



# MULTI TENANT OFFICE INVESTMENT

2320 NE 2ND STREET  
OCALA, FL 34474

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Bartow McDonald IV

# Executive Summary



## SALE OVERVIEW

**SALE PRICE:** \$500,000

**CAP RATE:** 6.8%

**NOI:** \$34,000

**LOT SIZE:** 1.1 Acres

**BUILDING SIZE:** 10,000 SF

**BUILDING CLASS:** B

**YEAR BUILT:** 1984

**RENOVATED:** 1990

**ZONING:** B-2

**MARKET:** North Central Florida

**SUB MARKET:** Ocala

## PROPERTY DESCRIPTION

Income producing multi-tenant investment property. Courtyard Executive Suites are centrally located to the business life of Ocala. The property is well landscaped and sits under a large canopy of live oaks is just off busy Silver Springs Blvd. This opportunity also features the ability to condo the individual offices , with condo docs in place.

# Complete Highlights

## PROPERTY HIGHLIGHTS

- \$34,000 NOI
- 77% Occupancy
- Close to Many Restaurants
- Easy to Find Location
- Beautiful Canopy of Live Oaks
- Well Landscaped
- Income Producing





# Additional Photos

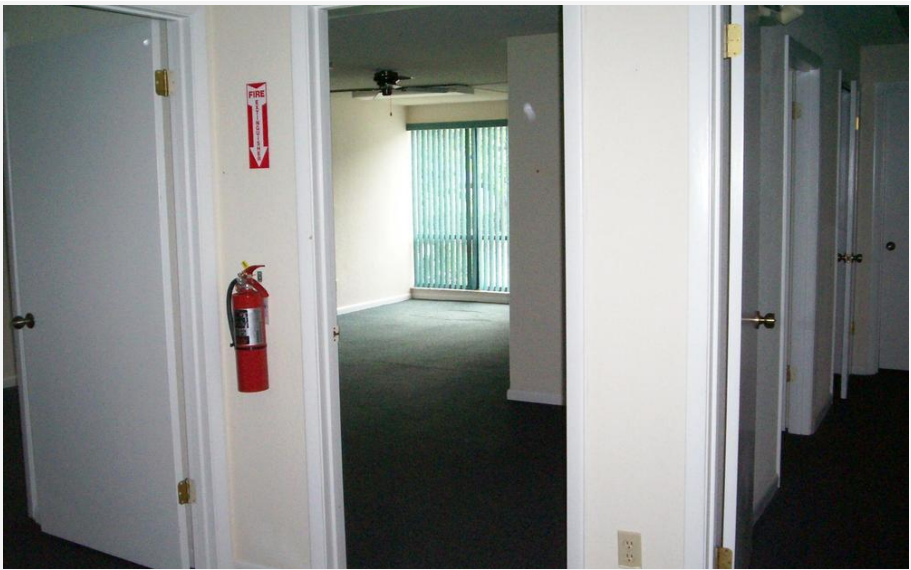




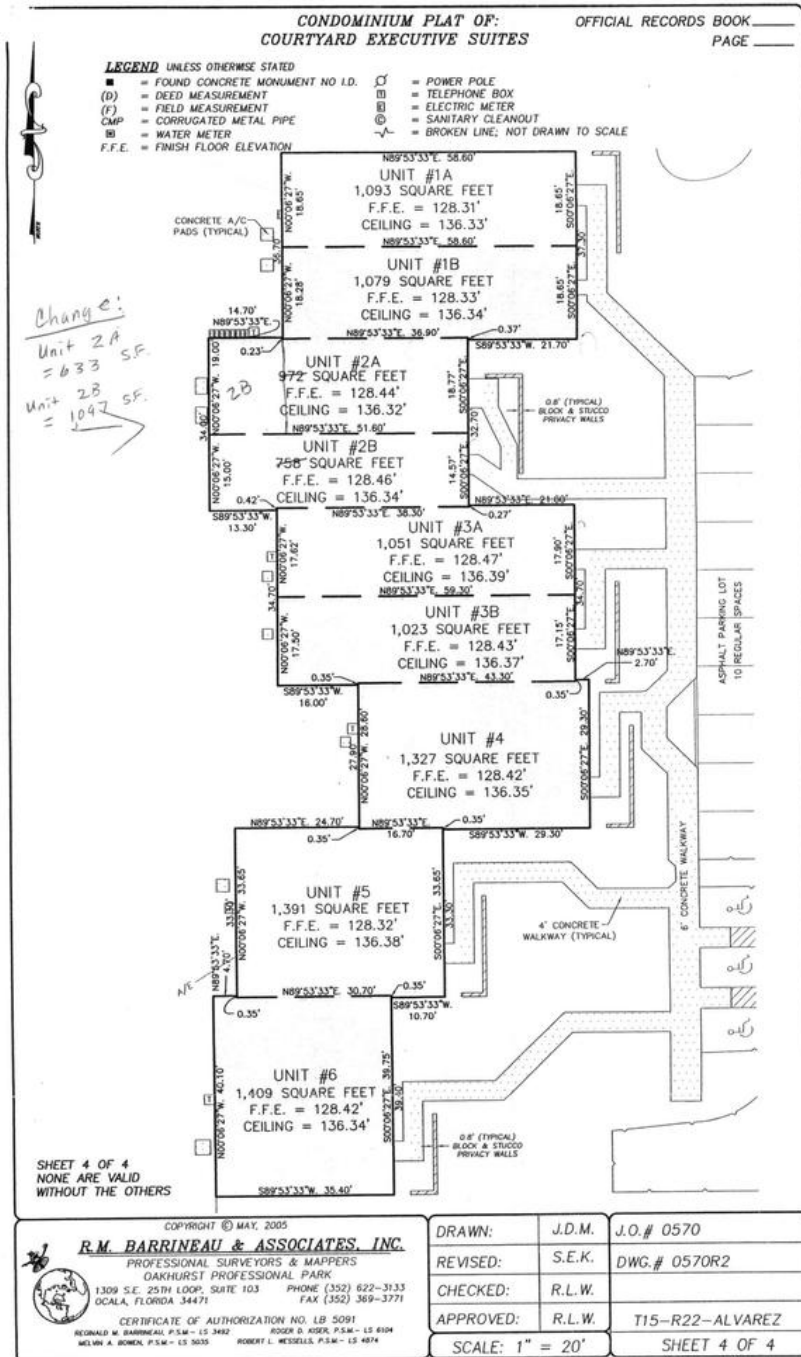
# Additional Photos







# Site Plan

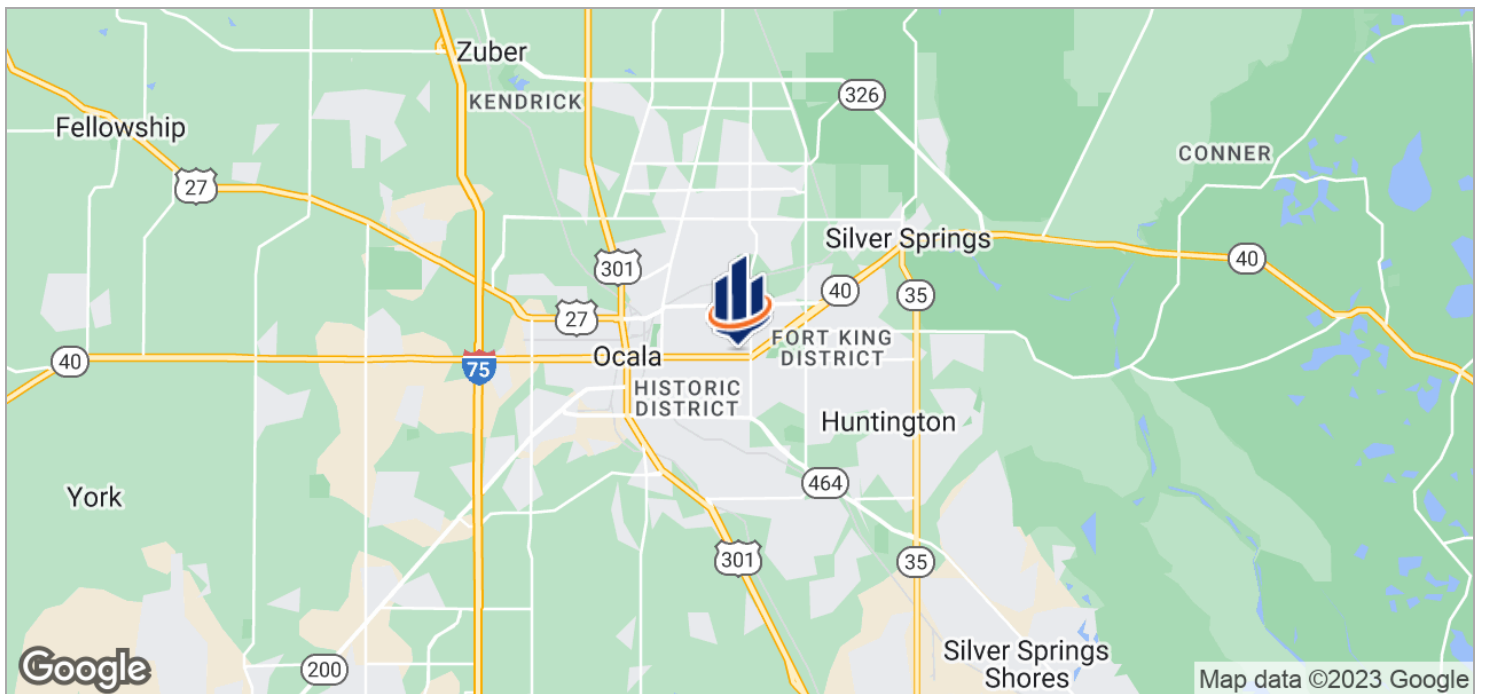
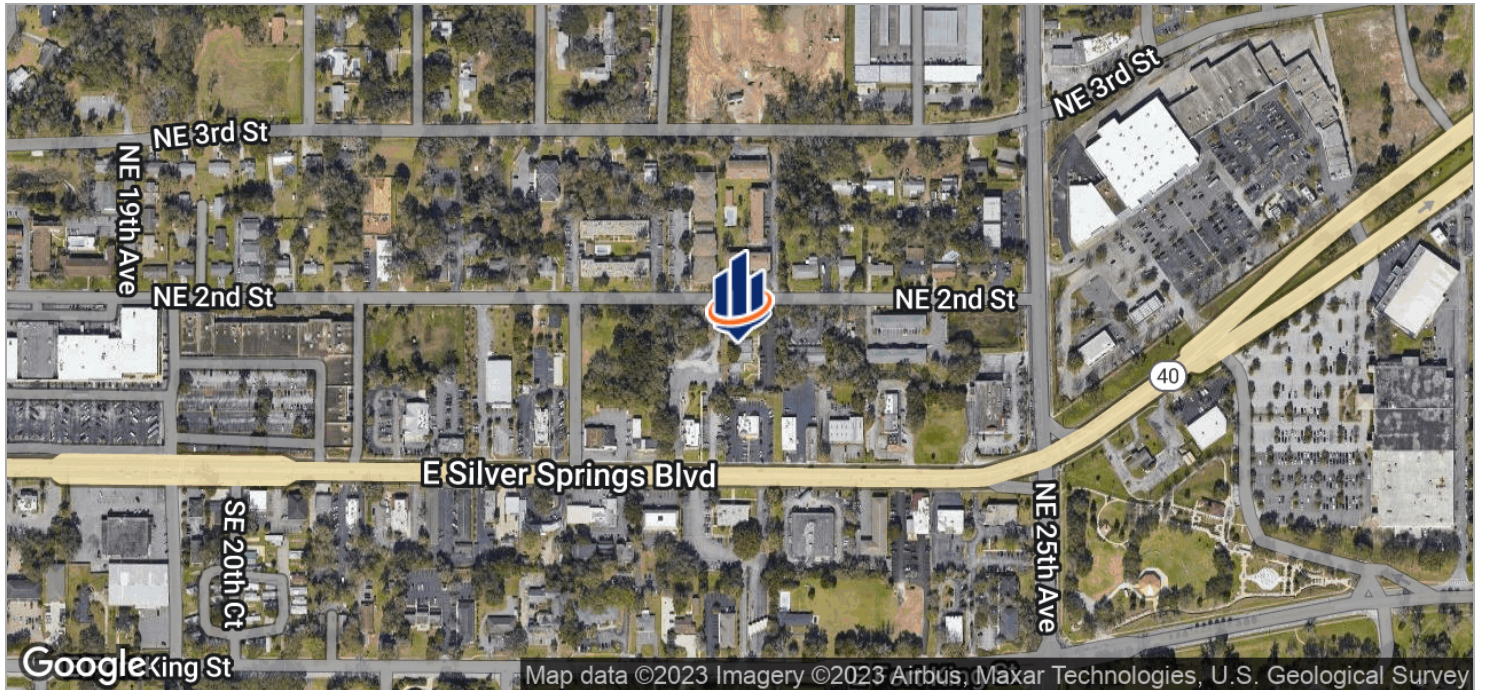


