

# PROPERTY SUMMARY

## SALE OVERVIEW

PRICE	\$2.2 Million
CAP RATE	6.71 %
NOI	\$147,697
LOT SIZE	0.8 Acres
BUILDING SIZE	11,325 SF
YEAR BUILT	1996
ZONING	Commercial
MARKET	MSA/Tallahassee, FL
SUB MARKET:	Perry



## HIGHLIGHTS

- Freestanding CVS Pharmacy
- New 5 Year Lease Extension
- NN Lease, LL has roof & structural [new roof-2009]
- BBB+ Rated Credit Tenant [CVS Pharmacy]
- Rent increases by approximately 7% each 5 year option [\$11,325] Low Base Rental Rate

# RENT ROLL

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	% OF GLA	PRICE PER SF/YR	TOTAL
CVS Pharmacy, Inc.	11,325	9/1/2016	8/31/2021	100.0	\$13.13	
Totals/Averages	11,325				\$13.13	\$148,708
Options to Renew	Four (4) - 5 Year Options					\$11,325 increase each 5 years

Enter comments here...

# Income & Expenses

INCOME SUMMARY		PER SF
GROSS INCOME	\$148,708	\$13.13
EXPENSE SUMMARY		PER SF
GROSS EXPENSES	\$1,000	\$0.09
NET OPERATING INCOME	\$147,708	\$13.04

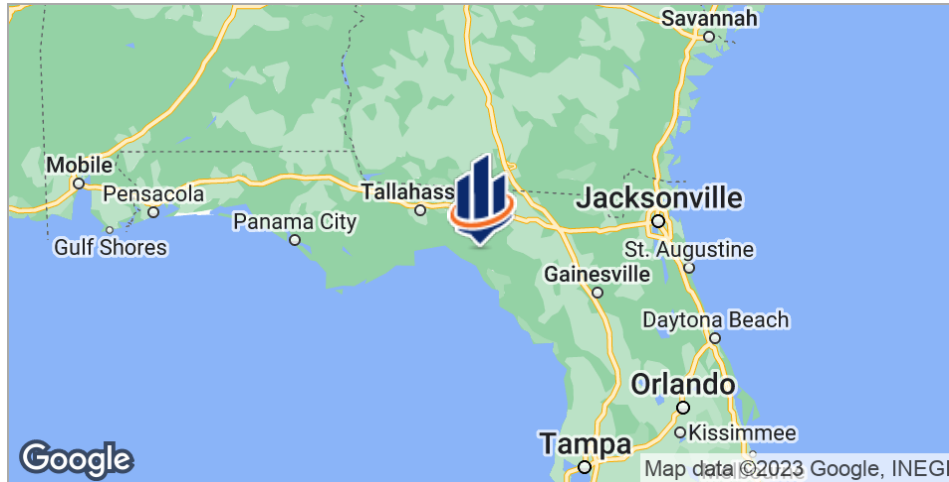


# RETAILER MAP



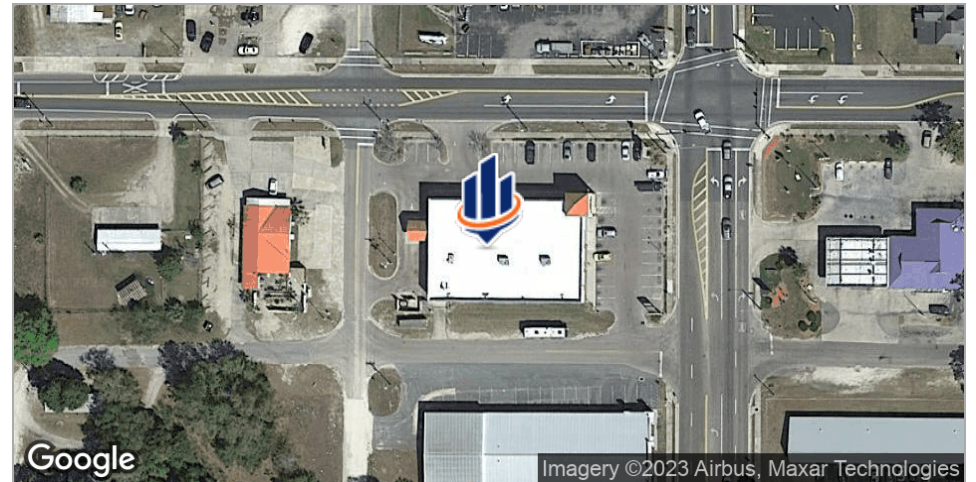


# LOCATION INFORMATION



POPULATION	5 MILES	10 MILES	20 MILES
TOTAL POPULATION	7,335	11,676	24,787
MEDIAN AGE	35.4	37.5	39.1

HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
TOTAL HOUSEHOLDS	2,680	4,199	8,613
AVERAGE HH INCOME	\$41,685	\$45,021	\$48,697
AVERAGE HOUSE VALUE	\$101,194	\$101,170	\$101,190



## LOCATION DESCRIPTION

Located in Perry, FL which is the county seat of Taylor County and located on Florida's northwest coast fronting the Gulf of Mexico. Taylor County is an agriculture and manufacturing community and is home to Buckeye Technologies which is a pulp mill and the major employer in the county employing 643 people. Other major employers in the area are Marting Electronics (Pyrotechnics) 243 people, Doctors Memorial Hospital - 250 people, Gilman Building Products 127 people, and United Welding Services (Truck Accessories) 140 people.

Taylor County Population Growth: ^9.1% since 2001

Other Local Employers:  
 American Aluminum Accessories, Inc.  
 AMTEC Less-Lethal Systems  
 Bio Nitrogen  
 Snyder's-Lance Food  
 T & R Marine Company  
 GP Cellulose  
 Gilman Building Products  
 Big Top Manufacturing  
 Chemring Ordnance  
 Foley Timber

PHOTO

