



**BACK ON THE
MARKET**

Nokomis 4-Plex

112-118 COLONIA LANE EAST
NOKOMIS, FL 34275

Price: \$935,000



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PROPERTY DESCRIPTION

Nokomis 4-Plex
112-118 Colonia Lane East | Nokomis, FL 34275

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ONE-OF-A-KIND MULTIFAMILY INVESTMENT

RARE MF INVESTMENT OPPORTUNITY. This 4-Plex in Sarasota County is fully-occupied with long-term, stable tenants. Current rent is below market and does not reflect the actual earning potential of this property. Increase rent to market rate for substantial return on investment. Market CAP rate 7+%.

PROPERTY HIGHLIGHTS

- * Rare Investment Opportunity
- * Fully-Occupied 4-Plex
- * Long-Term, Stable Tenants
- * Located in Idyllic Sarasota County
- * Minutes from Beaches, Parks, Legacy Bike Trail

PROPERTY SUMMARY

Nokomis 4-Plex
112-118 Colonia Lane East | Nokomis, FL 34275

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Property Summary

Price:	\$935,000
Units:	4
Price/Unit:	\$233,750
Rentable SF:	3,332
Price/RSF:	\$280.61
Lot Size:	15,206 SF
Type:	MultiFamily
Market Cap Rate:	7+%

Property Description

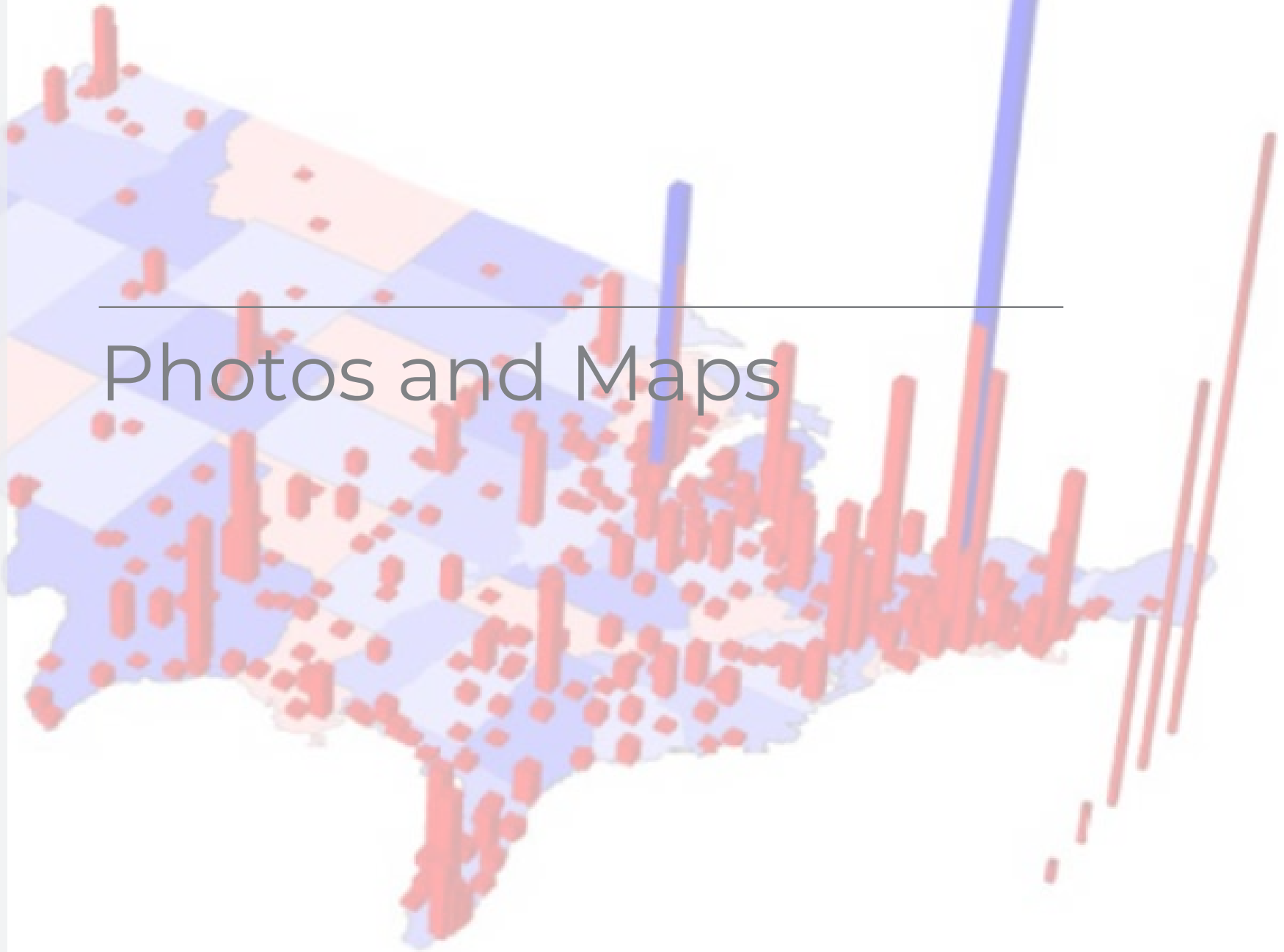
RARE MF INVESTMENT OPPORTUNITY. This 4-Plex in Sarasota County is fully-occupied with long-term, stable tenants. Current rent is below market and does not reflect the actual earning potential of this property. Increase rent to market rate for substantial return on investment. Market CAP rate 7+%.

Location Overview

Located just off US 41 / S. Tamiami Trail at Colonia Lane East. Just minutes to several stunning gulf beaches, the North and South jetties, Casey Key, Historic Downtown Venice, Nokomis Community Park and Legacy Bike Trail.

