

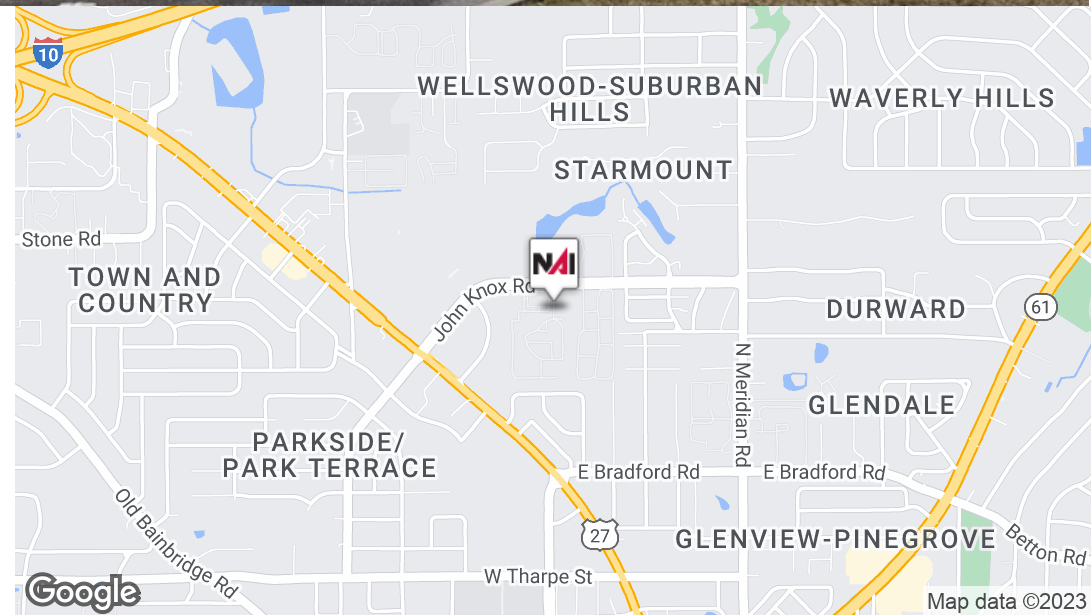
FOR SALE | BLDG E

325 John Knox Tallahassee, FL 32303



Woodcrest Building E | 12,800 SF

- \$1,200,000 | \$93.75 PSF
- 100% Occupied
- 9.09% Cap Rate
- 3 Tenants; Law Firm, RJ Young, FL Commission on Ethics
- Average Rental Rate = \$16.66 PSF
- This property is part of an office park association that is responsible for common area maintenance.



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NAI TALCOR

1018 Thomasville Road, Suite 200A
talcor.com

FOR SALE

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Investment Overview

BUILDING E

Price	\$1,200,000
Approximate Square Footage	12,800
Price per Square Footage	\$93
GRM	6.52
CAP Rate	9.09%

Operating Data

BUILDING E

Gross Operating Income	\$184,177
Operating Expenses	- \$75,084
Net Operating Income	\$109,093
Debt Service	- \$68,101
Pre-Tax Cash Flow	\$40,992
Cash-on-Cash Return % (yr 1)	10.93%
Principal Reduction (yr 1)	+ \$23,307
Total Return (yr 1)	\$64,300
Return on Investment %	17.15%

Financing Data

BUILDING E

Loan Amount	\$825,000
LTV	68.75%
Interest Rate	5.500%
Debt Service	\$68,101
Debt Service Monthly	\$5,675

