

OFFERING MEMORANDUM

10616 MAIN STREET

Thonotosassa, FL 33592

PRESENTED BY:

JOHN MILSAPS

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FL #SL3180964





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The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

SECTION 1

PROPERTY INFORMATION





OFFERING SUMMARY

SALE PRICE:	\$560,000
BUILDING SIZE:	2,455 SF
AVAILABLE SF:	
LOT SIZE:	0.463 Acres
PRICE / SF:	\$228.11
CAP RATE:	6.27%
NOI:	\$35,098
YEAR BUILT:	1994
ZONING:	CN
MARKET:	Tampa Bay
SUBMARKET:	Northeast

PROPERTY OVERVIEW

2,455sf Single-tenant medical office building for sale. The property is leased to WellMed Medical Management which pays most expenses directly. The property is located in Thonotosassa, FL with major residential neighborhoods being developed. The property is also only 4 miles from the University of South Florida.

PROPERTY HIGHLIGHTS

- Single-tenant building
- ample parking
- NNN Lease
- \$35,098 NOI
- 6.1% CAP



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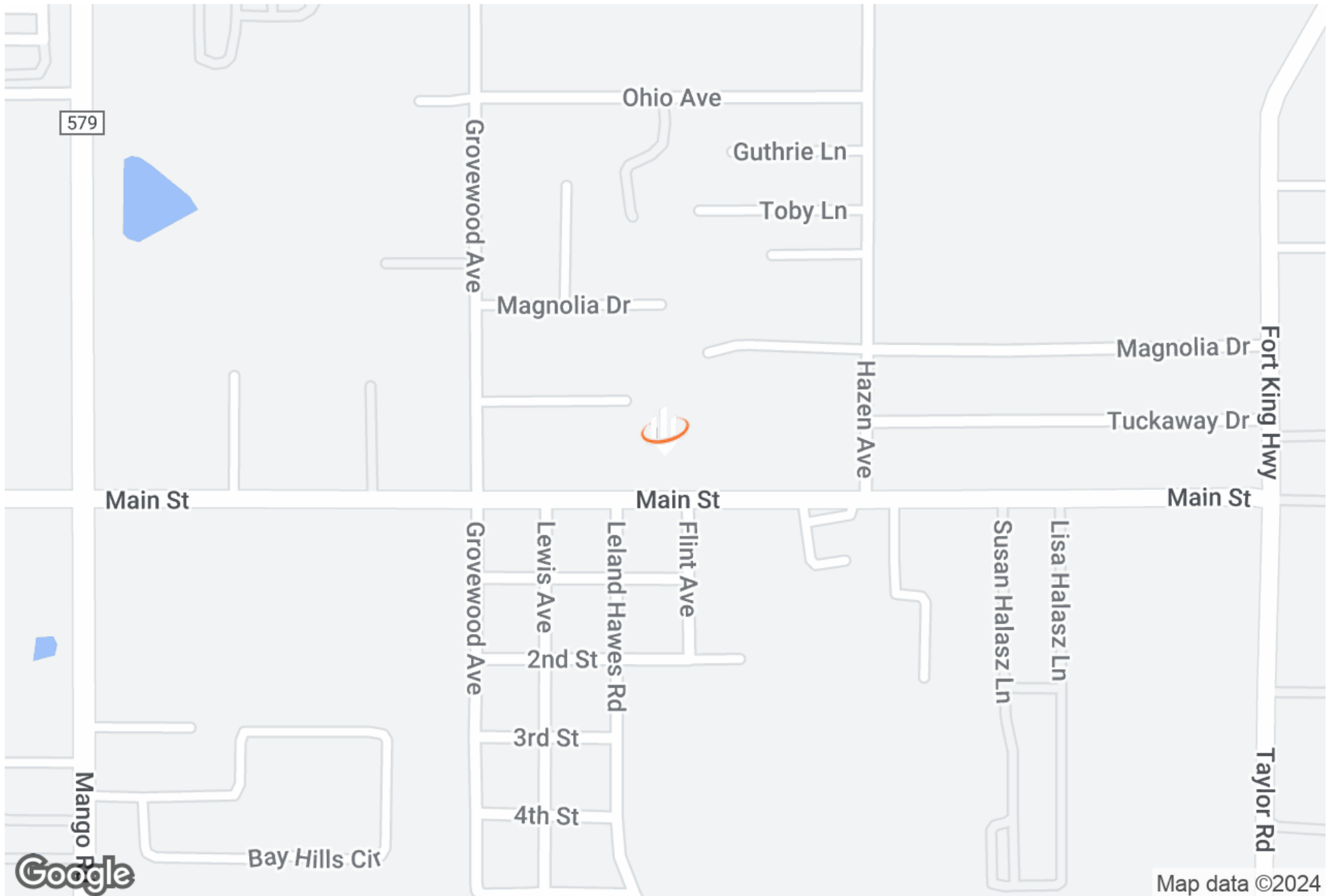


