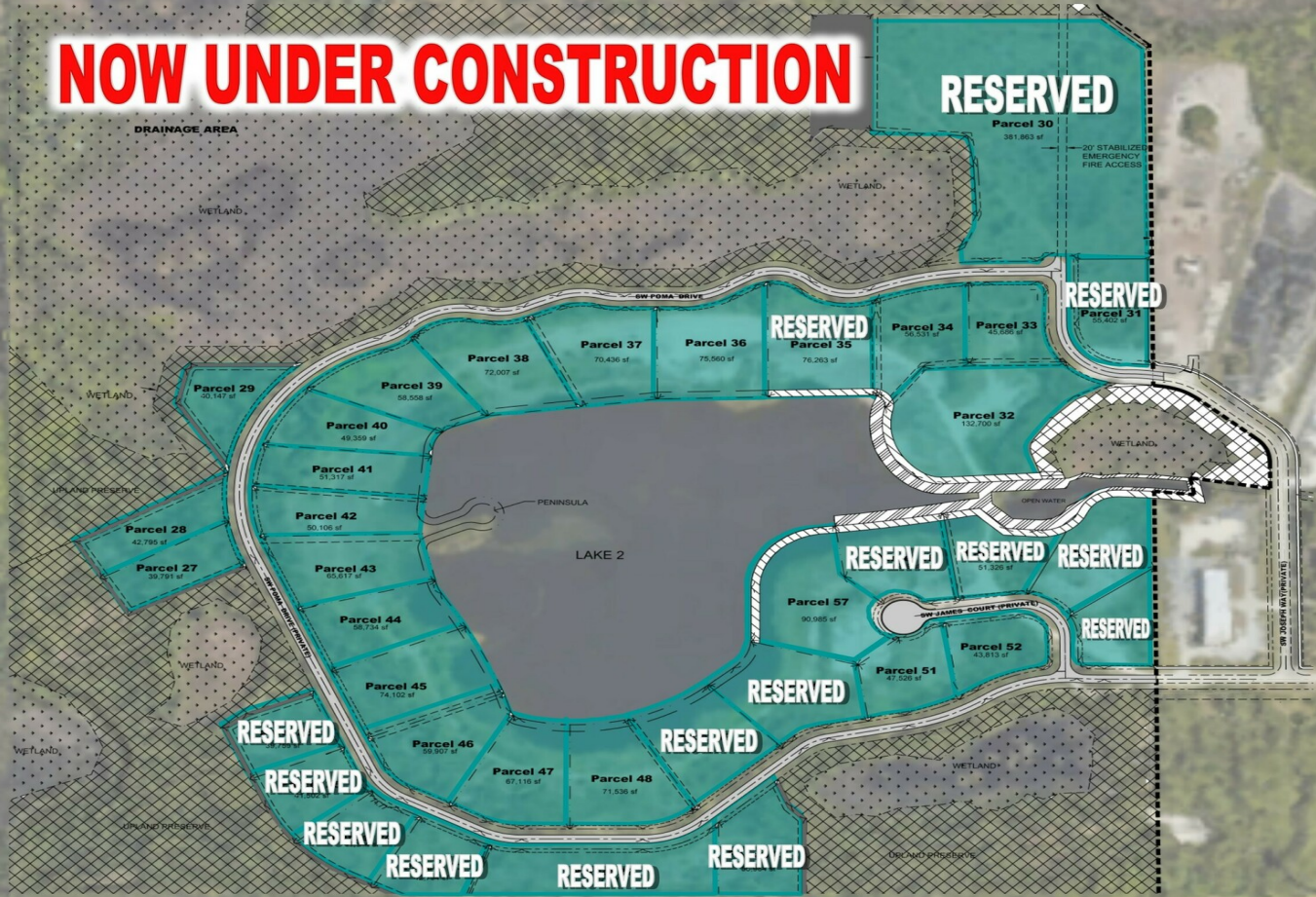


NOW UNDER CONSTRUCTION



GENERAL INDUSTRIAL LOTS - FOR SALE

■ Permit Ready Lots

SW Poma Drive

Palm City, FL 34990

PROPERTY OVERVIEW

If you are looking for General Industrial lots for sale, you have come to the right place. We have 37 lots available with reservations now being accepted. The lot sizes range from 0.73 acre to 8.77 acres. The lots will be "permit ready" and will have water, sewer and electric services. The estimated completion date is 4th quarter 2024. A new connector road, the extension at 84th Avenue, will connect Citrus Blvd (Newfield Development) with CR-714, providing this development with easy access to Port St Lucie. Don't miss this opportunity to own a prime industrial lot in a growing area.

