

2282 KILLEARN CENTER BLVD

2282 KILLEARN CENTER BLVD Tallahassee, FL 32309



COLDWELL BANKER
COMMERCIAL
HARTUNG

Chip Hartung

850 386 6160

Steven Allen

850 386 6160

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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

3,300+

Professionals

Presence in

40 COUNTRIES

OVER 12,500

Transactions

\$6.34 BILLION

Sales Volume

\$1.77 BILLION

Lease Volume

Based on Coldwell Banker Commercial financial data 01/01/2023 – 12/31/2023

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BACKGROUND

Totally committed to quality results through conscientious attention to detail and service, Coldwell Banker Commercial Hartung is one of the leading full service commercial real estate companies. We offer brokerage, leasing, property management and consulting services for owners, investors, and tenants of office, industrial, retail and multi-family residential properties.

SERVICES

- Acquisition and Disposition Services
- Brokerage and Transaction Management
- Design and Construction
- Investment Analysis
- Market Research and Analysis
- Project Management
- Property Development
- Property Management
- Facilities Management
- Relocation Services
- Asset Services

AWARDS

- Commercial Elite, 2011
- Top Broker in State - John Doe, 2011
- Top Office in Region, 2011
- Top Office in State, 2011

SAMPLE OF RELEVANT PROJECTS

Sold 30,000 SF building in Any town

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WHY COLDWELL BANKER COMMERCIAL HARTUNG

CAPTURING UNREALIZED VALUE

Often property owners are not aware of the many intrinsic values their asset may hold. We have an intimate understanding of the market and its trends. We know what the current demand is and what the market seeks.

DIRECT CONTACT WITH MARKET PLAYERS

Our ability to access active market players is key, and the market is constantly shifting. We have built a long list of direct contacts and strong relationships from years of marketing and ongoing involvement in the market.

VALUATING & MARKETING YOUR PROPERTY

We feel that it is critical to work closely with our clients to formulate a specific marketing plan for each transaction, one that the market would respond to. We have access to a marketing and technology platform that was built for the successful marketing of your property.

CONNECTED TO A GLOBAL BRAND

CBC has one of the largest domestic footprints in commercial real estate with 161 offices in primary, secondary and international markets and over 3,300 professionals worldwide.

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PROPERTY DESCRIPTION

Unit D is located on the 1st floor
Shared break room
Building is in quiet setting overlooking pond
Professional office building with ample parking
NE Tallahassee Area
Convenient to shops and restaurants in Market Street District/Killlearn Area
Brick building built 1997
Ample parking

PROPERTY HIGHLIGHTS

- Show by appointment only

OFFERING SUMMARY

Lot Size:	0.95 Acres
Building Size:	9,040 SF
Zoning:	OR-2
APN:	1109202450000

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,144	15,862	42,048
Total Population	4,804	35,564	94,871
Average HH Income	\$87,358	\$96,279	\$80,753

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PROPERTY DESCRIPTION

Unit D is located on the 1st floor

Shared break room

Building is in quiet setting overlooking pond

Professional office building with ample parking

NE Tallahassee Area

Convenient to shops and restaurants in Market Street District/Killearn Area

Brick building built 1997

Ample parking

LOCATION DESCRIPTION

Located in desirable NE Tallahassee

Building is located on Killearn Center Blvd, walking distance to many businesses, restaurants and retail shops

