

# Portfolio Of 3 Office Assets Available

RIVERVIEW/BRANDON, FL



## OFFERING MEMORANDUM

**KW COMMERCIAL**  
5020 W Linebaugh Ave, Ste. 100  
Tampa, FL 33624

**PRESENTED BY:**

**COACH COOK**  
Agent  
O: 813.319.6461  
C: 727.432.8068  
coach@coachcookteam.com



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	Price Undisclosed
<b>AUCTION DATE:</b>	Aug. 10 - Aug. 12
<b># OF PROPERTIES:</b>	3
<b>TOTAL SF:</b>	23,078 SF
<b>RENTABLE SF:</b>	21,112 SF
<b>OPPORTUNITY:</b>	Value-Add

### PROPERTY OVERVIEW

PROPERTY IS UP FOR AUCTION AND AVAILABLE AT [WWW.TEN-X.COM](http://WWW.TEN-X.COM)  
KW Commercial is proud to present for sale this incredible opportunity to invest in a value-add portfolio of three retail/office centers located in Brandon and Riverview. All three properties are income producing and located in desirable areas. Both 221 Pauls Dr. and 502 Wilbur St. are located off of the highly trafficked Brandon Blvd., while 10841 Park Dr. is situated in a fast growing area in Riverview and had a complete re-roof in 2018. All properties are located in close proximity to housing, schools, and local amenities. This portfolio of assets presents value-add opportunities to upgrade the units, implement management systems to increase occupancy and raise rents, and stabilize the portfolio for long-term sustainable cashflow and value increase. All information provided in this Offering has been provided by and deemed accurate by the owner.

### PROPERTY HIGHLIGHTS

- Income-producing portfolio
- Centrally located in Brandon and Riverview
- Fast growing area
- Value-add upside potential
- Area has above average HH incomes and values

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## RENT ROLL



TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE END	ANNUAL RENT	% OF BUILDING	PRICE PER SF/YR
DR Medical	10841 Park Drive	2,090	month-month	\$43,980	9.06	\$21.04
Vacant	10843 Park Drive	798	N/A	\$0	3.46	\$0.00
Bayview Medical	10845 Park Drive	1,478	Feb. 2023	\$25,800	6.4	\$17.46
Expert Claims	10855 Park Drive	1,098	month-month	\$11,340	4.76	\$10.33
Expert Claims	10857 Park Drive	1,098	month-month	\$31,200	4.76	\$28.42
Tabernacle Bible College	221A Pauls Drive	1,500	month-month	\$18,000	6.5	\$12.00
Dios Sin Limites TV Corp	221B Pauls Drive	1,000	Aug. 2022	\$22,000	4.33	\$22.00
A-1 Dependable Accounting	221C Pauls Drive	1,000	month-month	\$12,276	4.33	\$12.28
Vacant	221D Pauls Drive	1,000	N/A	\$0	4.33	\$0.00
Iglesia de Dios La Piedra Viva	221E Pauls Drive	1,500	month-month	\$15,600	6.5	\$10.40
Vacant	509 Wilbur Street	950	N/A	\$0	4.12	\$0.00
Rock of Refuge Ministry - Thrift store	511 Wilbur Street	950	month-month	\$9,000	4.12	\$9.47
Vacant	513 Wilbur Street	950	N/A	\$0	4.12	\$0.00
Alianza Cristiana y Misionera, Casa de Oración	515 Wilbur Street	950	Aug. 2021	\$9,000	4.12	\$9.47
Alianza Cristiana y Misionera, Casa de Oración	517 Wilbur Street	950	Aug. 2021	\$9,000	4.12	\$9.47
Alianza Cristiana y Misionera, Casa de Oración	519 Wilbur Street	950	Aug. 2021	\$9,000	4.12	\$9.47
Rock of Refuge Ministry - Food Pantry	521 Wilbur Street	950	May 2021	\$9,000	4.12	\$9.47
Rock of Refuge Ministry - Food Pantry	523 Wilbur Street	950	May 2021	\$9,000	4.12	\$9.47
Alianza Cristiana y Misionera, Casa de Oración	525 Wilbur Street	950	Aug. 2021	\$9,000	4.12	\$9.47

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RENT ROLL



TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE END	ANNUAL RENT	% OF BUILDING	PRICE PER SF/YR
Totals/Averages		21,112		\$243,196		\$11.52

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## OFFICE PORTFOLIO FOR SALE

# INCOME AND EXPENSES



### \*\*\*GROSS POTENTIAL INCOME\*\*\*

### PORTFOLIO OF OFFICE ASSETS AVAILABLE

Gross Income

\$409,679

Vacancy Cost

\$0

### EXPENSE SUMMARY

### PORTFOLIO OF OFFICE ASSETS AVAILABLE

Maintenance	\$40,968
Vacancy	\$20,484
R.E. Taxes - Pauls	\$10,199
R.E. Taxes - Wilbur	\$11,779
R.E. Taxes - Park	\$12,998
Insurance - Pauls	\$4,600
Insurance - Wilbur	\$5,943
Insurance - Park	\$6,241
CAM Fees - Park	\$12,197
Utilities - Pauls	\$1,804
Utilities - Wilbur	\$1,849
Utilities - Park	\$1,684
General Admin	\$250
Advertising	\$250
Gross Expenses	\$131,250

Net Operating Income

\$278,428

\*\*\*GROSS POTENTIAL INCOME\*\*\* as stated above is based on fully stabilized properties at conservative market rents of \$15.55/sf/yr for Pauls Dr and Wilbur St, and \$21.91/sf/yr for Park Dr (comparables provided below).

\*\*\*Expenses are actual and provided by the owner and also factors in 10% for maintenance and 5% for vacancy reserves.

\*\*\*Current average vacancy rate across all three buildings - 17.75% / 3,748sf

\*\*\*Current average rental rate in occupied units across all three buildings - \$13.35/sf/yr

\*\*\*7-Year Deal Analysis assumes \$200,000 in CapEx year 1, 50% occupancy at market rent in year 1, 75% occupancy at market rent in year 2, and 100% occupancy for the remainder of the hold period with 3% annual rent escalations for all seven years.

