

10901 US 441, Belleview, FL

Annie's Plaza

8 Units

The Smoke Shop 10195	Lease 01/01/23 to 12/31/2025 Currently paying \$2,500 per month	1,500 SF
441 Liquors 10913	Lease 08/31/23 to 09/30/2025 Currently paying \$3,000 per month	1,500 SF
Singh Realty 10911	This is the owner of the property Currently paying no lease	1,000 SF
Glam Belle Hair Bair 10907 10909	Lease 07/01/2021 to 06/30/2031 This is the wife of the owner – currently not paying lease The lease is for \$1,500 per month	2,000 SF
Morena Bar & Grill 10901	Lease 08/01/2024 to 07/31/2027 The lease is for \$3,000 per month He paid the security fee and started renovations; however, the owner Has not seen him at the property lately.	1,500 SF
The other two units are currently empty. They usually lease for \$2 SF		
10905	1,000 SF	Currently Vacant
10903	1,500 SF	Currently Vacant

All leases are triple net leases.

Expenses associated with the property

Lawn Care

Electric – Each unit is responsible for their own electric costs

Water - Each unit is responsible for their own water costs

Taxes - \$10,922 per year

Insurance - \$12,000 per year