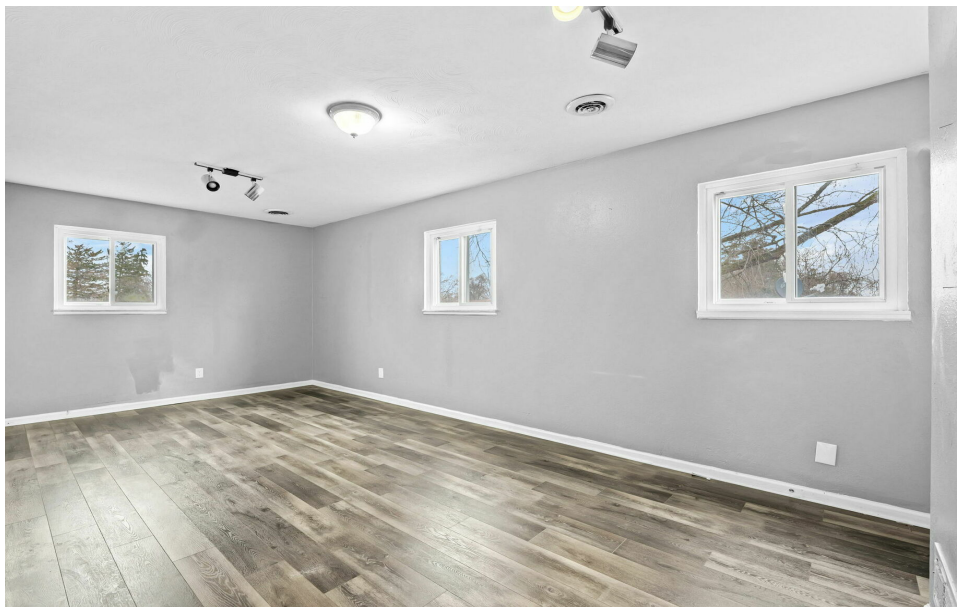
1ST FLOOR SUITE PHOTOS



1ST FLOOR SUITE PHOTOS 2



2ND FLOOR APARTMENT PHOTOS



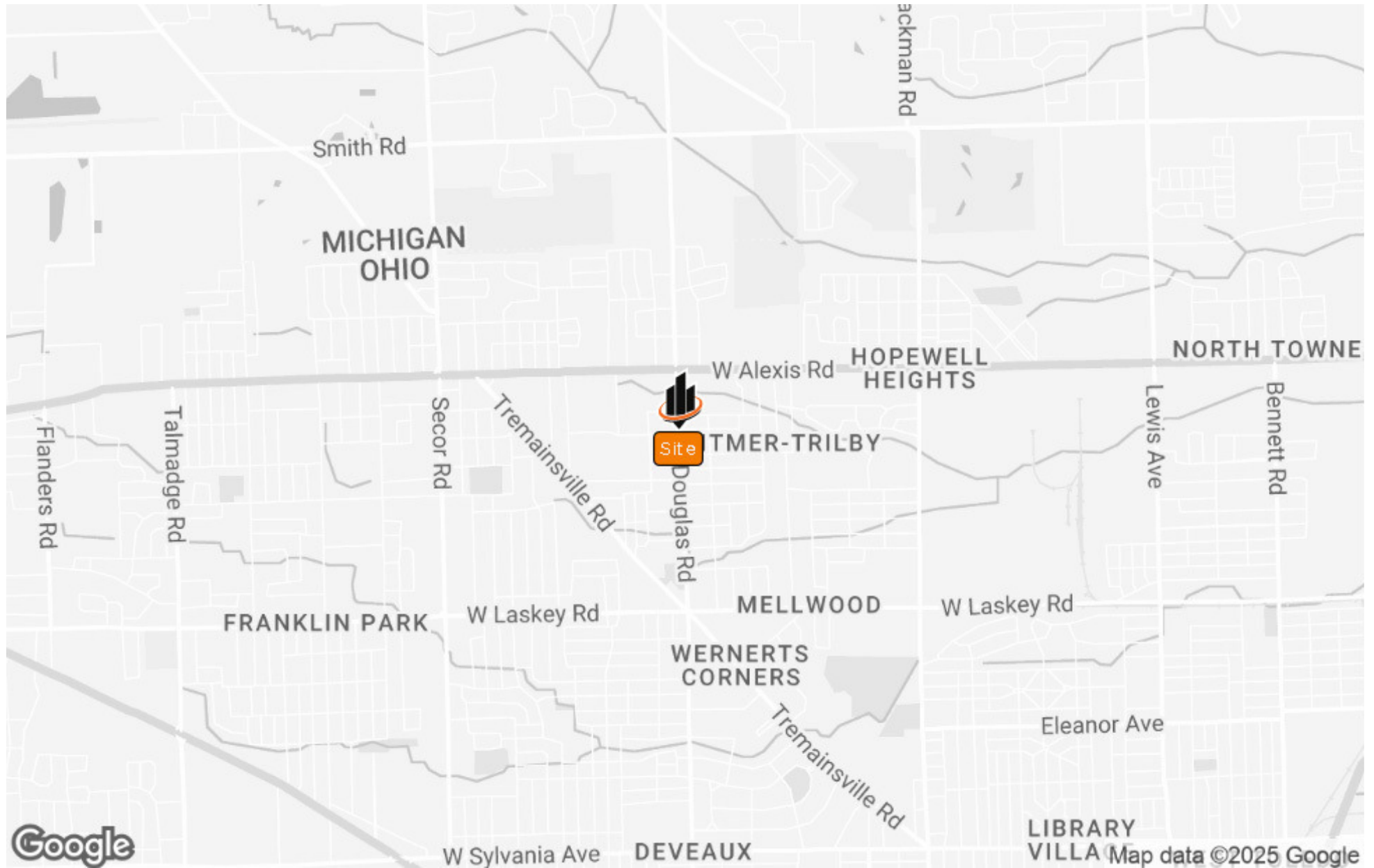
UNDERWRITING

Gross Rent	\$43,056	
Annual NNN Reimbursement	\$9,486	
Effective Gross Income	\$52,542	
Property Management		\$0
Property Insurance		\$3,697
Real Estate Taxes		\$4,289
Repairs & Maintenance		\$3,000
Water		\$1,500
Utilities/Snow/Landscape		Tenant Pays Directly
Total Expenses		\$12,486
NOI	\$40,056	
Sale Price	\$299,000	
Cap Rate	13.40%	

RETAILER MAP



LOCATION MAP

