



JENKINS INDUSTRIAL / COMMERCIAL

5501 Orange Avenue, Fort Pierce, FL 34947

SALE

INVESTMENT OVERVIEW

Price	\$5,750,000
Price per SF	\$6.60
CAP Rate	4.5%-
Cash-on-Cash Return (yr 1)	3-%
Total Return (yr 1)	-

OPERATING DATA

Gross Scheduled Income	146685-
Other Income	25200-
Total Scheduled Income	.02-
Vacancy Cost	-
Gross Income	171485-
Operating Expenses	28998-
Net Operating Income	142487-
Pre-Tax Cash Flow	142487-

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