



# FOR SALE COMMERCIAL PORTFOLIO



**OFFERED AT \$2,500,000**

**2415 & 2419 S BABCOCK STREET MELBOURNE, FL 32901**

**FHRM Commercial**, serving as the exclusive agent, is delighted to present the opportunity to purchase two **multi-tenant buildings**.

This property has a total of 7 tenants located in 7,290 SF & 6,400 SF Side By Side Buildings and 6,000 SF of Lower Level Rental Space.

Distinguished Monument  
Signage for Tenants



## PROPERTY FEATURES

- Convenient to Melbourne Airport, Downtown Melbourne, 192, US-1 and Just North of Florida Tech
- Brick and Stucco Professional Buildings with Office & Professional Services Tenants
- A Total of 7 Tenants with Modified Gross Leases
- High Daily Traffic Counts of 28,222
- Well Maintained

Exclusively Listed by: FHRM Commercial



Rick Bertel 321-961-1559  
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Kayla Campbell 904-708-4221  
KaylaCampbellRealEstate@gmail.com

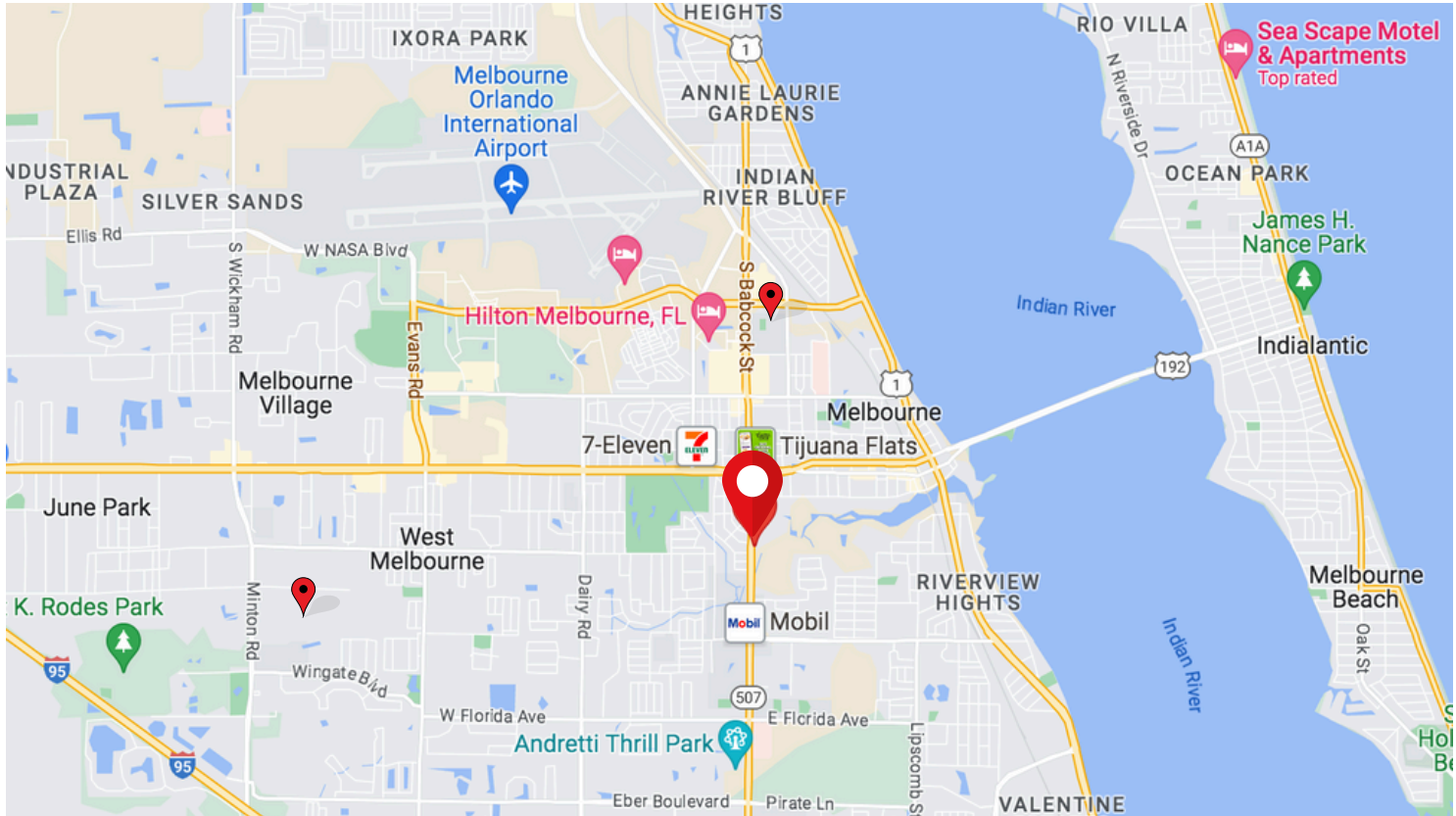
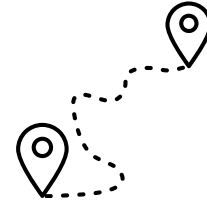


