

BECKER PROFESSIONAL BUILDING

BECKER, MN

6,880 SF INVESTMENT SALE



Becker Professional Building is a 6,880 sf building built in 1994 that is in good condition. It serves the Becker Professional area well and is 97% occupied. The building is well built and the roof is less than 5 years old. The property has substantial off street parking and is a secure building. The property also has updated HVAC. The property is 2 stories with multiple bathroom and kitchen facilities.

INVESTMENT HIGHLIGHTS

- Stable center at 97% occupancy
- Multiple tenants to reduce risk
- Long term tenants
- Located in charming Becker MN
- 1994 construction with newer roof
- 2 story building
- Newer parking/curbs and sidewalks



INVESTMENT SUMMARY

| | |
|---------------------|---------------|
| Price | \$959,000 |
| Down Payment (25%) | \$239,750 |
| Building Area (SF) | Approx. 6,880 |
| Price/SF | \$139 |
| Capitalization Rate | 6.14% |
| Type of Ownership | Fee Simple |

FINANCING

| | |
|----------------------|--------------|
| Loan Amount | \$719,250 |
| Loan Type | Proposed New |
| Interest Rate | 4% |
| Amortization (Years) | 25 |
| Terms (Years) | 5 |
| Loan to Value | 75% |

PRO FORMA

| INCOME | CURRENT |
|--|----------|
| New Operating Income (in-Place w/o Vacancy Factor) | \$58,897 |
| Debt Service | \$45,557 |
| Debt Coverage Ratio | 1.27 |
| Net Cash Flow After Debt Service | \$12,223 |

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