SECTION I

Photos and Maps



PROPERTY PHOTOS

Nokomis 4-Plex

112-118 Colonia Lane East | Nokomis, FL 34275

06

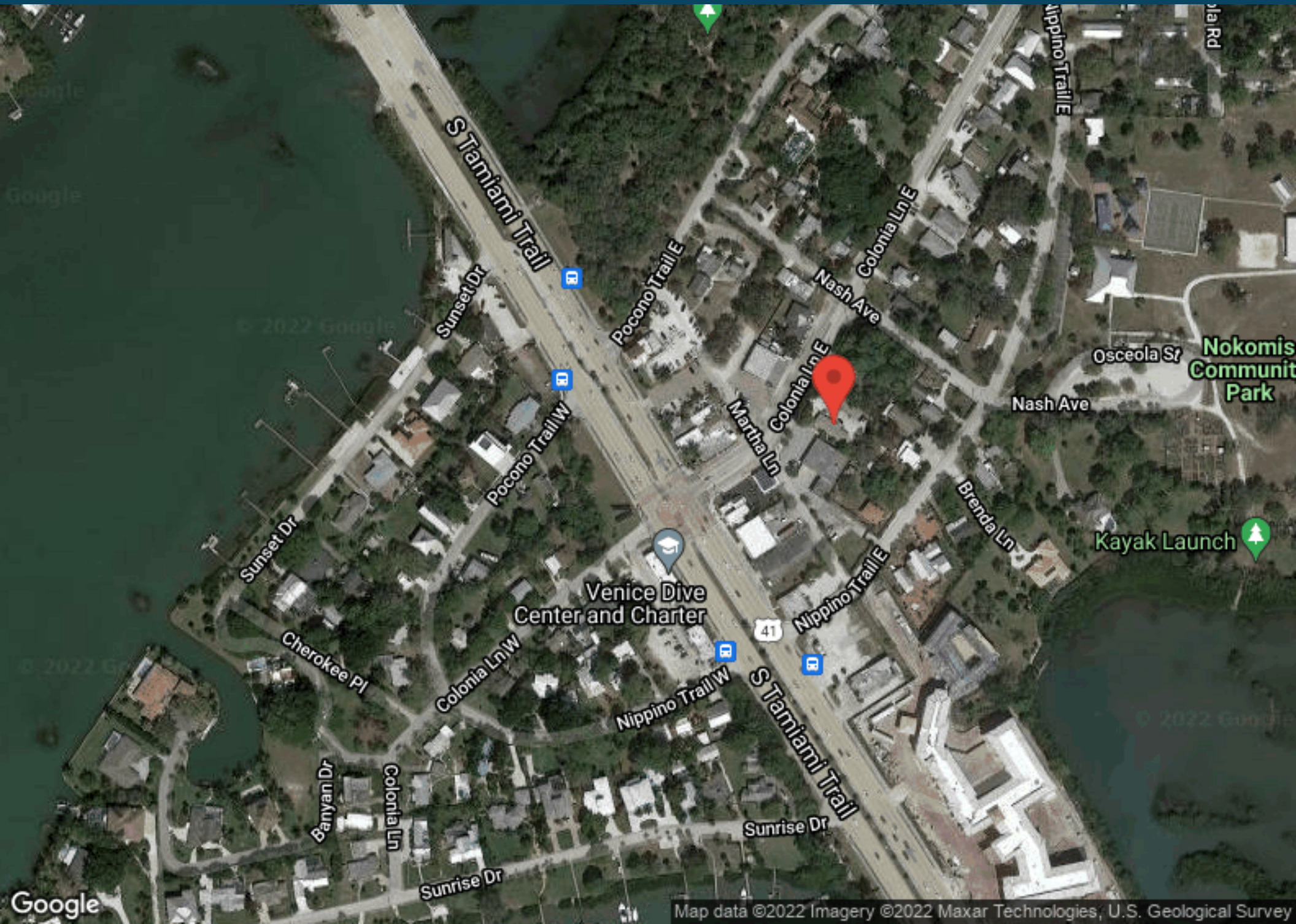


AERIAL MAP

Nokomis 4-Plex

112-118 Colonia Lane East | Nokomis, FL 34275

07

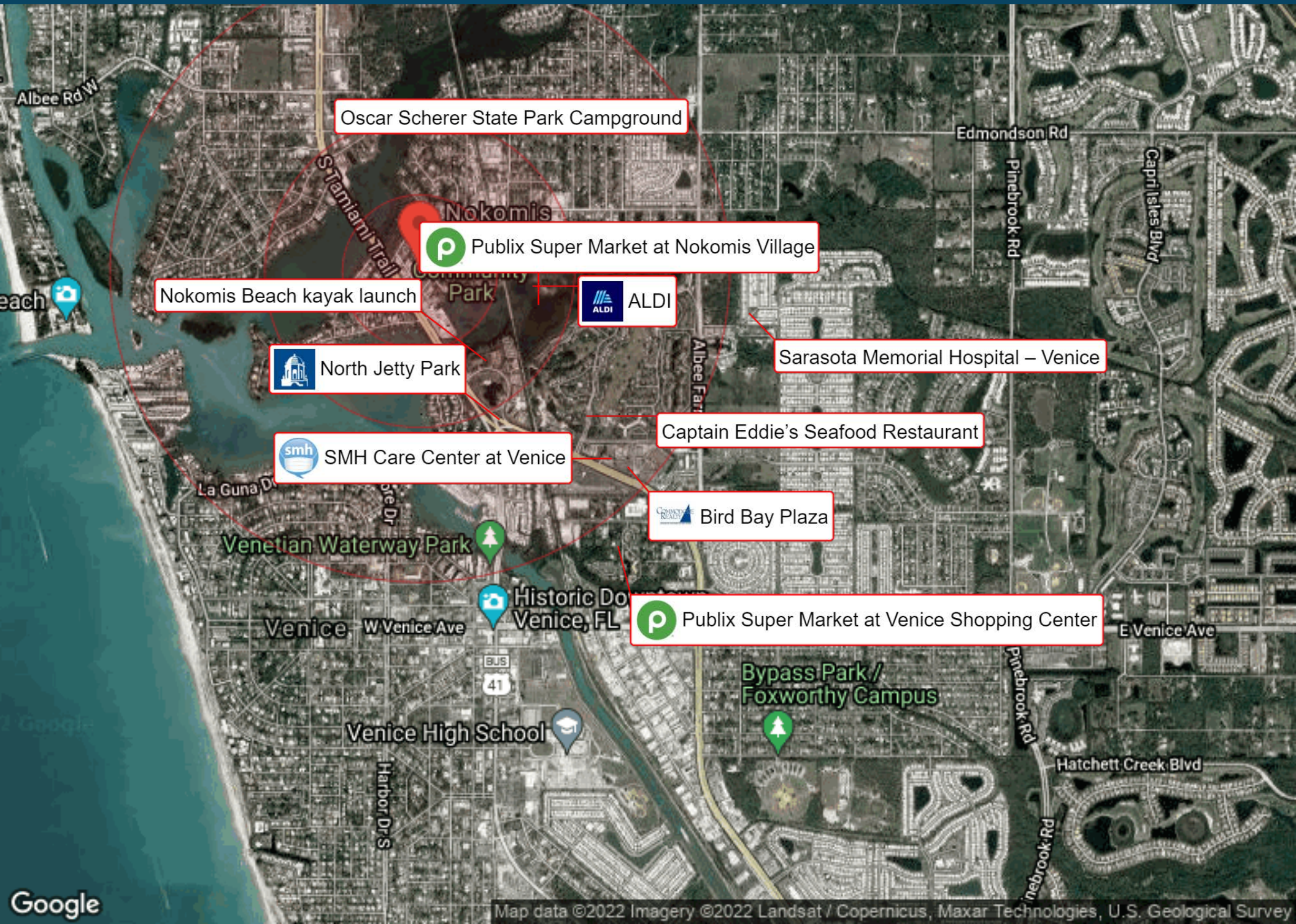


BUSINESS MAP

Nokomis 4-Plex

112-118 Colonia Lane East | Nokomis, FL 34275

08



SECTION II

Investment Analysis

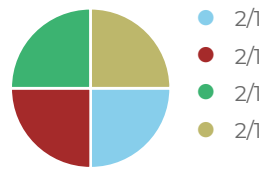
UNIT MIX REPORT

Nokomis 4-Plex
112-118 Colonia Lane East | Nokomis, FL 34275

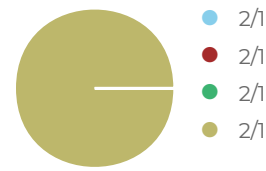
10

Units	Type	Approx. SF	Avg. Rents	Monthly	Mkt Rents	Monthly
1	2/1	0	\$1,295	\$1,295	\$1,800	\$1,800
1	2/1	0	\$1,100	\$1,100	\$1,800	\$1,800
1	2/1	0	\$1,295	\$1,295	\$1,800	\$1,800
1	2/1	0	\$1,295	\$1,295	\$1,800	\$1,800
4		0		\$4,985		\$7,200

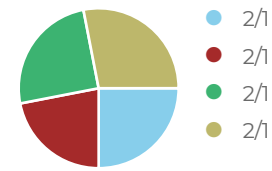
UNIT MIX



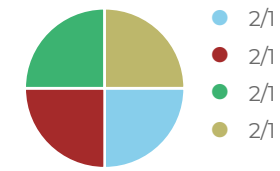
UNIT MIX SQUARE FEET



UNIT MIX INCOME



UNIT MIX MARKET INCOME



PRO FORMA SUMMARY

Nokomis 4-Plex
112-118 Colonia Lane East | Nokomis, FL 34275

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Income

Description	Actual	Per Unit	Market	Per Unit
Gross Potential Rent	\$59,820	\$14,955	\$86,400	\$21,600
- Less: Vacancy	\$0	\$0	\$0	\$0
Effective Gross Income	\$59,820	\$14,955	\$86,400	\$21,600

Operating Expenses

Description	Actual	Per Unit	Market	Per Unit
Building Insurance	\$0	\$0	\$5,000	\$1,250
Grounds Maintenance	\$1,200	\$300	\$1,200	\$300
Taxes - Real Estate	\$4,165	\$1,041	\$12,000	\$3,000
Utility - Water	\$720	\$180	\$720	\$180
Total Expenses	(\$6,085)	(\$1,521)	(\$18,920)	(\$4,730)
Net Operating Income	\$53,735	\$13,434	\$67,480	\$16,870

PRO FORMA SUMMARY

Nokomis 4-Plex
112-118 Colonia Lane East | Nokomis, FL 34275

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Investment Summary

Price	\$935,000
Year Built	1988
Units	4
Price/Unit	\$233,750
RSF	3,330
Price/RSF	\$280.78
Lot Size	15,206 sf
Floors	1
APN	0405130008
Cap Rate	5.75%
Market Cap Rate	7.22%
GRM	15.63
Market GRM	10.82

Financing Summary

Loan 1 (Fixed)	\$701,250
Initial Equity	\$233,750
Interest Rate	4.5%
Term	25 years
Monthly Payment	\$3,898
DCR	1.15

Unit Mix & Annual Scheduled Income

Type	Units	Actual	Total	Market	Total
2/1	1	\$15,540	\$15,540	\$21,600	\$21,600
2/1	1	\$13,200	\$13,200	\$21,600	\$21,600
2/1	1	\$15,540	\$15,540	\$21,600	\$21,600
2/1	1	\$15,540	\$15,540	\$21,600	\$21,600
Totals	4		\$59,820		\$86,400

Annualized Income

Description	Actual	Market
Gross Potential Rent	\$59,820	\$86,400
- Less: Vacancy	\$0	\$0
Effective Gross Income	\$59,820	\$86,400
- Less: Expenses	(\$6,085)	(\$18,920)
Net Operating Income	\$53,735	\$67,480
- Debt Service	(\$46,773)	(\$46,773)
Net Cash Flow after Debt Service	\$6,962	\$20,707
+ Principal Reduction	\$15,535	\$15,535
Total Return	\$22,497	\$36,242

Annualized Expenses

Description	Actual	Market
Building Insurance	\$0	\$5,000
Grounds Maintenance	\$1,200	\$1,200
Taxes - Real Estate	\$4,165	\$12,000
Utility - Water	\$720	\$720
Total Expenses	\$6,085	\$18,920
Expenses Per RSF	\$1.83	\$5.68
Expenses Per Unit	\$1,521	\$4,730

SECTION III

Property Value



BROKER OPINION OF VALUE

Nokomis 4-Plex
112-118 Colonia Lane East | Nokomis, FL 34275

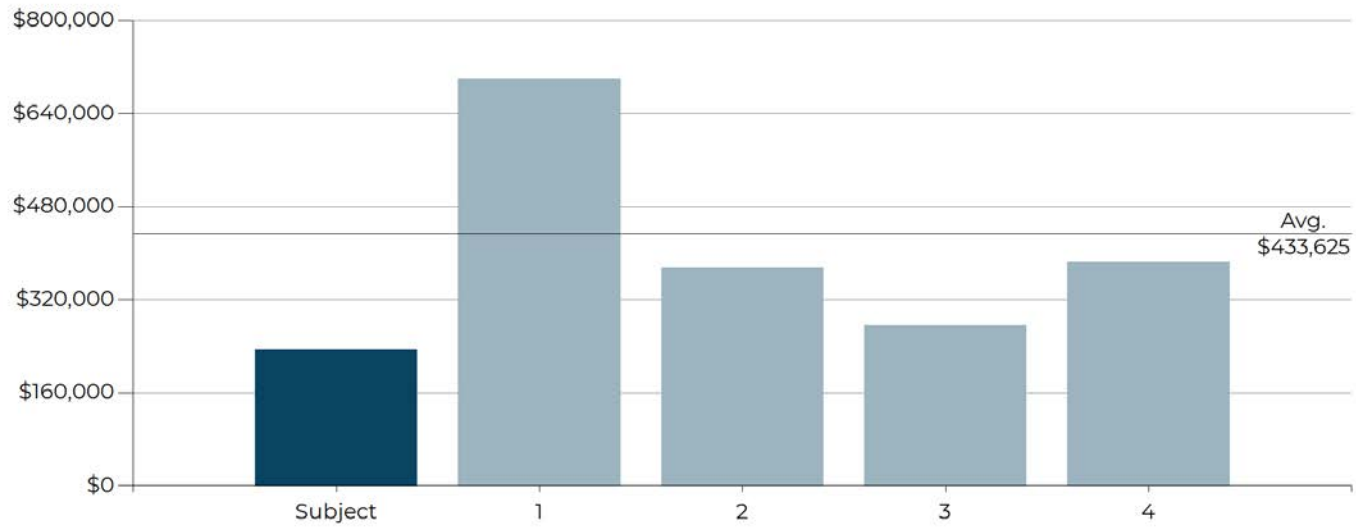
Sales Comparison	Subject	1	2	3	4
Property Address	112-118 Colonia Lane East Nokomis, FL	509 Shore Road Nokomis, FL	307 Winfield Way Nokomis, FL	411 Pameto Road Nokomis, FL	225 Pavonia Road Nokomis, FL
Price	\$935,000	\$1,399,000	\$750,000	\$550,000	\$385,000
Price/unit	\$233,750	\$699,500	\$375,000	\$275,000	\$385,000
Sale Date	n/a	10-2021	11-2021	04-2021	04-2021
Cap Rate	5.75	0.0	0.0	0.0	0.0
Number of Units	4	2	2	2	1
Year Built	1988	1978		1949	1924
Floors	1	n/a	n/a	n/a	n/a
Adjustments	Subject	1	2	3	4
Sale Price	\$935,000	\$1,399,000	\$750,000	\$550,000	\$385,000
Adjustment Type		Average	Average	Average	Average
Adjustment Amount		0%	0%	0%	0%
Adjusted Price		\$1,399,000	\$750,000	\$550,000	\$385,000
Adjusted Price/unit		\$699,500	\$375,000	\$275,000	\$385,000
Adjusted Analysis	Adj. Sale Price	Adj. Price/unit			
Conservative Value	\$1,100,000	\$275,000			
Average Value	\$1,949,000	\$487,250			
Aggressive Value	\$2,798,000	\$699,500			