LOCATION OVERVIEW

The Palm City Industrial Park offers an outstanding location that creates strategic opportunities for manufacturing, warehousing, distribution, data centers and energy related industries. The parcels are situated just east of I-95 on the north side of Martin Highway (SR 714).

OFFERING SUMMARY

Land Size: Lots ranging from 0.73 to 8.77 Acres
Land Use: Industrial - Martin County
Zoning: PUD
BUILDING AND LAND PACKAGE AVAILABLE

Call For Pricing

Reservations Now Being Accepted



DREW POSTON

VICE PRESIDENT/BROKER

Mobile 772.528.6057

dposton@slccommercial.com



JEFFREY D. CHAMBERLIN

PRESIDENT/BROKER, CCIM,
SIOR

Mobile 772.528.6056

chamberlin@slccommercial.com

772.220.4096 | slccommercial.com



SLC Commercial
Realty & Development



The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.

Property Details

PALM CITY INDUSTRIAL PARK

FOR SALE

SALE PRICE		CALL FOR PRICING	
Location Information		Property Details	
Building Name	Palm City Industrial Park	Property Type	Land
Street Address	2049 SW Poma Drive	Property Subtype	Industrial
City, State, Zip	Palm City, FL 34990	Lot Size	0.73 to 8.77 Acres
County/Township	Martin	APN#	07-38-40-001-000-00004-0, 07-38-40-001-001-00000-0
Land		Location Overview	
Number Of Lots	37	The Palm City Industrial Park offers an outstanding location that creates strategic opportunities for manufacturing, warehousing, distribution, data centers and energy related industries. The parcels are situated just east of I-95 on the north side of Martin Highway (SR 714).	
Best Use	General Industrial		
Zoning / Land Use Details			
Zoning	PUD		
Land Use	Industrial - Martin County		

PROPERTY HIGHLIGHTS AND LOCAL BENEFITS

- Located in Palm City and within 3 miles of the I-95 interchange at SR-714
- Easy access via I-95/Florida Turnpike to Ports of Palm Beach and Port of Ft. Pierce
- Palm City has top rated primary and secondary schools and five institutions of higher learning
- Key State of Florida Intermodal Systems including north south highways (I-95) and Florida Turnpike), ports (Port of Palm Beach and Port of Ft. Pierce), waterways (St. Lucie River and St. Lucie cross state canal) and airports (Witham Field, Stuart, Palm Beach International Airport in West Palm Beach)
- The inland location of Palm City Industrial Park provides more security against business interruption from storms versus coastal locations
- Current local industries include aviation, agricultural processing, distribution, marine manufacturing, medical and energy related businesses
- Martin County offers a diverse and wide ranging labor pool with access to vocational training

LAND AND BUILDING ADVANTAGES

- Less acreage needed per building square foot than competitor sites due to master stormwater system and offsite preserve areas
- Net buildable area restricted only by your specific site plan needs such as, but not limited to, landscaping setbacks, parking, and outside storage
- Infrastructure (roads, power, water & sewer) delivered to site

Permit Ready Process

1. Parcels within the Seven J's North Subdivision PUD shall be subject to the parcel development and use criteria set forth in Exhibit F (7)(b) of the 7-J's North PUD Zoning Agreement.
2. All plans must be consistent with the Seven J's North Subdivision PUD master and final site plan, the Seven J's North Subdivision PUD agreement and applicable Martin County codes and ordinances.
3. All permit ready Building Permit Applications for the new development of a parcel shall include a 7-J's North Parcel Data Sheet as provided within the PUD Zoning Agreement as Exhibit 1, and a Tracking Sheet, Exhibit 1-1.

Permitted Uses

Exhibit F (7) of the 7-J's North PUD Zoning Agreement regulates all permitted uses for the PUD.

Water & Wastewater Note:

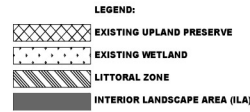
1. All Parcels to be supplied potable water from Martin County Utilities in accordance with FDEP regulations.
2. All Parcels to be supplied wastewater connection using gravity sewer and lift station from Martin County Utilities in accordance with FDEP regulations.
3. All Parcels to be supplied fire service using fire hydrants from Martin County Utilities in accordance with FDEP regulations.

Off Site Roadway Improvements

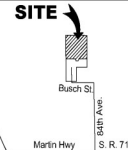
1. The developer shall provide roadway improvements as set forth in Exhibit F-1 of the 7-J's North PUD Zoning Agreement.

