



Offering Memorandum



Riviera Place Apartments (55 units)

125 N DAVIS LN, DEFUNIAK SPRINGS, FL 32433

PRESENTED BY:

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FL #3185347

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The Team



MEET THE TEAM



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FL #3185347



Property Information



PROPERTY SUMMARY

RIVIERA PLACE APARTMENTS

125 N DAVIS LN
DEFUNIAK SPRINGS, FL 32433

OFFERING SUMMARY

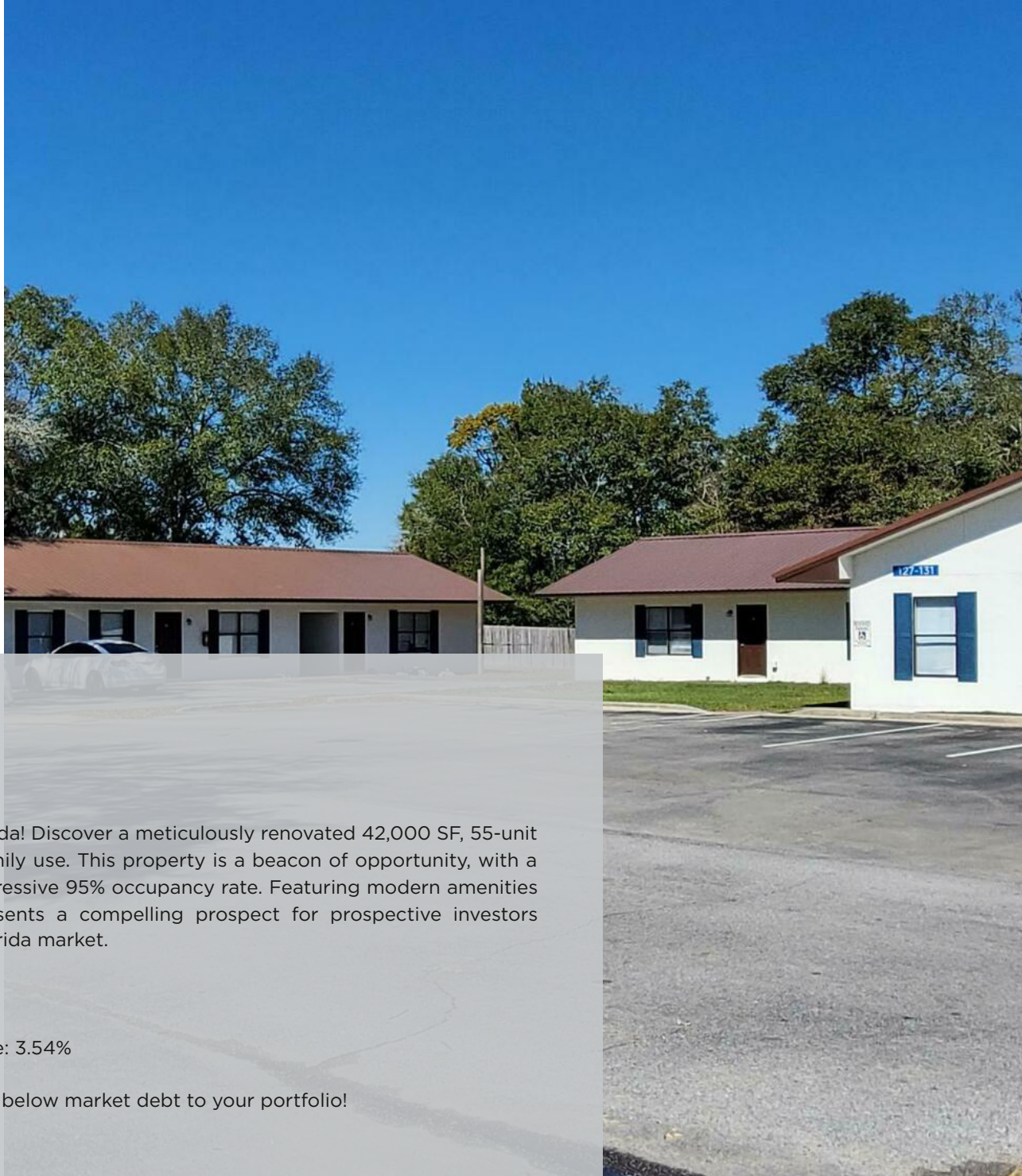
SALE PRICE:	\$5,895,000
BUILDING SIZE:	42,000 SF
CAP RATE	7.31%

PROPERTY SUMMARY

Introducing a prime investment opportunity in Northwest Florida! Discover a meticulously renovated 42,000 SF, 55-unit multifamily gem, boasting a prime location zoned for Multifamily use. This property is a beacon of opportunity, with a track record of exceptional performance evidenced by its impressive 95% occupancy rate. Featuring modern amenities and thoughtful design, this low-rise/garden property represents a compelling prospect for prospective investors seeking a turnkey opportunity in the flourishing Northwest Florida market.

Current in-place ASSUMABLE Freddie MAC first mortgage:
Origination: March 24, 2022
Loan Amount: \$3,120,000 - Term: 10 yrs. - Amort: 30 yrs. - Rate: 3.54%

Don't miss your chance to add this high-performing asset with below market debt to your portfolio!



PROPERTY HIGHLIGHTS

- - 42,000 SF low-rise/garden building
- - 55 modern and spacious units
- - Recent 2023 renovation including new metal roofs
- - Assumable Freddie Mac loan at 3.54% w/ approx. 7 years remaining
- - Low maintenance hard coat stucco exteriors, freshly painted in 2023
- - Impressive 95% occupancy rate