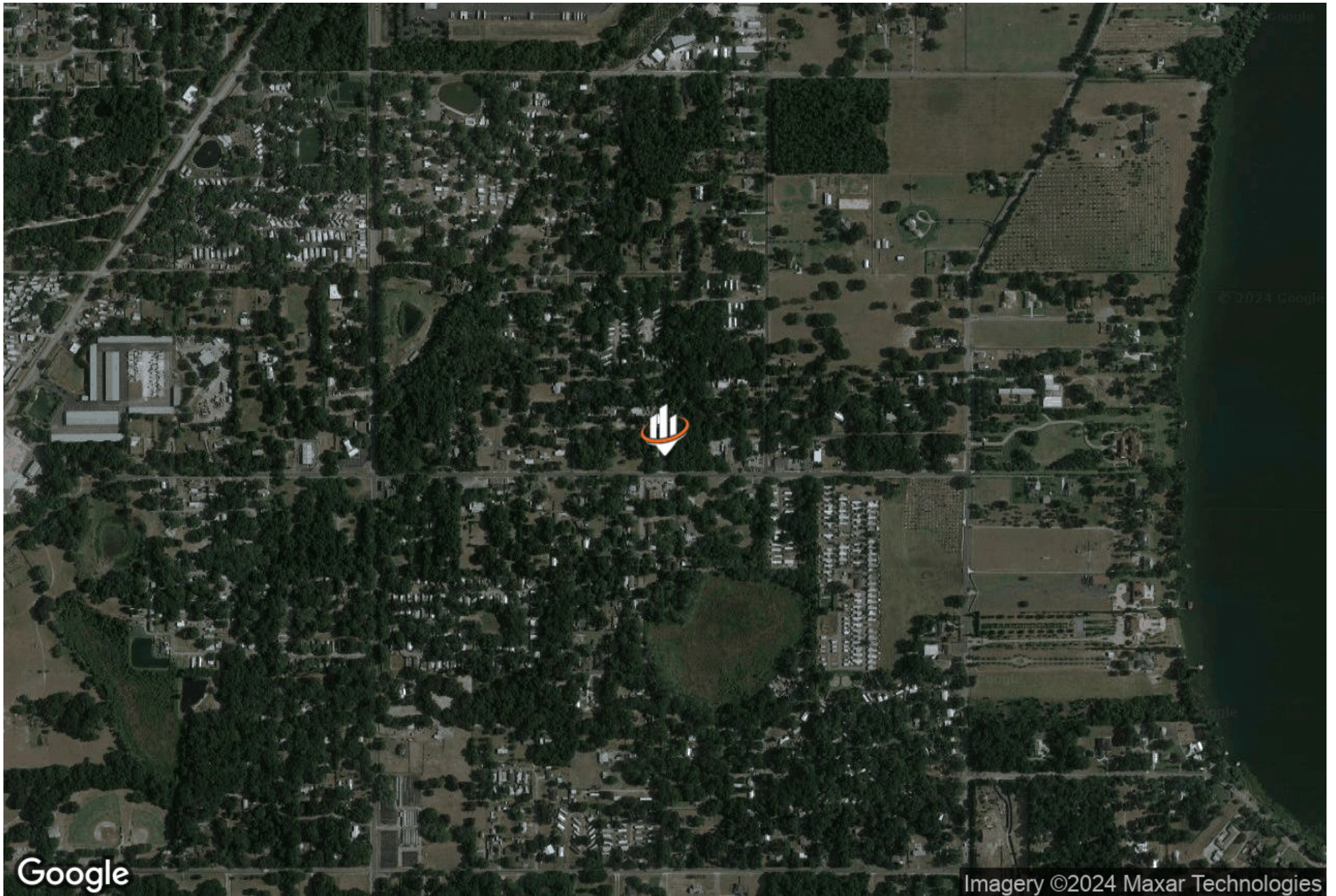
SECTION 2

LOCATION INFORMATION









SECTION 3

SALE COMPARABLES





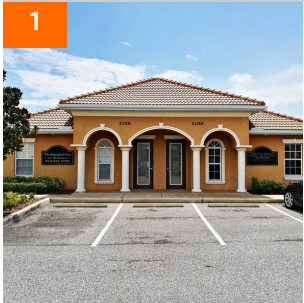
SUBJECT PROPERTY

10616 Main Street | Thonotosassa, FL 33592

Sale Price:	\$560,000	Lot Size:	0.463 Acres	Year Built:	1994
Building SF:	2,455 SF	Price PSF:	\$228.11	CAP:	6.27%
NOI:	\$35,098				



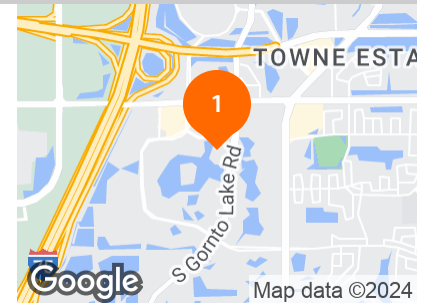
2,455sf Single-tenant medical office building for sale. The property is leased to WellMed Medical Management which pays most expenses directly. The property is located in Thonotosassa, fl with major residential neighborhoods being developed. The property is also only 4 miles from the University of South Florida.



1136-1138 NIKKI VIEW DR.

Brandon, FL 33511

Sale Price:	\$625,000	Lot Size:	2,598 SF	Year Built:	2007