Parcel Development Data

- Minimum Front Setback: 20 feet
Minimum Rear Setback: 10 feet
Minimum Side Setback: 10 feet
Maximum allowable height: 40 feet
Minimum Parcel Area: 30,000 sq. ft.
Minimum Parcel Width: 125 feet
Maximum Building Coverage: 34.5%
Minimum Open Space: 20.0%
Minimum Road Centerline Setback: 45 feet
* Depicts Front Property Line for Parcels 31, 33, 52 and 53



CALL 48 HOURS BEFORE
YOU DIG IN FLORIDA
1-800-432-4770
IT'S THE LAW
FLORIDA STATE ONE CALL
OF FLORIDA, INC.



PUD Site Data

Existing Zoning	GI
Proposed Zoning	PUD
Future Land Use	Industrial
Total Site Area	167.13 acres
Total Developable Area	86.22 acres
Total Area of Parcels	56.56 acres
Right of Way Area	8.71 acres
Lake Area @ Control	18.95 acres
Existing Wetlands (To Remain Undisturbed)	36.48 acres
Proposed Upland Preserve/Buffer	44.43 acres
Impervious Area	825,402 sq. ft. = 18.95 acres (11.3%)
Lake Area @ Control	1,589,069 sq. ft. = 36.48 acres (21.8%)
Wetlands (To Remain Undisturbed)	2,040,704 sq. ft. = 46.85 acres (28.0%)
Parcels (80% of Parcel Area)	157,687 sq. ft. = 3.62 acres (2.2%)
ROW/Roadways	4,612,522 sq. ft. = 105.50 acres (63.5%)
Total Impervious Area	1,856,527 sq. ft. = 42.62 acres (25.5%)
Upland Preserve Area	510,176 sq. ft. = 11.71 acres (7.0%)
Parcels (20% of Parcel Area)	78,892 sq. ft. = 1.81 acres (1.1%)
Interior Landscape Area (ILA)	224,720 sq. ft. = 5.09 acres (3.1%)
ROW/Roadways	2,067,315 sq. ft. = 47.23 acres (28.3%)
Total PerVIOUS Area	7,280,237 sq. ft. = 167.13 acres (100.0%)

Location Map

Parcel ID	Overall Totals	7,280,237 sq. ft. = 167.13 acres (100.0%)
07-38-40-001-001-00000-0 Tract A	56.98 acres	
07-38-40-001-002-00000-0 Lake 2	32.31 acres	
07-38-40-001-003-00003-0 Wetland Areas W-1 thru W-5	36.48 acres	
07-38-40-001-003-00004-0 Existing Preserve Areas UP-1 thru UP-4	41.35 acres	

