

WATSON & WATSON INC.
REALTORS

CVS LEASED FACILITY LAKELAND, FLA. PRIME CORNER LOCATION



PROPERTY FEATURES

BASE AREA 11,116 SF
BUILT 2001
ACREAGE 1.356
MAJOR INTERSECTION
MEMORIAL BLVD.
TRAFFIC LIGHT
SUBLEASED FOR SCHOOL

INCOME & SELLING

LEASED TO CVS WITH 13 YEARS
REMAINING ON THE INITIAL LEASE
TERM PLUS 2-5 YR OPTIONS
ANNUAL INCOME \$315,070 NNN
CAP RATE 7.5%
PRICE \$4.2
EST. REMAINING INCOME
\$ 3.937 NNN FROM
JULY 2008 TO 2021

MORTGAGE INFORMATION

LOCKED INTEREST RATE 6.19%
BALANCE \$2.185
PAYABLE \$188,918 P/I
BALANCE OF TERM 7 + - YEARS
ASSUMPTION IS REQUIRED
ASSUMPTION BASED ON THE
REVIEW OF THE PURCHASER FEES,
PREP & UNDERWRITING FEES

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