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## OFFICE PORTFOLIO FOR SALE

# PHOTOS

10841 Park Dr., Riverview, FL 33569



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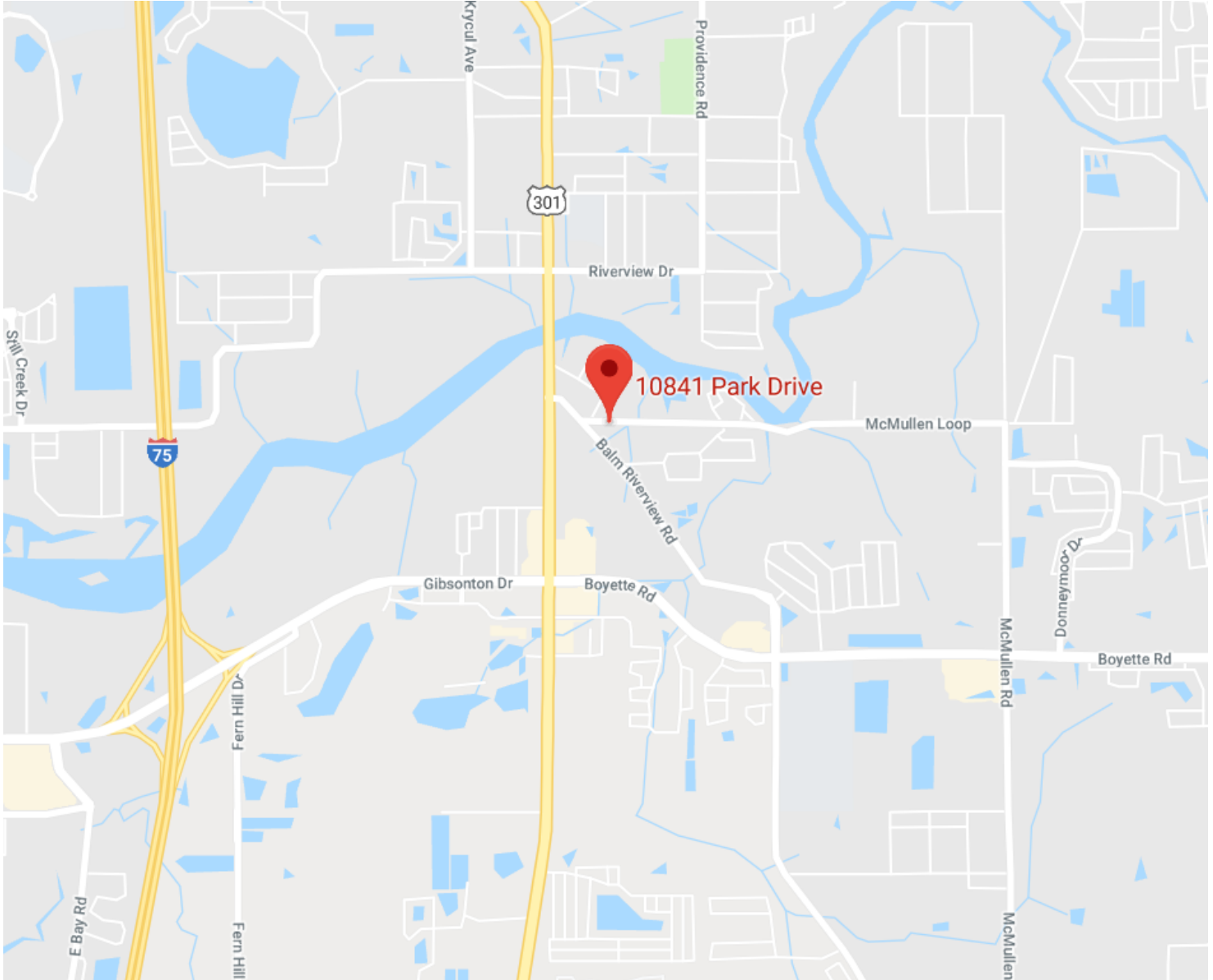
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## LOCATION MAP

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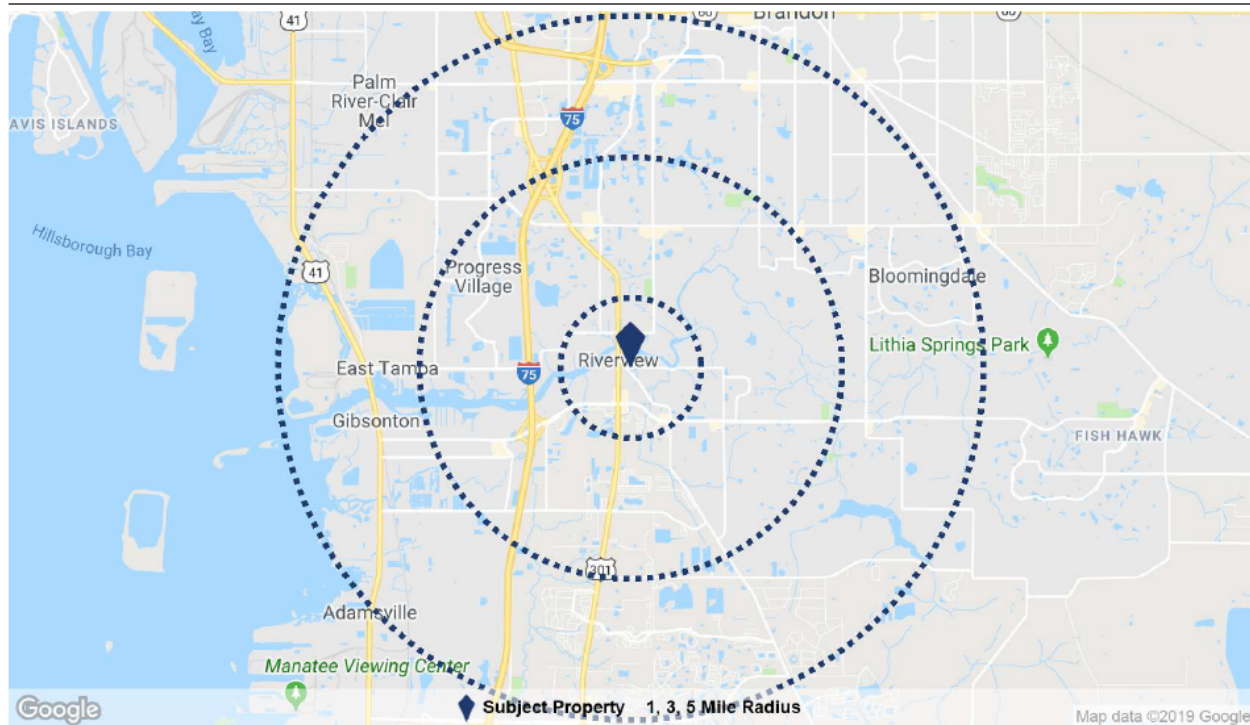
## DEMOGRAPHICS