Maximum Lot Development Criteria

PARCEL	TOTAL LOT AREA (SQ. FT.)	TOTAL LOT AREA (AC.)	MAXIMUM IMPERVIOUS AREA 80% (AC.)	MINIMUM PERVIOUS AREA 20% (AC.)	MAXIMUM BUILDING FOOTPRINT 34.5% (AC.)	MAXIMUM BUILDING FOOTPRINT 34.5% (AC.)
21	56,884	1.31	1.05	0.26	0.45	19,739
22	81,271	1.87	1.49	0.38	0.73	31,600
23	41,344	0.95	0.76	0.19	0.33	14,314
24	41,502	0.95	0.76	0.19	0.33	14,389
25	41,502	0.95	0.76	0.19	0.33	14,389
26	38,759	0.89	0.71	0.18	0.32	13,748
27	38,759	0.89	0.71	0.18	0.32	13,748
28	40,147	0.92	0.74	0.18	0.32	13,966
29	40,147	0.92	0.74	0.18	0.32	13,966
30	40,147	0.92	0.74	0.18	0.32	13,966
31	40,147	0.92	0.74	0.18	0.32	13,966
32	40,147	0.92	0.74	0.18	0.32	13,966
33	40,147	0.92	0.74	0.18	0.32	13,966
34	40,147	0.92	0.74	0.18	0.32	13,966
35	40,147	0.92	0.74	0.18	0.32	13,966
36	40,147	0.92	0.74	0.18	0.32	13,966
37	40,147	0.92	0.74	0.18	0.32	13,966
38	40,147	0.92	0.74	0.18	0.32	13,966
39	40,147	0.92	0.74	0.18	0.32	13,966
40	40,147	0.92	0.74	0.18	0.32	13,966
41	40,147	0.92	0.74	0.18	0.32	13,966
42	40,147	0.92	0.74	0.18	0.32	13,966
43	40,147	0.92	0.74	0.18	0.32	13,966
44	40,147	0.92	0.74	0.18	0.32	13,966
45	40,147	0.92	0.74	0.18	0.32	13,966
46	40,147	0.92	0.74	0.18	0.32	13,966
47	40,147	0.92	0.74	0.18	0.32	13,966
48	40,147	0.92	0.74	0.18	0.32	13,966
49	40,147	0.92	0.74	0.18	0.32	13,966
50	40,147	0.92	0.74	0.18	0.32	13,966
51	40,147	0.92	0.74	0.18	0.32	13,966
52	40,147	0.92	0.74	0.18	0.32	13,966
53	40,147	0.92	0.74	0.18	0.32	13,966
54	40,147	0.92	0.74	0.18	0.32	13,966
55	40,147	0.92	0.74	0.18	0.32	13,966
56	40,147	0.92	0.74	0.18	0.32	13,966
57	40,147	0.92	0.74	0.18	0.32	13,966
58	40,147	0.92	0.74	0.18	0.32	13,966
59	40,147	0.92	0.74	0.18	0.32	13,966
60	40,147	0.92	0.74	0.18	0.32	13,966
61	40,147	0.92	0.74	0.18	0.32	13,966
62	40,147	0.92	0.74	0.18	0.32	13,966
63	40,147	0.92	0.74	0.18	0.32	13,966
64	40,147	0.92	0.74	0.18	0.32	13,966
65	40,147	0.92	0.74	0.18	0.32	13,966
66	40,147	0.92	0.74	0.18	0.32	13,966
67	40,147	0.92	0.74	0.18	0.32	13,966
68	40,147	0.92	0.74	0.18	0.32	13,966
69	40,147	0.92	0.74	0.18	0.32	13,966
70	40,147	0.92	0.74	0.18	0.32	13,966
71	40,147	0.92	0.74	0.18	0.32	13,966
72	40,147	0.92	0.74	0.18	0.32	13,966
73	40,147	0.92	0.74	0.18	0.32	13,966
74	40,147	0.92	0.74	0.18	0.32	13,966
75	40,147	0.92	0.74	0.18	0.32	13,966
76	40,147	0.92	0.74	0.18	0.32	13,966
77	40,147	0.92	0.74	0.18	0.32	13,966
78	40,147	0.92	0.74	0.18	0.32	13,966
79	40,147	0.92	0.74	0.18	0.32	13,966
80	40,147	0.92	0.74	0.18	0.32	13,966
81	40,147	0.92	0.74	0.18	0.32	13,966
82	40,147	0.92	0.74	0.18	0.32	13,966
83	40,147	0.92	0.74	0.18	0.32	13,966
84	40,147	0.92	0.74	0.18	0.32	13,966
85	40,147	0.92	0.74	0.18	0.32	13,966
86	40,147	0.92	0.74	0.18	0.32	13,966
87	40,147	0.92	0.74	0.18	0.32	13,966
88	40,147	0.92	0.74	0.18	0.32	13,966
89	40,147	0.92	0.74	0.18	0.32	13,966
90	40,147	0.92	0.74	0.18	0.32	13,966
91	40,147	0.92	0.74	0.18	0.32	13,966
92	40,147	0.92	0.74	0.18	0.32	13,966
93	40,147	0.92	0.74	0.18	0.32	13,966
94	40,147	0.92	0.74	0.18	0.32	13,966
95	40,147	0.92	0.74	0.18	0.32	13,966
96	40,147	0.92	0.74	0.18	0.32	13,966
97	40,147	0.92	0.74	0.18	0.32	13,966
98	40,147	0.92	0.74	0.18	0.32	13,966
99	40,147	0.92	0.74	0.18	0.32	13,966
100	40,147	0.92	0.74	0.18	0.32	13,966