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Amortization

20



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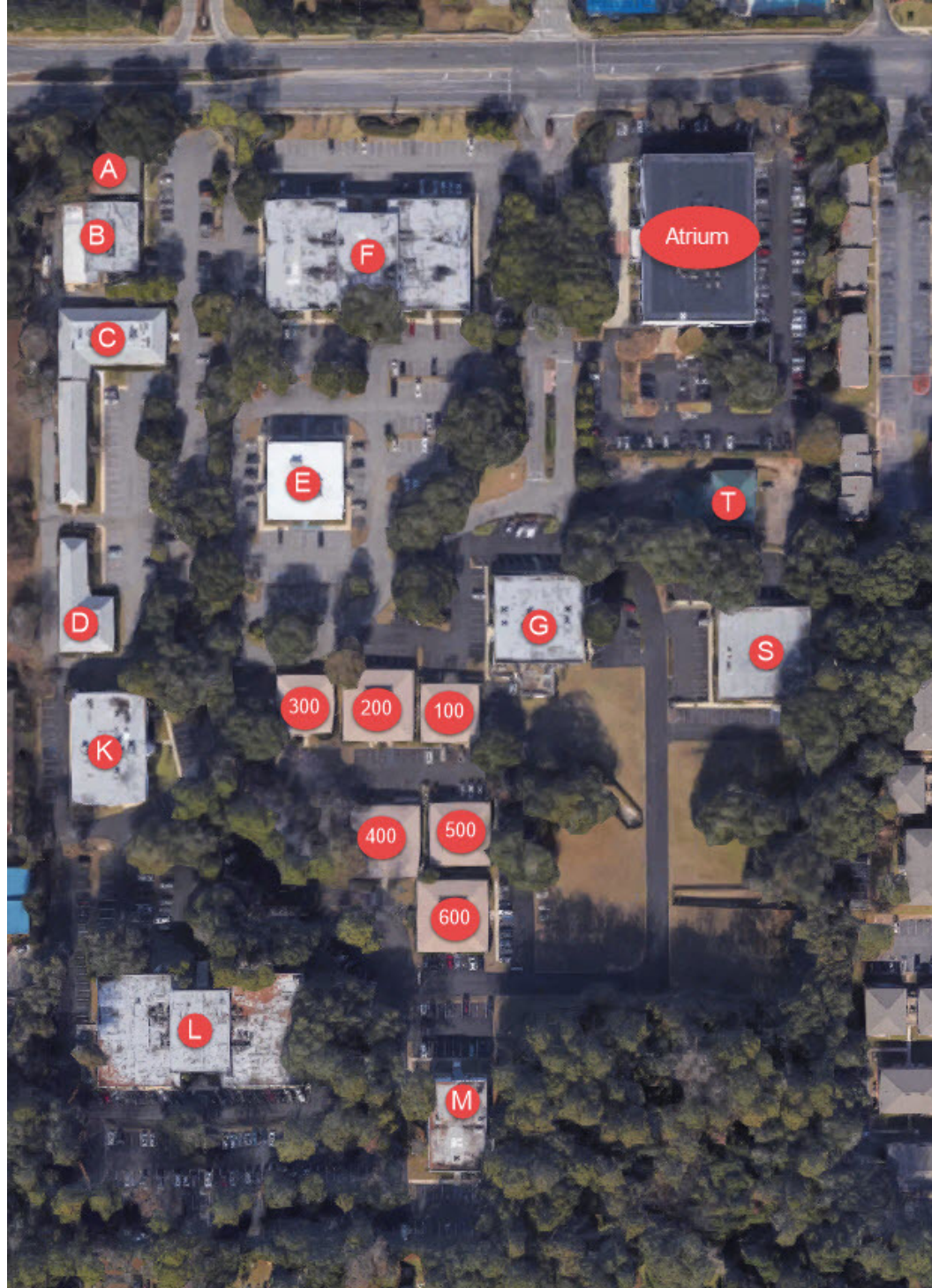
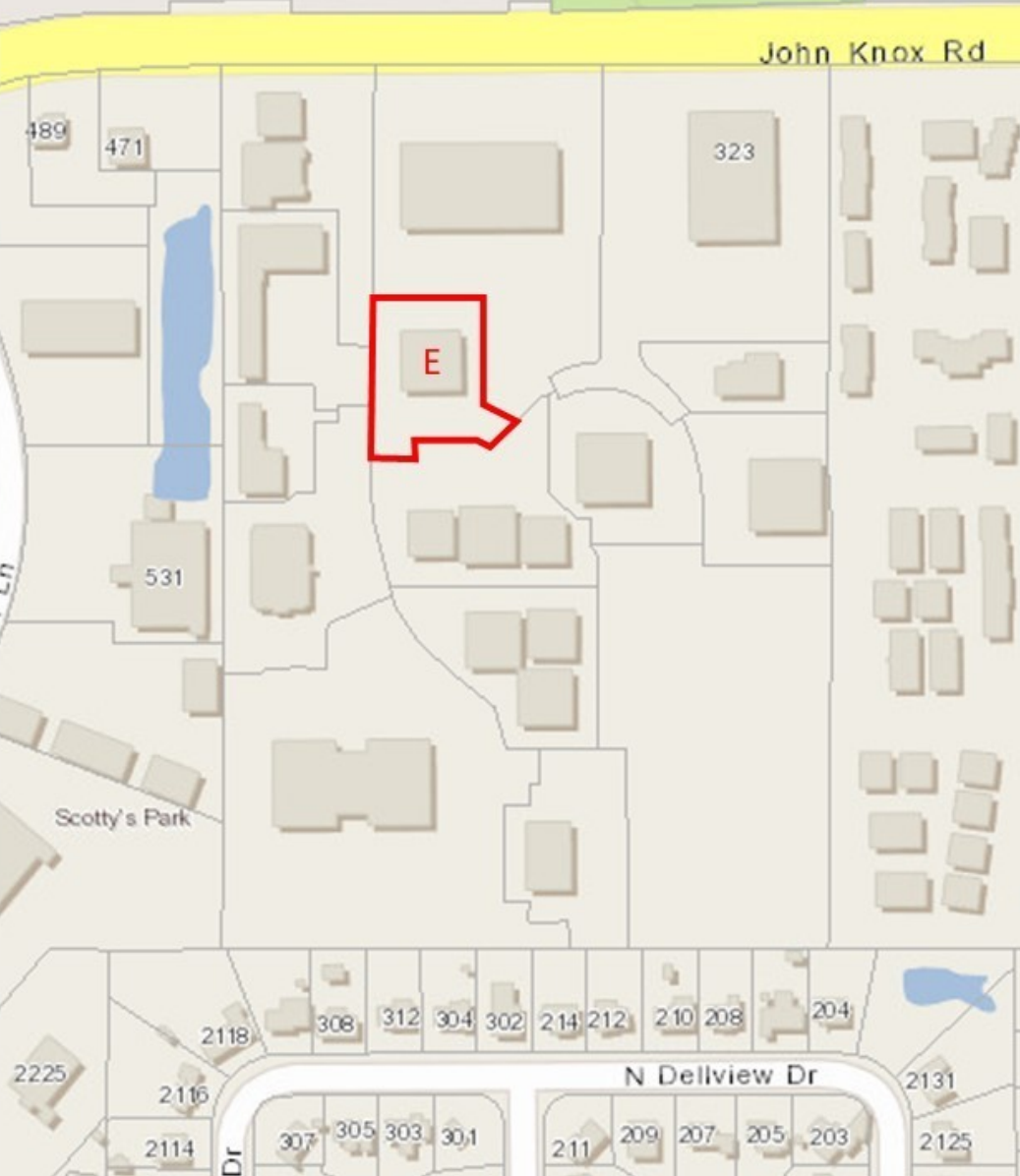
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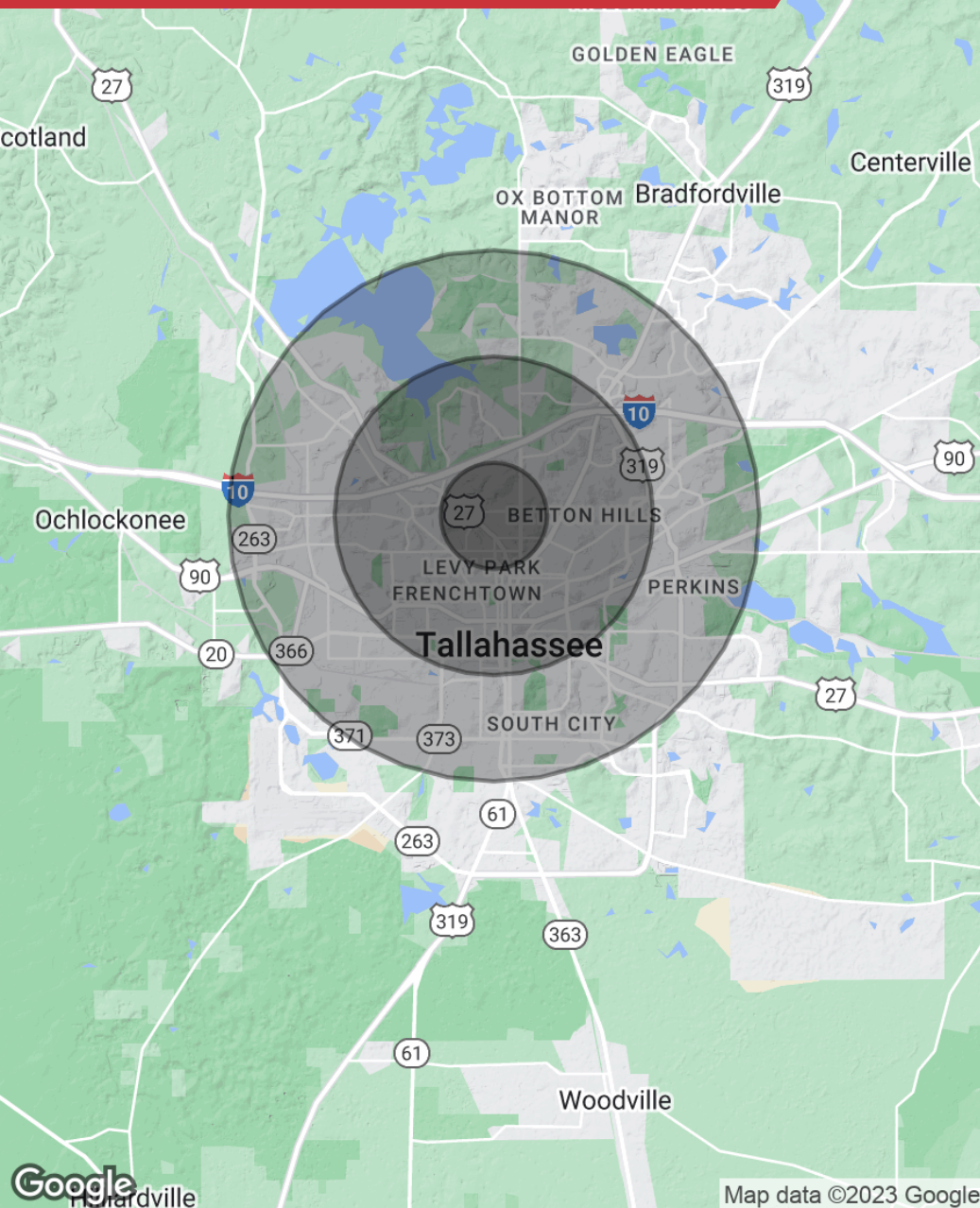
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NAITACOR

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DEMOGRAPHICS

POPULATION

	1 MILE	3 MILES	5 MILES
Total population	8,082	78,264	172,079
Median age	29.5	29.5	29.5
Median age (male)	29.0	29.9	29.0
Median age (Female)	30.2	29.2	30.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,610	31,487	71,660
# of persons per HH	2.2	2.5	2.4
Average HH income	\$59,887	\$52,575	\$50,476
Average house value	\$210,106	\$260,269	\$231,059

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

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