Near Market Street District shops

Quick & easy access to I-10 & Thomasville Rd interchange

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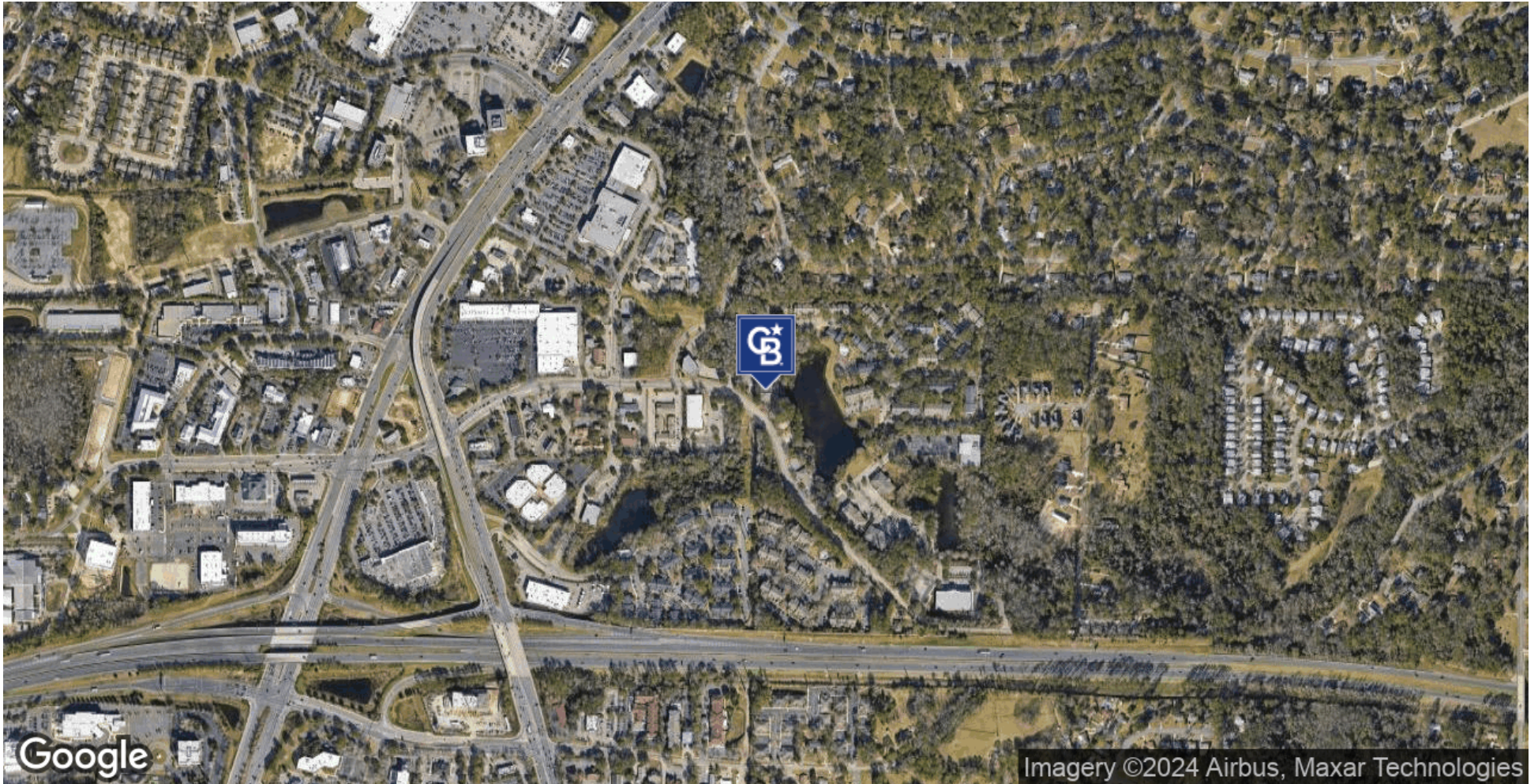
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INVESTMENT OVERVIEW