RECENT SALE COMPARABLES

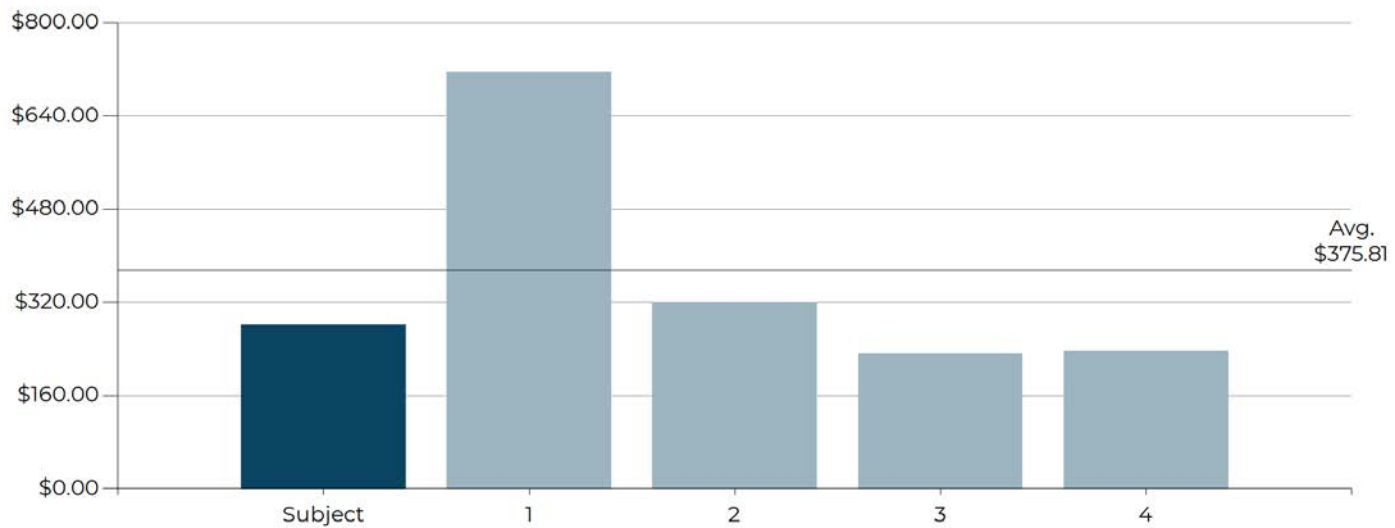
Nokomis 4-Plex
112-118 Colonia Lane East | Nokomis, FL 34275

15

Price per Unit



Price per SF



RECENT SALE COMPARABLES

Nokomis 4-Plex
112-118 Colonia Lane East | Nokomis, FL 34275

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S

Sale Price	\$935,000	Units	Unit Type	Avg Rent	Size
Units	4	1	2/1	\$1,295	
Price/Unit	\$233,750	1	2/1	\$1,100	
Price/SF	\$280.78	1	2/1	\$1,295	
Lot Size	15,206	1	2/1	\$1,295	
Cap Rate	5.75%				
GRM	15.63				
Year Built	1988				

Nokomis 4-Plex

112-118 Colonia Lane East, Nokomis, FL 34275

1



Sale Price	\$1,399,000
Units	2
Price/Unit	\$699,500
Price/SF	\$714.87
Acres	0.290
Year Built	1978
Sale Date	10/22/2021

2 Units - 1,957 RSF - Nokomis

509 Shore Road, Nokomis, FL 34275

Notes

Price/Unit: \$699,500

Price/SF: \$714.87

RECENT SALE COMPARABLES

Nokomis 4-Plex
112-118 Colonia Lane East | Nokomis, FL 34275

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2



Sale Price	\$750,000
Units	2
Price/Unit	\$375,000
Price/SF	\$320.10
Acres	0.340
Sale Date	11/4/2021

2 Units - 2,343 RSF - Nokomis

307 Winfield Way, Nokomis, FL 34275

Notes

Price/Unit: \$375,000

Price/SF: \$320.10

3



Sale Price	\$550,000
Units	2
Price/Unit	\$275,000
Price/SF	\$232.07
Acres	0.330
Year Built	1949
Sale Date	4/14/2021

2 Units - 2,370 RSF - Nokomis

411 Pameto Road, Nokomis, FL 34275

Notes

Price/Sq Ft: \$232.07

Price/Unit: \$275,000

RECENT SALE COMPARABLES

Nokomis 4-Plex

112-118 Colonia Lane East | Nokomis, FL 34275

18

4



Sale Price	\$385,000
Units	1
Price/Unit	\$385,000
Price/SF	\$236.20
Acres	0.340
Year Built	1924
Sale Date	4/19/2021

1 Unit - 1,630 RSF - Nokomis

225 Pavonia Road, Nokomis, FL 34275

Notes

Price/Sq Ft: \$236.20

Price/Unit: \$385,000

RECENT SALE COMPARABLES

Nokomis 4-Plex

112-118 Colonia Lane East | Nokomis, FL 34275

19



- | | | | |
|--|---|---|--|
| S Nokomis 4-Plex
112-118 Colonia Lane East
Nokomis, FL, 34275
\$935,000 | 1 2 Units - 1,957 RSF - Nokomis
509 Shore Road
Nokomis, FL, 34275
\$1,399,000 | 2 2 Units - 2,343 RSF - Nokomis
307 Winfield Way
Nokomis, FL, 34275
\$750,000 | 3 2 Units - 2,370 RSF - Nokomis
411 Pameto Road
Nokomis, FL, 34275
\$550,000 |
| 4 1 Unit - 1,630 RSF - Nokomis
225 Pavonia Road
Nokomis, FL, 34275
\$385,000 | | | |

SECTION IV

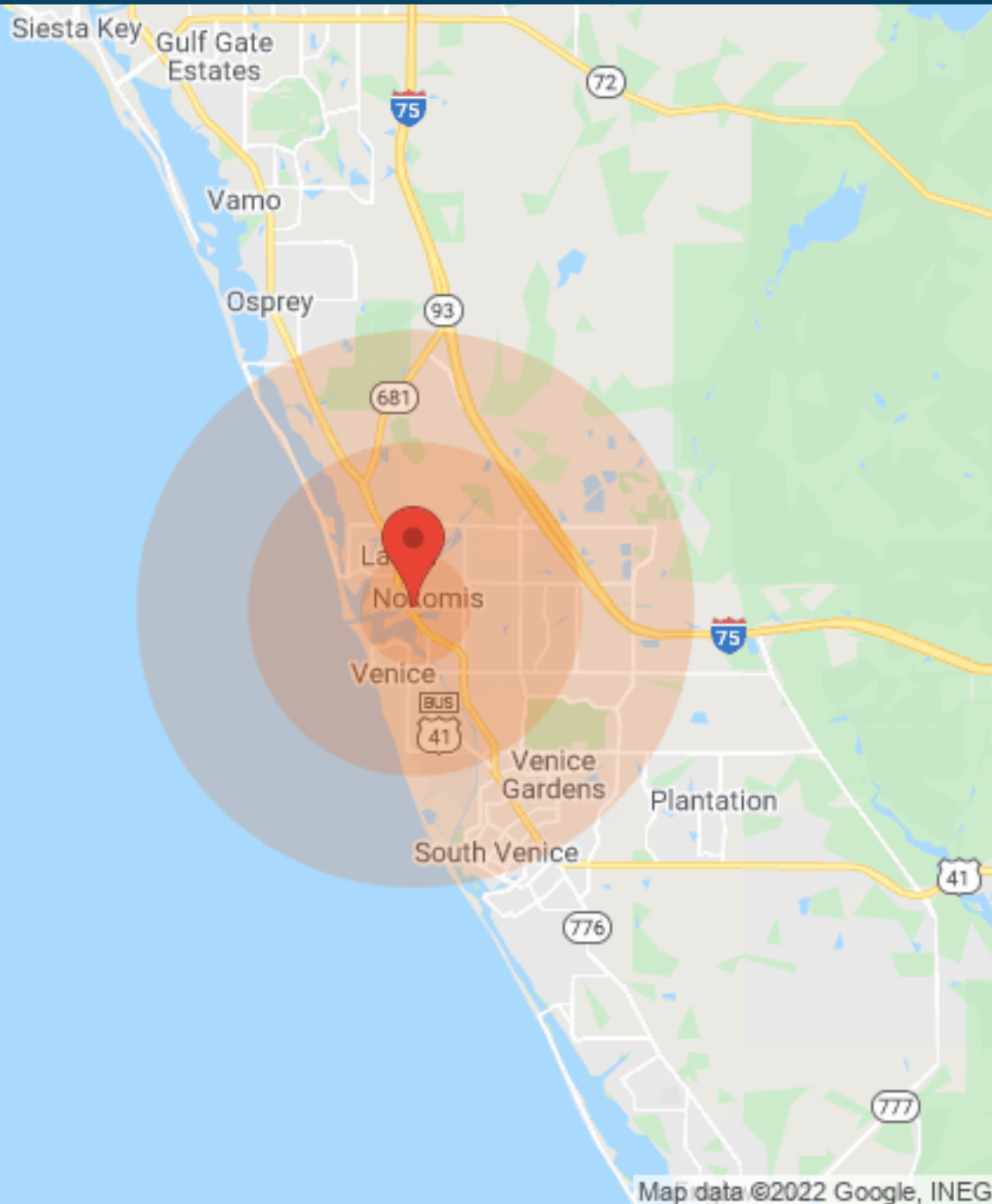
The Market

DEMOGRAPHICS

Nokomis 4-Plex

112-118 Colonia Lane East | Nokomis, FL 34275

21



Population	1 Mile	3 Miles	5 Miles
Male	2,790	12,196	25,710
Female	3,304	15,427	31,660
Total Population	6,094	27,623	57,370

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	394	1,581	4,192
Ages 15-24	328	1,263	3,363
Ages 55-64	777	3,344	7,294
Ages 65+	3,258	16,055	29,968

Race	1 Mile	3 Miles	5 Miles
White	6,039	27,212	56,665
Black	3	220	241
Am In/AK Nat	N/A	1	7
Hawaiian	N/A	N/A	N/A
Hispanic	85	385	789
Multi-Racial	68	302	724

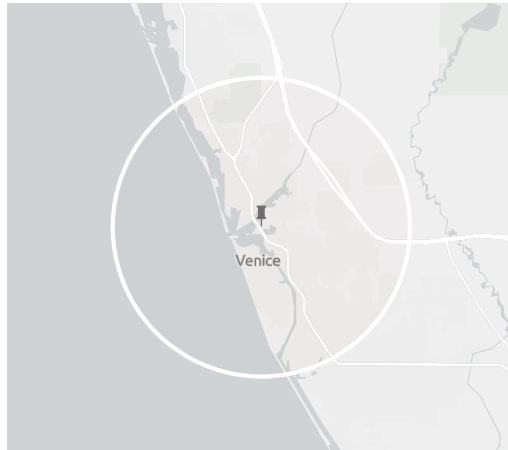
Income	1 Mile	3 Miles	5 Miles
Median	\$43,332	\$47,312	\$46,898
< \$15,000	426	1,741	3,042
\$15,000-\$24,999	598	2,147	3,719
\$25,000-\$34,999	408	1,898	3,887
\$35,000-\$49,999	526	2,353	5,000
\$50,000-\$74,999	577	3,070	5,996
\$75,000-\$99,999	430	1,685	3,409
\$10,000-\$149,999	314	1,140	2,689
\$150,000-\$199,999	77	464	1,019
> \$200,000	25	466	868

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,307	22,891	41,415
Occupied	3,629	15,825	31,003
Owner Occupied	2,611	12,397	24,554
Renter Occupied	1,018	3,428	6,449
Vacant	1,678	7,066	10,412

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

Population Trends

112 Colonia Ln E, Nokomis, Florida, 34275 (5 miles)
Ring: 5 mile radius



5 MILE RADIUS

POPULATION TRENDS AND KEY INDICATORS

112 Colonia Ln E, Nokomis, Florida, 34275

69,365	34,951	1.96	65.9	\$63,714	\$323,996	132	110	17
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