10841 Park Dr., Riverview, FL 33569



Population (1 mi)	Avg. HH Size (1 mi)	Avg. Age (1 mi)	Med. HH Inc. (1 mi)
<b>7,183</b>	<b>2.5</b>	<b>40</b>	<b>\$57,843</b>

### DEMOGRAPHIC RADIUS RINGS



### DEMOGRAPHIC SUMMARY

	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2019 Population	7,183	68,196	183,798
2024 Population	7,920	75,337	202,299
Pop Growth 2019-2024	10.3%	10.5%	10.1%
2019 Average Age	40	37	36
<b>Households</b>			
2019 Households	2,824	25,579	68,648
2024 Households	3,110	28,241	75,600
Household Growth 2019-2024	10.1%	10.4%	10.1%
Median Household Income	\$57,843	\$65,241	\$63,063
Average Household Size	2.5	2.7	2.7
Average HH Vehicles	2	2	2
<b>Housing</b>			
Median Home Value	\$195,563	\$191,852	\$187,491
Median Year Built	1994	1999	1999

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## OFFICE PORTFOLIO FOR SALE

# PHOTOS

221 Pauls Dr., Brandon, FL 33611



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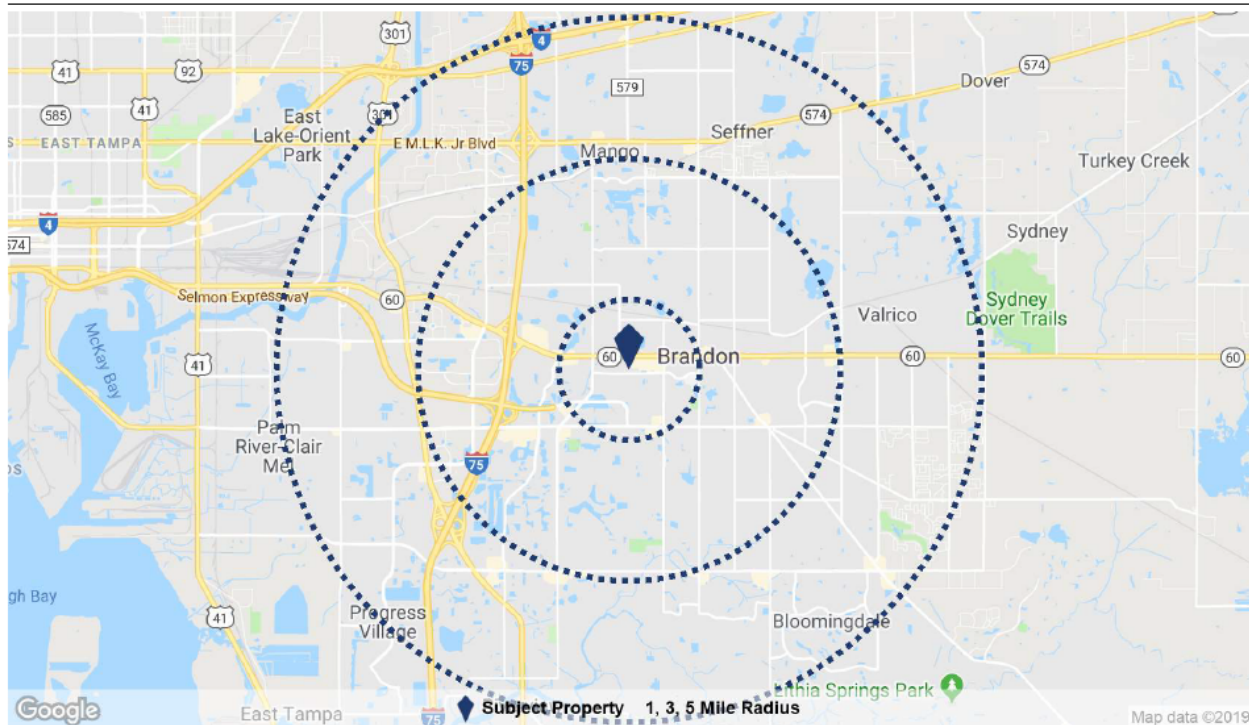
# DEMOGRAPHICS

221 Pauls Dr., Brandon, FL 33611



Population (1 mi)	Avg. HH Size (1 mi)	Avg. Age (1 mi)	Med. HH Inc. (1 mi)
<b>15,075</b>	<b>2.2</b>	<b>36</b>	<b>\$41,316</b>

## DEMOGRAPHIC RADIUS RINGS



## DEMOGRAPHIC SUMMARY

	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2019 Population	15,075	103,701	230,751
2024 Population	17,238	113,042	251,559
Pop Growth 2019-2024	14.4%	9.0%	9.0%
2019 Average Age	36	37	37
<b>Households</b>			
2019 Households	6,636	42,596	87,842
2024 Households	7,633	46,570	96,004
Household Growth 2019-2024	15.0%	9.3%	9.3%
Median Household Income	\$41,316	\$58,147	\$58,380
Average Household Size	2.2	2.4	2.6
Average HH Vehicles	1	2	2
<b>Housing</b>			
Median Home Value	\$141,916	\$170,704	\$172,535
Median Year Built	2006	1994	1992

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## OFFICE PORTFOLIO FOR SALE