Security System



On Site Laundry



New MailBoxes



PROPERTY PHOTOS



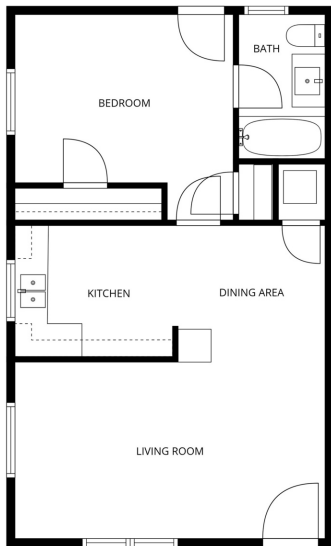
PROPERTY PHOTOS



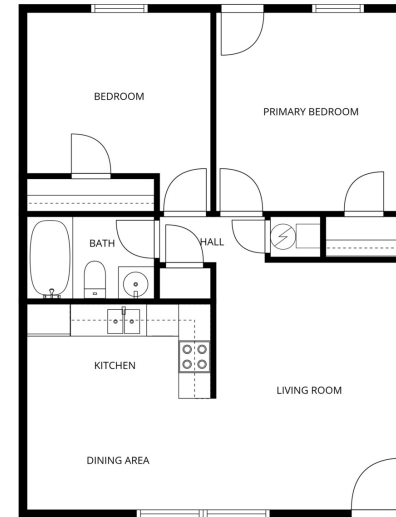
PROPERTY PHOTOS



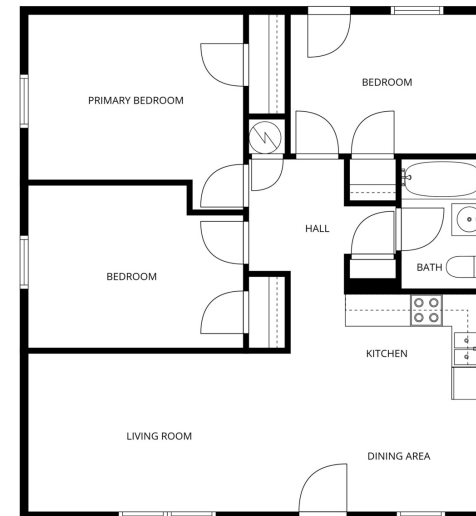
FLOOR PLANS



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Location Information

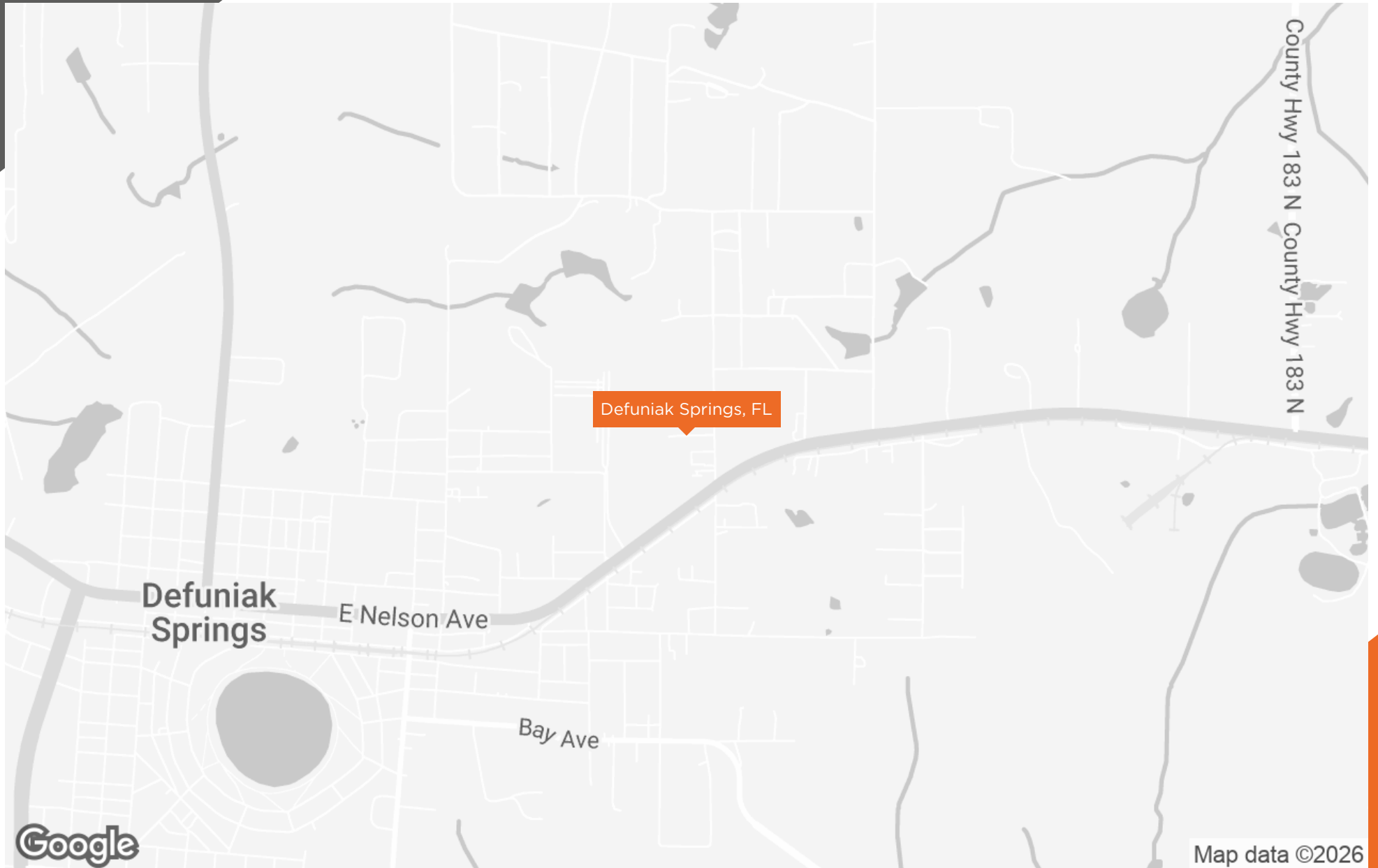


LOCATION DESCRIPTION



Discover the charm and potential of the Defuniak Springs, FL area. Nestled in Northwest Florida, this locale offers a blend of small-town ambiance and strategic positioning. Investors will appreciate the area's proximity to major thoroughfares, connecting them to key business hubs and markets. Notable nearby attractions include the historic downtown area, scenic Chautauqua Vineyard & Winery, and the pristine shores of Lake DeFuniak. With a growing economy and a blossoming local community, the area surrounding the property presents an appealing opportunity for Office/Office Building investors seeking a vibrant and dynamic market to bring their vision to life.