\$10,519

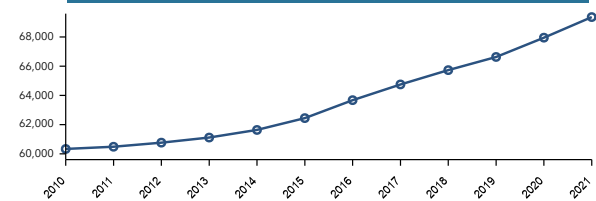
Avg Spent on Mortgage & Basics



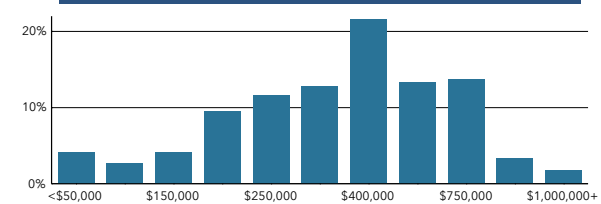
21.3%

Percent of Income for Mortgage

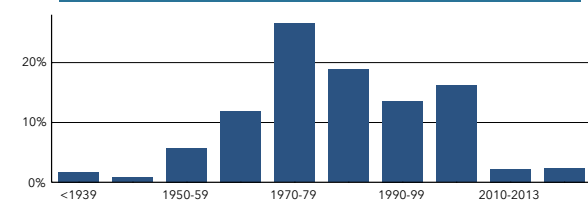
Historical Trends: Population



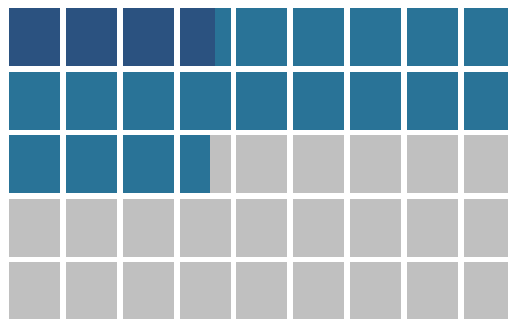
Home Value



Housing: Year Built

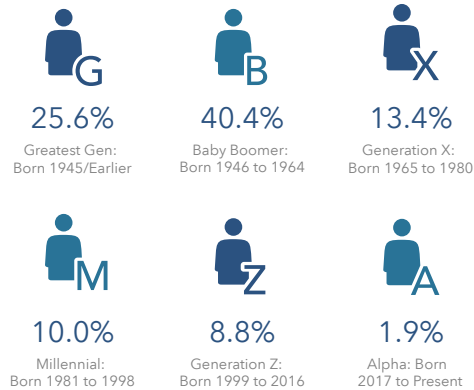


POPULATION BY AGE



Under 18 (8%) Ages 18 to 64 (40%) Aged 65+ (52%)

POPULATION BY GENERATION



This infographic contains data provided by American Community Survey (ACS), Esri, Esri and Bureau of Labor Statistics. The vintage of the data is 2015-2019, 2021, 2026.
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Population Trends

112 Colonia Ln E, Nokomis, Florida, 34275 (10 miles)
Ring: 10 mile radius

10 MILE RADIUS

POPULATION TRENDS AND KEY INDICATORS

112 Colonia Ln E, Nokomis, Florida, 34275

148,523	73,992	1.99	65.6	\$69,217	\$346,640	154	111	17
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



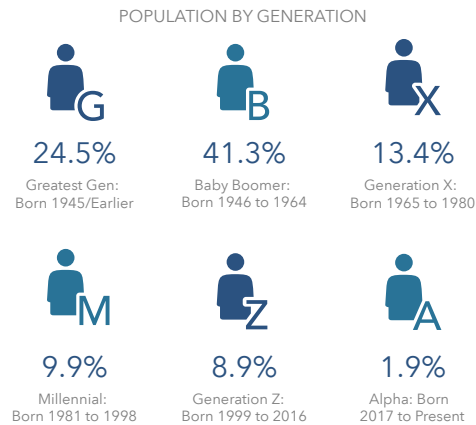
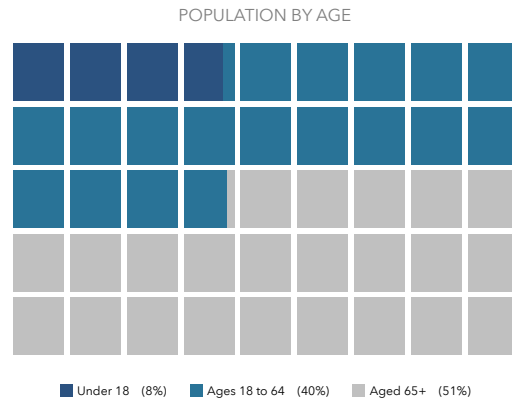
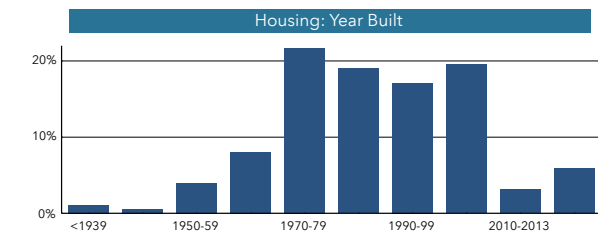
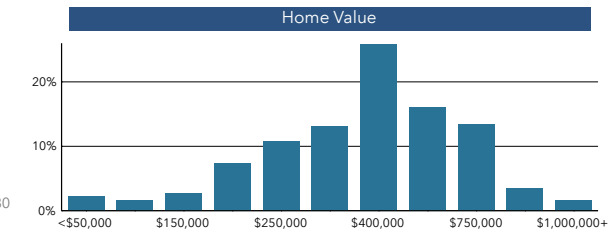
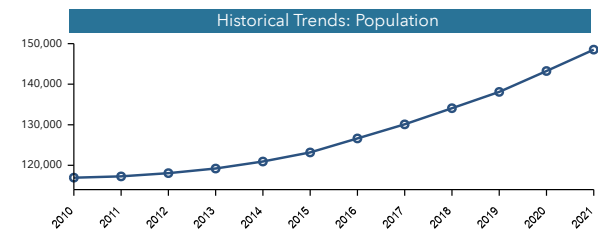
\$11,472

Avg Spent on Mortgage & Basics



21.0%

Percent of Income for Mortgage

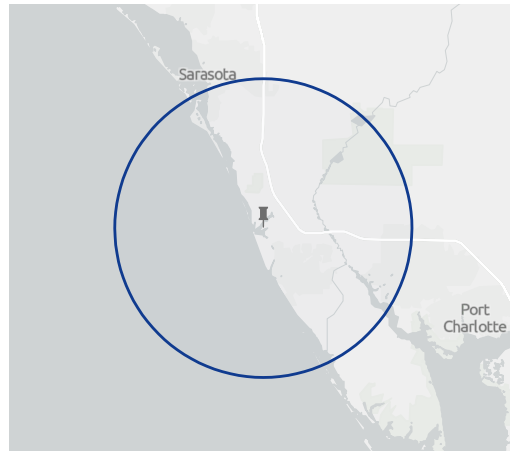


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Population Trends

112 Colonia Ln E, Nokomis, Florida, 34275 (15 miles)

Ring: 15 mile radius



15 MILE RADIUS

POPULATION TRENDS AND KEY INDICATORS

112 Colonia Ln E, Nokomis, Florida, 34275

319,094	151,538	2.09	61.0	\$67,153	\$324,943	136	115	25
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



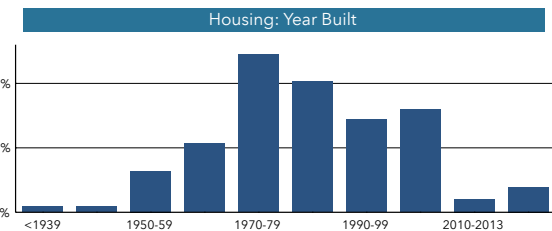
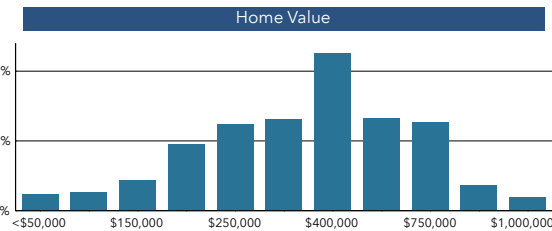
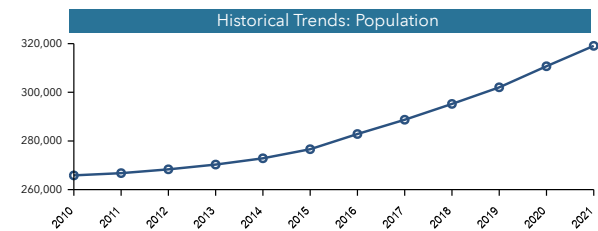
\$11,015

