

For Sale

Retail Investment Opportunity

3 Condo Unit Portfolio | \$1,950,000 | 100% Occupied

For Sale: 3 Condos to Include:
Hurricanes
USPS
Burn Boot Camp

Bradfordville Retail Investment

6800 Thomasville Road #103
Tallahassee , Florida 32312

Property Highlights

Property Description

Portfolio of 3 adjacent, fully occupied, condo units being sold as a retail investment package within in the Bradfordville Commons Retail Strip Center. Hurricanes has an extension in place for 5 additional years. USPS just executed a 5-year extension with two 5-year options. Burn Boot Camp still has a remaining 3 years and Two 5-Year options to renew.

OFFERING SUMMARY

Sale Price	\$1,950,000
Cap Rate	7.56%
NOI	\$144,000

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	2,196	\$116,995
5 Miles	50,433	\$107,183
10 Miles	166,544	\$76,856

For more information

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Financial Summary

Investment Overview

Price	CURRENT	\$1,950,000
Number of Units		3
Price per Unit		\$650,000
Approximate Square Footage		9,257
Price per Square Footage		\$210
GRM		12.86
CAP Rate		7.56%

Operating Data

Gross Scheduled Income	CURRENT	\$151,579
Additional Income		\$51,860
Gross Operating Income		\$203,439
Operating Expenses		- \$56,020
Net Operating Income		\$147,418
Debt Service		- \$108,101
Pre-Tax Cash Flow		\$39,317
Cash-on-Cash Return % (yr 1)		6.72%
Principal Reduction (yr 1)		+ \$40,777
Total Return (yr 1)		\$80,094
Return on Investment %		13.69%

Financing Data

Loan Amount	CURRENT	\$1,365,000
LTV		70.00%
Interest Rate		5.000%
Debt Service		\$108,101
Debt Service Monthly		\$9,008
Amortization		20