Building SF:	2,490 SF	Price PSF:	\$251.00	CAP:	5.77%
Closed:	09/01/2021	Occupancy:	100%	NOI:	\$36,062



5935 WEBB ROAD

Tampa, FL 33615

Sale Price:	\$1,210,000	Year Built:	2008	Building SF:	5,034 SF
Price PSF:	\$240.37	CAP:	6.86%	Closed:	08/01/2021
Occupancy:	100%	NOI:	\$83,006		

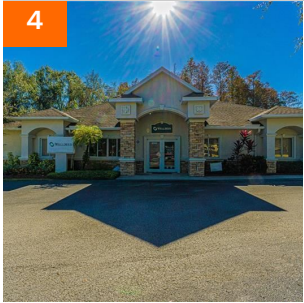




15245 AMBERLY DR.

Tampa, FL 33647

Sale Price:	\$410,000	Lot Size:	2,044 SF	Year Built:	2003
Building SF:	1,992 SF	Price PSF:	\$205.82	CAP:	5.69%
Closed:	06/01/2021	Occupancy:	100%	NOI:	\$23,329



6502 GUNN HIGHWAY

Tampa, FL 33625

Sale Price:	\$670,000	Lot Size:	2,648 SF	Year Built:	2002
Building SF:	2,800 SF	Price PSF:	\$239.29	CAP:	7.80%
Closed:	03/01/2021	Occupancy:	100%	NOI:	\$52,260



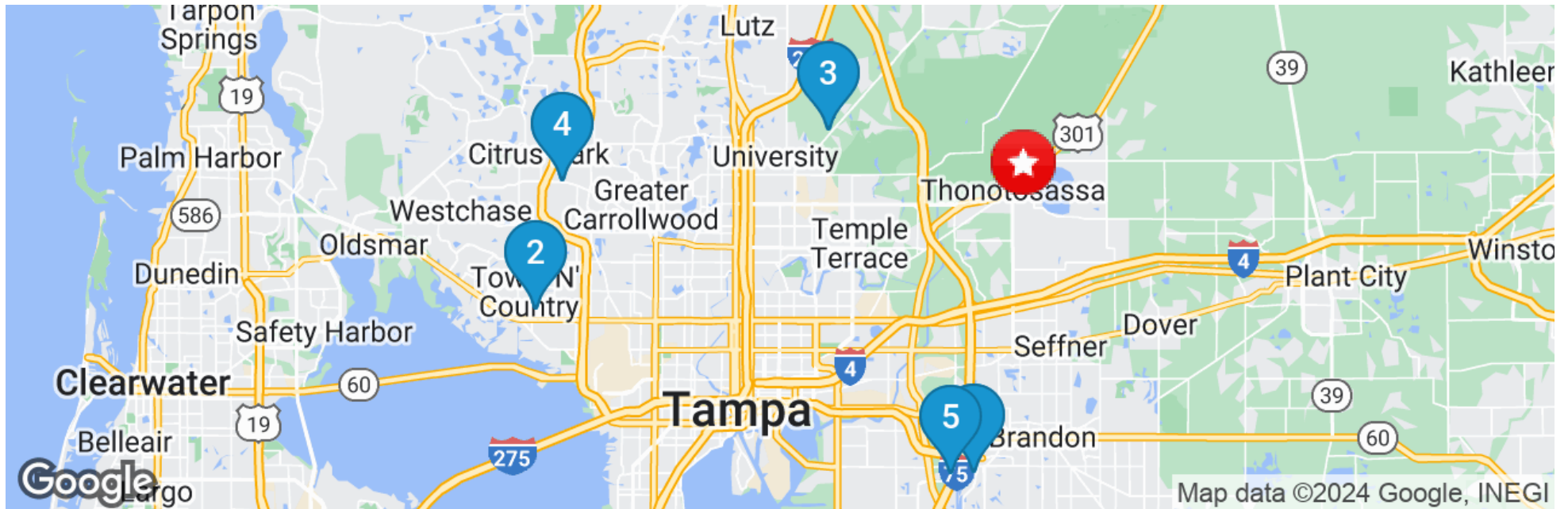
3140 S. FALKENBURG RD.