# LOCATION

2415 & 2419 S BABCOCK STREET MELBOURNE, FL 32901



**Convenient to Melbourne Airport, Downtown  
Melbourne, 192, US-1 and Just North of Florida  
Tech**



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# FINANCIALS

2415 &amp; 2419 S BABCOCK STREET MELBOURNE, FL 32901



11:17 AM  
08/01/23  
Cash Basis

## Babcock Brick LLC Profit & Loss July 2023

Jul 23	Jan - Jul 23
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### Ordinary Income/Expense

#### Income

##### Rental Income

##### 2415 Rental Income

2415-Suite B	5,846.84	40,927.88
2415-Suite E	2,086.00	13,560.00

<b>Total 2415 Rental Income</b>	<b>7,932.84</b>	<b>54,487.88</b>
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##### 2419 Rental Income

2419-Suite A	0.00	9,265.50
2419-Suite B	1,570.88	9,372.02
2419-Suite C	2,928.75	20,501.25
2419-Suite D	1,600.00	11,200.00
2419-Suite E	1,065.00	7,390.00

<b>Total 2419 Rental Income</b>	<b>7,164.63</b>	<b>57,728.77</b>
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##### Total Rental Income

<b>15,097.47</b>	<b>112,216.65</b>
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#### Total Income

<b>15,097.47</b>	<b>112,216.65</b>
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#### Expense

Advertising and Promotion	0.00	214.00
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Bank Service Charges	3.00	21.00
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Business Licenses & Permits	0.00	138.75
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Insurance Expense	0.00	16,853.32
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Interest Expense	4,157.03	29,290.14
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Legal Expense	0.00	3,318.00
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Professional Fees	225.00	1,100.00
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Repairs and Maintenance	0.00	13,244.79
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Subcontractors	2,610.00	12,146.00
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Supplies	0.00	118.66
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#### Taxes

Sales Tax - 2415	410.06	3,242.46
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Sales Tax - 2419	518.24	3,466.05
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<b>Total Taxes</b>	<b>928.30</b>	<b>6,708.51</b>
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Utilities	708.15	4,002.95
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#### Total Expense

<b>8,631.48</b>	<b>87,156.12</b>
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#### Net Ordinary Income

<b>6,465.99</b>	<b>25,060.53</b>
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Sunrise Bank Loan Principal Payment	2,591.03	17,946.28
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#### Net Income

<b>3,874.96</b>	<b>7,114.25</b>
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**Updated January 2024**

**\*Updated Lease Rates per Unit\***

2415 Suite B \$5,846.84

2415 Suite E \$2,086.00

2419 Suite A: 1,458.33

2419 Suite B: \$1,570.88

2419 Suite C: \$2,928.75

2419 Suite D: \$1,600.00

2419 Suite E: \$1,065.00

### Additional Unit

Pending Lease: 6,000 SF Lower Level  
Basement at \$9 PSF \$4,500 per month

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