



# THE DEPOT

4 WEST OAK STREET  
ARCADIA, FL 34266

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# 1 PROPERTY INFORMATION

4 West Oak Street  
Arcadia, FL 34266



# Property Summary



## OFFERING SUMMARY

Sale Price:	\$925,000
Cap Rate:	8.41%
NOI:	\$77,773
Lot Size:	0.44 Acres
Year Built:	1911
Building Size:	8,183 SF
Renovated:	2004
Zoning:	B-2
Market:	De Soto County
Submarket:	Arcadia
Traffic Count:	8,500
Price / SF:	\$113.04

## PROPERTY OVERVIEW

Cash to Seller  
Seller may finance for well qualified buyer with significant deposit.

## PROPERTY HIGHLIGHTS

- 8.5 CAP Rate
- NNN Leases
- Below Market Rents Provide Return Growth Opportunity



# Property Description



## PROPERTY OVERVIEW

Cash to Seller

Seller may finance for well qualified buyer with significant deposit.

## LOCATION OVERVIEW

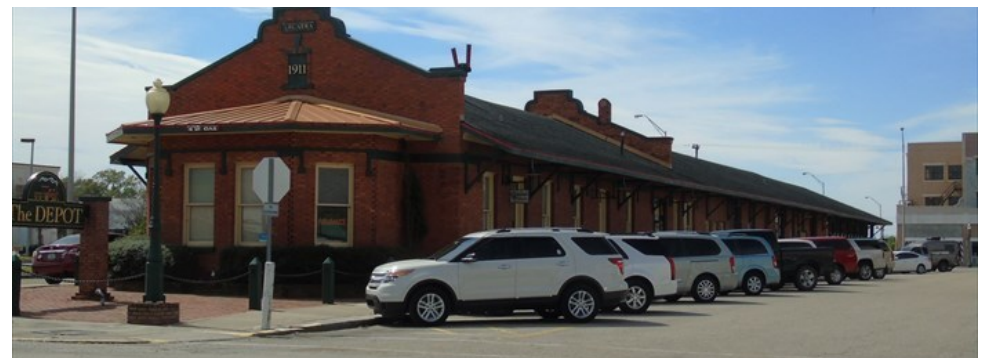
Located in the center of Historic Arcadia FL at the intersection of Oak and Magnolia streets, the train depot has been the beating heart of the city since 1911. Arcadia is in the early phase of a renaissance. The historically preserved buildings are being renovated and repurposed. Tourists and industry alike are discovering the convenience this geographic location offers and the charm of old Florida, all in one place. Population growth in Arcadia has been explosive and job growth is continuing to spur populations and economic growth. Walmart has recently opened a new regional distribution facility in Desoto County, allegiant airlines has purchased a golf course [for their exclusive SunSeeker resort in nearby Port Charlotte], and the Arcadia Rodeo has come to national prominence.



# Complete Highlights

## SALE HIGHLIGHTS

- 8.5 CAP Rate
- NNN Leases
- Below Market Rents Provide Return Growth Opportunity