General Notes

1. All signs shall meet the requirements of Division 16, Article 4, LDR, Martin County Code.
2. All existing vegetation to be removed prior to the issuance of a Certificate of Occupancy.
3. The applicant will notify the Growth Management Department for a field inspection by staff to determine if barricades have been properly placed prior to all clearing.
4. Barricades must be constructed in the following manner:
Rope: 1 1/2" diameter min. nylon or poly, yellow or orange. Rope must be a minimum of four (4) feet off the ground. Rope may not be attached to vegetation. Surveyor ribbon is not acceptable.
Poles: 2x2 or 2x4, iron rebar, PVC pipe or other materials with prior approval of Environmental Planner. Lathe strips are not acceptable.
5. All Barricades must be maintained intact for the duration of construction.
6. Storage of construction materials in preserve areas is not permitted.
7. Fill is not allowed to encroach into preserve areas.
8. Barricades must be offset at least five (5) feet outside the preserve area or placed at the drip line of the canopy trees in any area where clearing is proposed.
9. Individual trees or groups of vegetation that are to be saved for landscape credit requirements are to be barricaded according to the guidelines.
10. Advisory or warning signs must be provided.
11. No alteration of Wetland Preserve, Upland Preserve, or Transition Zones is permitted except in compliance with a Preserve Area Management Plan approved by Martin County.
12. During construction activities, existing native vegetation shall be retained to act as buffers between adjacent land uses, and to minimize nuisance dust and noise. Barricades shall be used on site to preserve the vegetation to be retained for this purpose.
13. Preserve areas are not to be altered without written permission of the Martin County Board of County Commissioners. Preserve Area signs shall be placed no less than 1 sign per 500 feet along Preserve Area boundary.
14. Maintenance of Conservation Areas. All conservation areas, and the sign/markers identifying them, shall be maintained by the property owners association (POA) in accordance with the terms and provisions of the Preserve Area Management Plan (PAMP). DEP Permit, this declaration, and all amendments thereto. Further, the POA shall be obligated to enforce the terms and provisions of the PAMP, the DEP Permit, this declaration, and all amendments thereto. Unless otherwise provided herein, the costs and expenses to maintain such Conservation Areas shall be assessed to the POA Members as a common expense in perpetuity. Additional language to be provided in POA restrictive covenants.
15. Roads within Seven J's North Subdivision shall be privately maintained.
16. All required vehicular use landscape area (VUA) has been provided for entire project through designated Interior Landscape Area ("ILA") as shown on Sheet 6 and set forth in Exhibit F(7)(f) of the 7-J's North PUD Zoning Agreement.
17. Buildings may not encroach into drainage, utilities or landscape easements.
18. Two or more lots may be combined to accommodate larger buildings by way of unity of title.
19. No drive-thru facilities shall be permitted.
20. Minimum parking required per Article 4, Division 10.
21. All Parcels shall utilize and provide 100% native landscape materials, as set forth in Exhibit F(9)(b).

STEPHEN COOPER, P.E.
CONSULTING ENGINEER
& ASSOCIATES, INC.
CIVIL/ENVIRONMENTAL PERMITTING
7450 SOUTH FEDERAL HIGHWAY
SUITE 200
FORT LAUDERDALE, FL 33309
(954) 349-8900
FLORIDA CERTIFICATE OF PROFESSIONAL ENGINEERING NO. 12584

SCPE

DATE	DRAWN BY	CHECKED BY	PROJECT NO.	SCALE	DATE	BY
03-21-18	JMS	SPC	2017-126	1"=100'	N/A	JMS

NO.	DATE	BY	REVISIONS
1	03/21/2018	JMS	Address 03-21-18 Staff Report
2	13/05/2019	JMS	Address 07-21-19 Staff Report
3	06/11/2019	JMS	Address 12-14-19 Staff Report

NO.	DATE	BY	REVISIONS
1	03/21/2018	JMS	Address 03-21-18 Staff Report
2	13/05/2019	JMS	Address 07-21-19 Staff Report
3	06/11/2019	JMS	Address 12-14-19 Staff Report

POMA
Seven J's North Subdivision
Located in Martin County, Florida
**PUD Master/Final
Site Plan**

Max Lot Development Criteria

PALM CITY INDUSTRIAL PARK

FOR SALE

PARCEL	TOTAL LOT AREA (SF)	TOTAL LOT AREA (AC)	MAXIMUM IMPERVIOUS AREA 80% (AC)	MINIMUM PVIOUS AREA 20% (AC)	MAXIMUM BUILDING FOOTPRINT 34.6% (AC)	MAXIMUM BUILDING FOOTPRINT 34.6% (FT)
21	56,984	1.31	1.05	0.26	0.45	19,729
22	91,271	2.10	1.68	0.42	0.73	31,600
23	42,794	0.98	0.79	0.20	0.34	14,816
24	41,344	0.95	0.76	0.19	0.33	14,314
25	41,502	0.95	0.76	0.19	0.33	14,369
26	39,759	0.91	0.73	0.18	0.32	13,766
27	39,791	0.91	0.73	0.18	0.32	13,777
28	42,795	0.98	0.79	0.20	0.34	14,817
29	40,147	0.92	0.74	0.18	0.32	13,900
30	381,863	8.77	7.01	1.75	3.04	132,211
31	55,402	1.27	1.02	0.25	0.44	19,182
32	132,700	3.05	2.44	0.61	1.05	45,944
33	45,687	1.05	0.84	0.21	0.36	15,818
34	56,531	1.30	1.04	0.26	0.45	19,573
35	76,263	1.75	1.40	0.35	0.61	26,404
36	75,560	1.73	1.39	0.35	0.60	26,161
37	70,436	1.62	1.29	0.32	0.56	24,387
38	72,007	1.65	1.32	0.33	0.57	24,931
39	58,558	1.34	1.08	0.27	0.47	20,274
40	49,359	1.13	0.91	0.23	0.39	17,089
41	51,317	1.18	0.94	0.24	0.41	17,767
42	50,106	1.15	0.92	0.23	0.40	17,348
43	65,617	1.51	1.21	0.30	0.52	22,718
44	58,734	1.35	1.08	0.27	0.47	20,335
45	74,102	1.70	1.36	0.34	0.59	25,656
46	59,907	1.38	1.10	0.28	0.48	20,741
47	67,116	1.54	1.23	0.31	0.53	23,237
48	71,536	1.64	1.31	0.33	0.57	24,768
49	66,275	1.52	1.22	0.30	0.53	22,946
50	70,810	1.63	1.30	0.33	0.56	24,516
51	47,526	1.09	0.87	0.22	0.38	16,455
52	43,813	1.01	0.80	0.20	0.35	15,169
53	43,561	1.00	0.80	0.20	0.35	15,082
54	68,117	1.56	1.25	0.31	0.54	23,584
55	51,326	1.18	0.94	0.24	0.41	17,770
56	59,279	1.36	1.09	0.27	0.47	20,524
57	90,985	2.09	1.67	0.42	0.72	31,501
TOTALS	2,550,880	58.56	46.85	11.71	20.28	910,486