# PHOTOS

509 Wilbur St., Brandon, FL 33511



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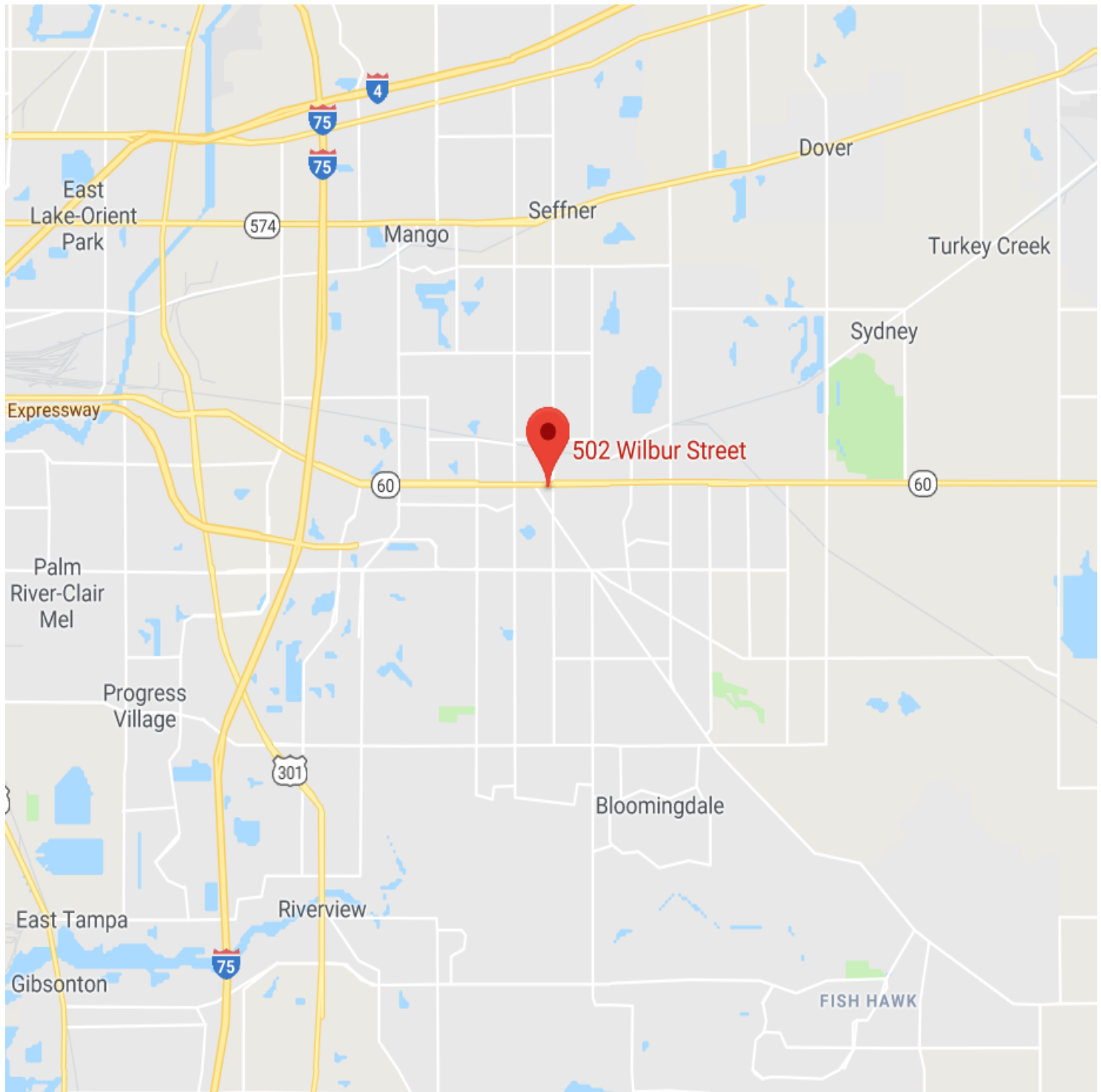
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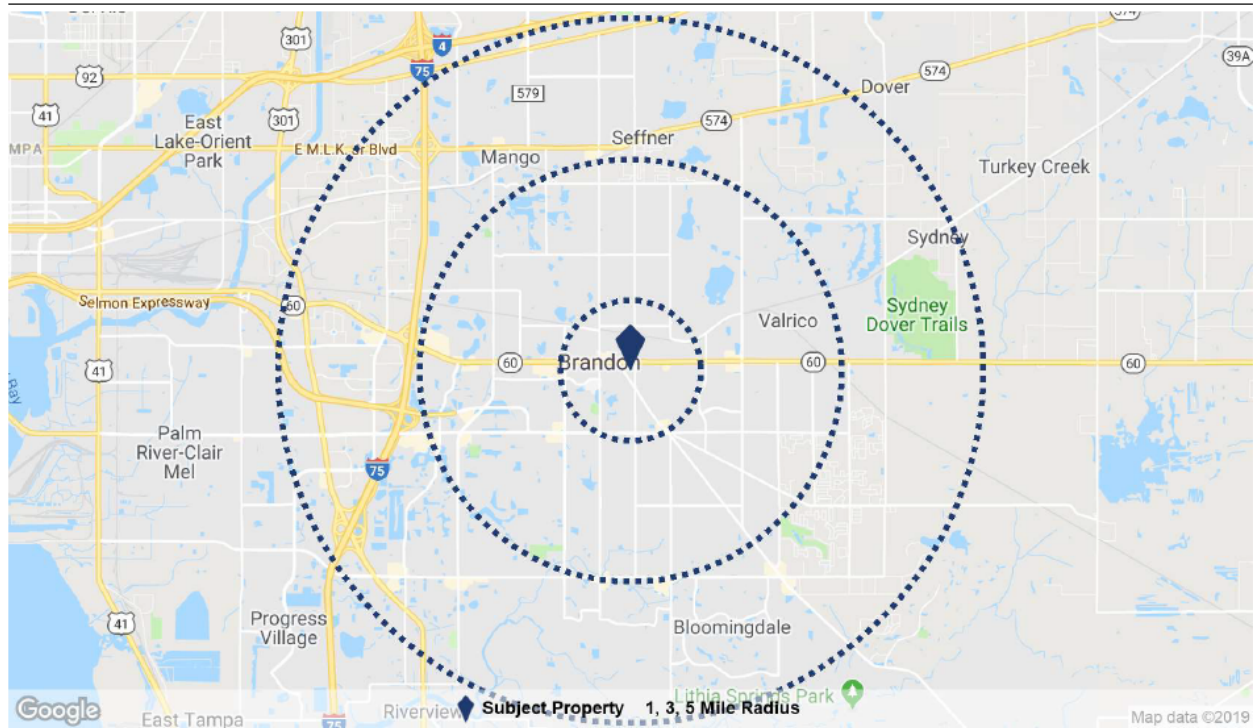
## DEMOGRAPHICS

509 Wilbur St., Brandon, FL 33511



Population (1 mi)	Avg. HH Size (1 mi)	Avg. Age (1 mi)	Med. HH Inc. (1 mi)
<b>10,919</b>	<b>2.5</b>	<b>37</b>	<b>\$44,265</b>

### DEMOGRAPHIC RADIUS RINGS



### DEMOGRAPHIC SUMMARY

	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2019 Population	10,919	99,206	216,770
2024 Population	11,955	108,205	236,130
Pop Growth 2019-2024	9.5%	9.1%	8.9%
2019 Average Age	37	38	38
<b>Households</b>			
2019 Households	4,289	38,493	82,682
2024 Households	4,697	42,114	90,294
Household Growth 2019-2024	9.5%	9.4%	9.2%
Median Household Income	\$44,265	\$58,976	\$60,921
Average Household Size	2.5	2.6	2.6
Average HH Vehicles	1	2	2
<b>Housing</b>			
Median Home Value	\$157,434	\$176,329	\$180,754
Median Year Built	1982	1990	1993

