

LEASE DETAILS - RENT ROLL - PRICING DATA
205 ZEAGLER DRIVE, PALATKA, FL 32177

Unit	Size	Tenant	Term	Start Date	End Date	Rent/sq ft	Annual Rent	CAM	Rent/Month +CAM + TAX
LANDLORD PROVIDED									
201	1500								\$ -
202	1200	Paley	2	11.1.2021	10.31.2024	15.95	\$ 19,139.40	\$ -	\$ 1,698.62
203	1650	Northland Hearing	3	6.1.2021	5.31.2024	11	\$ 18,150.00	\$ -	\$ 1,610.81
302	2150	Greenwater	3	8.1.2012	12/31/2024	13.25	\$ 28,487.50	\$ -	\$ 2,528.27
303	1350	Greenwater	3	2.1.2016	12/31/2024	13.25	\$ 17,887.50	\$ -	\$ 1,587.52
401	3375	Kindred	5	5/1/2022	4/30/2027	16.175	\$ 54,590.63	\$ -	\$ 4,844.92
501	1664								\$ -
Total	12889						\$ 138,255.03		\$ 12,270.13
UNITS 101, 301, 501 & 501 ALSO WILL PAY CAM CHARGES NOT SHOWN HERE									
Unit	Notes								
201	vacant								
501	SOLD								
TAX ROLL INFORMATION									
201	1380	VACANT				12.50			\$ -
202	1560	Paley	2	11.1.2021	10.31.2024	12.27	\$ 19,139.64	\$ -	\$ 1,698.64
203	1380	Northland Hearing	3	6.1.2021	5.31.2024	13.15	\$ 18,150.04	\$ -	\$ 1,610.82
302	2226	Greenwater	3	8.1.2012	12/31/2024	12.80	\$ 28,487.46	\$ -	\$ 2,528.26
303	1350	Greenwater	3	2.1.2016	12/31/2024	13.25	\$ 17,887.50	\$ -	\$ 1,587.52
401	3450	Kindred	5	5/1/2022	4/30/2027	15.82	\$ 54,590.73	\$ -	\$ 4,844.93
501	1624	SOLD							\$ -
Total	12970						\$ 138,255.36		\$ 12,270.16
PRICING ANALYSIS									
SIZE	UNIT	RENT	CAM	PTAX	INS/Other Exp	NET			SUGGESTED NEW LIST
1380	201	\$ 17,250.00	\$ 648.60	\$ 2,980.80	\$ 1,035.00	\$ 12,585.60			\$ 177,900.00
1560	202	\$ 19,139.64	\$ 733.20	\$ 3,369.60	\$ 1,170.00	\$ 13,866.84			\$ 194,900.00
1380	203	\$ 18,150.04	\$ 648.60	\$ 2,980.80	\$ 1,035.00	\$ 13,485.64			\$ 189,900.00
2226	302	\$ 28,487.46	\$ 1,046.22	\$ 4,808.16	\$ 1,669.50	\$ 20,963.58	IN CONTRACT		\$ 294,900.00
1350	303	\$ 17,887.50	\$ 634.50	\$ 2,916.00	\$ 1,012.50	\$ 13,324.50	IN CONTRACT		\$ 186,900.00
3450	401	\$ 54,590.73	\$ 1,621.50	\$ 7,452.00	\$ 2,587.50	\$ 42,929.73			\$ 599,900.00
1624	501	\$ -	\$ -	\$ -	\$ -	\$ -	IN CONTRACT		\$ -
12970		\$ 155,505.36	\$ 5,332.62	\$ 24,507.36	\$ 8,509.50	\$ 117,155.88			\$ 1,644,400.00
LESS UN 201 THAT IS VACANT FOR NOW:									
\$ -									
UNITS ONLY PRICE PER 5/13/2022:									
\$ 1,466,500.00									
EXTRA LAND ONLY PRICE 1.83 Acres +/- Extra Land:									
\$ 399,900									
TOTAL PRICE PER 5/13/2022:									
\$ 1,910,395.00									
LIST AT>>>>>>									\$1,899,900