7. IMPACT FEES:

Impact fees for the Seven J's North Industrial Park PUD shall be paid on a parcel by parcel basis no later than the time of building permit issuance for construction on each of the individual parcels. The impact fee due for each of the approved individual parcels shall be based on the size and intensity of the actual development approved for each parcel and shall be determined according to the impact fee schedule in effect at the time of payment.

8. PARCEL DEVELOPMENT AND USES::

A. Parcels within the Seven J's North Industrial Park PUD shall be subject to the Maximum Lot Development Criteria set forth in **Exhibit D**.

B. Except as set forth below, the uses set forth in Table 3.11.2 of the Land Development Regulations for the LI, Light Industrial and GI, General Industrial zoning districts, shall be allowed on all parcels within the Seven J's North Industrial Park PUD.

C. Apartment Hotels as defined in Section 3.3, shall be allowed within the Seven J's North Industrial Park PUD.

D. The OWNER may construct and maintain via building permit, on Parcel 31, a pole barn for purposes of staging, constructing and storing tilt-up walls. The pole barn may be conveyed by the owner at any time after the water and sewer service has been provided to the Pole Barn. The OWNER may operate out of the Pole Barn even after the subdivision is built-out.

E. The uses set forth below shall not be allowed in the Seven J's North Industrial Park PUD:

- Airports, general aviation
- Correctional facilities
- Salvage yards
- Solid waste disposal areas
- Yard trash processing

F. Interior Vehicular Use Landscape Area ("VUA") requirements will be relocated for the entire subdivision into designated Interior Landscape Areas ("ILA") along parcels 21, 23, 24, 25, 26, 27, 28, 29 & 30 as shown in the Landscape Requirements Criteria on Sheet 5 of Exhibit "D." The ILA areas shall preserve existing native vegetation and supplement with species appropriate, if necessary. Maintenance of the ILA areas shall be conducted in accordance with the PAMP and incorporated into PAMP maintenance activities.

G. Any development standard not set forth within the development criteria of the PUD shall comply with the General Industrial development standards found in the LDR.

H. A Type 1 Buffer shall be provided along the westerly property line of Parcels 21, 22 & 23. The required bufferyard for Parcel 21, 22 & 23 shall be installed prior to the issuance of any certificate of occupancy for each Parcel. It is required that this buffer shall incorporate any existing native vegetation which shall be supplemented if necessary to meet requirements for opacity. This buffer shall be maintained by the owner of the Parcel.

9. PERMIT-READY PROCESS:

The Seven J's North Industrial Park PUD is a Permit-ready Industrial Project. Accordingly, subsequent to approval of the PUD Agreement and master/final site plan, development on individual parcels shall be eligible for review and approval pursuant to a building permit application.

A. The following documents shall be submitted as part of the building permit application:

- Site Plan which includes a 7-J's North Industrial Park Parcel Data Worksheet, included herein as Exhibit I.
- Construction Plans (signed and sealed by a professional engineer licensed in the State of Florida)
- Building Elevations (signed and sealed by a professional engineer licensed in the State of Florida)
- Boundary Survey (signed and sealed within 180 days by a professional surveyor and mapper licensed in the State of Florida)
- Landscape Plan (signed and sealed by registered a professional Landscape Architect licensed in the State of Florida)
- Updated Permit-ready Worksheet (see Exhibit F-1)
- Florida Department of Environmental Protection Environmental Resource Permit (ERP).
- Traffic Trip Generation Report (signed and sealed by a professional engineer licensed in the State of Florida)

B. A Unity of Title shall be required whenever established Parcels are proposed to be combined for a single development or whenever there is shared infrastructure between Parcels. A draft unity of title shall be submitted at the time of building permit by the owner of the parcels. The Unity of Title shall be recorded prior to the issuance of the first building permit for vertical construction. Standard site inspection fees shall be applicable to building permits issued within the PUD and shall be paid prior to issuance of Permit.