OPERATING DATA

FINANCING DATA

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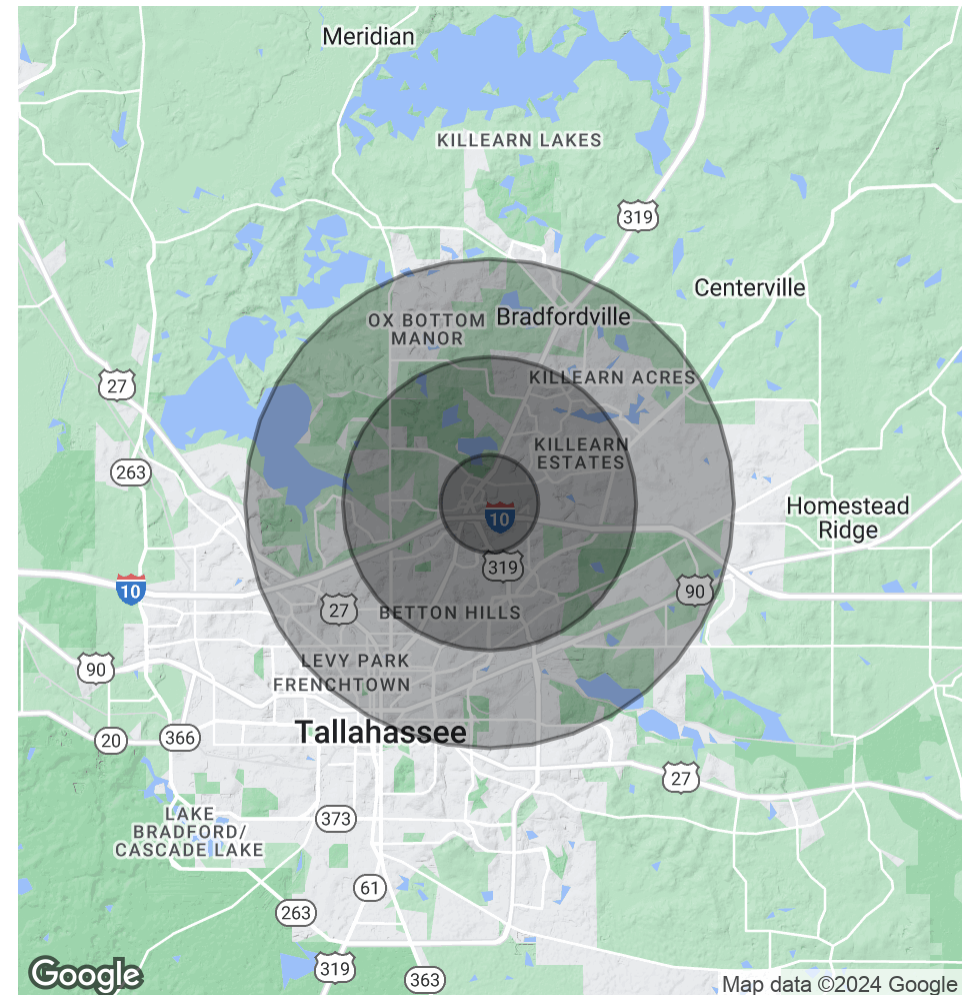
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,804	35,564	94,871
Average Age	40.5	42.7	37.9
Average Age (Male)	40	42.7	37.5
Average Age (Female)	42.1	43.3	38.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,144	15,862	42,048
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$87,358	\$96,279	\$80,753
Average House Value	\$277,490	\$305,233	\$296,792

2020 American Community Survey (ACS)



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In order to maximize the value of an investment grade property, effective marketing is critical. The goal of Coldwell Banker Commercial Hartung is to package the property appropriately and distribute to as many qualified buyers and agents to create competition. In order to achieve this goal, we will successfully implement the following marketing plan:

VALUE OF THE PROPERTY

- Compile all lease information to generate a proper rent roll
- Use rent roll to generate a financial summary page incorporating operating expenses, vacancy and reserves
- Gather market information of similar sold properties to determine market cap rate
- Analyze similar leases to determine potential areas that would effect the value of the property
- Take into consideration any other factors that could increase or decrease the value of the property

PROFESSIONALLY PACKAGING THE PROPERTY

- Description of property with area information, photographs, tenant summary and demographics
- Use of current technology and graphics to incorporate professional aerial maps including the surrounding commercial and residential activity as applicable
- Valuation of the property with appropriate detail regarding tenant rent roll, income, expenses, debt, etc
- Comparable market lease and sale information