Avg Spent on Mortgage & Basics

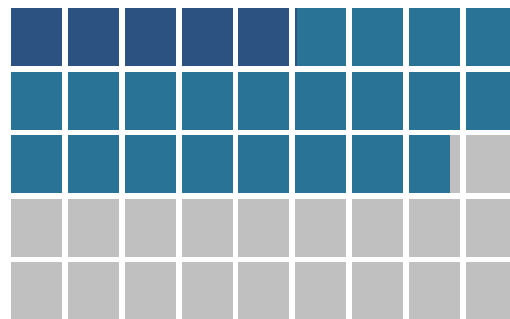


20.3%

Percent of Income for Mortgage

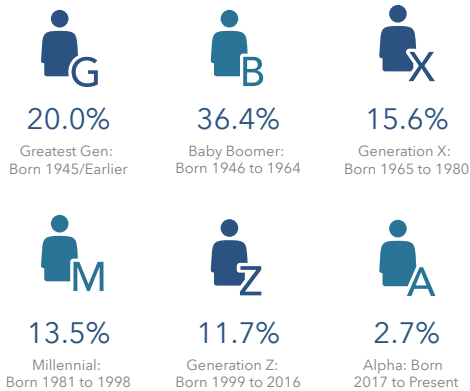


POPULATION BY AGE



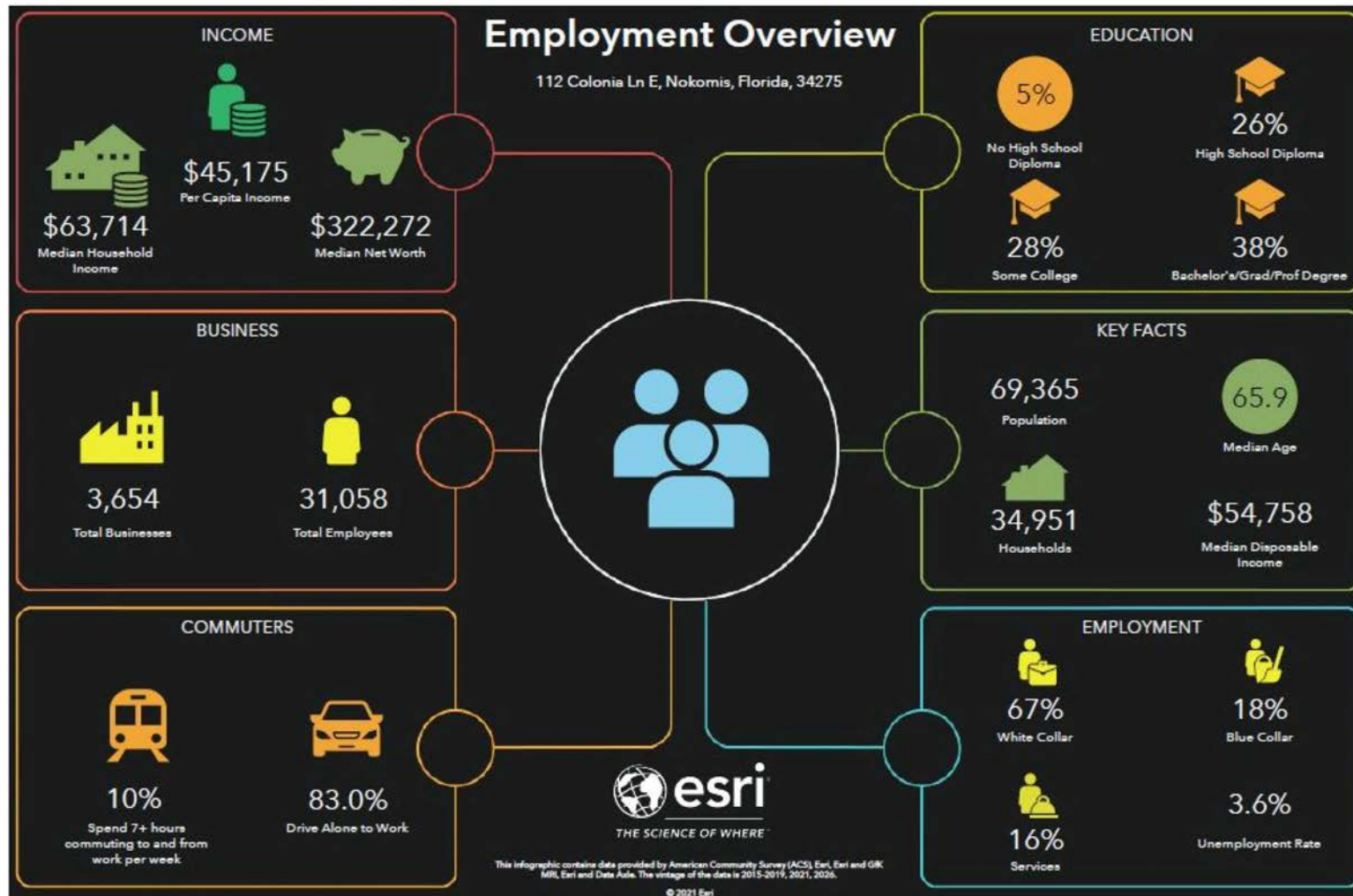
■ Under 18 (11%) ■ Ages 18 to 64 (46%) ■ Aged 65+ (43%)

POPULATION BY GENERATION

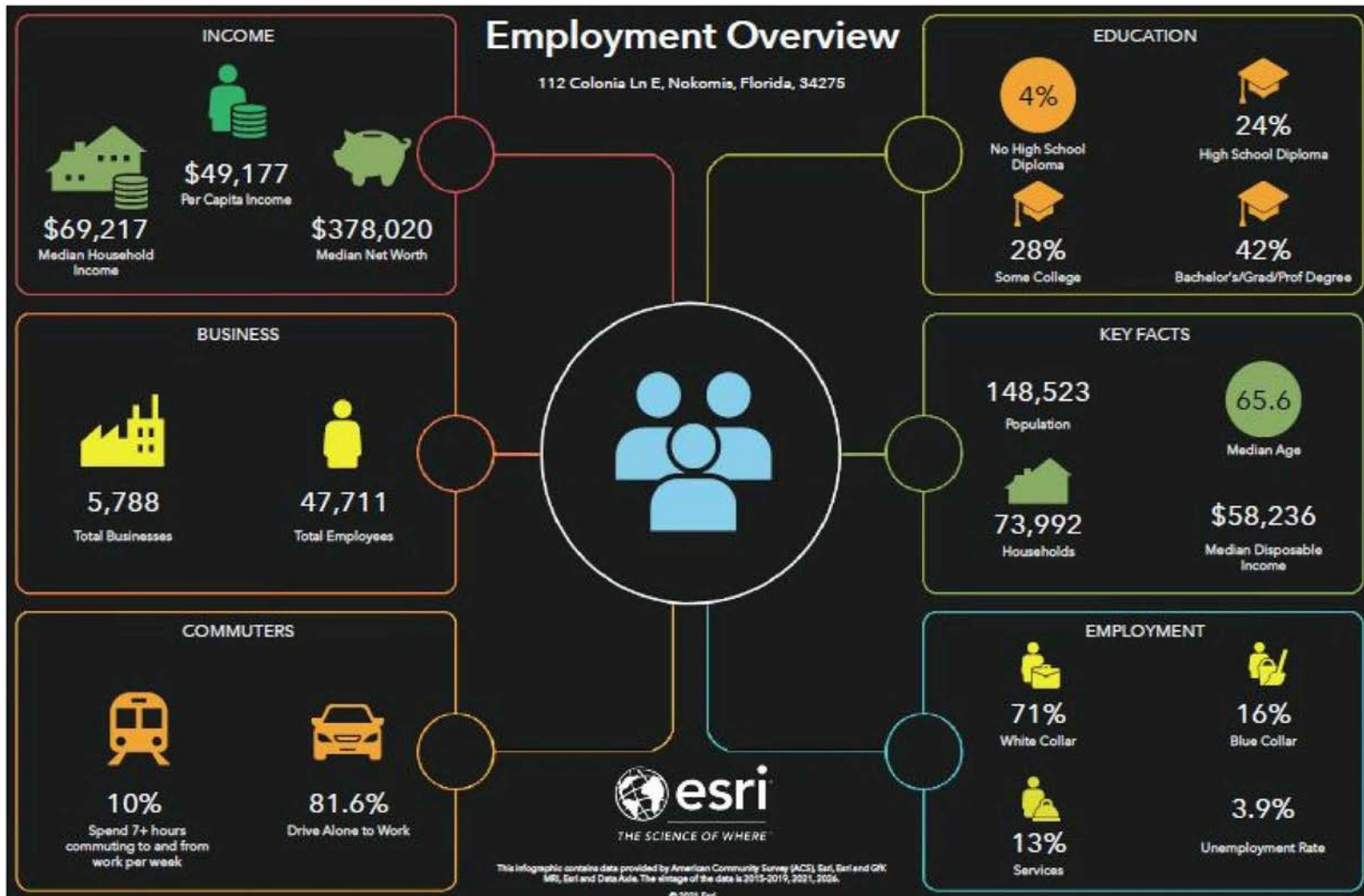


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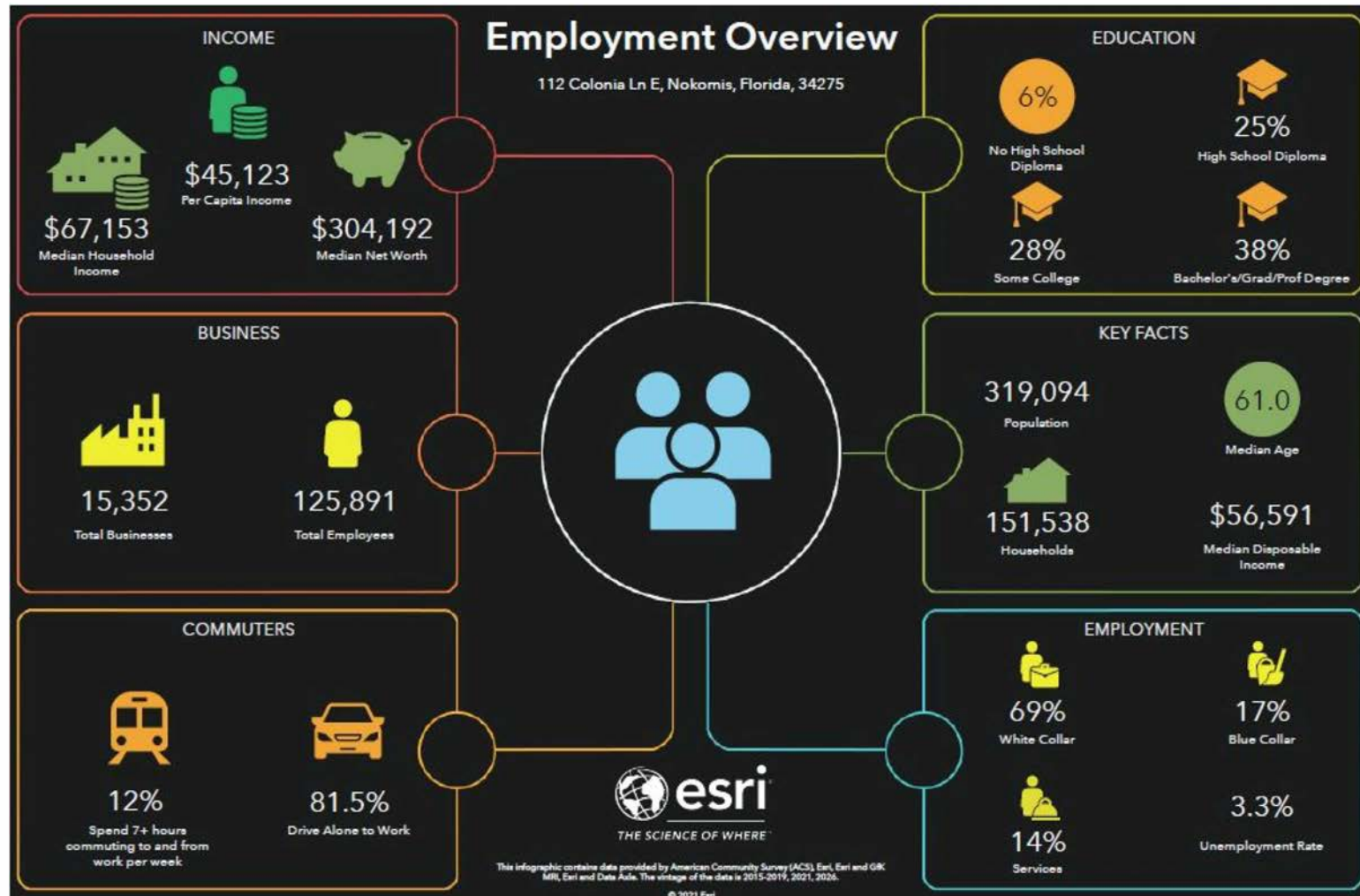
5 MILE RADIUS



10 MILE RADIUS



15 MILE RADIUS



Transportation to Work (Current Year)



7,565

Total Workers 16+



6,630

Car, Truck or Van



29

Public transport (not taxi)




693

Worked at home


Travel Time to Work (Current Year)





The Elders

112 Colonia Ln E, Nokomis, Florida, 34275 3
Ring: 5 mile radius



TAPESTRY
SEGMENTATION
esri.com/tapestry

DOMINANT TAPESTRY SEGMENT

14,489 households are *The Elders*

41.5% of households are in this segment

The Elders: *Senior Styles* LifeMode

With a median age of 71.8 years, this is oldest Tapestry market. The Elders residents favor communities designed for senior or assisted living, primarily in warmer climates with seasonal populations. Most of these householders are homeowners, although their housing varies from mobile homes to single-family residences to high-rise apartments...

[Learn more...](#)

ABOUT THIS SEGMENT



Predominantly retirees with low labor force participation. Those who are still in the labor force tend to be self-employed or part-timers.