FOR SALE

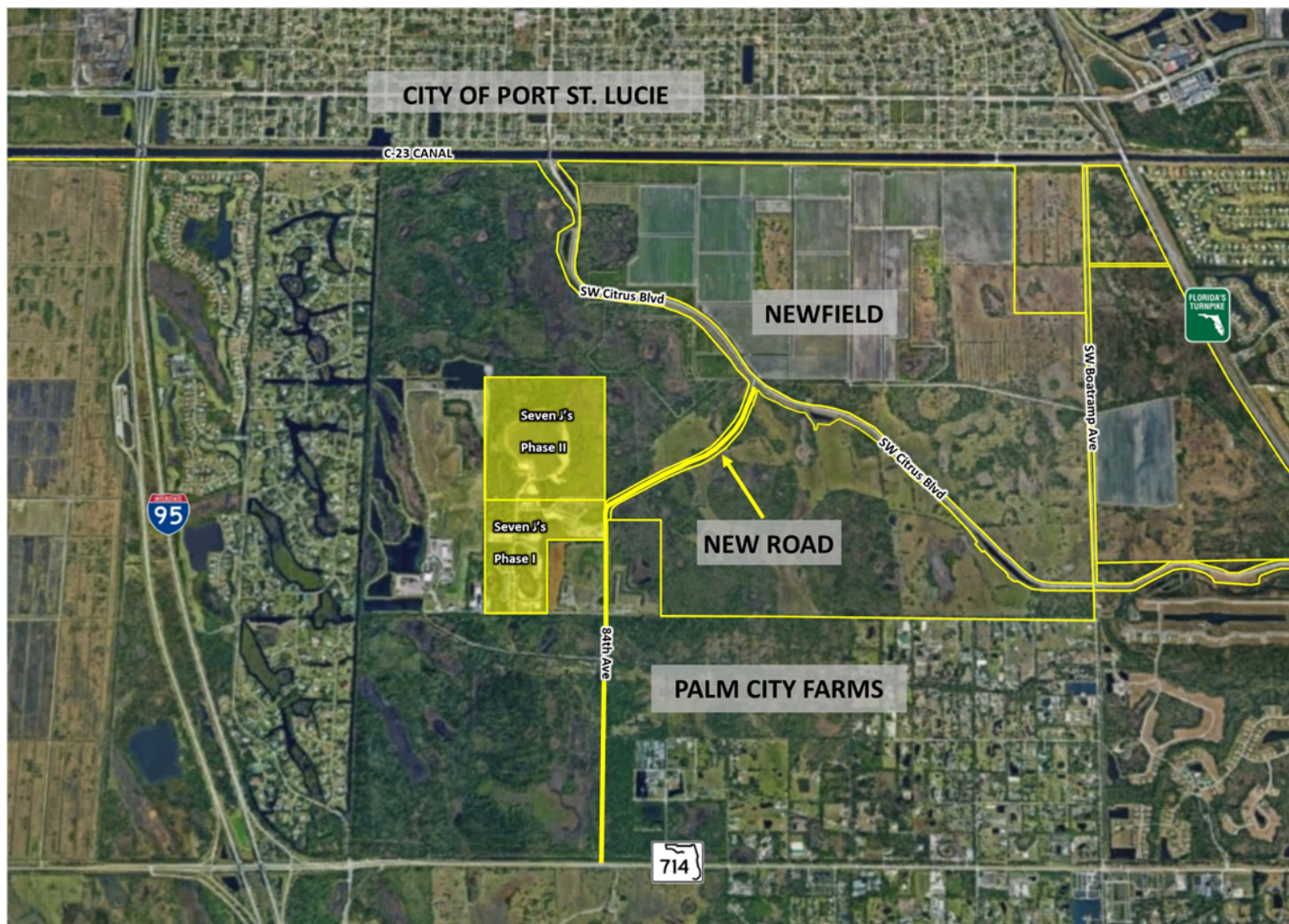


The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.