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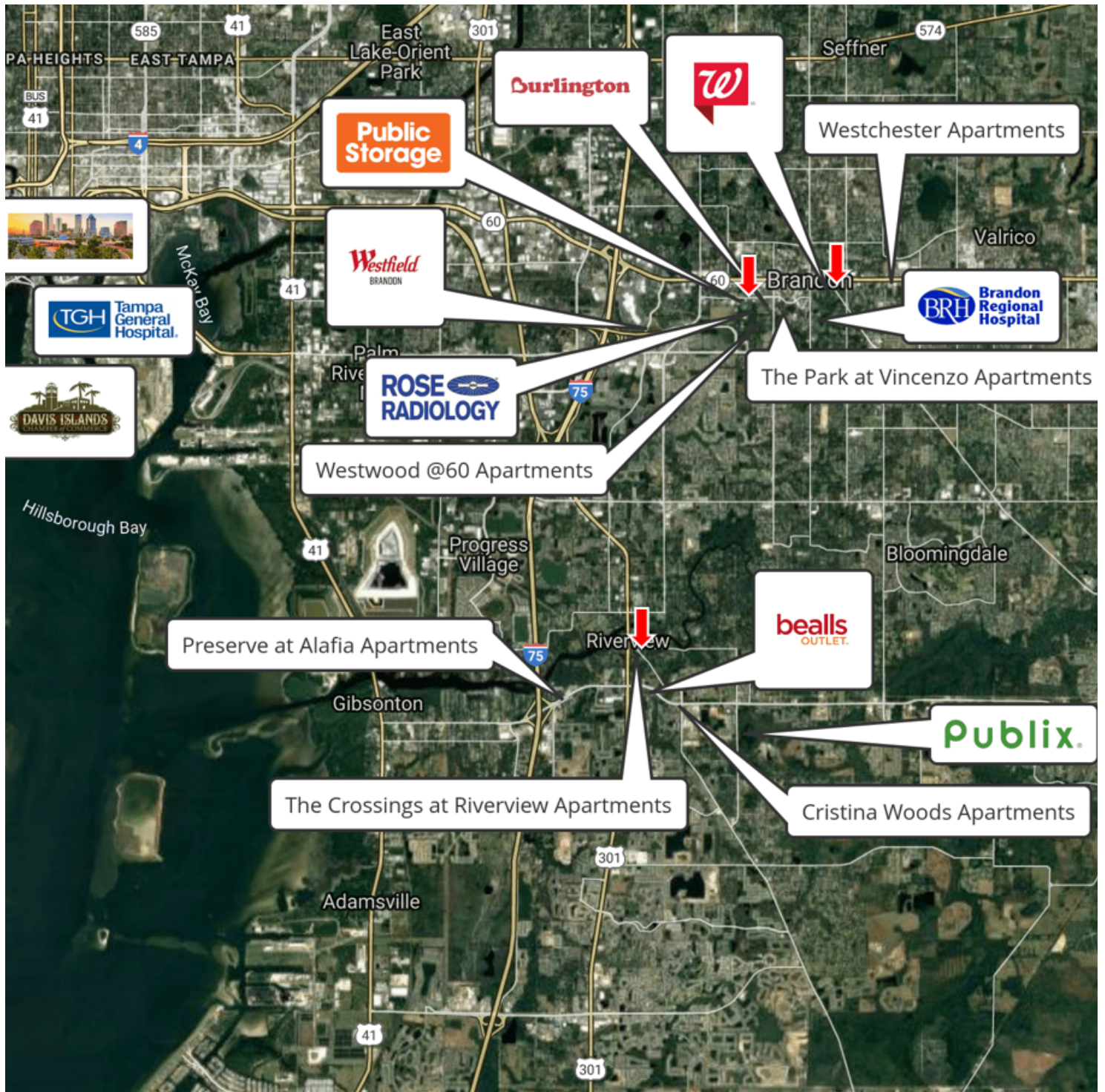
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## LOCAL AMENITIES



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OFFICE PORTFOLIO

# RENT COMPARABLES

1






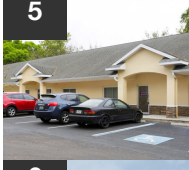
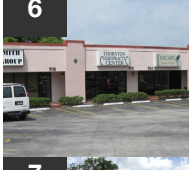

RENT COMPS SUMMARY

RIVERVIEW RENT COMPS.PDF (1)

RIVERVIEW RENT COMPS.PDF (2)

## BRANDON RENT COMPARABLES



	SUBJECT PROPERTY	PRICE	AVAILABLE SF	BLDG SF	# OF UNITS	OCCUPANCY %
	<b>Office Portfolio</b> 10841 Park Dr Riverview, FL 33569	N/A	21,109 SF	23,078 SF	20	87.0%
	RENT COMPS	PRICE	AVAILABLE SF	BLDG SF	# OF UNITS	OCCUPANCY %
	<b>1463 Oakfield Dr.</b> Brandon, FL 33511	\$13.00 SF/year	-	1,226 SF	-	-
	<b>1463 Oakfield Dr.</b> Brandon, FL 33511	\$13.00 SF/year	-	1,272 SF	-	-
	<b>1463 Oakfield Dr.</b> Brandon, FL 33511	\$13.00 SF/year	-	705 SF	-	-
	<b>900-918 Lithia Pinecrest Rd</b> Brandon, FL 33511	\$17.00 SF/year	-	1,676 SF	-	-
	<b>403-417 Lithia Pinecrest Rd</b> Brandon, FL 33511	\$16.00 SF/year	-	2,262 SF	-	-
	<b>900-918 Lithia Pinecrest Rd</b> Brandon, FL 33511	\$14.00 SF/year	-	1,000 SF	-	-
	<b>700 W Lumsden Rd</b> Brandon, FL 33511	\$15.60 SF/year	-	1,500 SF	-	-

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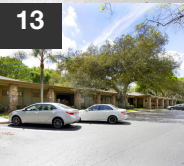