Riverview, FL 33578

Sale Price:	\$2,100,000	Year Built:	2015	Building SF:	4,812 SF
Price PSF:	\$436.41	CAP:	6.55%	Closed:	11/01/2020
Occupancy:	100%	NOI:	\$137,550		



SUBJECT PROPERTY		PRICE	BLDG SF	PRICE/SF	CAP	# OF UNITS	
10616 Main Street Thonotosassa, FL 33592		\$560,000	2,455 SF	\$228.11	6.27%	1	
SALE COMPS		PRICE	BLDG SF	PRICE/SF	CAP	# OF UNITS	CLOSE
1	1136-1138 Nikki View Dr. Brandon, FL 33511	\$625,000	2,490 SF	\$251.00	5.77%	-	09/01/2021
2	5935 Webb Road Tampa, FL 33615	\$1,210,000	5,034 SF	\$240.37	6.86%	-	08/01/2021
3	15245 Amberly Dr. Tampa, FL 33647	\$410,000	1,992 SF	\$205.82	5.69%	1	06/01/2021
4	6502 Gunn Highway Tampa, FL 33625	\$670,000	2,800 SF	\$239.29	7.8%	-	03/01/2021
5	3140 S. Falkenburg Rd. Riverview, FL 33578	\$2,100,000	4,812 SF	\$436.41	6.55%	-	11/01/2020
		PRICE	BLDG SF	PRICE/SF	CAP	# OF UNITS	CLOSE
TOTALS/AVERAGES		\$1,003,000	3,426 SF	\$292.76	6.53%	1	



SUBJECT PROPERTY

10616 Main Street | Thonotosassa, FL 33592



1136-1138 NIKKI VIEW DR.