STRATEGIC PROPERTY PROMOTION

- Promotion will consist of the following after execution of an exclusive listing representation agreement:
- Direct promotion to qualified local and out-of-state owners/buyers from our database - Such Buyers may include REIT's, national syndicates, large partnerships, local individuals and institutional clients
- High impact ads may be placed in carefully selected regional and national newspapers
- Use of Coldwell Banker Commercial network for promotion in which there are 200 affiliate offices throughout the United States including 3,000 agents

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1

- Place sign(s) and/or banners on the property (if applicable)
- Prepare property brochures, property packages, electronic marketing materials and other miscellaneous marketing materials
- Distribute property information to Coldwell Banker Commercial® affiliates and internal professionals
- Enter listing information on CBCWorldwide.com, Loop Net, Property Line, Catylist, CIMLS, Commercial Search, and Craigslist
- Enter listing information on CCIM website with direct access to more than 7,000 CCIM designees Enter property into Teamwork PM, our project management tool which includes timelines, documents, so you have 24 hour access to all necessary information.

2-3

- Email marketing package to all members of the local commercial real estate community
- Email marketing package to 7,000 members of CCIM organization
- Email marketing package to 2,756 Coldwell Banker Commercial professionals
- Marketing meeting with clients to review progress

4-16

- Direct mail and personal follow-up to targeting prospects in database
- Constant marketing through the national Coldwell Banker Commercial organization
- Marketing meeting with clients to review progress

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16-20

- Compile all lease information to generate a proper rent roll
- Negotiate with interested parties
- Prepare Letters of Intent
- Assist with Due Diligence
- Marketing meeting with clients to review progress

20-24

- Transaction Closes
- Public relations effort (Social Media, Announcement)

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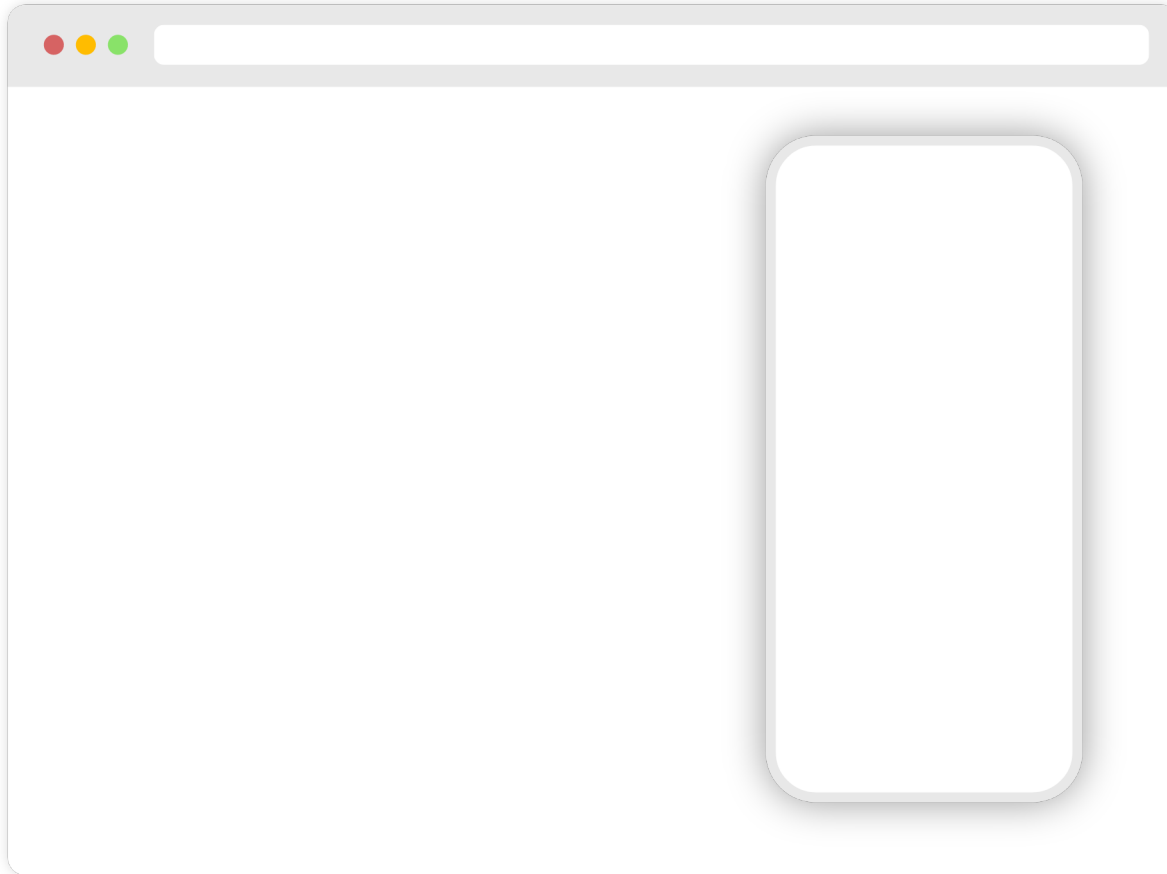
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PROPERTY WEBSITE