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## BRANDON RENT COMPARABLES



	SUBJECT PROPERTY	PRICE	AVAILABLE SF	BLDG SF	# OF UNITS	OCCUPANCY %
8	 <b>1463 Oakfield Dr.</b> Brandon, FL 33511	\$15.00 SF/year	-	1,226 SF	-	-
9	 <b>915 Oakfield Dr</b> Brandon, FL 33511	\$16.50 SF/year	-	1,115 SF	-	-
10	 <b>911-917 S Parsons Ave</b> Brandon, FL 33511	\$20.00 SF/year	-	2,000 SF	-	-
11	 <b>900-918 Lithia Pinecrest Rd</b> Brandon, FL 33511	\$16.00 SF/year	-	1,200 SF	-	-
12	 <b>911-917 S Parsons Ave</b> Brandon, FL 33511	\$16.48 SF/year	-	697 SF	-	-
13	 <b>911-917 S Parsons Ave</b> Brandon, FL 33511	\$16.48 SF/year	-	710 SF	-	-
14	 <b>403-417 Lithia Pinecrest Rd</b> Brandon, FL 33511	\$17.00 SF/year	-	900 SF	-	-
15	 <b>675-679 Lumsden Rd</b> Brandon, FL 33511	\$15.84 SF/year	-	1,250 SF	-	-

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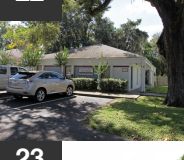

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## BRANDON RENT COMPARABLES



	SUBJECT PROPERTY	PRICE	AVAILABLE SF	BLDG SF	# OF UNITS	OCCUPANCY %
16	 <b>210-220 W Brandon Blvd</b> Brandon, FL 33511	\$12.50 SF/year	-	648 SF	-	-
17	 <b>403-417 Lithia Pinecrest Rd</b> Brandon, FL 33511	\$17.00 SF/year	-	900 SF	-	-
18	 <b>403-417 Lithia Pinecrest Rd</b> Brandon, FL 33511	\$16.00 SF/year	-	1,475 SF	-	-
19	 <b>210-220 W Brandon Blvd</b> Brandon, FL 33511	\$12.05 SF/year	-	697 SF	-	-
20	 <b>210-220 W Brandon Blvd</b> Brandon, FL 33511	\$13.30 SF/year	-	496 SF	-	-
21	 <b>311-345 E Robertson St</b> Brandon, FL 33511	\$11.30 SF/year	-	950 SF	-	-
22	 <b>401 N Parsons</b> Brandon, FL 33511	\$16.00 SF/year	-	1,050 SF	-	-
23	 <b>403-417 Lithia Pinecrest Rd</b> Brandon, FL 33511	\$17.00 SF/year	-	1,000 SF	-	-

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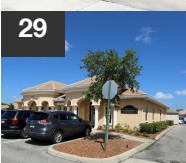


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## BRANDON RENT COMPARABLES



	SUBJECT PROPERTY	PRICE	AVAILABLE SF	BLDG SF	# OF UNITS	OCCUPANCY %
24	 210-220 W Brandon Blvd Brandon, FL 33511	\$12.50 SF/year	-	648 SF	-	-
25	 311-345 E Robertson St Brandon, FL 33511	\$11.37 SF/year	-	950 SF	-	-
26	 1463 Oakfield Dr Brandon, FL 33511	\$13.00 SF/year	-	705 SF	-	-
27	 710 Oakfield Dr Brandon, FL 33511	\$16.80 SF/year	-	500 SF	-	-
28	 1335-1353 Oakfield Dr Brandon, FL 33511	\$15.50 SF/year	-	1,855 SF	-	-
29	 1170 Nikki View Dr Brandon, FL 33511	\$19.00 SF/year	-	1,500 SF	-	-
30	 1170 Nikki View Dr Brandon, FL 33511	\$18.00 SF/year	-	1,500 SF	-	-
31	 1124 Kyle Wood Ln Brandon, FL 33511	\$18.50 SF/year	-	1,500 SF	-	-

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## BRANDON RENT COMPARABLES



	SUBJECT PROPERTY	PRICE	AVAILABLE SF	BLDG SF	# OF UNITS	OCCUPANCY %
32	 <b>1119-1123 Professional Park Dr</b> Brandon, FL 33511	\$19.00 SF/year	-	1,000 SF	-	-
33	 <b>1105 Nikki View Dr</b> Brandon, FL 33511	\$19.32 SF/year	-	2,490 SF	-	-
Totals/Averages		\$15.55	0 SF	1,170 SF	0	0%

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## RIVERVIEW RENT COMPARABLES



★	SUBJECT PROPERTY	PRICE	AVAILABLE SF	BLDG SF	# OF UNITS	OCCUPANCY %
	 10841 Park Dr Riverview, FL 33569	N/A	0 SF	23,078 SF	20	60.0%
RENT COMPS						
1	 9426 Balm Riverview Rd Riverview, FL 33569	\$16.00 SF/year	-	1,000 SF	-	-
2	 9426 Balm Riverview Rd Riverview, FL 33569	\$16.00 SF/year	-	1,000 SF	-	-
3	 9360 Balm Riverview Rd Riverview, FL 33569	\$16.25 SF/year	-	1,500 SF	-	-
4	 11904-11906 Boyette Rd Riverview, FL 33569	\$34.00 SF/year	-	1,800 SF	-	-
5	 10835 Park Dr Riverview, FL 33569	\$15.00 SF/year	-	1,600 SF	-	-
6	 11904-11906 Boyette Rd Riverview, FL 33569	\$32.00 SF/year	-	2,500 SF	-	-
7	 11904-11906 Boyette Rd Riverview, FL 33569	\$28.00 SF/year	-	1,700 SF	-	-

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# RIVERVIEW RENT COMPARABLES



8	SUBJECT PROPERTY	PRICE	AVAILABLE SF	BLDG SF	# OF UNITS	OCCUPANCY %
	 <b>10011 Park Place Ave</b> Riverview, FL 33578	\$18.00 SF/year	-	1,000 SF	-	-
Totals/Averages		<b>PRICE</b> \$21.91	<b>AVAILABLE SF</b> 0 SF	<b>BLDG SF</b> 1,513 SF	<b># OF UNITS</b> 0	<b>OCCUPANCY %</b> 0%

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OFFICE PORTFOLIO

# SALE COMPARABLES

# 2

SALE COMPS SUMMARY

SALE COMPS


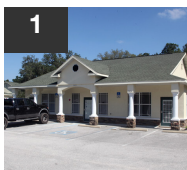
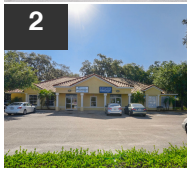
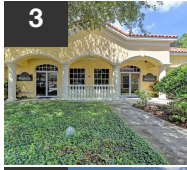

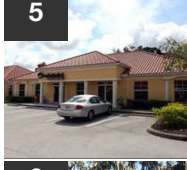
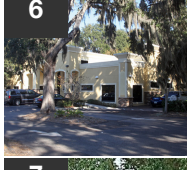