## Additional Photos



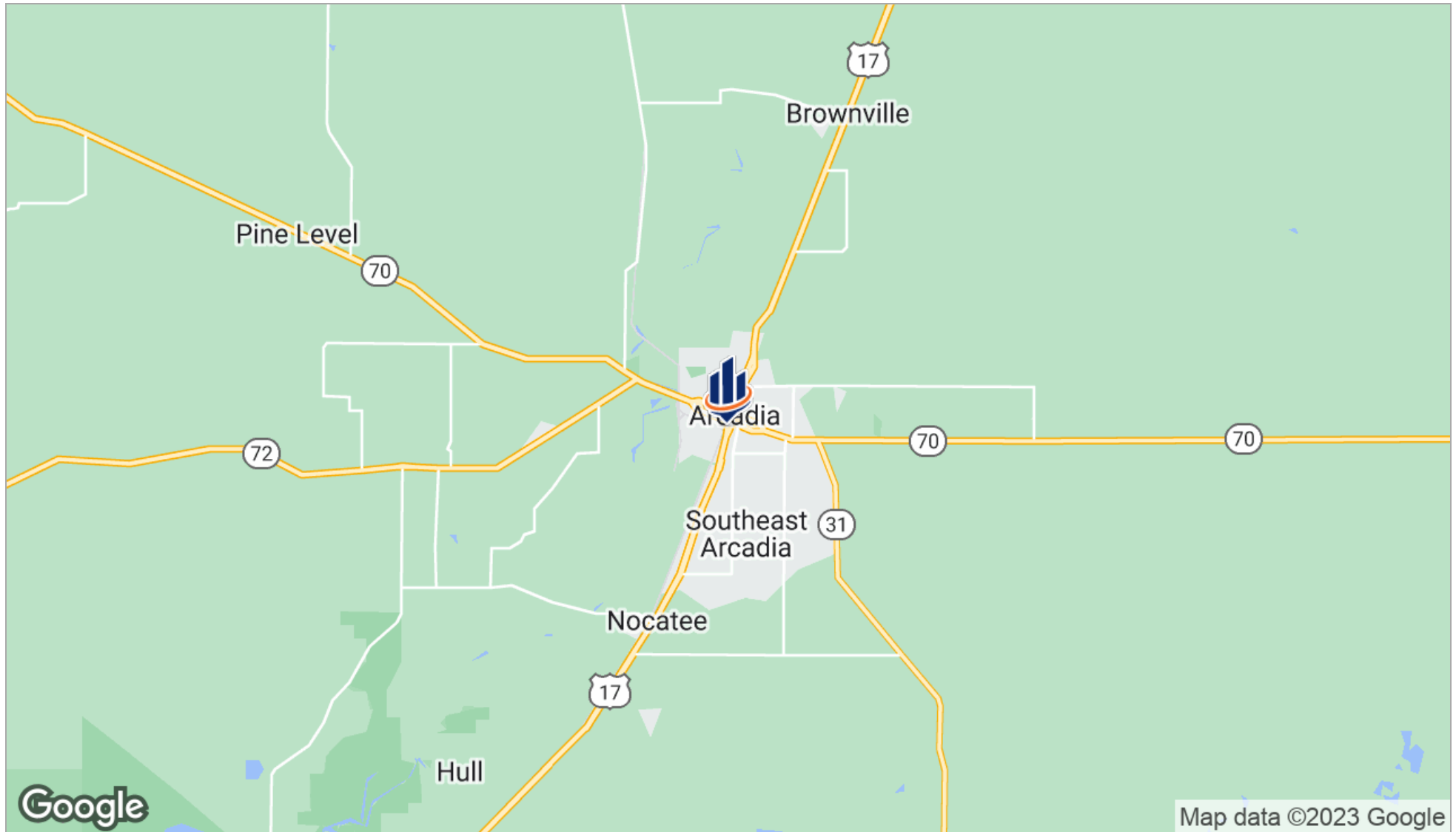


## 2 LOCATION INFORMATION

4 West Oak Street  
Arcadia, FL 34266



# Location Maps





# Aerial Map

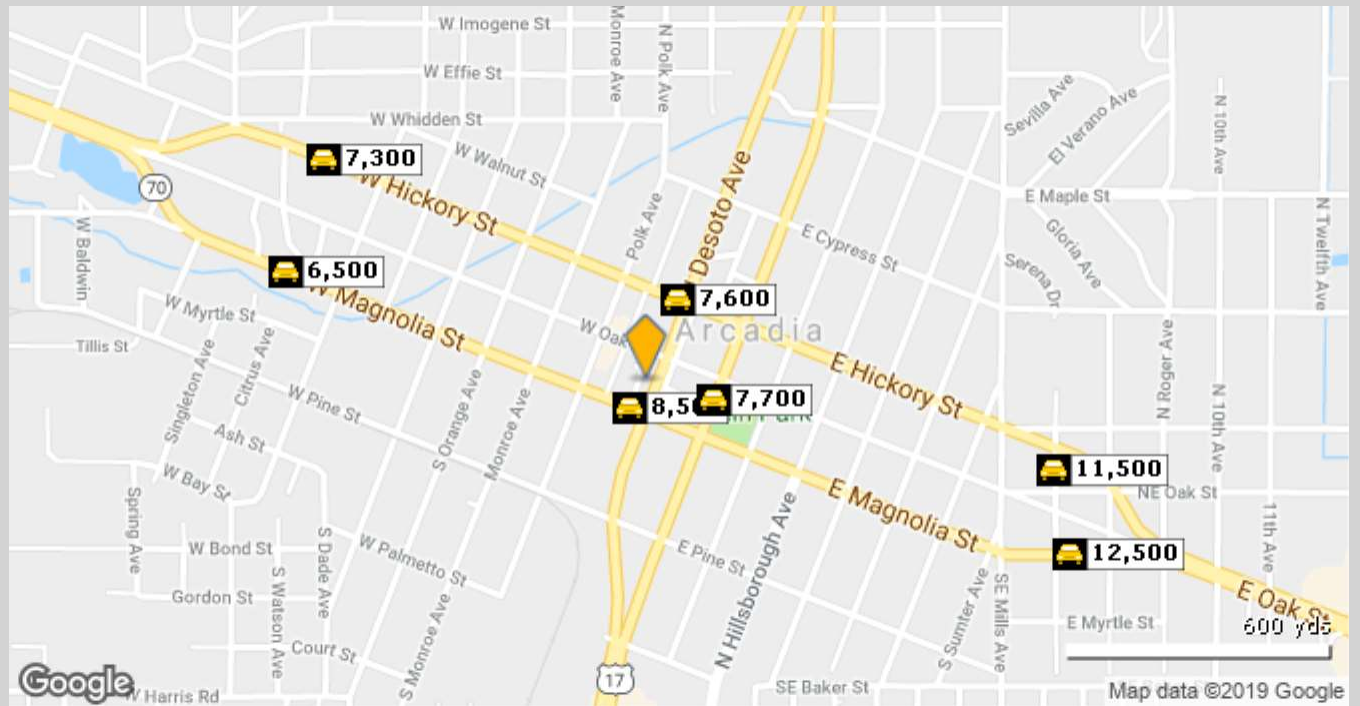




## Traffic Count Report

### The Depot 4 W Oak St, Arcadia, FL 34266

Building Type: **Class C Office**  
 Class: **C**  
 RBA: **8,183 SF**  
 Typical Floor: **8,183 SF**  
 Total Available: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: **-**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Magnolia St	W Magnolia St	0.00 NW	2017	8,500	MPSI	.04
2	Brevard Ave	Oak St	0.03 NE	2016	7,700	MPSI	.10
3	Brevard Ave	Oak St	0.03 NE	2017	7,700	MPSI	.10
4	Hickory St	N Desoto Ave	0.01 SE	2016	7,600	MPSI	.12
5	Hickory St	N Desoto Ave	0.01 SE	2017	7,600	MPSI	.12
6	W Magnolia St	Robinson Ct	0.04 NW	2017	6,500	MPSI	.50
7	W Hickory St	Palm Ave	0.05 NW	2017	7,300	MPSI	.52
8	Robert Ave	N Oak St	0.03 S	2017	11,500	MPSI	.55
9	E Magnolia St	Robert Ave	0.02 W	2016	12,500	MPSI	.60
10	E Magnolia St	Robert Ave	0.02 W	2017	12,500	MPSI	.60