REGIONAL MAP



AERIAL MAP





Demographics

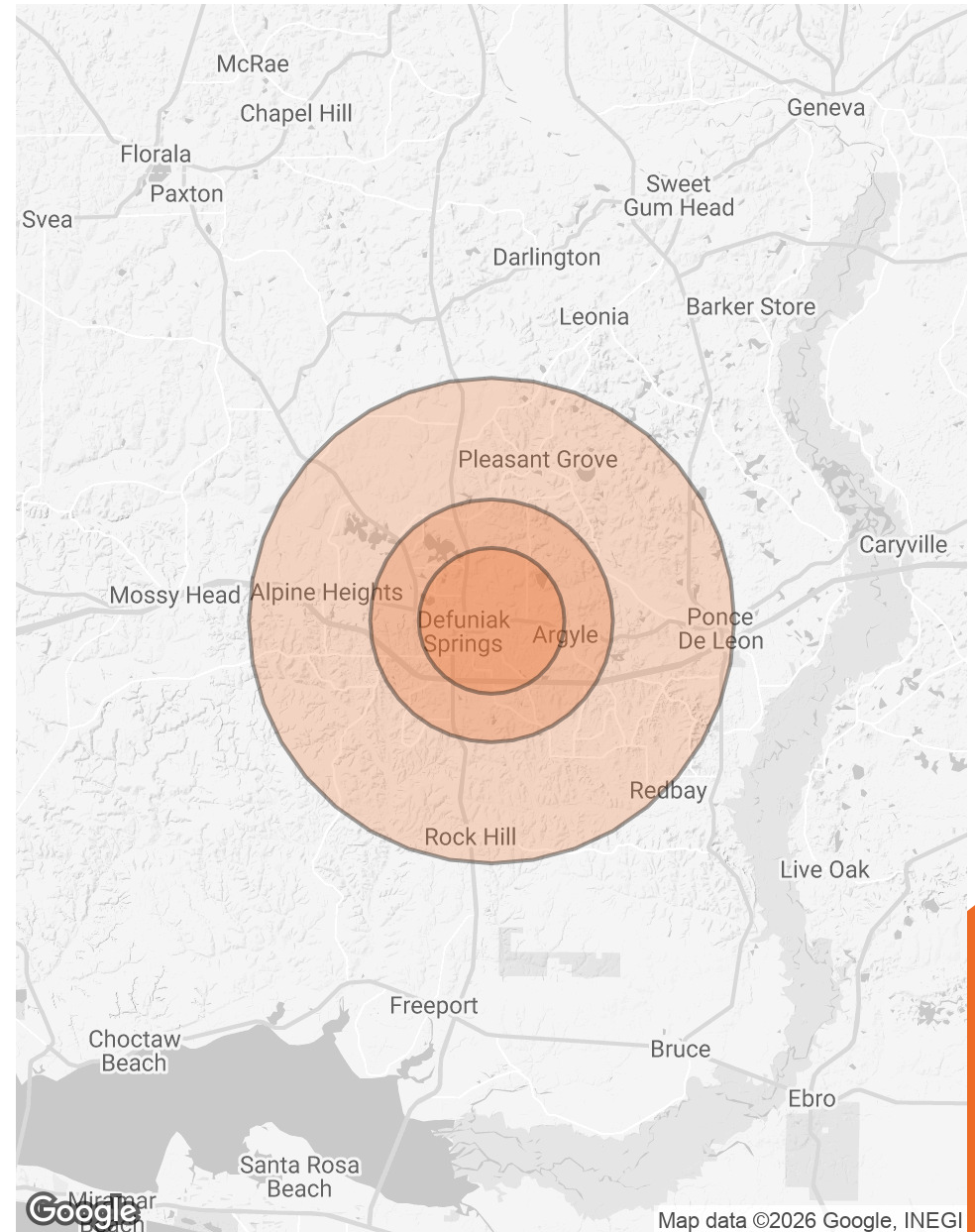


DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	7,707	14,625	24,293
AVERAGE AGE	41	41	42
AVERAGE AGE (MALE)	40	40	41
AVERAGE AGE (FEMALE)	43	42	43

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	2,736	5,102	8,947
# OF PERSONS PER HH	2.8	2.9	2.7
AVERAGE HH INCOME	\$67,618	\$67,086	\$68,084
AVERAGE HOUSE VALUE	\$319,784	\$308,207	\$284,736

Demographics data derived from AlphaMap



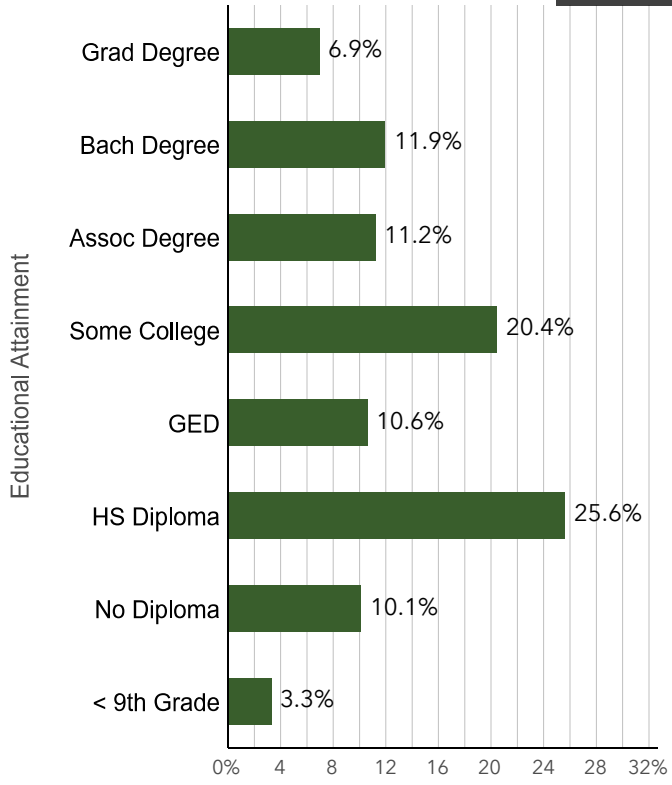
Map data ©2026 Google, INEGI

About the Workforce

10 minutes



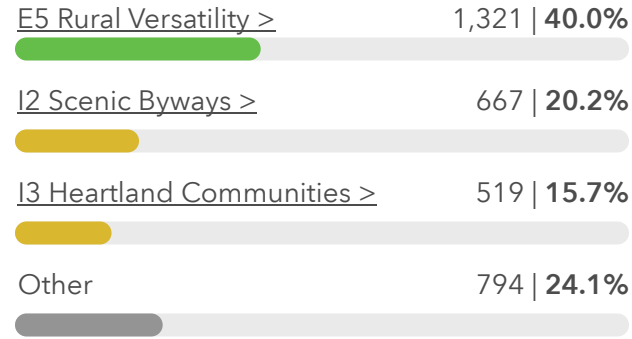
10 minutes



Tapestry

10 minutes

Top 3 segments by household count



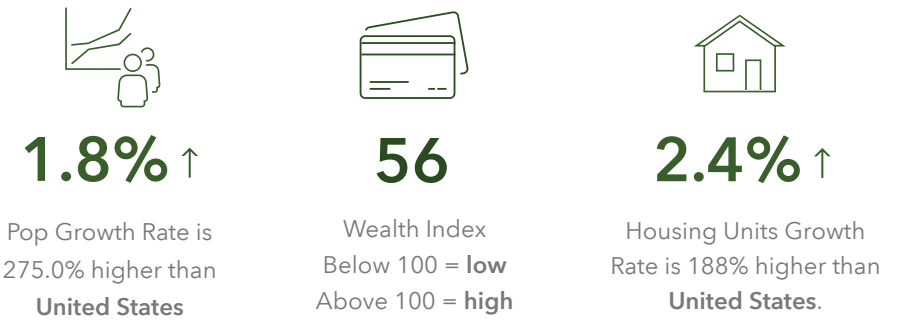
[View comparison table](#)

About the Community

10 minutes

10 minutes

10 minutes



Businesses Per 1,000 Population

Business Categories	10 minutes	20 minutes	30 minutes	ZIP Codes (Defuniak Springs) 32433	States Florida	United States of America United States
Restaurants	2.83	1.50	1.71	0.31	2.54	2.45
Health Care & Social Assistance	5.32	2.51	1.98	1.33	4.01	3.76
Retail	8.15	4.43	3.91	2.86	5.32	4.59
Manufacturing	1.25	0.79	0.71	0.46	1.22	1.32
Finance & Insurance	3.17	1.34	0.98	0.61	2.12	1.79
Professional & Tech Services	3.96	2.01	1.91	1.78	4.91	3.60

Source: This infographic contains data provided by Esri-Data Axle (2025), Esri (2025). Note: business sales volumes and employee counts are estimates provided by Data Axle. * Indicates the number of locations has reached the maximum.