We create an individual webpage for each institutional listing accessible from Hartung. The website includes extensive property information including the offering summary, a high-resolution photo gallery, property attributes, interactive maps, area information, demographic information, a digital offering memorandum and brochure, and a downloadable confidentiality agreement.



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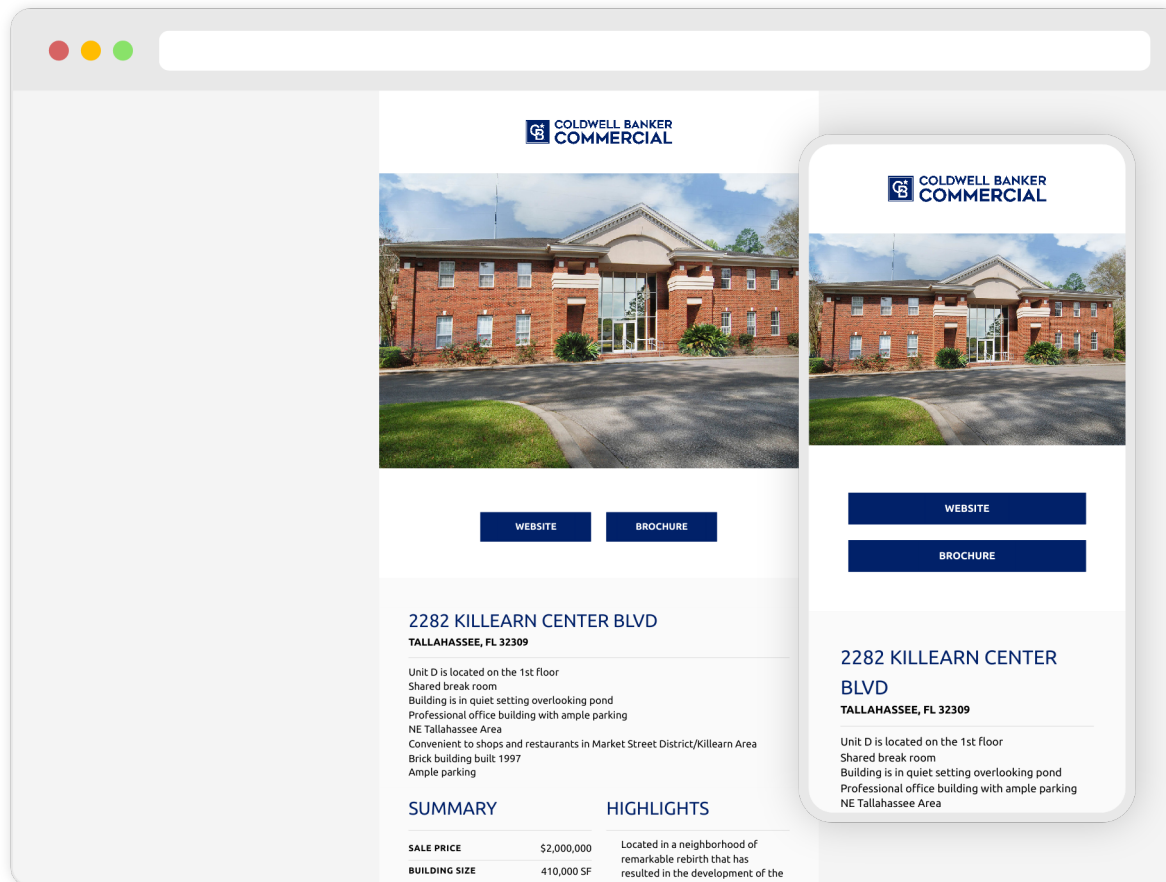
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EMAIL CAMPAIGN