# 3 FINANCIAL ANALYSIS

4 West Oak Street  
Arcadia, FL 34266



# Financial Summary

## INVESTMENT OVERVIEW

## THE DEPOT 4 W OAK STREET ARCADIA FL.

Price	\$925,000
Price per SF	\$113.04
CAP Rate	8.4%
Cash-on-Cash Return (yr 1)	8.41 %
Total Return (yr 1)	\$77,773
Debt Coverage Ratio	-

## OPERATING DATA

## THE DEPOT 4 W OAK STREET ARCADIA FL.

Gross Scheduled Income	\$78,108
Other Income	\$13,990
Total Scheduled Income	\$92,098
Vacancy Cost	\$0
Gross Income	\$92,098
Operating Expenses	\$14,324
Net Operating Income	\$77,773
Pre-Tax Cash Flow	\$77,773

## FINANCING DATA

## THE DEPOT 4 W OAK STREET ARCADIA FL.

Down Payment	\$925,000
Loan Amount	-
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-

# Income & Expenses

INCOME SUMMARY	THE DEPOT 4 W OAK STREET ARCADIA FL.	PER SF
Gross Income	\$92,098	\$11.25
EXPENSE SUMMARY	THE DEPOT 4 W OAK STREET ARCADIA FL.	PER SF
Total Expenses	\$14,324	\$1.75
Gross Expenses	\$14,324	\$1.75
Net Operating Income	\$77,773	\$9.50



# 4 SALE COMPARABLES

4 West Oak Street  
Arcadia, FL 34266



# Subject Property

## 4 W Oak St - The Depot

Arcadia, FL 34266 Submarket



### PROPERTY

Type:	<b>Class C Office</b>
Yr Blt/Renov:	<b>1925</b>
Property Size:	<b>8,183 SF</b>
Stories:	<b>1</b>
Typical Floor:	<b>8,183 SF</b>

### LOCATION

Walk Score®:	<b>Somewhat Walkable (67)</b>
Transit Score®:	<b>Minimal Transit (0)</b>

### EXPENSES PER SF

Taxes:	<b>\$0.69/SF (2017)</b>
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### VACANCY

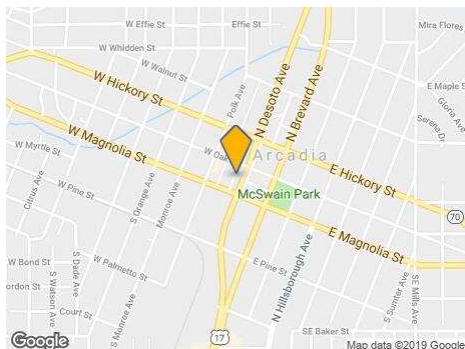
Current:	<b>0.0%</b>
Last Quarter:	<b>0.0%</b>
Year Ago:	<b>21.3%</b>
Peers:	<b>-</b>
Submarket 1-3 Star:	<b>0.0%</b>

### GROSS ASKING RENT PER SF

Current:	<b>\$8.00</b>
Last Quarter:	<b>\$8.00</b>
Year Ago:	<b>\$8.00</b>
Peers:	<b>-</b>
Submarket 1-3 Star:	<b>-</b>

### 12 MO. LEASING SF ACTIVITY

Subject Property:	<b>1,740</b>
Peers Total:	<b>0</b>
Peers Avg:	<b>-</b>
Submarket Total:	<b>0</b>
Submarket Avg:	<b>-</b>



### AVAILABLE SPACES

**Currently No Available Spaces**

### KEY TENANTS

Tenant	Industry	Floor	SF	# Emps	Move Date	Exp Date
Safe Place Rape Crisis Center	Personal Services	1st	950	-	Apr 2017	Mar 2019
Great Florida Insurance	Insurance	1st	930	4	Dec 2011	-
Mosaic	-	1st	930	-	Dec 2011	-
State Farm Insurance	Insurance	1st	930	6	Dec 2011	-
Great Florida Insurance	Insurance	1st	600	4	Jul 2016	-
Suncoast Chiropractic	Medical	1st	450	3	Jul 2016	-
City Vapor & E Cig III	Retailers/Wholesalers	1st	300	2	Jul 2016	-
Dow Realty	Real Estate	1st	300	2	Jul 2016	-
Dow Realty	-	1st	-	-	Nov 2013	-

— CoStar Research — Moving Out — Moving In — My Data — Shared Data



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#### Report Disclaimer

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The report contains information about Real Estate investment. The