COMMUNITY SUMMARY

125 N Davis Ln, Defuniak Springs, Florida, 32433
Drive time of 30 minutes



23.3%
Services



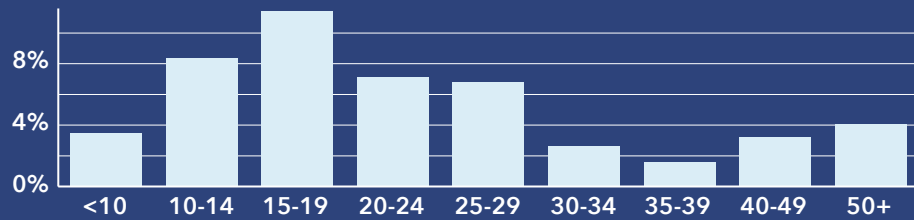
23.4%
Blue Collar



53.3%
White Collar

41,990	2.63%	2.52	46.3	41.6	\$60,500	\$212,309	\$194,123	21.3%	58.4%	20.4%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+

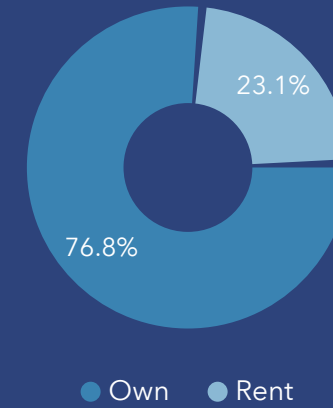
Mortgage as Percent of Salary



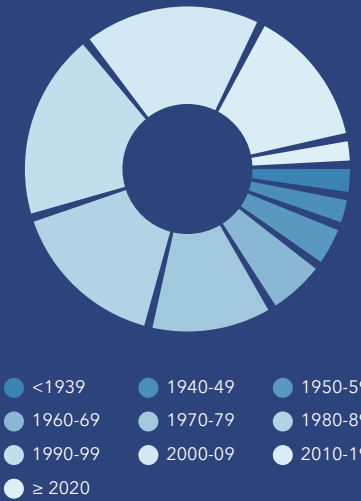
Age Profile: 5 Year Increments



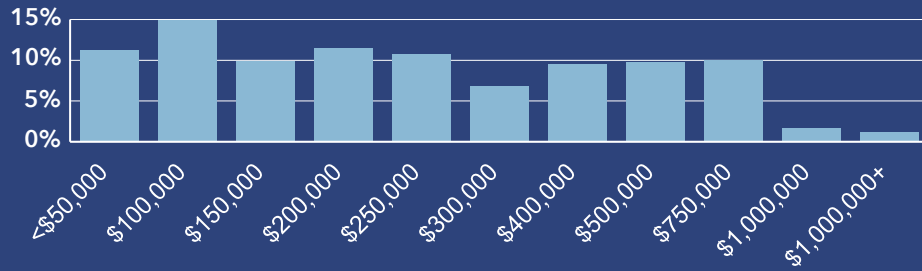
Home Ownership



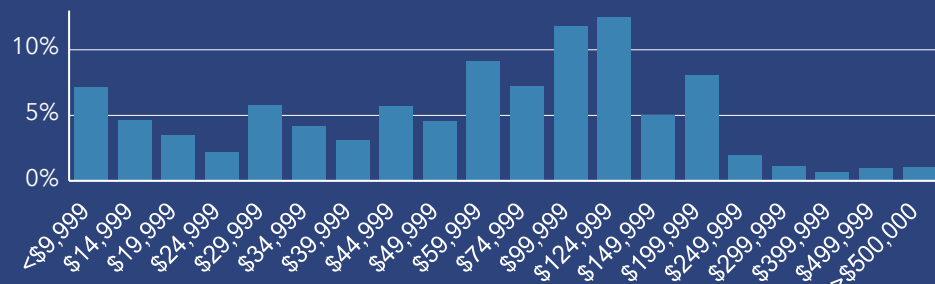
Housing: Year Built



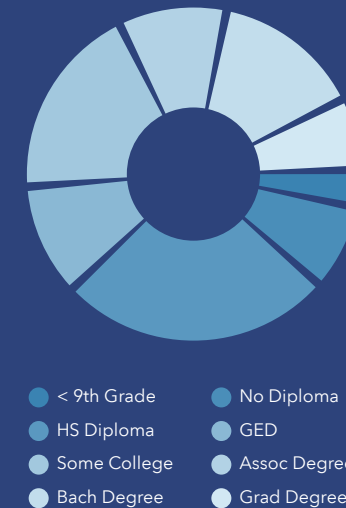
Home Value