Additional Photos

PALM CITY INDUSTRIAL PARK

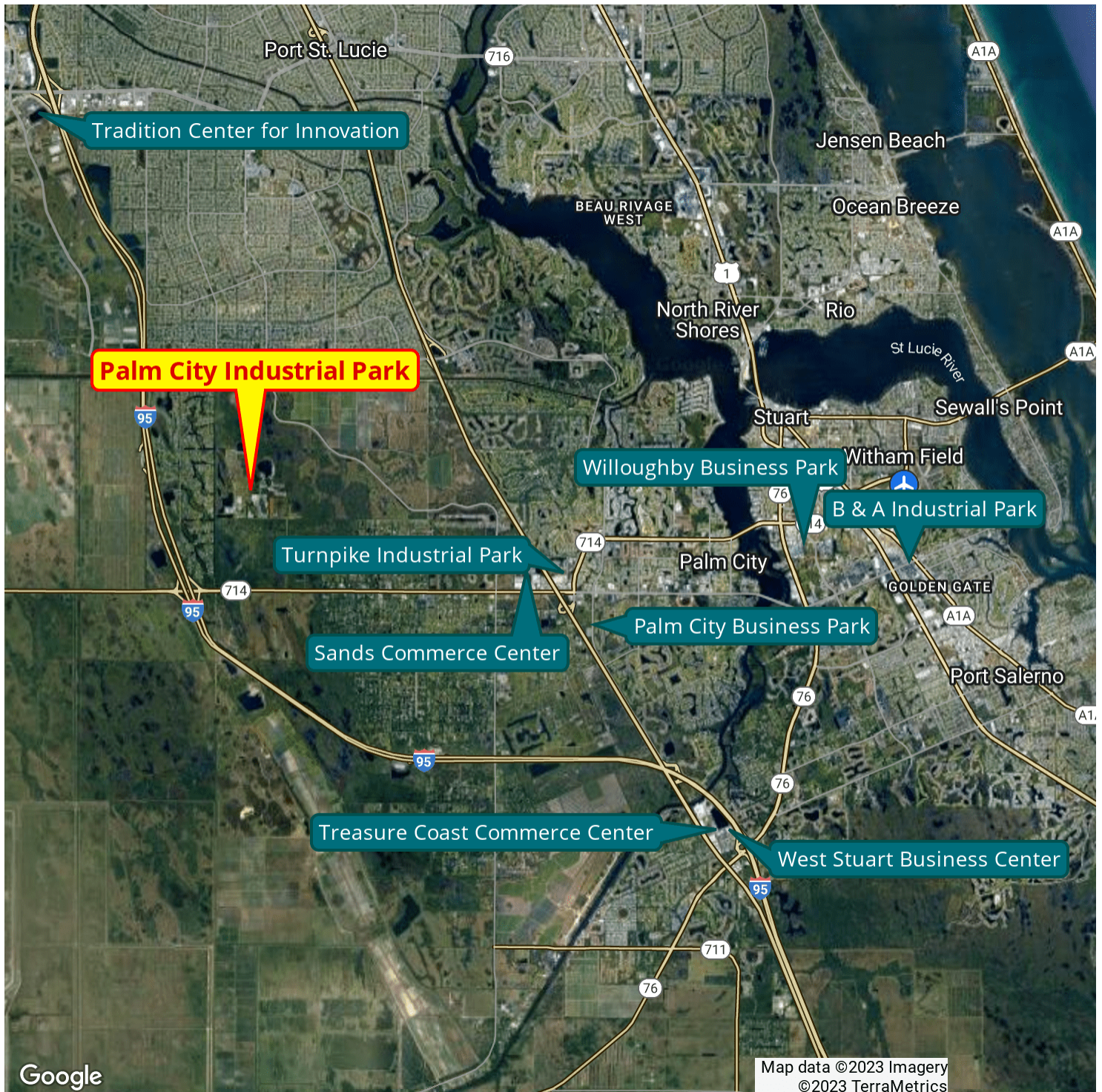
FOR SALE



Industrial Area Map

PALM CITY INDUSTRIAL PARK

FOR SALE



Disclaimer

PALM CITY INDUSTRIAL PARK

FOR SALE

This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

The information herein has been given by the Owner or other sources believed to be reliable, but it has not necessarily been independently verified by the Company representing the property and neither its accuracy nor its completeness is guaranteed.

This information is subject to errors, omissions, changes, prior sale or withdrawal without notice by the Company representing the property and does not constitute a recommendation, endorsement or advice as to the value for the purchase of any property. Each prospective lessee or purchaser is to rely upon his/her own investigation, evaluation and judgment as to the advisability of leasing or purchasing the property.

Furthermore, any financial information and calculations presented in this analysis are believed to be accurate, but are not guaranteed and are intended for the purposes of projection and analysis only. The user of this financial information contained herein should consult a tax specialist concerning his/her particular circumstances before making any investment.

