

FOR SALE | BLDG D

325 John Knox Tallahassee, FL 32303



Woodcrest Building D | 5,550 SF

- \$550,000 | \$99.10 PSF
- 100% Occupied
- 8.85% Cap Rate
- Private and Government Tenant Mix
- Full Service Lease Structure
- This property is part of an office park association that is responsible for common area maintenance.



✉ **Jimmy Nystrom, SIOR**
+1 850 224 2300
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No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

NAI TALCOR
1018 Thomasville Road, Suite 200A
talcor.com

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Investment Overview

BUILDING D

Price	\$550,000
Approximate Square Footage	5,550
Price per Square Footage	\$99
GRM	6.70
CAP Rate	8.85%

Operating Data

BUILDING D

Gross Operating Income	\$82,032
Operating Expenses	- \$33,341
Net Operating Income	\$48,691
Debt Service	- \$30,490
Pre-Tax Cash Flow	\$18,201
Cash-on-Cash Return % (yr 1)	11.03%
Principal Reduction (yr 1)	+ \$11,501
Total Return (yr 1)	\$29,702
Return on Investment %	18.00%

Financing Data

BUILDING D

Loan Amount	\$385,000
LTV	70.00%
Interest Rate	5.000%
Debt Service	\$30,490
Debt Service Monthly	\$2,540
Amortization	20