SALE COMPS SUMMARY

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## SALE COMPARABLES SUMMARY



★

	<b>Office Portfolio</b> 10841 Park Dr Riverview, FL 33569	Price Undisclosed	23,078 SF	-	20	
SALE COMPS		PRICE	BLDG SF	PRICE/SF	# OF UNITS	CLOSE
	<b>9420 Balm Riverview Rd</b> Riverview, FL 33569	\$405,000	2,500 SF	\$162.00	-	04/23/2019
	<b>10420 US Hwy 301</b> Riverview, FL 33578	\$875,000	4,482 SF	\$195.23	-	08/22/2019
	<b>11922-11924 Boyette Rd</b> Riverview, FL 33569	\$650,000	3,400 SF	\$191.18	-	03/26/2019
	<b>11940-11942 Boyette Rd</b> Riverview, FL 33569	\$520,000	3,400 SF	\$152.94	-	11/24/2019
	<b>13043-13045 Summerfield Square, Unit 13043</b> Riverview, FL 33578	\$400,000	2,000 SF	\$200.00	-	12/03/2018
	<b>619 Eichenfeld Dr</b> Brandon, FL 33511	\$1,170,000	6,823 SF	\$171.48	-	08/26/2019
	<b>808 Oakfield Dr</b> Brandon, FL 33511	\$800,000	6,225 SF	\$128.51	-	10/31/2019

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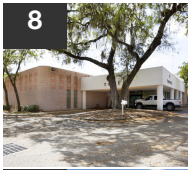


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## SALE COMPARABLES SUMMARY



	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	# OF UNITS	
8	 613 Oakfield Dr Brandon, FL 33511	\$2,200,000	13,388 SF	\$164.33	-	09/12/2018
9	 3109-3117 Lithia Pinecrest Rd Brandon, FL 33596	\$845,000	5,500 SF	\$153.64	-	08/28/2019
10	 515 Corner Dr Brandon, FL 33511	\$540,000	6,828 SF	\$79.09	-	04/16/2018
		PRICE	BLDG SF	PRICE/SF	# OF UNITS	CLOSE
Totals/Averages		\$840,500	5,455 SF	\$154.08	-	

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## SALE COMPARABLES



### Subject Property

10841 Park Dr | Riverview, FL 33569

<b>Sale Price:</b>	-	<b>Lot Size:</b>	0.58 Acres
<b>Year Built:</b>	1989	<b>Building SF:</b>	23,078 SF
<b>Price PSF:</b>	-	<b>CAP:</b>	11.98%
<b>NOI:</b>	\$278,428		



PROPERTY IS UP FOR AUCTION AND AVAILABLE AT [WWW.TEN-X.COM](http://WWW.TEN-X.COM)

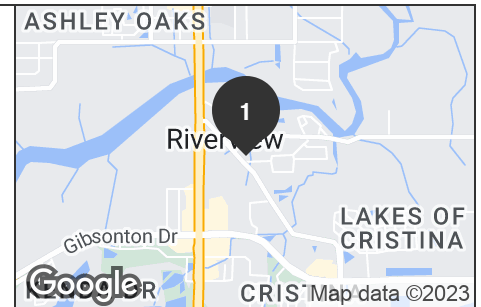
KW Commercial is proud to present the following Value Proposition and Broker Opinion of Value. This report was compiled using a variety of resources, valuation methods, market data, and statistics. For this report we researched properties of similar size and location within a certain range from the subject property. Since sales of properties of this size and type are relatively few in the area, we reviewed a mix of properties that



### 9420 Balm Riverview Rd

Riverview, FL 33569

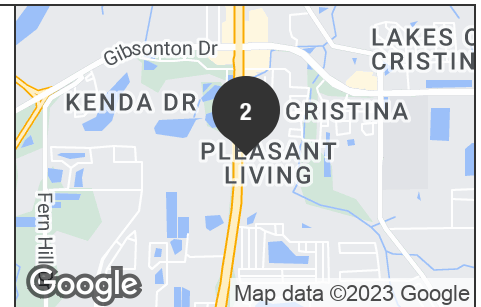
<b>Sale Price:</b>	\$405,000	<b>Lot Size:</b>	0.08 Acres
<b>Year Built:</b>	2006	<b>Building SF:</b>	2,500 SF
<b>Price PSF:</b>	\$162.00	<b>Closed:</b>	04/23/2019
<b>Occupancy:</b>	100%		



### 10420 US Hwy 301

Riverview, FL 33578

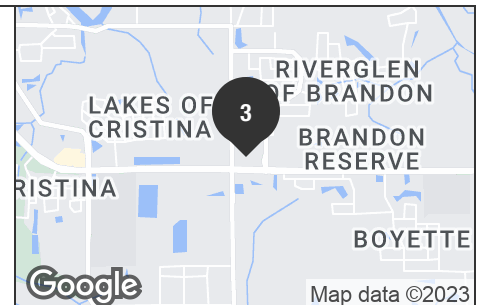
<b>Sale Price:</b>	\$875,000	<b>Lot Size:</b>	0.94 Acres
<b>Year Built:</b>	2008	<b>Building SF:</b>	4,482 SF
<b>Price PSF:</b>	\$195.23	<b>Closed:</b>	08/22/2019
<b>Occupancy:</b>	100%		



### 11922-11924 Boyette Rd

Riverview, FL 33569

<b>Sale Price:</b>	\$650,000	<b>Lot Size:</b>	0 Acres
<b>Year Built:</b>	2006	<b>Building SF:</b>	3,400 SF
<b>Price PSF:</b>	\$191.18	<b>Closed:</b>	03/26/2019
<b>Occupancy:</b>	100%		