These consumers focus on price, but not at the expense of quality. They use coupons and buy American and environmentally safe products.



Residents are sociable seniors, partial to a variety of clubs and organizations and generous with their time and support.



Avid readers, with audio books and e-readers. Cable TV is also a must, primarily watching news, movie, golf, weather, and food channels.



Cell phones are common but primarily used to make and receive calls.

ABOUT THIS AREA

Household Type:

Single Family; High-Rises; Mobile Homes/Seasonal

Employment:

Retired; Svcs; Prof; Admin

Median Age:

65.9

Median Household Income:

\$63,714

Education:

47.3% have a college degree



KEY FACTS FOR THIS AREA

Click facts to 'Explore for more' details


69,365

Population

34,951


Households

1.96Avg Size
Household**132**Wealth
Index**110**Housing
Affordability**17**Diversity
Index**\$323,996**Median Home
Value**1.49%**Forecasted Annual
Growth Rate



The Elders

112 Colonia Ln E, Nokomis, Florida, 34275 3
Ring: 5 mile radius



TAPESTRY
SEGMENTATION
esri.com/tapestry

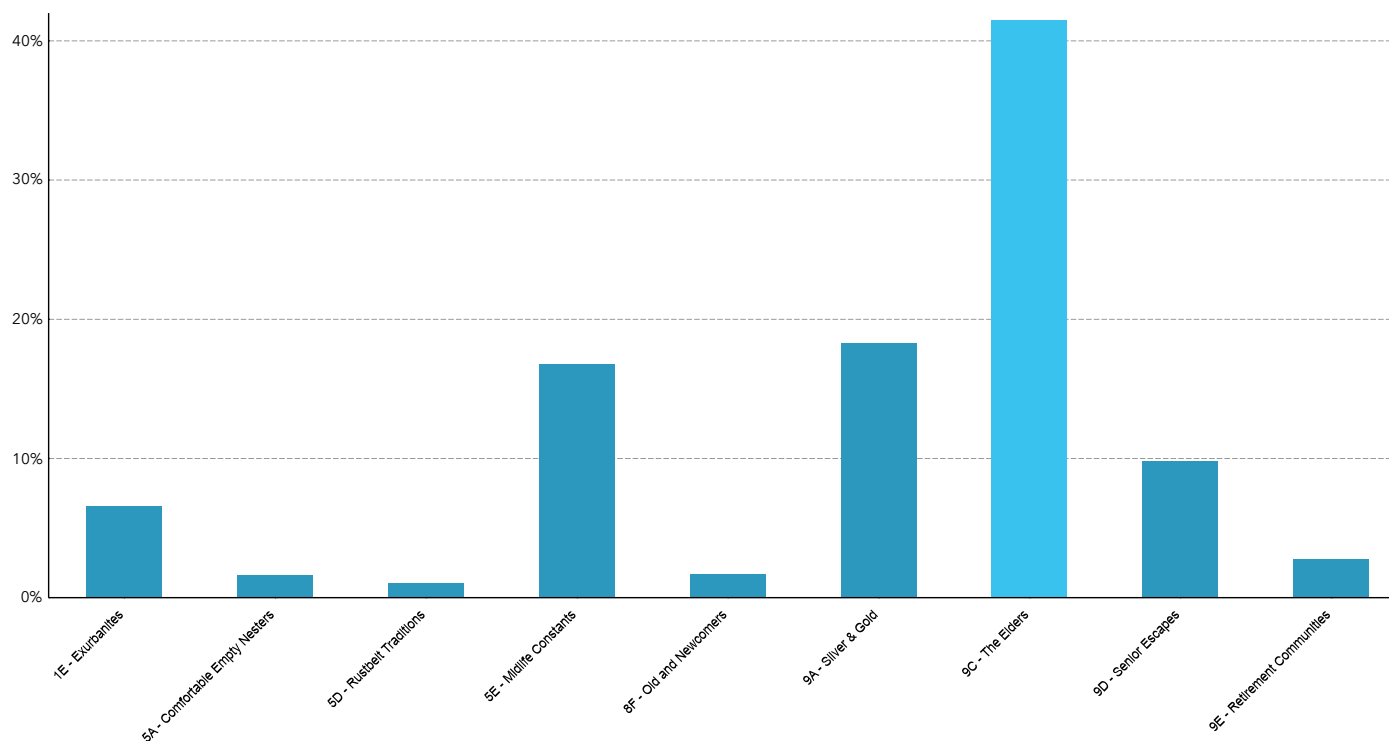
TAPESTRY SEGMENTATION COMPOSITION


This chart displays the percent of households in each segment in this area.



34,951 total households in this area


14,489 households in *The Elders* - 41.5%





Key Demographic Indicators

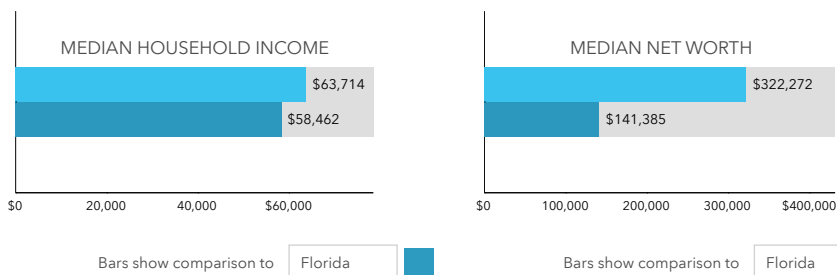
112 Colonia Ln E, Nokomis, Florida, 34275 3
Ring: 5 mile radius



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THE SCIENCE OF WHERE®

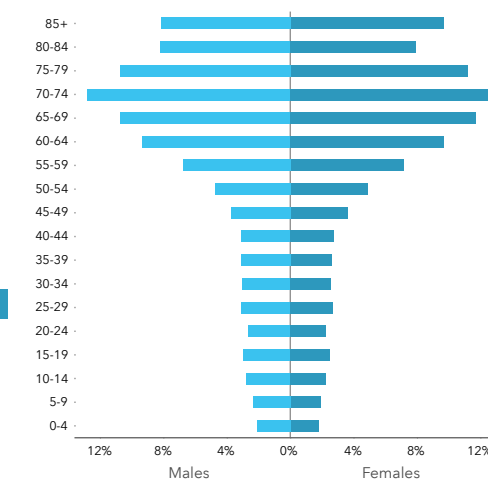
INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g. mortgages) or unsecured (credit cards) for this area.



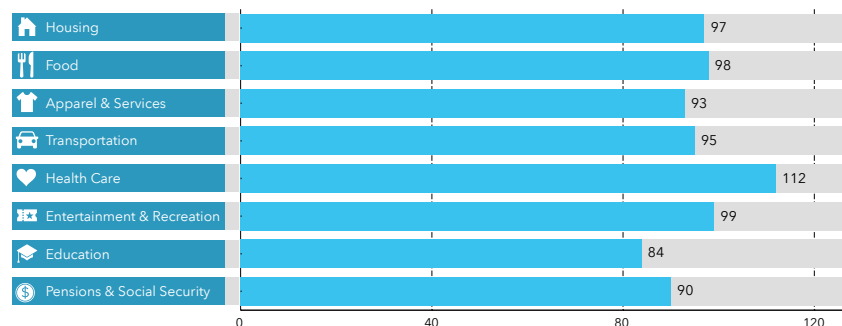
AGE BY SEX

Median Age: 65.9



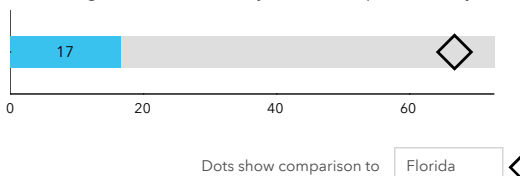
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average.



DIVERSITY

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).





Key Demographic Indicators

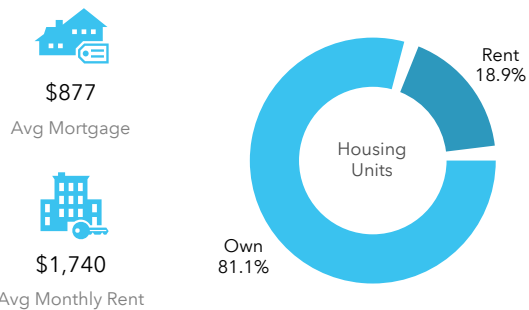
112 Colonia Ln E, Nokomis, Florida, 34275 3

Ring: 5 mile radius



HOUSING

Mortgage, rent and home value are estimated by Esri. Housing type is from the Census Bureau's American Community Survey (ACS).

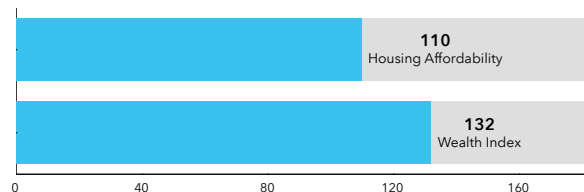


Typical Household Type: Single Family; High-Rises; Mobile

Homes/Seasonal
Median Home Value: \$323,996

ESRI INDEXES

Esri developed these indexes to display average household wealth and housing affordability for the market relative to US standards.



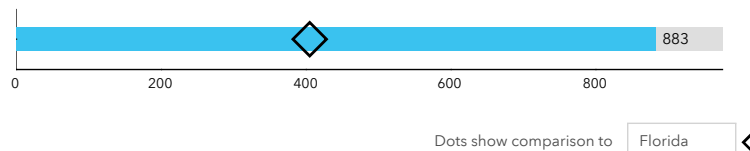
LANGUAGE


American Community Survey (ACS) population by language estimates are based on a rolling sample survey spanning a 60-month period (2015-2019).

Population by Language	Age 5-17	18-64	Age 65+	Total
English Only	5,092	24,936	29,931	59,959
Spanish	120	825	306	1,251
Spanish & English Well	119	678	220	1,017
Spanish & English Not Well	1	129	86	216
Indo-European	218	793	1,466	2,477
Indo-European & English Well	181	772	1,343	2,296
Indo-European & English Not Well	37	22	76	135
Asian-Pacific Island	39	385	109	533
Asian-Pacific Isl & English Well	39	290	109	438
Asian-Pacific Isl & English Not Well	0	95	0	95
Other Language	0	17	67	84
Other Language & English Well	0	17	67	84
Other Language & English Not Well	0	0	0	0

POPULATION DENSITY


Average density (population per sq. mile) is displayed relative to the US or State average.





The Elders

112 Colonia Ln E, Nokomis, Florida, 34275 3
Ring: 10 mile radius



TAPESTRY
SEGMENTATION
esri.com/tapestry

DOMINANT TAPESTRY SEGMENT

25,553 households are *The Elders*

34.5% of households are in this segment

The Elders: *Senior Styles* LifeMode

With a median age of 71.8 years, this is oldest Tapestry market. The Elders residents favor communities designed for senior or assisted living, primarily in warmer climates with seasonal populations. Most of these householders are homeowners, although their housing varies from mobile homes to single-family residences to high-rise apartments...

[Learn more...](#)

ABOUT THIS SEGMENT



Predominantly retirees with low labor force participation. Those who are still in the labor force tend to be self-employed or part-timers.



These consumers focus on price, but not at the expense of quality. They use coupons and buy American and environmentally safe products.