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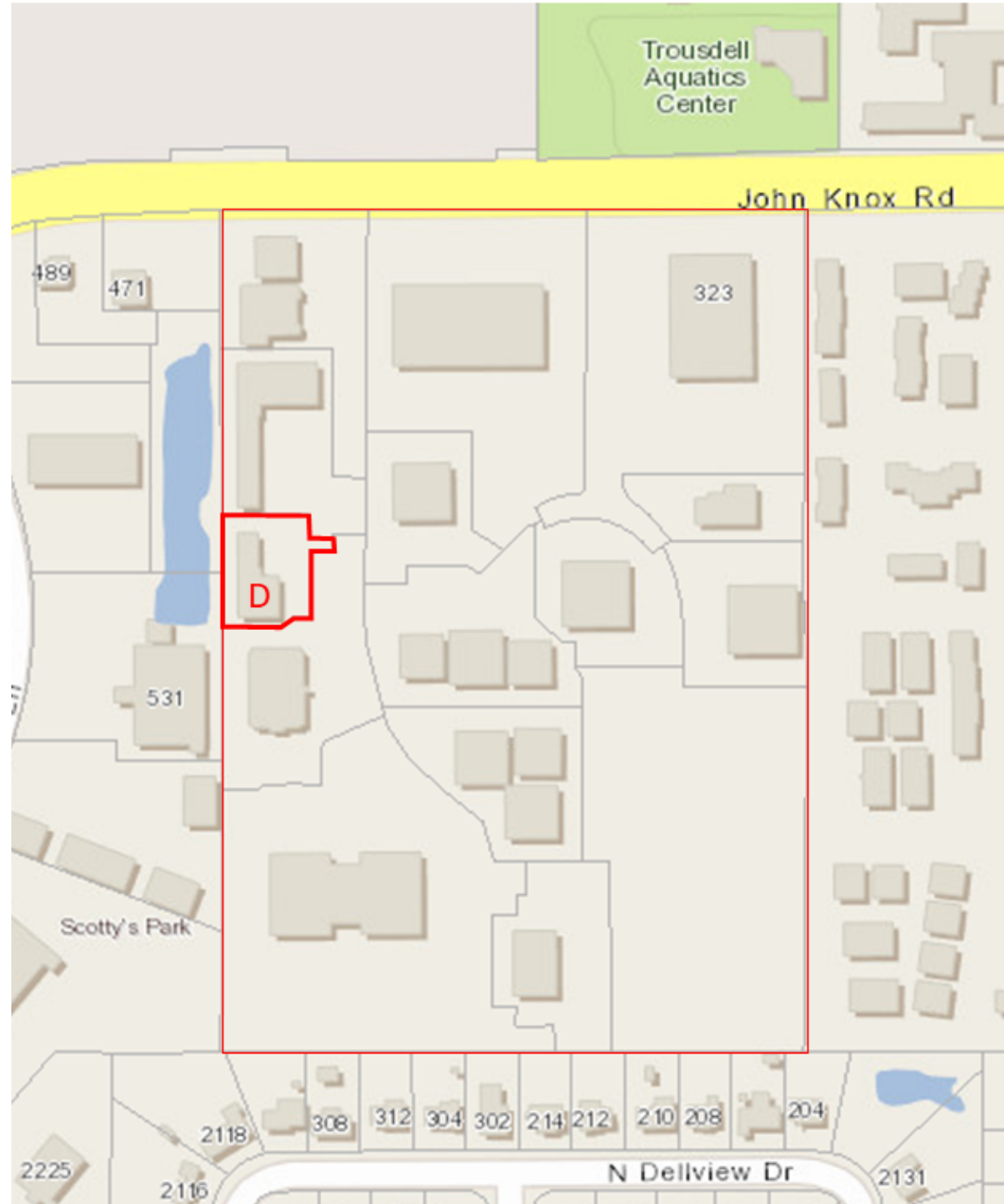
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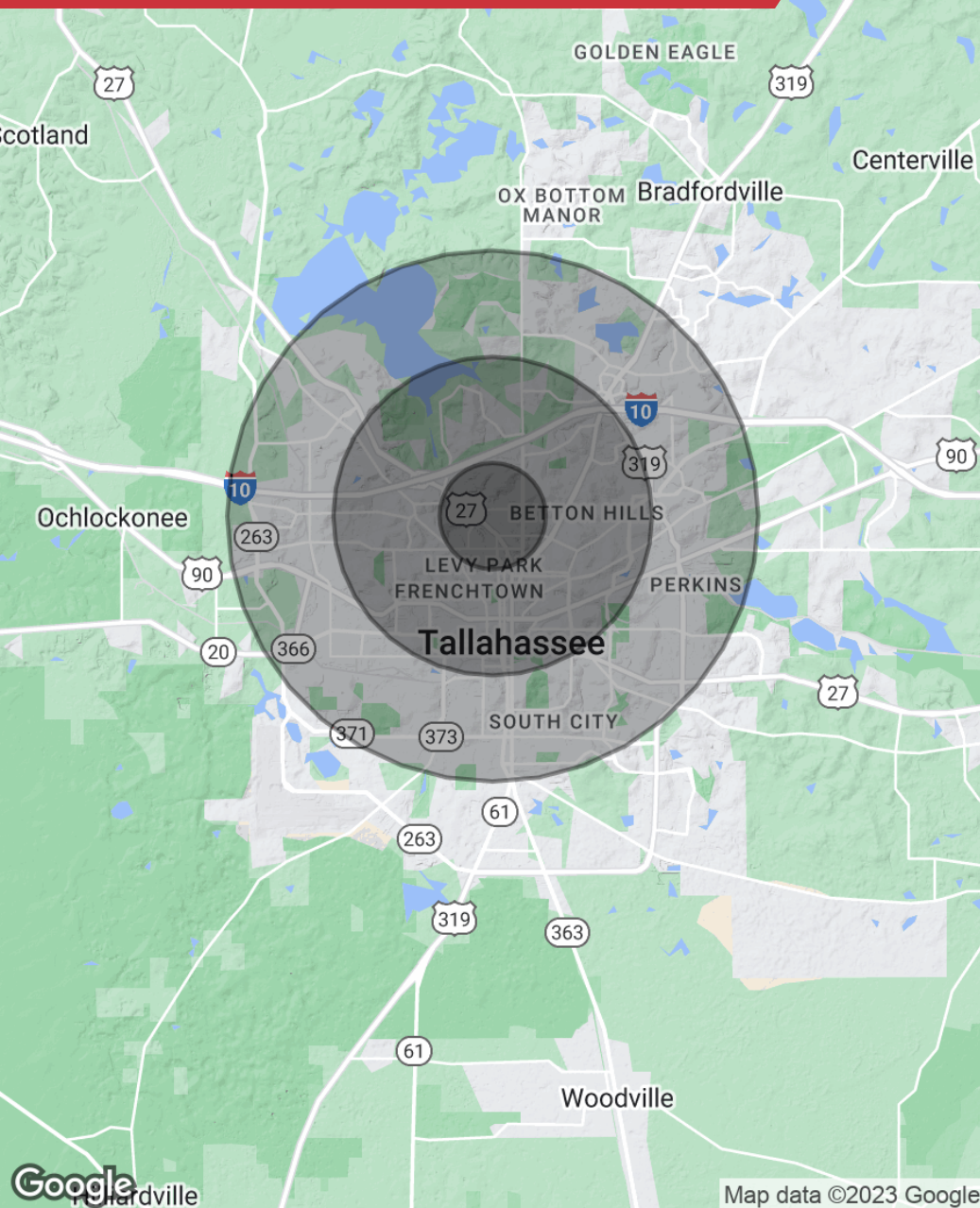
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DEMOGRAPHICS

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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NAITACOR