3/12/2019

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Sale Comps

## 4 W Oak St - The Depot

8,183 SF Office Building

PREPARED BY



Ray Brunner

Commercial Specialist



# Arcadia Investment Trends

4 W Oak St - The Depot

Sale Comparables

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Avg. Cap Rate

-

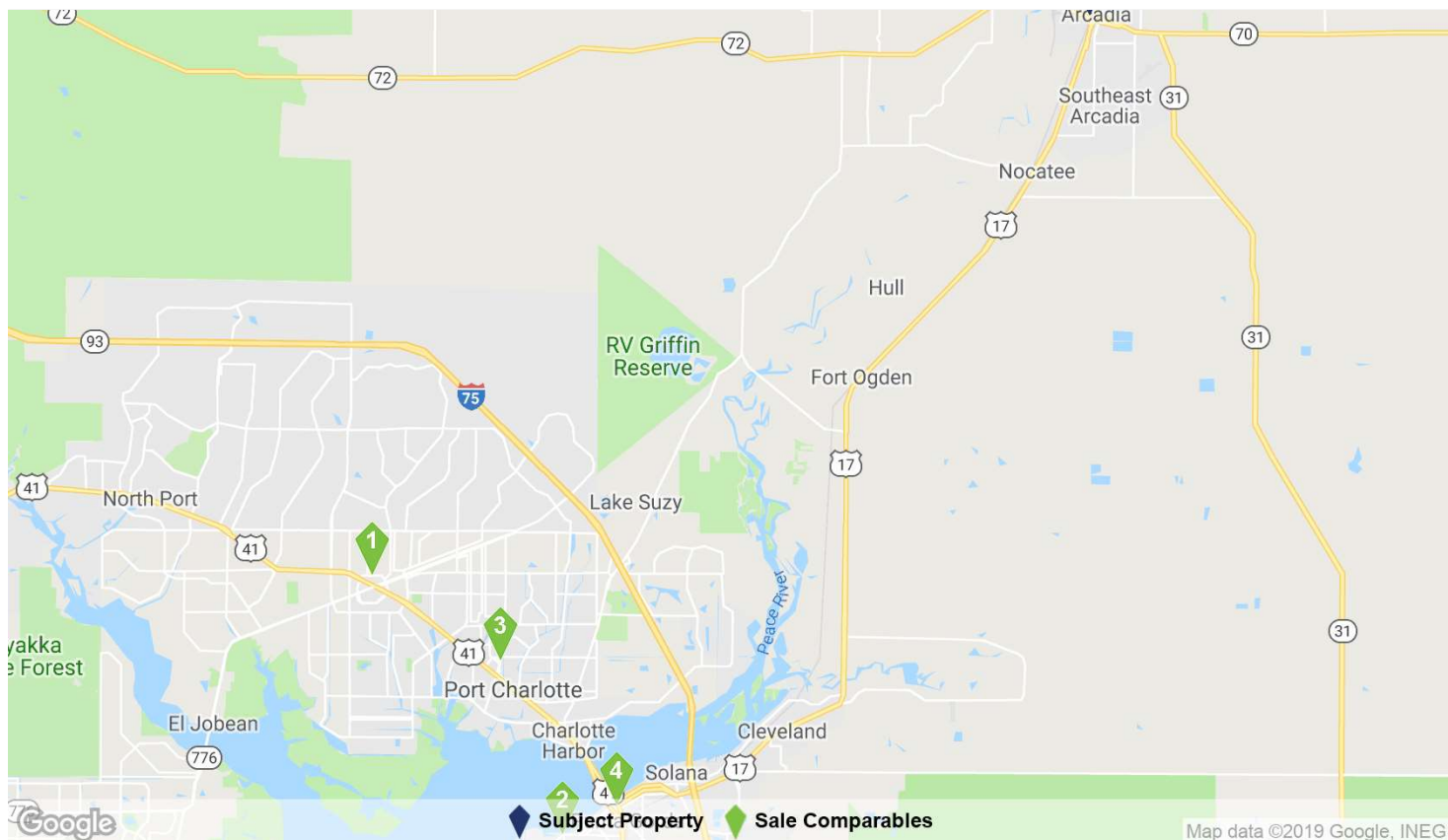
Avg. Price/SF

\$156

Avg. Vacancy At Sale

0%

## SALE COMPARABLE LOCATIONS

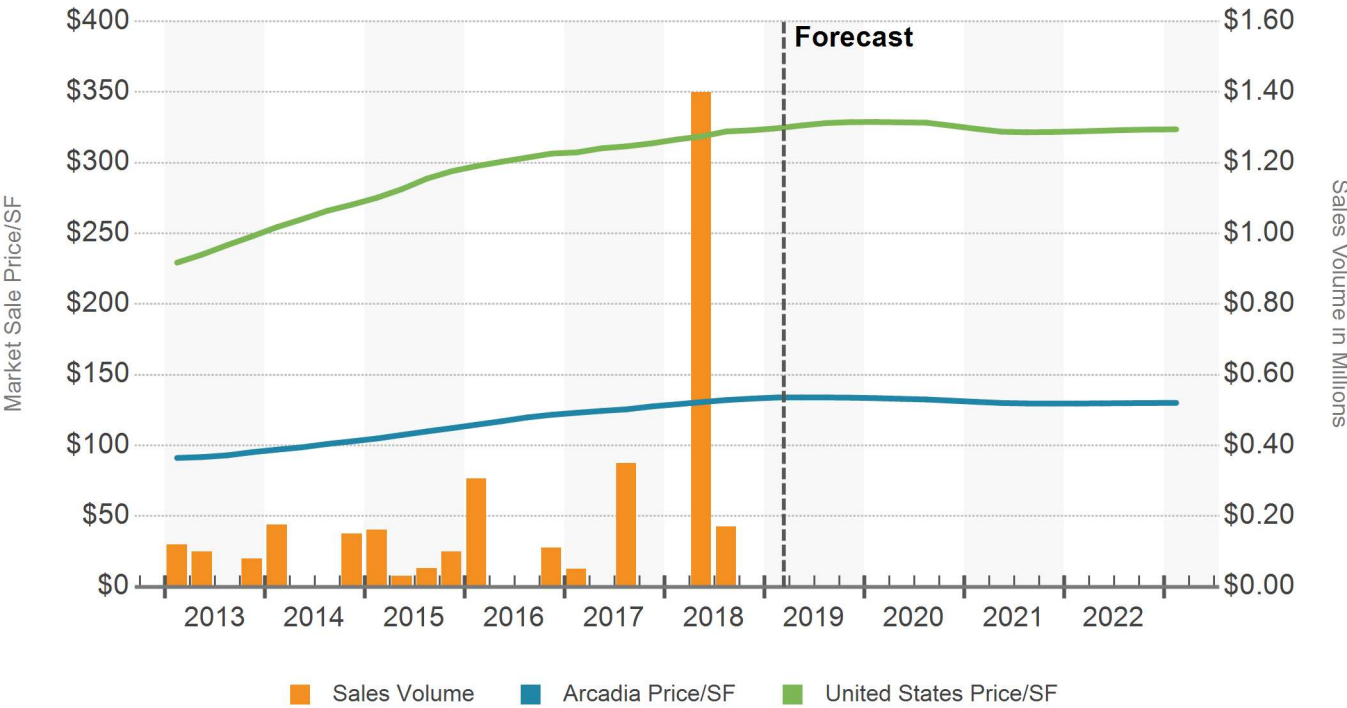