Additional Photos



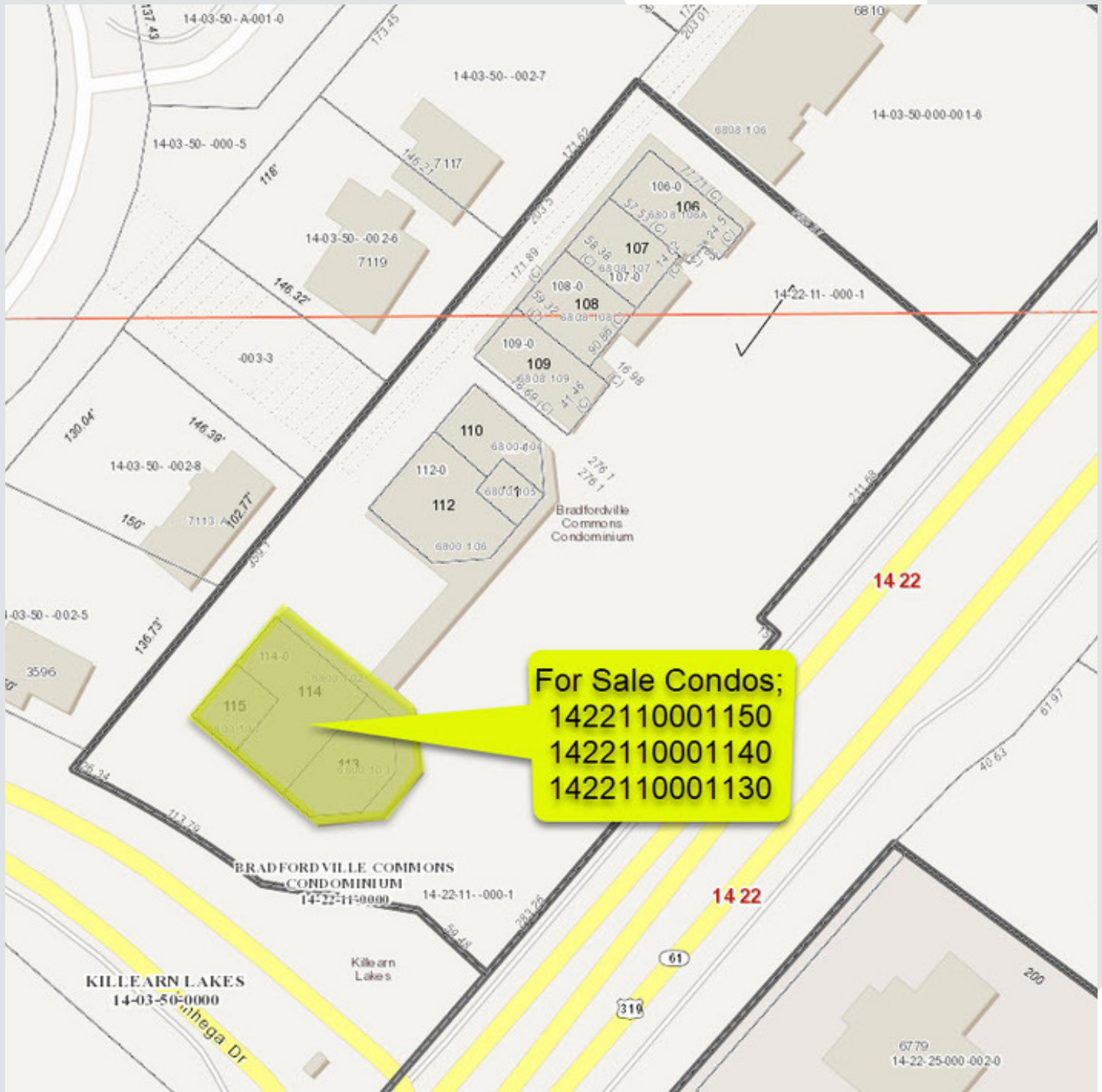
Rent Roll

Tenant Name	Suite Size (SF)	Lease End	Annual Rent	% Of GLA	Price Per SF/YR	Lease Start
Hurricanes	4,350	9/30/2024	\$76,560	46.99	\$17.60	10/01/2014
Burn	3,343	5/15/2022	\$48,813	36.11	\$14.60	5/15/2017
USPS	1,450	9/30/2025	\$26,206	15.66	\$18.07	10/1/2010
Totals/Averages	9,143		\$151,579		\$16.58	

Aerial Location Maps

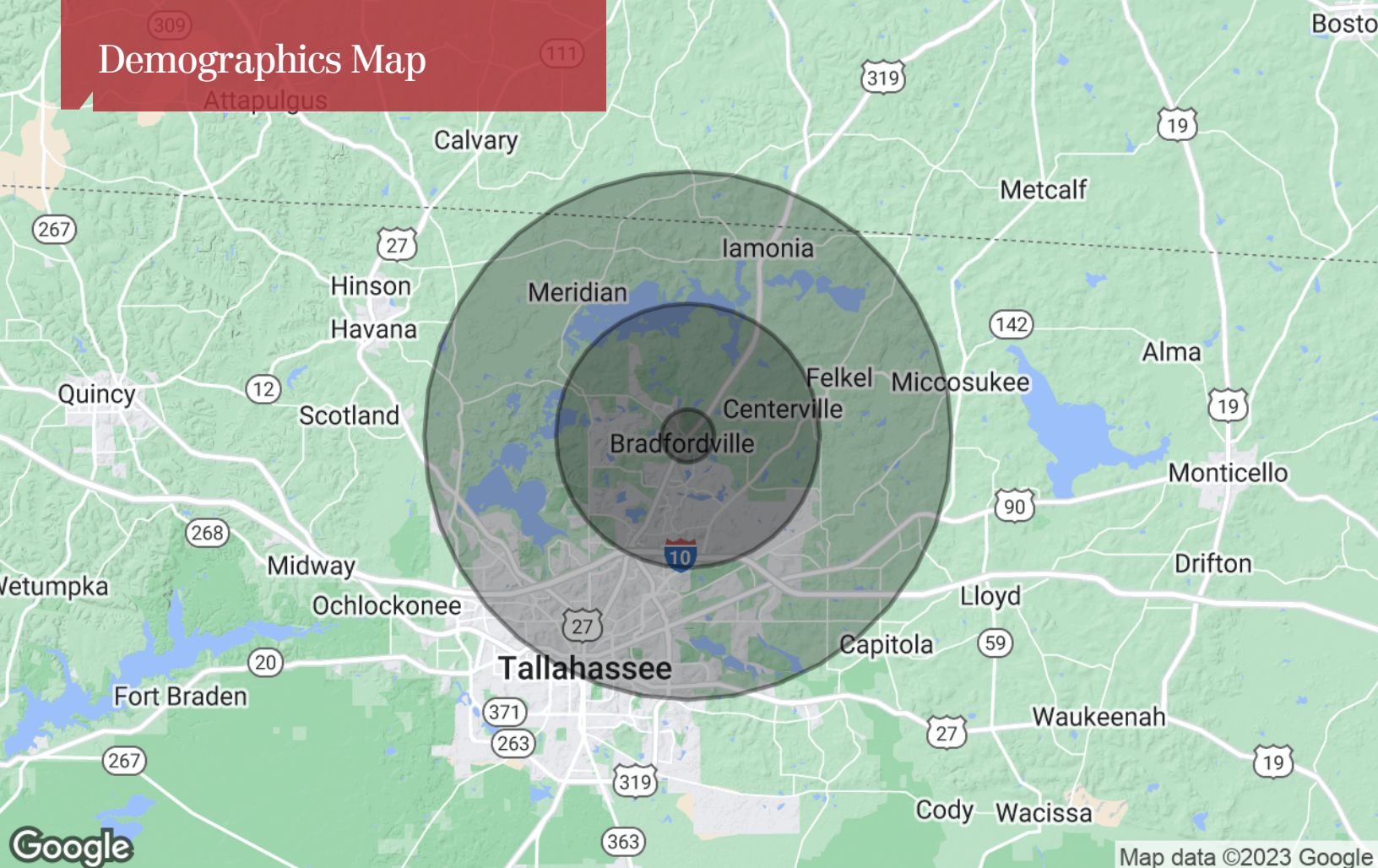


Site Plan



Demographics Map

Attapulugus



Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	2,196	50,433	166,544
MEDIAN AGE	39.0	40.6	36.5
MEDIAN AGE (MALE)	38.6	40.1	35.9
MEDIAN AGE (FEMALE)	39.2	41.4	37.1

Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	755	19,191	69,831
# OF PERSONS PER HH	2.9	2.6	2.4
AVERAGE HH INCOME	\$116,995	\$107,183	\$76,856
AVERAGE HOUSE VALUE	\$507,789	\$360,328	\$285,036

* Demographic data derived from 2020 ACS - US Census