Residents are sociable seniors, partial to a variety of clubs and organizations and generous with their time and support.



Avid readers, with audio books and e-readers. Cable TV is also a must, primarily watching news, movie, golf, weather, and food channels.



Cell phones are common but primarily used to make and receive calls.

ABOUT THIS AREA

Household Type:

Single Family; High-Rises; Mobile Homes/Seasonal

Employment:

Retired; Svcs; Prof; Admin

Median Age:

65.6

Median Household Income:

\$69,217

Education:

51.5% have a college degree



KEY FACTS FOR THIS AREA

Click facts to 'Explore for more' details

148,523

Population

73,992

Households

1.99

Avg Size
Household

154

Wealth
Index

111

Housing
Affordability

17


Diversity
Index

\$346,640

Median Home
Value

1.69%


Forecasted Annual
Growth Rate



9C

The Elders

112 Colonia Ln E, Nokomis, Florida, 34275 3
Ring: 10 mile radius



TAPESTRY
SEGMENTATION
esri.com/tapestry

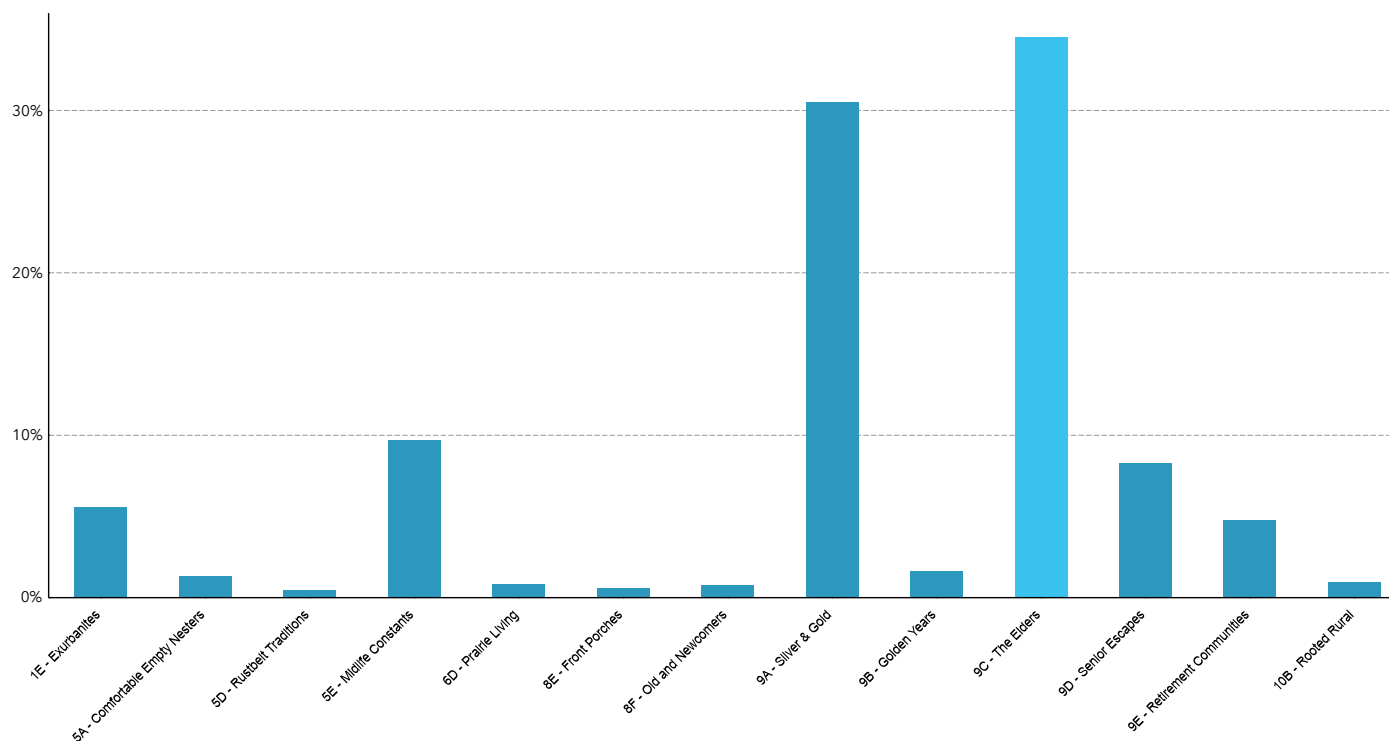
TAPESTRY SEGMENTATION COMPOSITION

This chart displays the percent of households in each segment in this area.



73,992 total households in this area

25,553 households in *The Elders* - 34.5%





Key Demographic Indicators

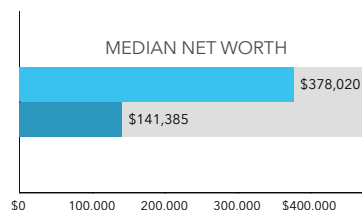
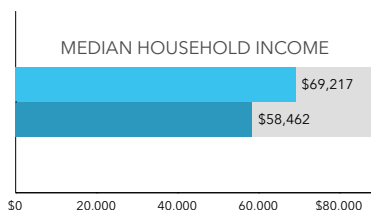
112 Colonia Ln E, Nokomis, Florida, 34275 3

Ring: 10 mile radius



INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards) for this area.

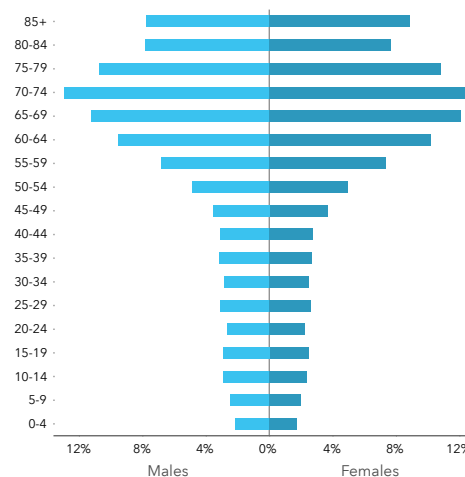


Bars show comparison to Florida

Bars show comparison to Florida

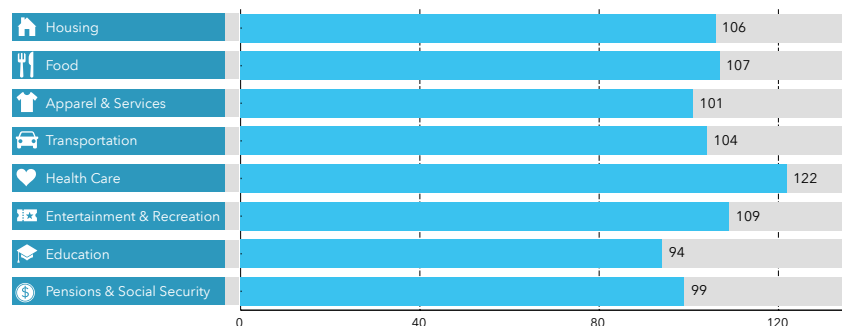
AGE BY SEX

Median Age: 65.6



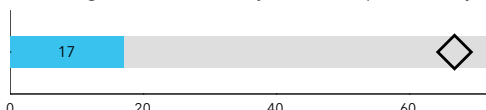
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average.



DIVERSITY

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).



Dots show comparison to Florida



Key Demographic Indicators

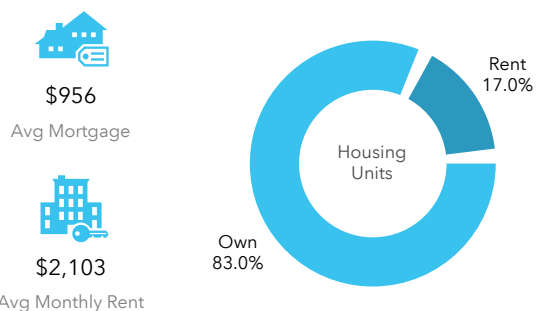
112 Colonia Ln E, Nokomis, Florida, 34275 3

Ring: 10 mile radius



HOUSING

Mortgage, rent and home value are estimated by Esri. Housing type is from the Census Bureau's American Community Survey (ACS).

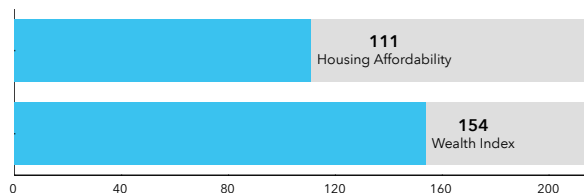


Typical Household Type: Single Family; High-Rises; Mobile

Median Home Value: \$346,640

ESRI INDEXES

Esri developed these indexes to display average household wealth and housing affordability for the market relative to US standards.



LANGUAGE

American Community Survey (ACS) population by language estimates are based on a rolling sample survey spanning a 60-month period (2015-2019).


Population by Language	Age 5-17	18-64	Age 65+	Total
English Only	9,816	49,326	59,982	119,124
Spanish	403	1,961	818	3,182
Spanish & English Well	393	1,676	667	2,736
Spanish & English Not Well	10	223	137	370
Indo-European	423	2,058	2,739	5,220
Indo-European & English Well	375	1,948	2,483	4,806
Indo-European & English Not Well	47	111	203	361
Asian-Pacific Island	147	722	281	1,150
Asian-Pacific Isl & English Well	147	543	281	971
Asian-Pacific Isl & English Not Well	0	179	0	179
Other Language	40	174	179	393
Other Language & English Well	40	163	179	382
Other Language & English Not Well	0	11	0	11

POPULATION DENSITY

Average density (population per sq. mile) is displayed relative to the US or State average.




Dots show comparison to




The Elders

112 Colonia Ln E, Nokomis, Florida, 34275 3
Ring: 15 mile radius



TAPESTRY
SEGMENTATION
esri.com/tapestry

DOMINANT TAPESTRY SEGMENT


 **34,798** households are *The Elders*
23.0% of households are in this segment


The Elders: *Senior Styles* LifeMode


With a median age of 71.8 years, this is oldest Tapestry market. The Elders residents favor communities designed for senior or assisted living, primarily in warmer climates with seasonal populations. Most of these householders are homeowners, although their housing varies from mobile homes to single-family residences to high-rise apartments...


[Learn more...](#)


ABOUT THIS SEGMENT

 Predominantly retirees with low labor force participation. Those who are still in the labor force tend to be self-employed or part-timers.

 These consumers focus on price, but not at the expense of quality. They use coupons and buy American and environmentally safe products.

 Residents are sociable seniors, partial to a variety of clubs and organizations and generous with their time and support.

 Avid readers, with audio books and e-readers. Cable TV is also a must, primarily watching news, movie, golf, weather, and food channels.

 Cell phones are common but primarily used to make and receive calls.