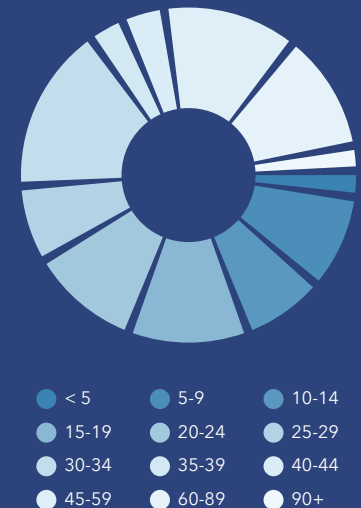
Household Income



Educational Attainment

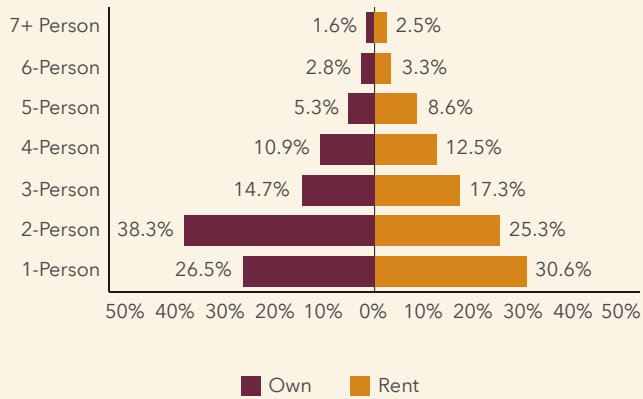


Commute Time: Minutes

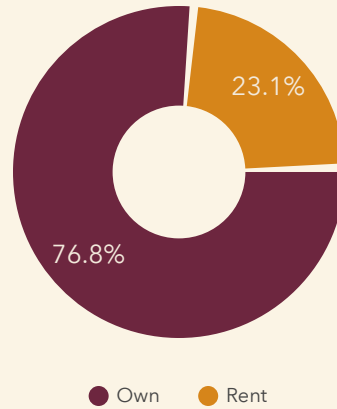


Dots show comparison to **Walton County**

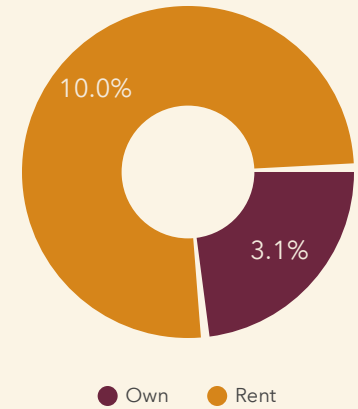
Census Housing by Size



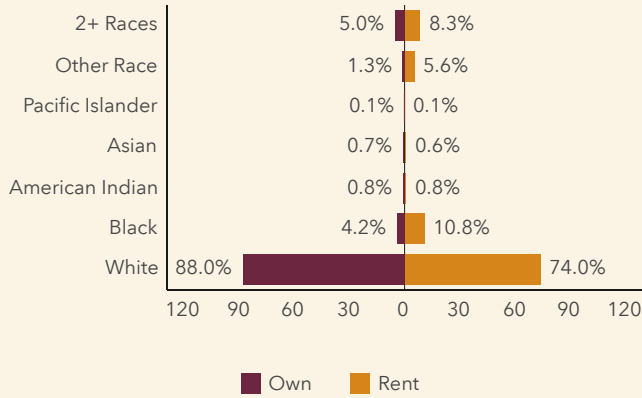
Home Ownership



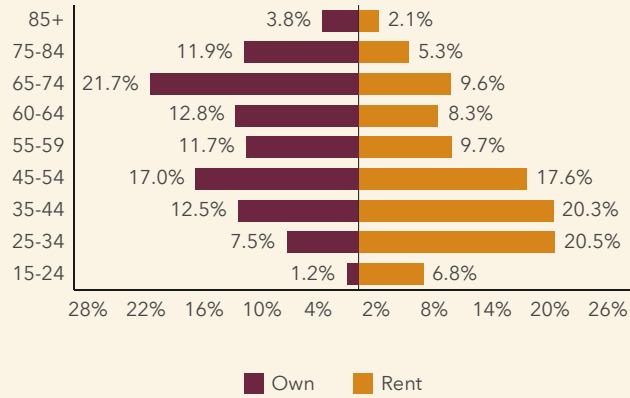
Hispanic Home Ownership



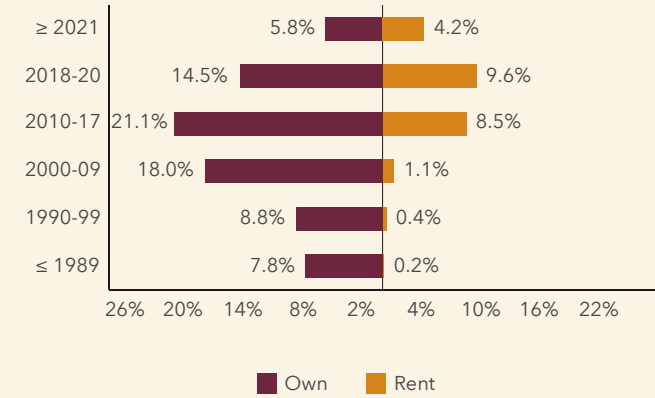
Housing by Race of Householder



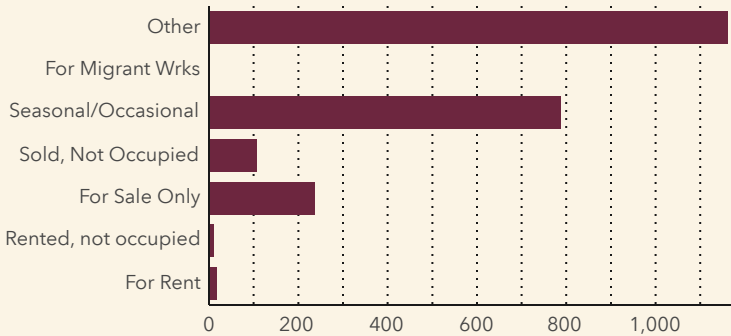
Housing by Age of Householder



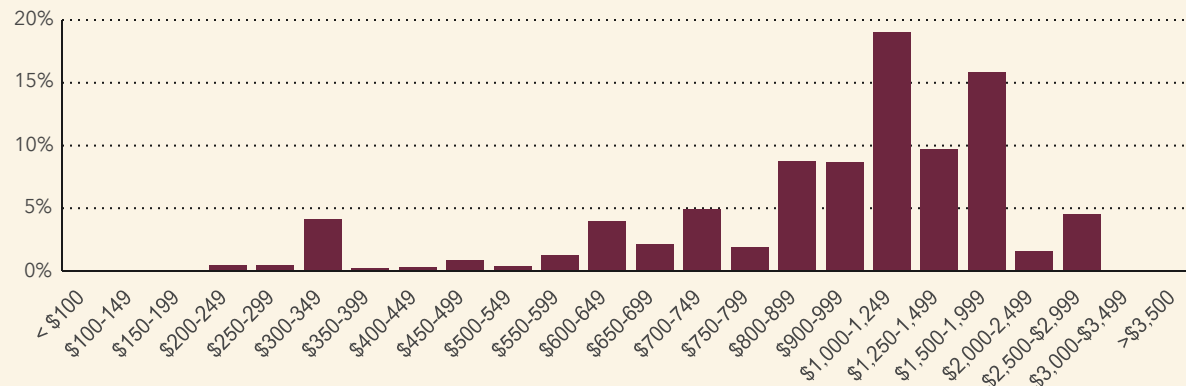
Year Householder Moved In



Vacant Housing Units (Total 2,315)