Brandon, FL
33511



5935 WEBB ROAD

Tampa, FL
33615



15245 AMBERLY DR.

Tampa, FL
33647



6502 GUNN HIGHWAY

Tampa, FL
33625



3140 S. FALKENBURG RD.

Riverview, FL
33578

SECTION 4

DEMOGRAPHICS



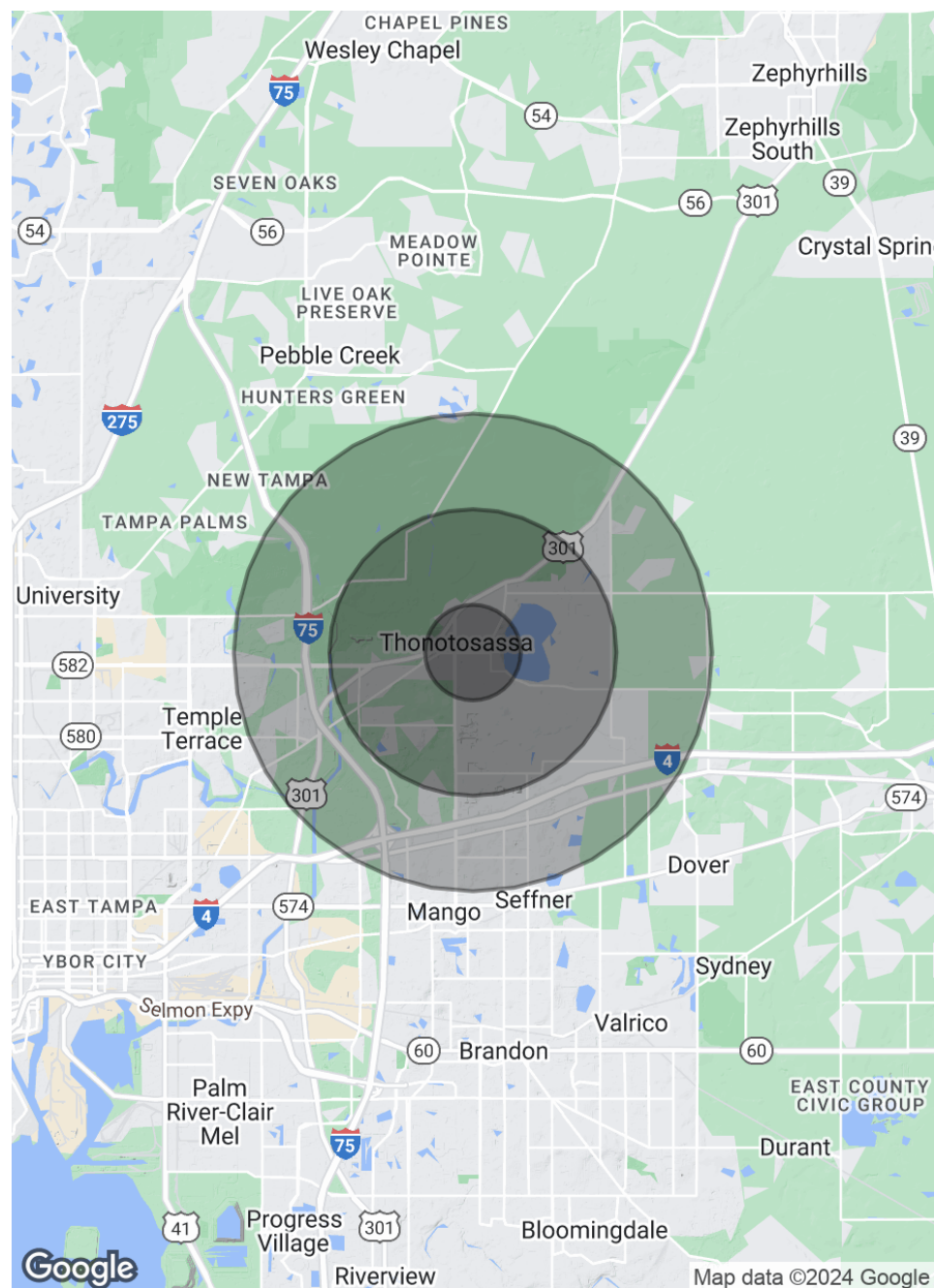
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,755	9,794	43,066
AVERAGE AGE	37.3	39.6	35.5
AVERAGE AGE (MALE)	32.5	37.9	34.9
AVERAGE AGE (FEMALE)	43.0	41.9	36.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,129	3,685	16,328
# OF PERSONS PER HH	2.4	2.7	2.6
AVERAGE HH INCOME	\$47,873	\$55,075	\$58,753
AVERAGE HOUSE VALUE	\$232,115	\$198,310	\$190,275

* Demographic data derived from 2020 ACS - US Census



SECTION 5

ADVISOR BIOS





JOHN MILSAPS

Senior Advisor

john.milsaps@svn.com

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FL #SL3180964

PROFESSIONAL BACKGROUND

John Milsaps has spent the past decade dedicated to his role as a commercial real estate professional who specializes in landlord representation and seller representation. Working as a senior advisor with SVN, he has consistently proven both his commitment to his clients, as well as his extensive knowledge of varying commercial real estate transactions. His familiarity and understanding of the Tampa Bay business community only further his ability to connect business owners to the right strategic partners or buyers, whether local or nationwide.

Though John has a broad understanding of the entire commercial market, he specializes in both professional office and healthcare real estate. As Senior Advisor, he approaches each business transaction with a unique combination of marketing, technology, and sales to ensure success and ease from start to finish.

EDUCATION

John earned a double B.B.A in Real Estate and Risk Management from Georgia State University – J. Mack Robinson College of Business in 2004. He has been an active Licensed Real Estate Agent in the state of Florida ever since and continues to grow with SVN Coastal Commercial as a Top Producer within the brokerage.

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