ABOUT THIS AREA

Household Type:

Single Family; High-Rises; Mobile Homes/Seasonal

Employment:

Retired; Svcs; Prof; Admin

Median Age:


61.0

Median Household Income:

\$67,153

Education:


47.6% have a college degree



KEY FACTS FOR THIS AREA


Click facts to 'Explore for more' details

319,094	151,538	2.09	136	115	25	\$324,943	1.46%
Population	Households	Avg Size Household	Wealth Index	Housing Affordability	Diversity Index	Median Home Value	Forecasted Annual Growth Rate



The Elders

112 Colonia Ln E, Nokomis, Florida, 34275 3
Ring: 15 mile radius



TAPESTRY
SEGMENTATION
esri.com/tapestry

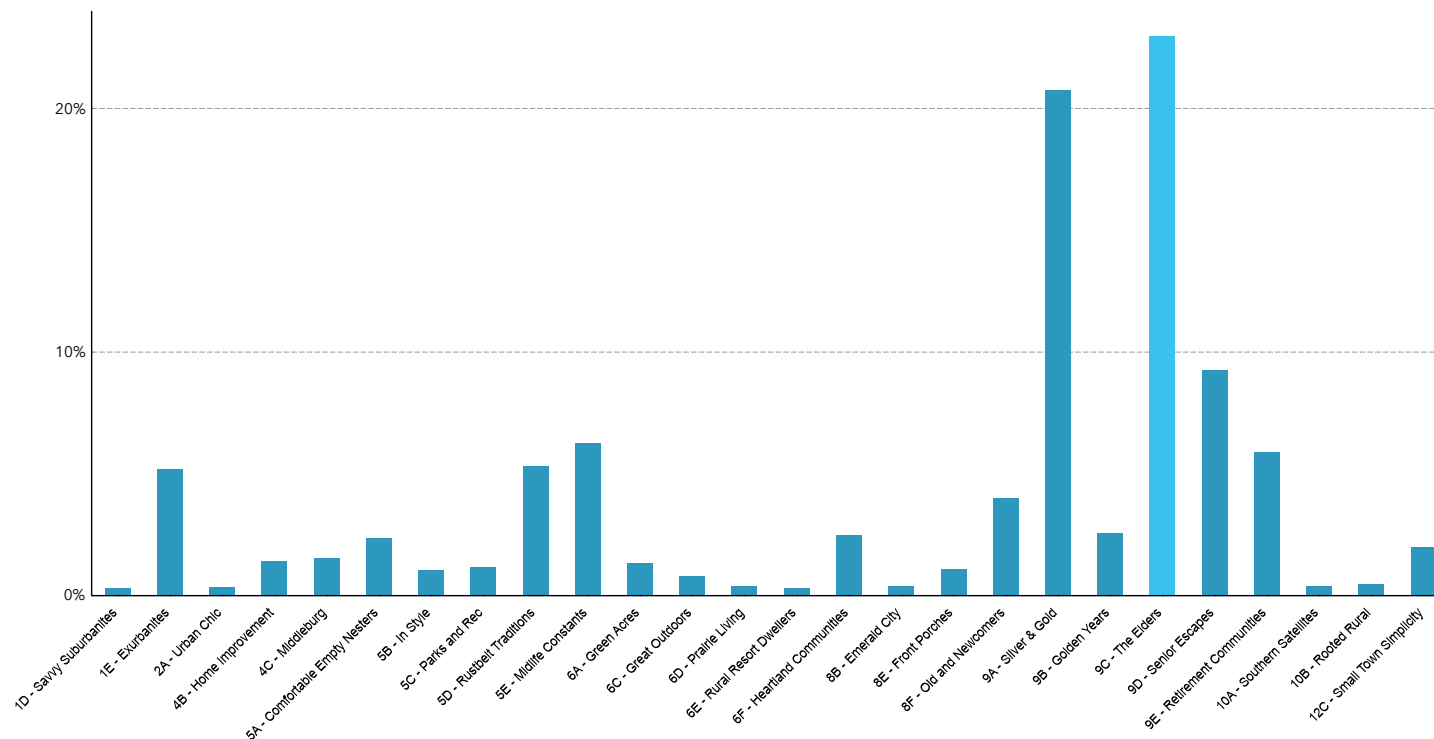
TAPESTRY SEGMENTATION COMPOSITION

This chart displays the percent of households in each segment in this area.



151,538 total households in this area

34,798 households in *The Elders* - 23.0%





Key Demographic Indicators

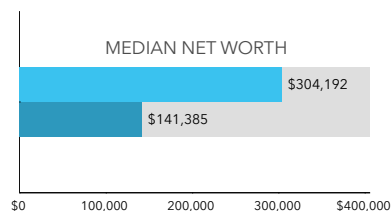
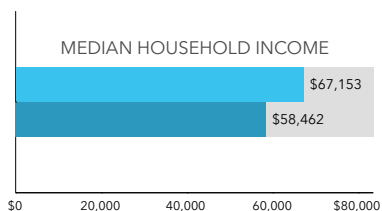
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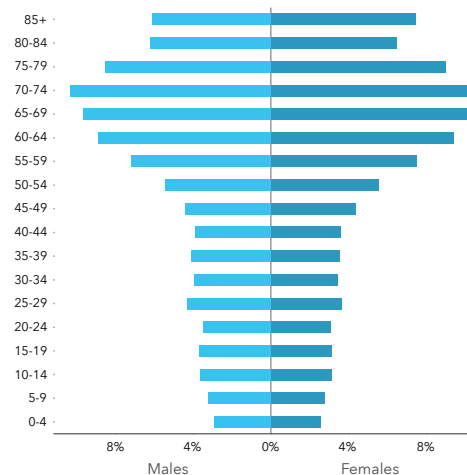


Bars show comparison to Florida

Bars show comparison to Florida

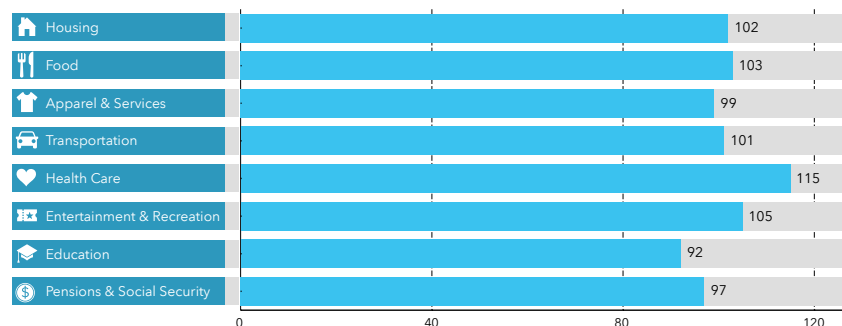
AGE BY SEX

Median Age: 61.0



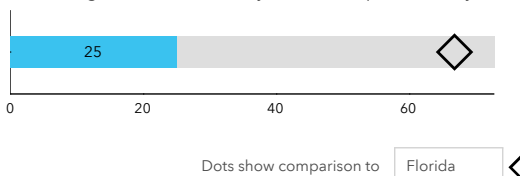
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Dots show comparison to Florida



Key Demographic Indicators

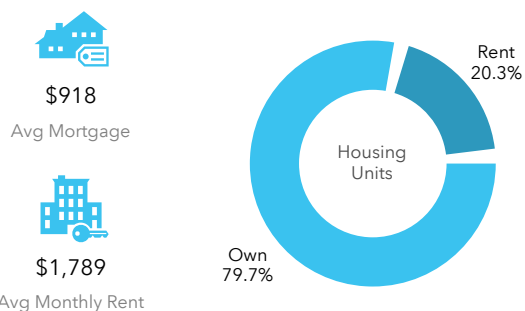
112 Colonia Ln E, Nokomis, Florida, 34275 3

Ring: 15 mile radius



HOUSING

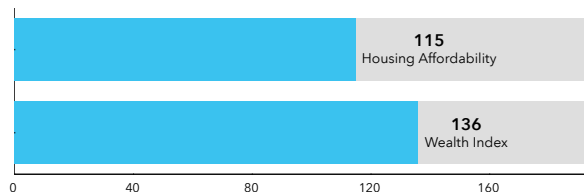
Mortgage, rent and home value are estimated by Esri. Housing type is from the Census Bureau's American Community Survey (ACS).



Median Home Value: \$324,943

ESRI INDEXES

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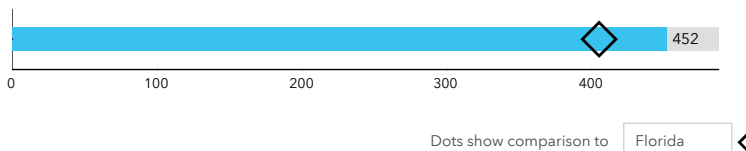
LANGUAGE

American Community Survey (ACS) population by language estimates are based on a rolling sample survey spanning a 60-month period (2015-2019).

Population by Language	Age 5-17	18-64	Age 65+	Total
English Only	24,988	119,360	108,533	252,881
Spanish	2,281	8,791	2,417	13,489
Spanish & English Well	2,168	6,903	1,866	10,937
Spanish & English Not Well	35	1,562	417	2,014
Indo-European	1,064	5,868	5,315	12,247
Indo-European & English Well	981	5,427	4,750	11,158
Indo-European & English Not Well	83	441	444	968
Asian-Pacific Island	360	2,214	726	3,300
Asian-Pacific Isl & English Well	360	1,602	607	2,569
Asian-Pacific Isl & English Not Well	0	588	119	707
Other Language	159	669	342	1,170
Other Language & English Well	159	640	308	1,107
Other Language & English Not Well	0	29	21	50

POPULATION DENSITY

Average density (population per sq. mile) is displayed relative to the US or State average.





Marc H. Pearl, CCIM
Pearl Commercial | Sarasota, FL
P: (941) 260-1200

With more than thirty-four years of commercial real estate experience, Marc H. Pearl CCIM brings an extensive and diverse background, specializing in office and retail leasing and medical office investment sales with a strong background in buyer/tenant representation, bank REO's, market research, site selection, lease negotiation, pro-forma projections, and investment analysis.

Distressed Asset Disposition Services; Since 2008 Pearl has been assisting financial institutions such as Lehman Brothers, Aurora Bank FSB, Ocwen Financial, Bayview Financial, LNR Partners, and Bank of America with their troubled real estate assets throughout the South Florida area.

Prior to joining KW Classic as their Director of Commercial Real Estate, Marc founded Pearl Real Estate Advisors in 2009 as a boutique commercial real estate firm serving its clients with investment sales and leasing advice. He is a member of the Realtors Association of Sarasota and Manatee and is certified as a Delegate of the Certified Commercial Investment Member (CCIM*) Institute. A CCIM is part of a global commercial real estate network with members across North America and more than 30 countries. This professional network has enabled CCIM members to close thousands of transactions annually, representing more than \$200 billion in value. As a result, the experts who possess the CCIM designation are an invaluable resource for commercial real estate owners, investors, and users. A CCIM (Certified Commercial Investment Member) is a recognized expert in the commercial and investment real estate industry. The CCIM designation is earned after successfully completing a designation process that ensures CCIMs are proficient not only in theory, but also in practice. This elite corps of CCIMs includes brokers, leasing professionals, investment counselors, asset managers, appraisers, corporate real estate executives, property managers, developers, institutional investors, commercial lenders, attorneys, bankers, and other allied professionals.

In addition to his extensive real estate background, Pearl owned and operated a chain of medical clinics and was directly responsible for site selection, design, construction, licensing and accrediting of three de-novo surgical facilities throughout South Florida. He also is a multi-store franchisee of a national retail franchise. As a successful business owner himself, he brings his real estate clients that added insight.

Marc, a Miami native of 58 years and graduate of Tulane University in New Orleans (BSM) started his career in New Orleans as an office leasing agent. He represented both landlords and tenants and was fortunate to be on the leasing team responsible for securing tenants on behalf of the owner of three Class "A" office towers, comprised of 1,500,000 square feet. Through his career Marc has negotiated hundreds of leases.