# Rent Roll

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	MARKET RENT	ANNUAL RENT	% OF BUILDING	PRICE PER SF/YR
Trusty & Company	1A	1,100		12/31/2015		\$12,001	11.0	\$10.91
CFCComm Action	1B & 2A	1,700		11/30/2016		\$16,796	17.0	\$9.88
Jennifer Lazos/Daniel Bray	2B	1,200		6/30/2016		\$8,100	12.0	\$6.75
Church	3A	945				\$0	9.45	
Vacant	3B	945				\$0	9.45	
Shavonne W McCarter	4	1,310		4/14/2016		\$8,397	13.1	\$6.41
ESPN Radio	5	1,350		3/31/2016		\$9,599	13.5	\$7.11
Ocala Rental Properties	6	1,400		6/30/2018		\$7,798	14.0	\$5.57
Totals/Averages		9,950			\$0	\$62,691		\$6.30



# Location Maps



# Demographics Report

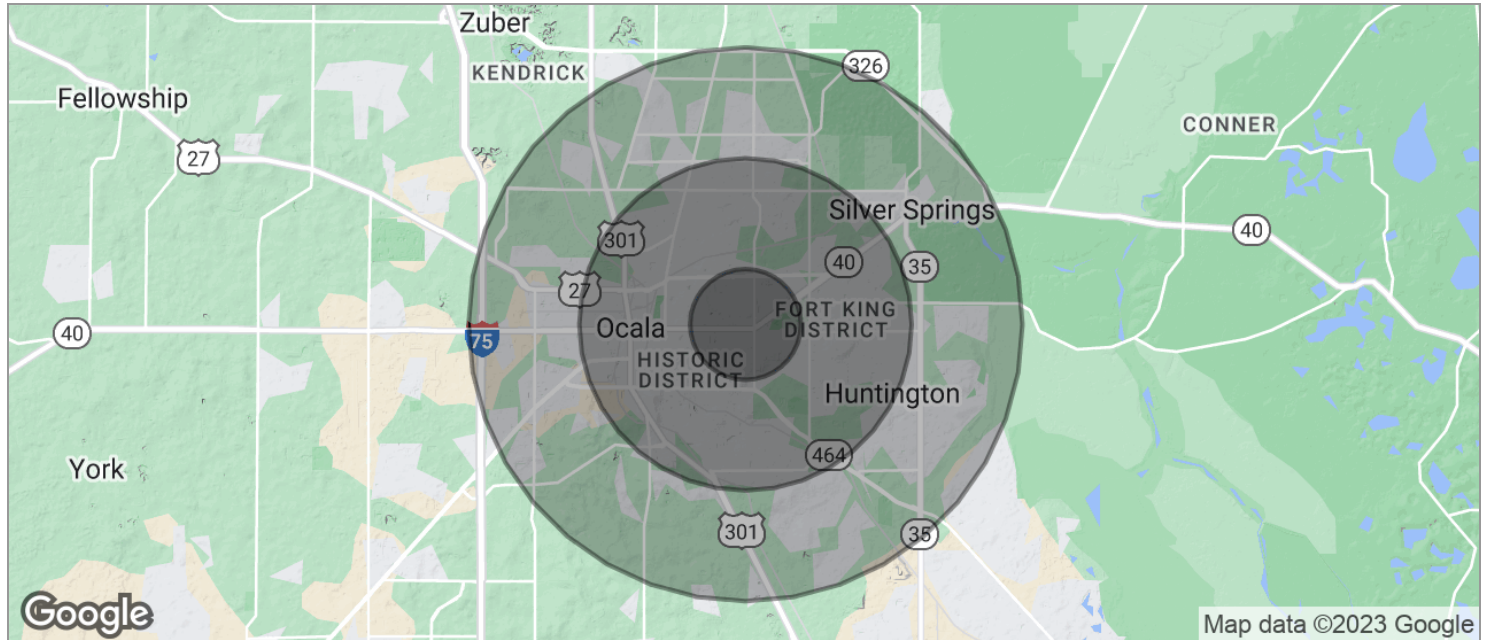
	1 MILE	3 MILES	5 MILES
Total households	3,040	18,497	33,700
Total persons per hh	2.5	2.4	2.5
Average hh income	\$48,856	\$57,379	\$56,660
Average house value	\$125,488	\$169,383	\$208,907