Gross Rent



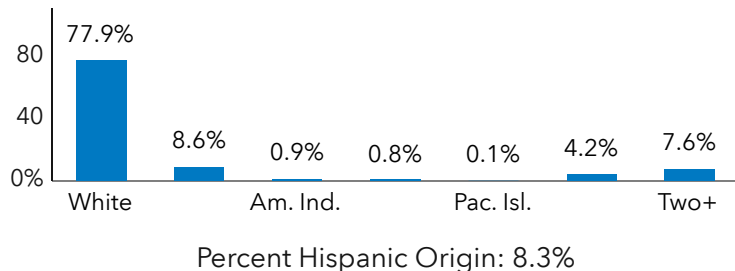
Graphic Profile

125 N Davis Ln, Defuniak Springs, Florida, 32433

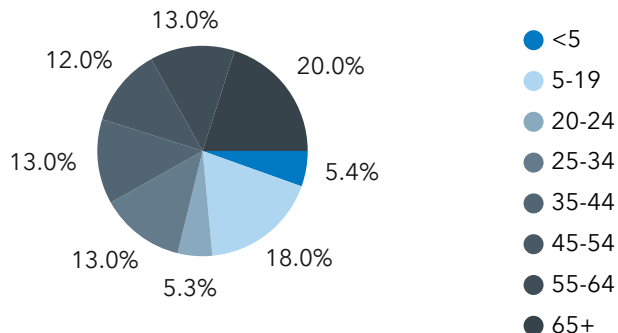


Ring: 15 mile radius

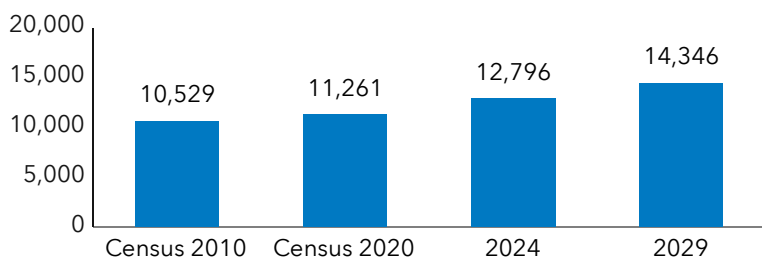
Population by Race



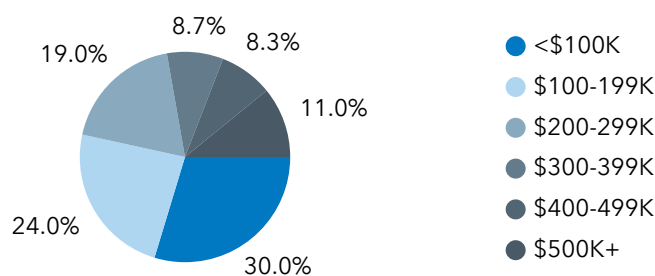
Population by Age



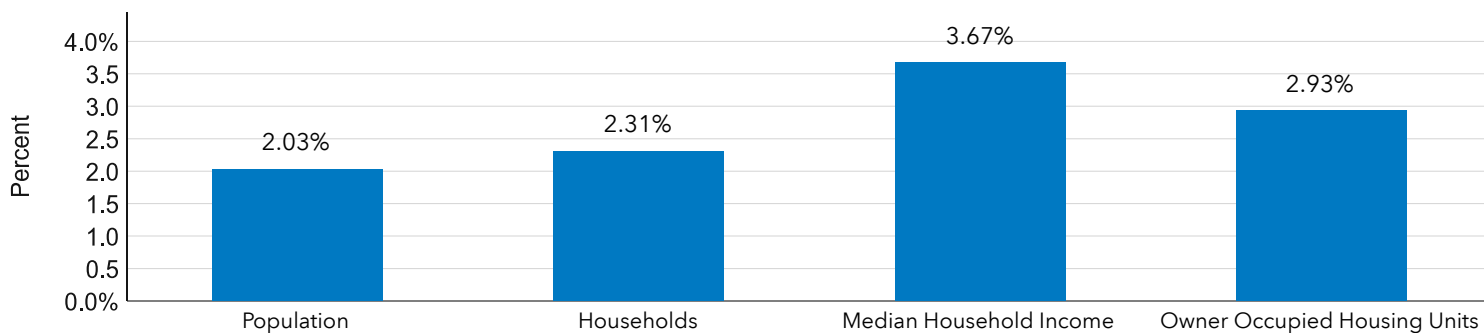
Households



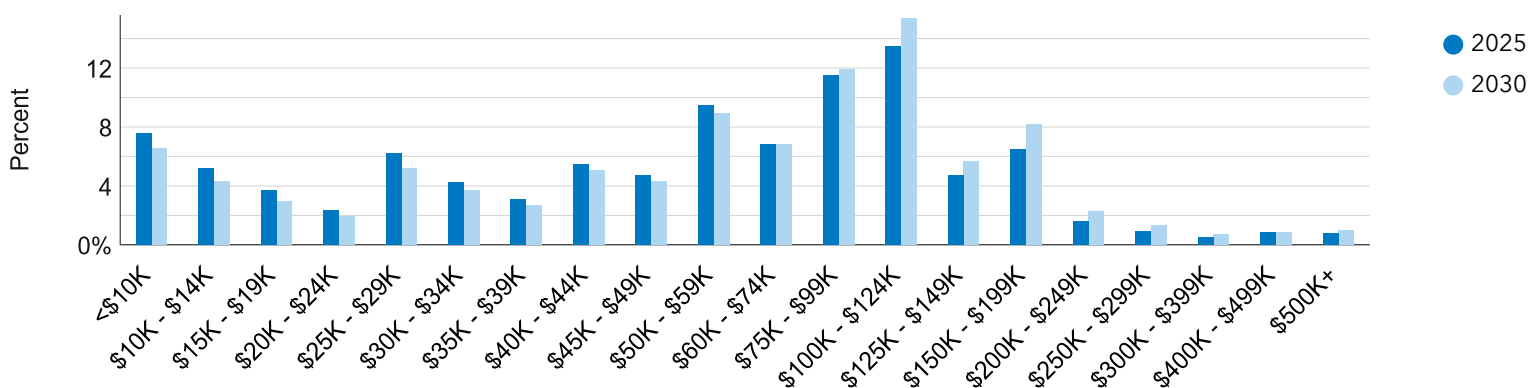
Home Value



2024-2029 Annual Growth Rate



Household Income



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography. U.S. Census Bureau 2020 decennial Census data.



Property Analysis

Cap Ex

125 N Davis Ln, Defuniak Springs, Florida 32433

PROJECT	DATE COMPLETED	COST
A/C Units Replaced	Since 2021	104,265
Installed Metal Roofs	6/1/2022	\$264,000
Pressure Wash and Full Exterior Paint	2/23/2025	72,000
Replace Backflow Preventer	4/21/2025	14,000
Remodel Leasing Office	5/24/2025	12,000
Remodel Laundry / Maint. Shop	6/24/2025	22,000
Installed New Video Monitoring & Security System	11/23/2025	25,000

Total: **527,265**

UNIT MIX SUMMARY

UNIT TYPE	BEDS	BATHS	COUNT	% OF TOTAL	SIZE SF	RENT	RENT/SF	SECURITY DEPOSIT
ONE BEDROOM	1	1	14	25.50%	625 SF	\$995	\$1.59	\$950
TWO BEDROOM	2	1	27	49.10%	750 SF	\$1,095	\$1.46	\$1,050
THREE BEDROOM	3	1	12	21.80%	925 SF	\$1,195	\$1.29	\$1,150
THREE BEDROOM TH	3	1.5	2	3.60%	950 SF	\$1,250	\$1.32	\$1,200
TOTALS/AVERAGES			55	100.00%	764 SF	\$1,097	\$1.45	\$57,850

Section 23 Section 24
Section 26 Section 25

2702.56' (F)
S 87°45'32" E

2703.32' (F)
S 88°44'35" E

Section 24 Section 19
Section 25 Section 30

Sectional Detail
Scale 1"=1000'

Section 23 Section 24
Section 26 Section 25

2702.56' (F)
S 87°45'32" E

2703.32' (F)
S 88°44'35" E

Section 24 Section 19
Section 25 Section 30

Section 26 Section 25
Section 35 Section 36

2701.90' (F)
N 88°14'21" W

2701.90' (F)
S 40°38'00" E

Section 25 Section 30
Section 36 Section 31

Parcel ID:
25-3N-19-19070-001-5200
Official Records Book 1244, Page 158

Joel A. Helms, Trustee of Charles D. &
Dorothy J. Helms
714 Valaparoiso Boulevard
Niceville, Florida, 32578