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## SALE COMPARABLES



### 11940-11942 Boyette Rd

Riverview, FL 33569

**Sale Price:** \$520,000

**Year Built:** 2007

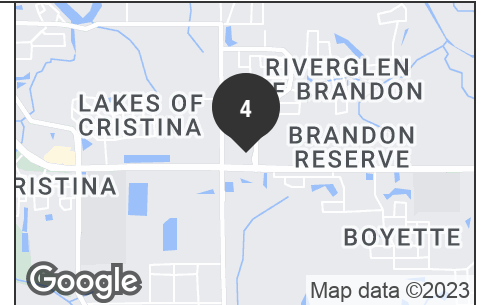
**Price PSF:** \$152.94

**Occupancy:** 100%

**Lot Size:** 0.13 Acres

**Building SF:** 3,400 SF

**Closed:** 11/24/2019



### 13043-13045 Summerfield Square, Unit 13043

Riverview, FL 33578

**Sale Price:** \$400,000

**Year Built:** 2008

**Price PSF:** \$200.00

**Lot Size:** 0 Acres

**Building SF:** 2,000 SF

**Closed:** 12/03/2018



Medical Office Condo



### 619 Eichenfeld Dr

Brandon, FL 33511

**Sale Price:** \$1,170,000

**Year Built:** 1996

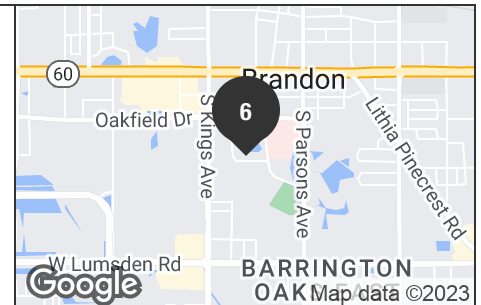
**Price PSF:** \$171.48

**Occupancy:** 100%

**Lot Size:** 0.31 Acres

**Building SF:** 6,823 SF

**Closed:** 08/26/2019



### 808 Oakfield Dr

Brandon, FL 33511

**Sale Price:** \$800,000

**Year Built:** 1991

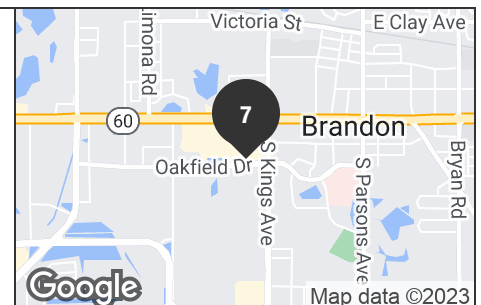
**Price PSF:** \$128.51

**Occupancy:** 100%

**Lot Size:** 0.95 Acres

**Building SF:** 6,225 SF

**Closed:** 10/31/2019



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## SALE COMPARABLES



### 613 Oakfield Dr

Brandon, FL 33511

**Sale Price:** \$2,200,000

**Year Built:** 1977

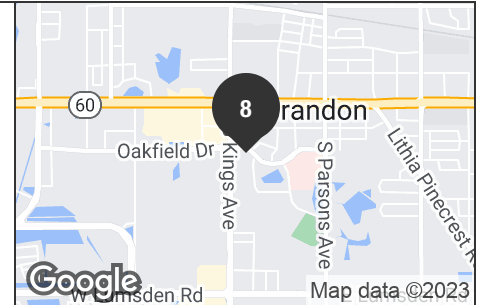
**Price PSF:** \$164.33

**Occupancy:** 100%

**Lot Size:** 1.49 Acres

**Building SF:** 13,388 SF

**Closed:** 09/12/2018



### 3109-3117 Lithia Pinecrest Rd

Brandon, FL 33596

**Sale Price:** \$845,000

**Year Built:** 2001

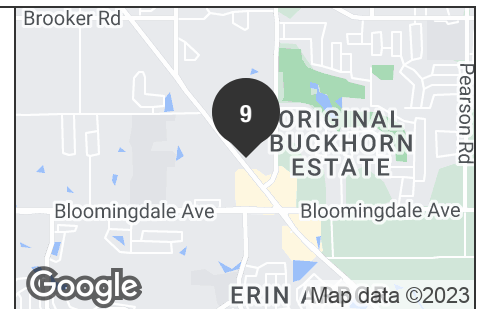
**Price PSF:** \$153.64

**Occupancy:** 100%

**Lot Size:** 0.91 Acres

**Building SF:** 5,500 SF

**Closed:** 08/28/2019



### 515 Corner Dr

Brandon, FL 33511

**Sale Price:** \$540,000

**Year Built:** 1984

**Price PSF:** \$79.09

**Occupancy:** 100%

**Lot Size:** 0.53 Acres

**Building SF:** 6,828 SF

**Closed:** 04/16/2018



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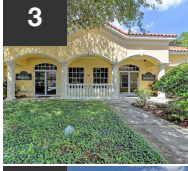

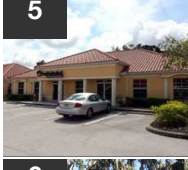
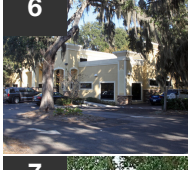

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## OFFICE FOR SALE

# OFFICE PORTFOLIO

10841 Park Dr, Riverview, FL 33569



	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	CAP	# OF UNITS	
	 <b>Office Portfolio</b> 10841 Park Dr Riverview, FL 33569	Price Undisclosed	23,078 SF	-	11.98%	20	
	SALE COMPS	PRICE	BLDG SF	PRICE/SF	CAP	# OF UNITS	CLOSE
1	 <b>9420 Balm Riverview Rd</b> Riverview, FL 33569	\$405,000	2,500 SF	\$162.00	-	-	04/23/2019
2	 <b>10420 US Hwy 301</b> Riverview, FL 33578	\$875,000	4,482 SF	\$195.23	-	-	08/22/2019
3	 <b>11922-11924 Boyette Rd</b> Riverview, FL 33569	\$650,000	3,400 SF	\$191.18	-	-	03/26/2019
4	 <b>11940-11942 Boyette Rd</b> Riverview, FL 33569	\$520,000	3,400 SF	\$152.94	-	-	11/24/2019
5	 <b>13043-13045 Summerfield Square, Unit 13043</b> Riverview, FL 33578	\$400,000	2,000 SF	\$200.00	-	-	12/03/2018
6	 <b>619 Eichenfeld Dr</b> Brandon, FL 33511	\$1,170,000	6,823 SF	\$171.48	-	-	08/26/2019
7	 <b>808 Oakfield Dr</b> Brandon, FL 33511	\$800,000	6,225 SF	\$128.51	-	-	10/31/2019

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## OFFICE FOR SALE

# OFFICE PORTFOLIO

10841 Park Dr, Riverview, FL 33569



	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	CAP	# OF UNITS	
8	 <b>613 Oakfield Dr</b> Brandon, FL 33511	\$2,200,000	13,388 SF	\$164.33	-	-	09/12/2018
9	 <b>3109-3117 Lithia Pinecrest Rd</b> Brandon, FL 33596	\$845,000	5,500 SF	\$153.64	-	-	08/28/2019
10	 <b>515 Corner Dr</b> Brandon, FL 33511	\$540,000	6,828 SF	\$79.09	-	-	04/16/2018
		PRICE	BLDG SF	PRICE/SF	CAP	# OF UNITS	CLOSE
Totals/Averages		\$840,500	5,455 SF	\$154.08	-	-	

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