## SALE COMPARABLES SUMMARY STATISTICS

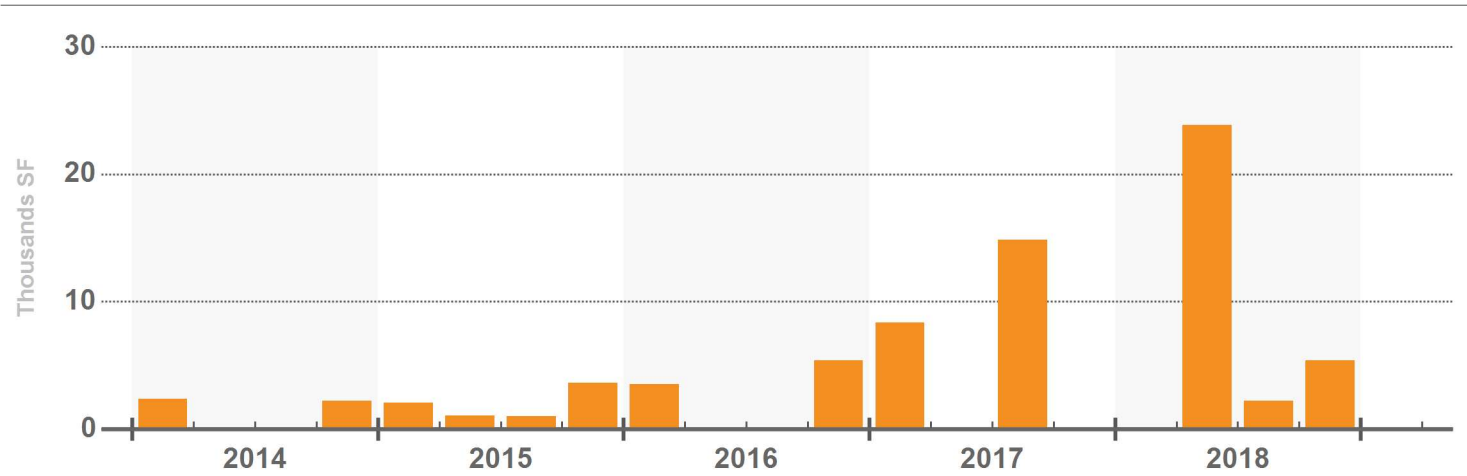
Sales Attributes	Low	Average	Median	High
Sale Price	\$1,200,000	\$1,440,000	\$1,380,000	\$1,800,000
Price Per SF	\$101	\$156	\$175	\$225
Cap Rate	-	-	-	-
Time Since Sale in Months	2.2	10.3	10.8	17.4
Property Attributes	Low	Average	Median	High
Building SF	5,324	9,209	9,166	13,182
Stories	1	1	1	1
Typical Floor SF	5,324	9,209	9,166	13,182
Vacancy Rate At Sale	0%	0%	0%	0%
Year Built	1990	1996	1997	1999
Star Rating	★ ★ ★ ★ ★	★ ★ ★ ★ ★ 2.3	★ ★ ★ ★ ★	★ ★ ★ ★ ★