S 88°14'42" E 675.67' (F)

Point of Commencement
Intersection of North Line of Block 1536 &
the West Right-of-Way of Davis Lane
(Less & Except)

Parcel ID:
25-3N-19-19070-001-5364
Official Records Book 399, Page 680

N 89°17'09" W 519.78' (F)

N 88°58'24" W 559.78' (D)

N 89°17'09" W 559.78' (F)

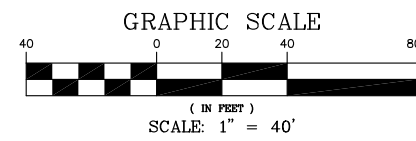
Point of Beginning
(Less & Except)

189,007 sq. ft.
4.34 acres

N 88°14'40" W 675.65' (F)

Parcel ID:
25-3N-19-19070-001-5361
Official Records Book 2702, Page 492

Chautauqua Offices of Psychotherapy
& Evaluation Inc.
3986 U.S. Highway 331 South
Defuniak Springs, Florida 32435



SURVEYORS REPORT:

F.E.M.A. FLOOD INSURANCE RATE MAP NO. 12131C0280 G, DATED SEPTEMBER 29, 2010 INDICATES THAT THIS PROPERTY IS LOCATED IN "ZONE X", FLOOD ZONE(S) SCALED FROM THE AFOREMENTIONED FLOOD INSURANCE RATE MAP. THIS SURVEY WAS PREPARED FOR THE CLIENT'S USE AND PURPOSE AS SHOWN.

USAGE FOR ANY OTHER PURPOSE, REPRODUCTIONS (IN WHOLE OR IN PART) SHALL NOT BE MADE WITHOUT THE EXPLICIT WRITTEN PERMISSION OF THE SURVEYOR.

NO ATTEMPT HAS BEEN MADE BY VOELKER SURVEYING TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, DEED RESTRICTIONS, EASEMENTS, OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY. PROPERTY IS SUBJECT TO ZONING SETBACKS AND RESTRICTIONS OF RECORD, ALSO TITLE COMMITMENT #16-0792.B, BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED: DECEMBER 1, 2016 AT 8:00 A.M.

UTILITIES, BOTH OVERHEAD AND UNDERGROUND SHOWN, HAVE BEEN LOCATED FROM VISIBLE UTILITY FEATURES, AND PREVIOUS CONSTRUCTION DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN, COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, EXCEPT FOR ABOVE GROUND VISIBLE UTILITY FEATURES

THIS COMPANY AND ITS EMPLOYEES HAVE MADE NO ATTEMPT TO PHYSICALLY LOCATE UNDERGROUND FEATURES, SUCH AS FOOTINGS AND OTHER UNDERGROUND IMPROVEMENTS.

ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

ALL TIES TO PUBLIC LAND SURVEY SYSTEM MONUMENTS ARE REPORTED.

BEARINGS BASED ON STATE PLANE COORDINATES, FLORIDA NORTH, NORTH AMERICAN DATUM (1988), ALSO THE EAST LINE OF SECTION 25, BEING S 01°10'11" W.

REFERENCE MAPS:
a. BOUNDARY SURVEY IN SECTION 25, TOWNSHIP 3 NORTH, RANGE 19 WEST, BY VOELKER SURVEYING, DATED AUGUST 29, 2011.
b. CERTIFIED CORNER RECORD DOCUMENT # 100187, BY BYRON FAIRCLOTH, DATED AUGUST 5, 2010.
c. CERTIFIED CORNER RECORD DOCUMENT # 096805, BY SOUTHEASTERN SURVEYING & MAPPING INC., DATED JANUARY 30, 2009.

NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITION.
NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
NO OBSERVED EVIDENCE OF SITE USE ASS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
ZONING - "R-2" MULTIPLE FAMILY RESIDENTIAL DISTRICT

PARKING:
72 - REGULAR SPACE
2 - HANDICAP SPACES
74 - TOTAL SPACES

SCHEDULE B2:
11. GULF POWER EASEMENT RECORDED IN BOOK 302, PAGE 95 - SURVEY RELATED (AS SHOWN ON SURVEY)

LEGAL DESCRIPTION:

NORTH HALF OF BLOCK 1536, ACCORDING TO THE W.J. VANKIRK MAP OF THE CITY OF DEFUNIACK SPRING, ACCORDING TO THE PLAT ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF WALTON COUNTY, FLORIDA.

LESS AND EXCEPT:
COMMENCE AT A POINT WHERE THE NORTH LINE OF BLOCK 1536, OF THE W.J. VANKIRK MAP OF THE CITY OF DEFUNIACK SPRING INTERSECTS WITH THE WEST RIGHT-OF-WAY LINE OF DAVIS LANE; THENCE RUN SOUTH 00°35'01" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF DAVIS LANE (30 FOOT RIGHT-OF-WAY) 167.64 FEET TO THE POINT OF BEGINNING, BEING THE CENTERLINE OF A 60 FOOT RIGHT-OF-WAY STREET LYING WITHIN 30 FEET EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; THENCE RUN SOUTH 88°42'24" WEST ALONG SAID CENTERLINE 559.78 FEET TO THE RADIUS POINT OF A 50 FOOT RADIUS STANDARD CUL-DE-SAC (HAVING A DELTA ANGLE OF 286°15'46" AND AN ARC DISTANCE OF 249.81 FEET) AND THE END OF THIS DESCRIPTION, CONTAINING 0.89 ACRES MORE OR LESS.

CERTIFICATION:

To: Southern Garden Apts., McNeese Title, LLC., First American Title Company and Benefit Street Partners CRE Finance LLC.

This is to certify that this map or plat and the survey on which it was based were made in accordance with the Minimum Standard Detail Requirements for alts/nsp land title surveys, jointly established and adopted by alts and nsp in 2016, and contains items 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 10(a), 13, 16, 17, 18 and (if applicable) 19 of table a thereof.

Ronald J. Voelker, Jr.
Florida Licensed Professional Surveyor and Mapper #6628

Date

- LEGEND**
- (F) Field Distance and/or Bearing
 - (D) Deed Distance and/or Bearing
 - 1/2" Capped Iron Rod Set (LB 7584)
 - 1/2" Aluminum Capped Iron Rod Found (LB 3292)
 - 1/2" Capped Iron Rod Found (3532)
 - 1/2" Aluminum Capped Iron Rod Found (LB 7584)
 - 4"x4" Concrete Monument Found (Plain)
 - 1" Iron Pipe Found
 - ⊙ Stop Sign
 - ⊙ Handicap Sign
 - ⊙ Sanitary Sewer Manhole
 - ⊙ Sanitary Sewer Line
 - ⊙ Water Valve
 - ⊙ Water Meter
 - ⊙ Fire Hydrant
 - ⊙ Power Pole
 - ⊙ Guy Anchor
 - ⊙ Electrical Junction Box
 - ⊙ A/C Unit
 - ⊙ Pad Mounted Transformer
 - ⊙ Telephone Pedestal
 - ⊙ Pay Phone
 - ⊙ Fiber Optic Marker/Sign
 - ⊙ CATV Pedestal
 - ⊙ Overhead Electric
 - ⊙ Chainlink Fence
 - ⊙ Wood Fence
 - ⊙ Asphalt Pavement
 - ⊙ Concrete Pavement