	1 MILE	3 MILES	5 MILES
Total population	7,452	44,954	85,668
Median age	35.2	42.1	40.2
Median age (male)	33.0	39.8	38.6
Median age (female)	37.6	43.9	41.3

\* Demographic data derived from 2020 ACS - US Census



# Demographics Map



## POPULATION

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TOTAL POPULATION	7,452	44,954	85,668
MEDIAN AGE	35.2	42.1	40.2
MEDIAN AGE (MALE)	33.0	39.8	38.6
MEDIAN AGE (FEMALE)	37.6	43.9	41.3

## HOUSEHOLDS & INCOME

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# OF PERSONS PER HH	2.5	2.4	2.5
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AVERAGE HOUSE VALUE	\$125,488	\$169,383	\$208,907

\* Demographic data derived from 2020 ACS - US Census

# Advisor Bio & Contact 1



## Bartow McDonald IV

Managing Director

SVN | Florida Commercial Real Estate Advisors

Bartow McDonald IV is an entrepreneur who serves as managing director for SVN in Ocala, FL, where he enjoys working on commercial real estate deals in North Central Florida.

Prior to joining SVN, McDonald served as the vice president of acquisitions and development for Cope Properties, Inc. in Ocala, Florida where he was responsible for the acquisition, entitlement, and marketing of portfolio and client properties.

Previously, McDonald served as the founder and chief executive officer of two start-up companies; Bluewire, a service based electrical solutions company and StoreParts, an e-commerce company that supplied supply chain management technology to the supermarket and food retail industries.

Before starting two companies, McDonald spent six years working for a fast-growing international manufacturing firm, where he gained in-depth industrial experience through his leadership positions in manufacturing operations, distribution, logistics, and marketing.

In the early 1990's, McDonald served in college leadership with Young Life and interned with the Southwestern Company and Merrill Lynch.

McDonald previously served as chairman of the board for RMI [Reciprocal Ministries International], board member of Ocala Chamber of Commerce, the Central Florida Commercial Association of Realtors, chairman of the regional advisory board of directors for RBC Bank and as a director on the advisory board for Wachovia Bank. In addition, he has participated as a conference speaker for the Florida Venture Capital Forum, the Food Marketing Institute and has been quoted in the Wall Street Journal and Forbes.

McDonald earned his MBA and Bachelor of Science from the University of Florida in Gainesville, Florida.

Sight fishing and bow hunting are two things that will get him up before sunrise.

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MULTI TENANT OFFICE | 10,000 SF | OCALA, FL

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