SALES VOLUME & MARKET SALE PRICE PER SF

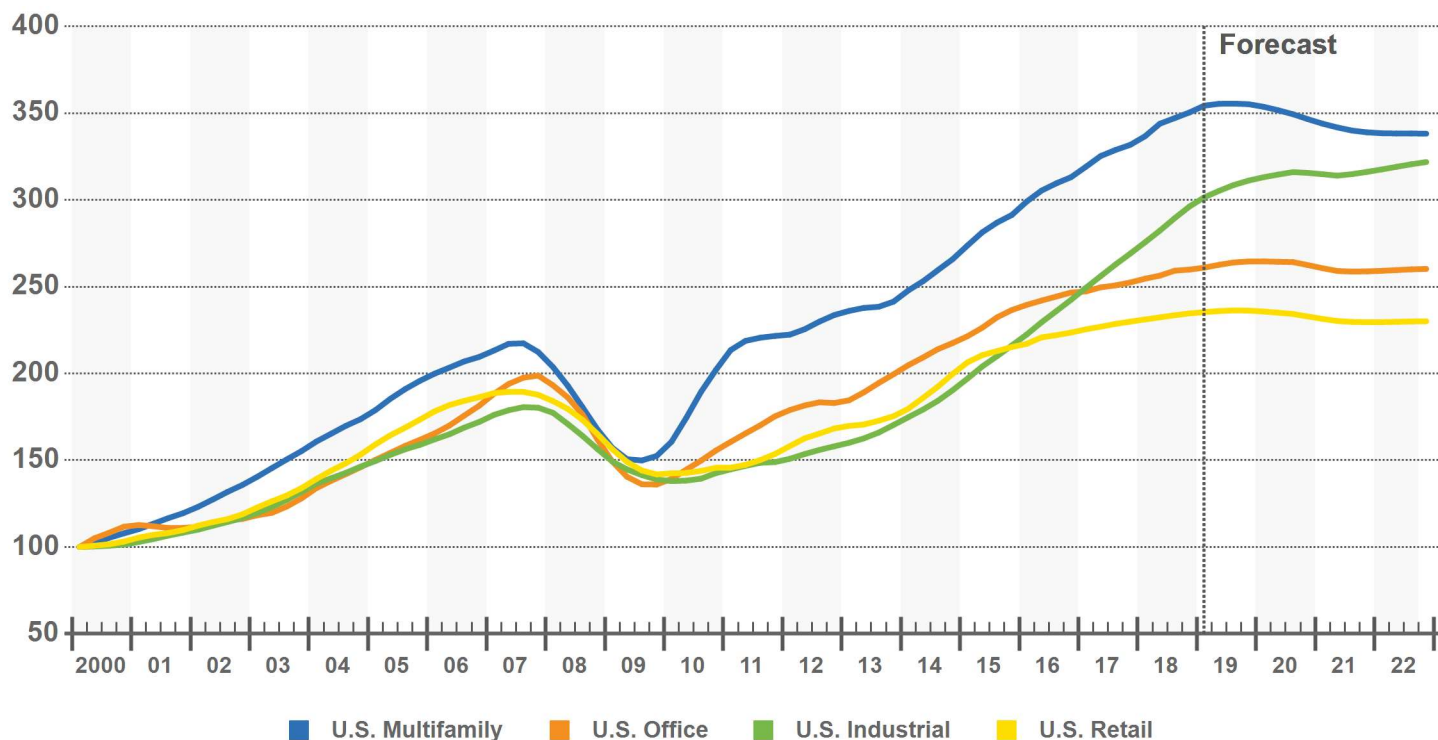


ARCADIA METRO SALES VOLUME IN SQUARE FEET

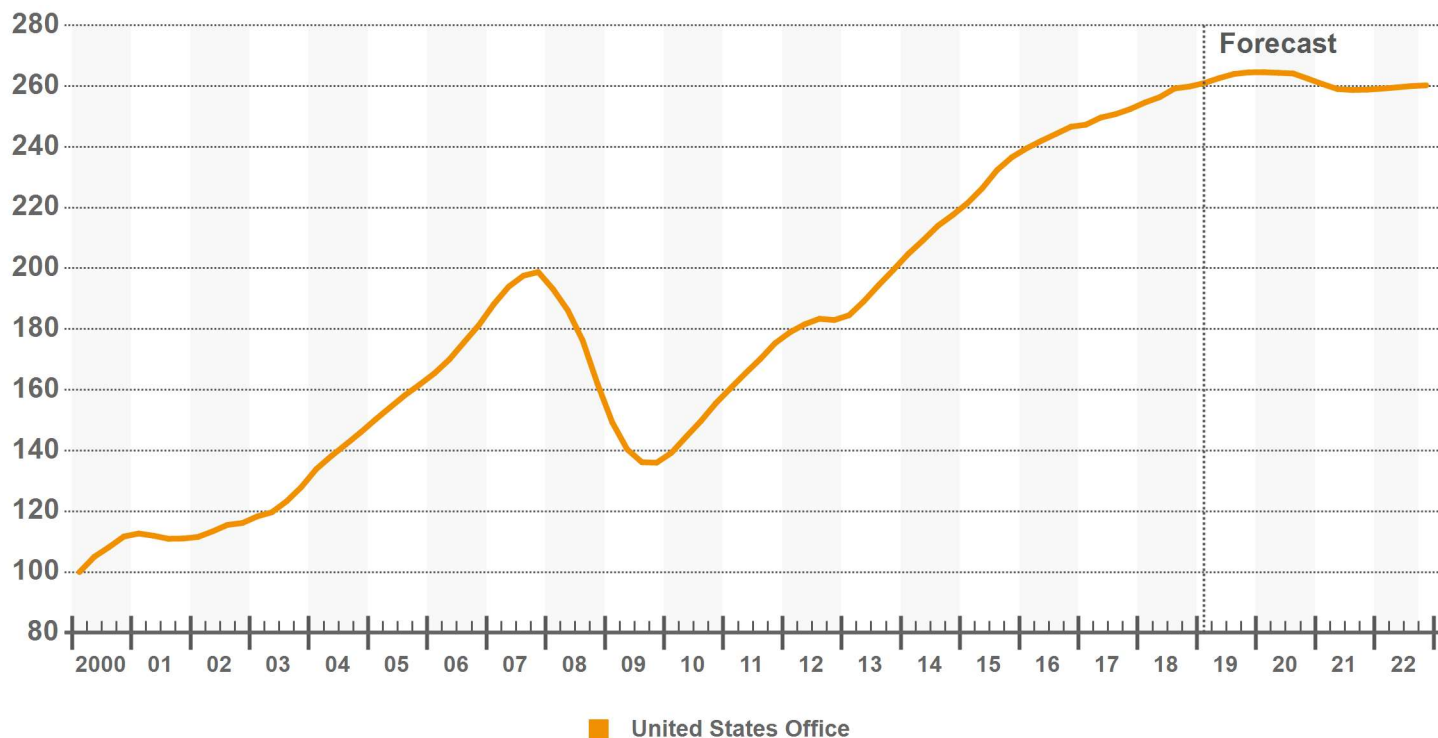




## NATIONAL PRICE INDICES



## REGIONAL OFFICE PRICE INDICES





# 5 RENT COMPARABLES

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Gross Asking Rent Per SF

**\$12.20**

Gross Starting Rent Per SF

**\$12.59**

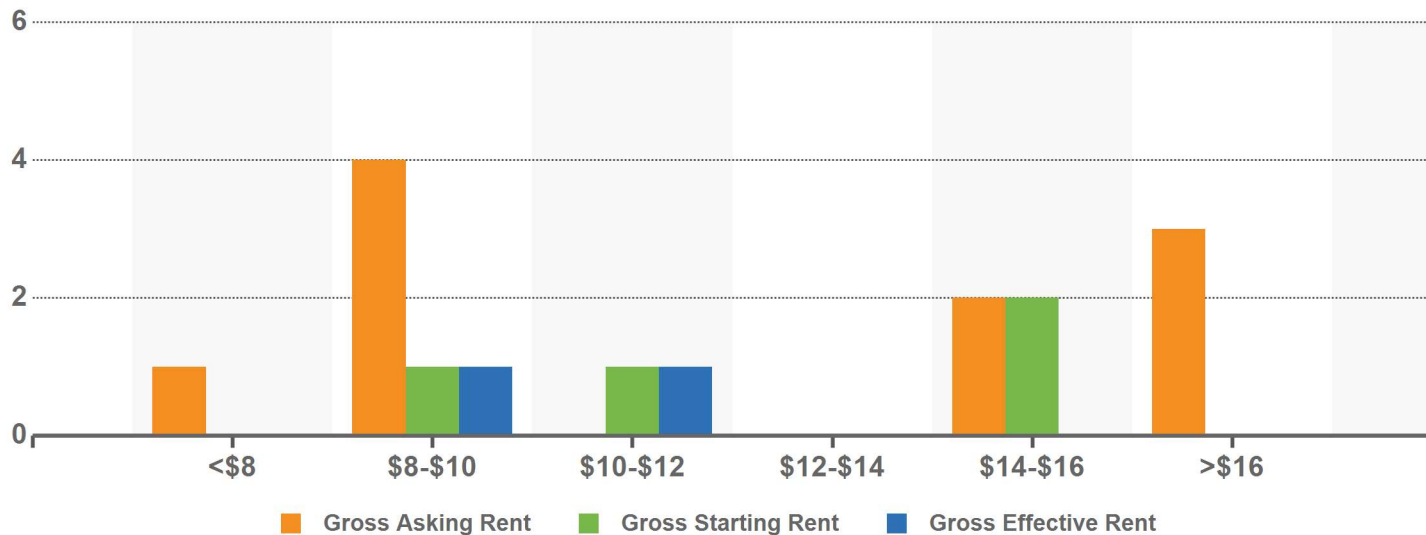
Gross Effective Rent Per SF

**\$10.48**

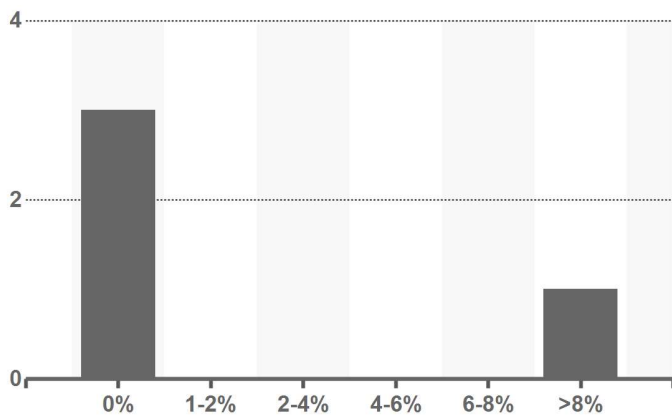
Avg. Months Free Rent

-

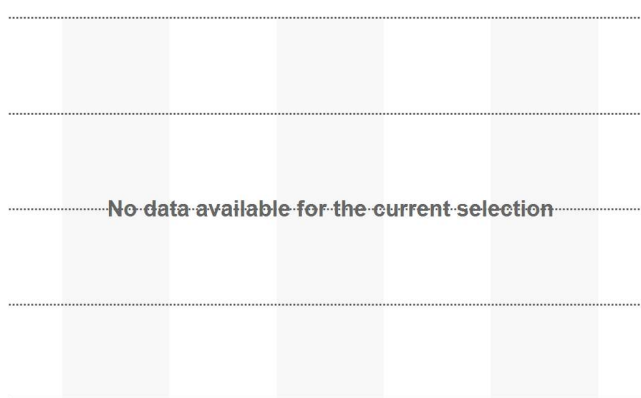
### DEALS BY GROSS ASKING, GROSS STARTING, AND GROSS EFFECTIVE RENT



### DEALS BY ASKING RENT DISCOUNT



### DEALS BY MONTHS FREE RENT





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# DEMOGRAPHICS

4 West Oak Street  
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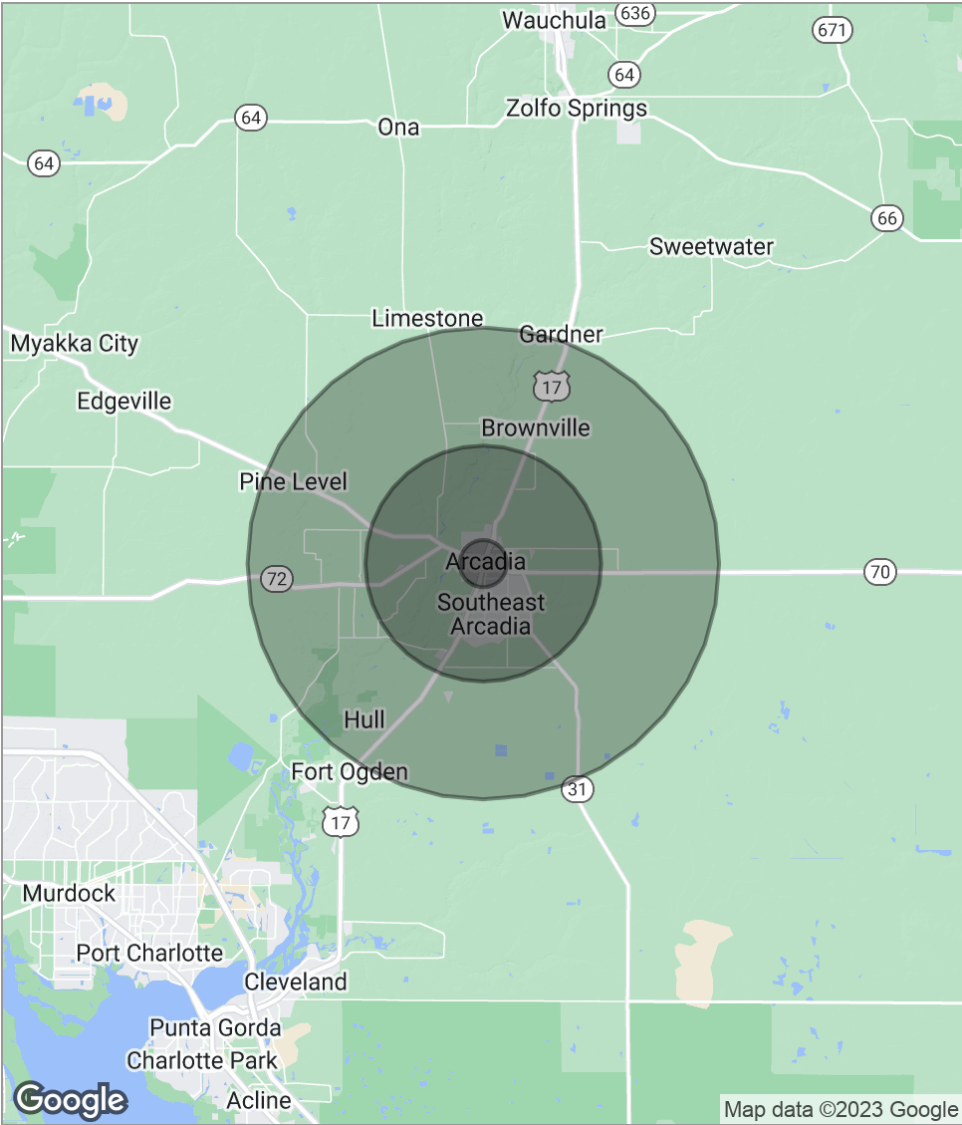


# Demographics Report

	1 MILE	5 MILES	10 MILES
Total population	2,586	17,413	25,885
Median age	32.2	33.3	35.3
Median age (male)	31.6	32.7	34.5
Median age (female)	34.5	35.3	37.6
Total households	782	5,282	7,758
Total persons per HH	3.3	3.3	3.3
Average HH income	\$40,784	\$41,788	\$43,908
Average house value	\$132,081	\$138,237	\$156,749

*\* Demographic data derived from 2020 ACS - US Census*

# Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,586	17,413	25,885
Median age	32.2	33.3	35.3
Median age [Male]	31.6	32.7	34.5
Median age [Female]	34.5	35.3	37.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	782	5,282	7,758
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\* Demographic data derived from 2020 ACS - US Census



# 7 ADVISOR BIOS

4 West Oak Street  
Arcadia, FL 34266



# Advisor Bio & Contact 1

## RAY BRUNNER

### Senior CRE Advisor

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#501  