Our email campaign is designed to generate interest at a large scale. Our extensive list of investors receive the email with high-resolution photos of your property, a map, listing information, a link to the property website and broker contact information. This is one of our best lead generation tools.



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SCOPE OF SERVICE

Coldwell Banker Commercial Hartung to represent _____ in the sale of 2282 KILLEARN CENTER BLVD

MARKET INFO

An exceptional location both for business and life after-hours, 2282 KILLEARN CENTER BLVD is directly across the street from the ballpark. This venue also hosts concerts, collegiate sports and other entertainment events throughout the year. Dining in is easy with a full-service grocery store located one block from the campus. Choose from the many restaurants that cater equally to the weekday and weekend crowds, with outdoor decks, weekend brunch, and a sizzling night scene. Outdoor recreation is a highlight of the area.

MARKETING THE PROPERTY

Coldwell Banker Commercial Hartung has a unique marketing platform that allows us to easily market properties through a variety of mediums and to select target audiences. The goal of the marketing plan is to quickly expose your property to the maximum number of qualified purchasers and cooperating brokers and to obtain the highest sales price, in the shortest amount of time. The complete marketing plan is discussed in this document.

RECOMMENDATION

Based on the information we have acquired about the Market, we recommend the property be sold for .

ABOUT COLDWELL BANKER COMMERCIAL HARTUNG

Coldwell Banker Commercial Hartung is one of the most respected leaders in commercial real estate. Over the years the firm has been actively involved in the facets of commercial and industrial real estate from full service brokerage to the development of several Chicago area landmarks.

ABOUT THE COLDWELL BANKER COMMERCIAL® ORGANIZATION

With a collaborative network of independently owned and operated affiliates, the Coldwell Banker Commercial organization comprises almost 190 companies and 2,756 professionals throughout the U.S.

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PROFESSIONAL BACKGROUND

Commercial real estate with integrity and quality customer service since 1979. Developing long-term relationships while working with you to acquire, sell, lease, or develop commercial property in Tallahassee.

Mr. Hartung began his professional real estate career in 1974 as a real estate salesman in Tallahassee, FL. In 1979, he formed his own company, Hartung and Associates, which became a Coldwell Banker affiliate in 1981. During this period of time, he distinguished himself and his office by consistently being recognized as one of the leading real estate companies in the Tallahassee area. Presently, he directs all commercial sales, leasing and management activities of Coldwell Banker Commercial Hartung and Noblin Inc. In this capacity, he has represented many clients, national, regional and local including Direct TV, Manpower, United Health, Fed Ex Ground, Second Harvest, State Farm Insurance, Allstate, Northwestern Mutual, Holland and Knight, Cisco, Georgia Pacific, Sprint and Unisys. He has been directly involved in the property management of over one million square feet of commercial property, including receivership properties of the FDIC and other lenders.

Mr. Hartung is a past President of the Tallahassee Board of Realtors, a former District Vice-President of the Florida Association of Realtors and past President of BOMA, Building Owners and Management Association of Tallahassee.

Hartung

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