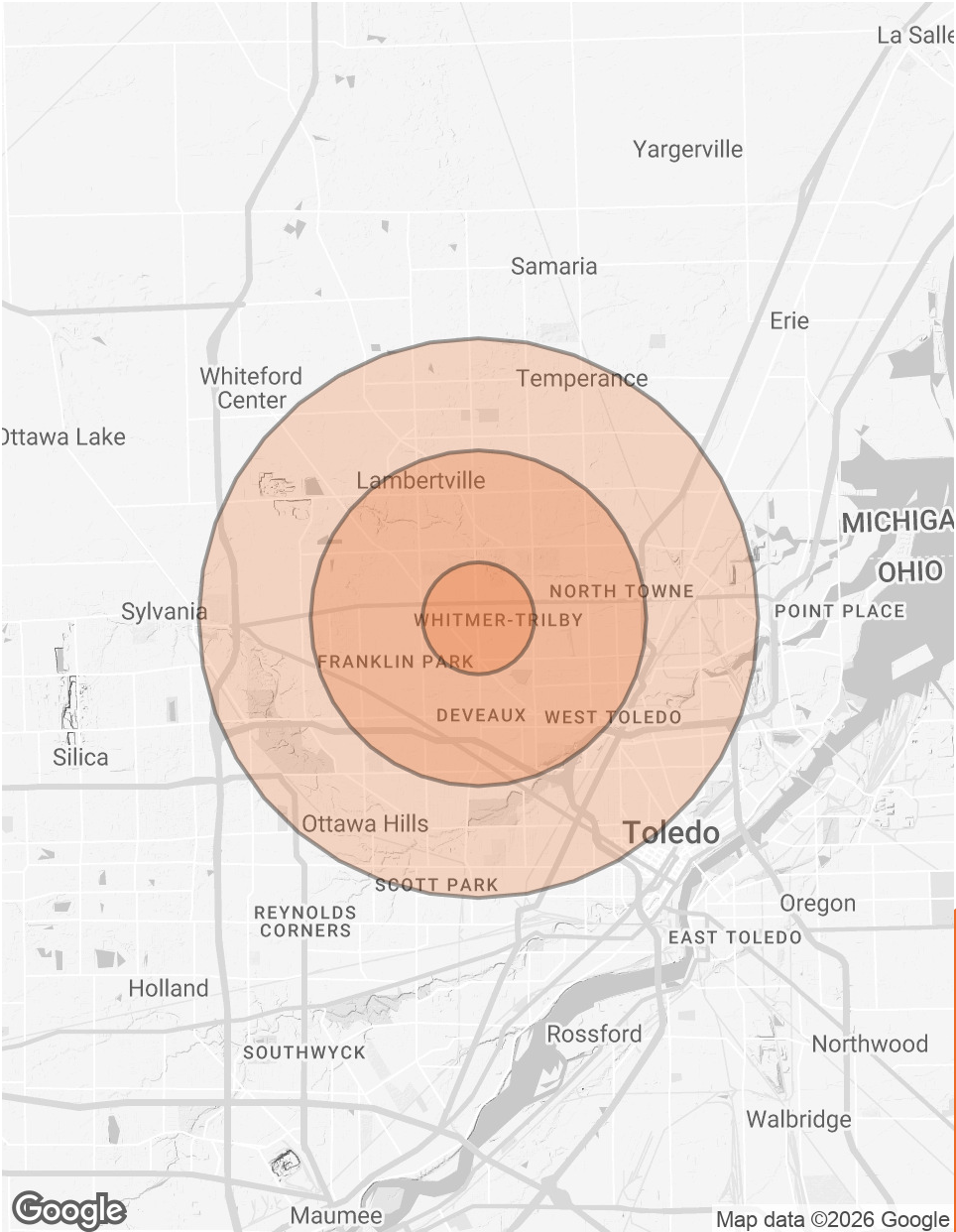


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	14,789	97,604	180,068
AVERAGE AGE	39	40	40
AVERAGE AGE (MALE)	38	39	39
AVERAGE AGE (FEMALE)	40	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,440	42,735	76,763
# OF PERSONS PER HH	2.3	2.3	2.3
AVERAGE HH INCOME	\$76,214	\$75,760	\$77,416
AVERAGE HOUSE VALUE	\$154,274	\$167,263	\$180,237

2020 American Community Survey (ACS)





IMPROVED PRICING

Collective Strength, Accelerated Growth

1300 JEFFERSON AVENUE,
SUITE 064
TOLEDO, OH 43064



SVN-ACRE.COM