Port Charlotte, FL 34321  
T 415.608.1942  
C 415.608.1942  
ray.brunner@svn.com

## PROFESSIONAL BACKGROUND

Ray Brunner's career covers over forty years in Senior Management positions, real estate leasing and development. Most notably GAP Stores where he held various positions including VP of Merchandising & Design and General Manager of GAP KIDS, Esprit Europe where he was President of European Retail operations and oversaw the development and roll out of company owned retail stores, Adidas America where he served as President of retail operations and executed a retail roll out for company owned stores, Eddie Bauer where he was VP of Real Estate and Store Operations, and DWR where he was a member of the founding team and served as President and CEO. His background provides an in-depth understanding of land and building acquisition for both retail locations and distribution facilities. He is considered an expert at retail site selection and growth strategies.

In the last three years he has transacted over \$30,000,000 in business and currently manages over \$70,000,000 in active listings.

## EDUCATION

Education: Attended Western Connecticut State College and did his graduate work at UCLA.

## MEMBERSHIPS & AFFILIATIONS

Life Member of Mensa.

Member of the Presidents Association of the American Management Association.



# Advisor Bio & Contact 2

## RANDY DUNN

### Senior Advisor

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4161 Tamiami Trail  
#501  
Port Charlotte, FL 34321  
T 888.892.9890  
C 941.815.1107  
randy.dunn@svn.com

## PROFESSIONAL BACKGROUND

Randy Dunn has been a Broker for 34 years active in both Residential and Commercial Real Estate. He is a Florida Class A General Contractor and a developer of commercial and residential properties. Randy has been active in the healthcare industry as a developer owner and operator of outpatient diagnostic facilities across Florida and the Eastern U.S.

He was involved in the development ,operation and sale of a number of Motels/Resorts across Florida. As an owner/ developer of numerous entities Randy brings a unique perspective to the table on a real estate transaction. He has been on both side of the equation and knows the needs of both buyers and sellers. He appreciates the the service necessary to both sides to bring a deal to close.

## EDUCATION

Education  
University of Illinois  
BA in Economics, MA in Health Care [Honor Graduate].

## MEMBERSHIPS & AFFILIATIONS

Randy is very involved in his community serving as board member and President of most 501-C entities in the area including American Cancer Society, YMCA and United Way. He has been a member of the Chamber of Commerce Board, Economic Development Council, Chairman of the Revitalization Committee for the City of Punta Gorda and was honored by Charlotte County as a recipient of the annual Pacesetter Award. He is a graduate of Leadership Charlotte as well as Leadership Florida.

# About SVN



The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

Today, SVN® International Corp., a full-service commercial real estate franchisor of the SVN® brand, is comprised of over 1,600 Advisors and staff in over 200 offices across the globe. Geographic coverage and amplified outreach to traditional, cross-market and emerging buyers and tenants is the only way to achieve maximum value for our clients.

Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value NetworkSM and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.



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