LINE TABLE

LINE	LENGTH	BEARING
L1 (F)	137.64'	S 01°02'26" W
L1 (D)	137.64'	S 00°35'01" E
L2 (F)	139.32'	S 01°02'26" W
L3 (F)	30.00'	S 01°02'26" W
L3 (D)	30.00'	S 00°35'01" E
L4 (F)	30.00'	S 01°02'26" W
L5 (F)	50.00'	S 53°52'39" W
L6 (F)	94.00'	N 88°14'40" W
L6 (D)	94.00'	N 89°01'32" W
L7 (F)	137.61'	N 01°02'26" E
L7 (D)	137.61'	N 00°35'01" W
L8 (F)	94.00'	S 89°17'09" E
L8 (D)	94.00'	S 88°56'24" E

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD	DELTA
C1 (F)	249.81'	50.00'	S 00°42'51" W	60.00'	286°15'37"
C1 (D)	249.81'	50.00'	N/A	N/A	286°15'46"

REVISIONS

Surveying

Voelker

110 Logan Lane, Suite 4
Defuniak Springs, Florida 32435
Phone: 850.231.6300 Fax: 850.231.6304

AN ALTA/NSPS SURVEY
FOR
SOUTHERN GARDENS APTS. LLC.

Job# 7373
Field Book: 374
Field Date: 25 Feb 16
APPROVED BY: RV
DRAWN BY: CWB
DATE: 2 Mar 2016
SCALE: 1" = 40'
SHEET 1 OF 1

PRO FORMA

Property Information	
SALE PRICE	\$5,895,000
NUMBER OF UNITS	55
PRICE/SF	\$140.35
LOT SIZE	3.4 Acres
BUILDING SIZE	42,000 SF
PRICE/UNIT	\$107,181
CAP RATE	7.31%

Proposed Financing On Sale	
% DOWN	-
DOWN PAYMENT	\$1,473,750
LOAN AMOUNT	\$4,421,250
INTEREST RATE	5.25%
LENGTH OF LOAN	30 Years
MONTHLY PAYMENT	14,079.00
ANNUAL DEBT SERVICE	292,972.00
DEBT COVERAGE RATIO	1.47

Proposed Returns	
RIVIERA PLACE APARTMENTS LLC	
NET OPERATING INCOME	\$430,990
LESS: LOAN PAYMENT	292,972.00
BEFORE TAX CASH FLOW	\$138,018
CASH-ON-CASH RETURN	\$9.37
PRINCIPAL REDUCTION YR 1	\$62,342.29
TOTAL YEAR 1 RETURN	\$200,360.29

Cap Rates	
RIVIERA PLACE APARTMENTS LLC	
7.31%	%

INCOME & EXPENSES



INCOME SUMMARY		RIVIERA PLACE APARTMENTS LLC
RENTAL INCOME (T12 COLLECTED)		\$598,574
PET DEPOSIT/PET RENT		\$1,300
UTILITY REIMBURSEMENT (WATER/SEWER/TRASH)		\$44,870
LATE FEES		\$3,370
DEPOSIT FORFEIT		\$1,200
GROSS INCOME		\$649,314
EXPENSES SUMMARY		RIVIERA PLACE APARTMENTS LLC
PROPERTY MANAGEMENT (5%)		\$29,900
PROPERTY TAXES (2025)		\$32,300
PROPERTY/GL INSURANCE		\$56,993
REPAIR - GENERAL		\$40,343
LANDSCAPING		\$6,000
UTILITIES (WATER/SEWER/TRASH)		\$46,510
PEST CONTROL		\$3,888
HOUSEKEEPING		\$2,390
OPERATING EXPENSES		\$218,324
NET OPERATING INCOME		\$430,990

Defuniak Springs - A Smart Place to Grow

Strategic location & access

- Direct connectivity via Interstate 10 and U.S. Highway 331
- Central positioning between Tallahassee, Pensacola, and the Gulf Coast
- Convenient reach to regional airports and coastal ports, supporting:

Business-friendly environment

- incentive programs (varies by project type)
- zoning flexibility aimed at attracting employers
- Florida advantages that matter to operators:
- no state personal income tax
- generally favorable tax climate for business

Expanding economic base

- The area is moving beyond a tourism
- logistics and distribution
- light industrial and manufacturing
- healthcare services
- retail and support services
- Pricing is typically more competitive than coastal submarkets





THE SVN BRAND

Founded in 1987

A **globally recognized** brand

Local **independent ownership** combined with a **global support** network

225+ Offices across the globe (and expanding)

Accelerated growth through the **collective strength** of our network

Proactive promotion of properties and **fee sharing** with the entire commercial real estate industry

Robust **global platform**

Advancing commercial real estate through **cooperation, collaboration and organized competition**

A franchise business model that supports **entrepreneurial growth and autonomy**

Over **2,000 Advisors** and staff

7+7 Core Services & Specialty Practice Areas

More offices in the US than any other CRE company

Comprehensive **training & support**

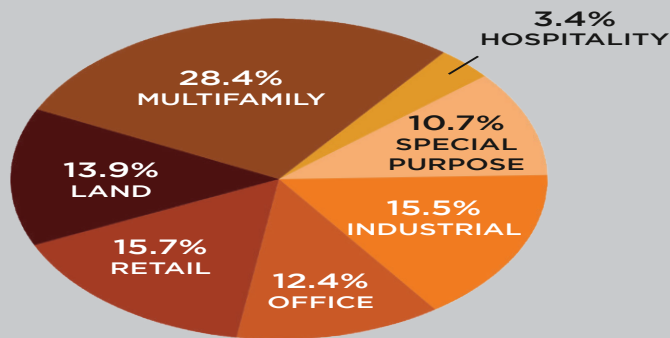
Commitment to working together to creat **amazing value** with our clients, colleagues and our communities

THE SHARED VALUE NETWORK®

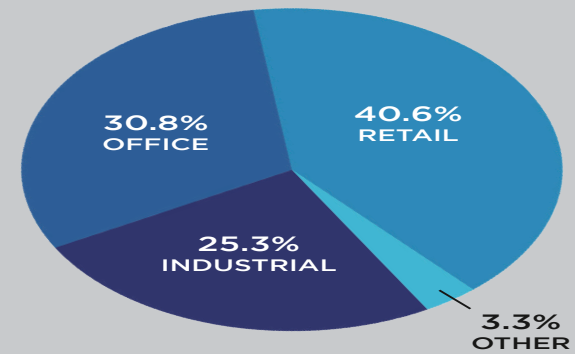
WORK®

SVN® was founded on the belief that **proactively cooperating and collaborating** with the global commercial real estate community is the right thing to do for our clients and the best way to ensure **maximum value** for a property. When a client chooses SVN, they **mobilize the entire SVN organization** of experts and all our trusted relationships to act on their behalf. We **share data, knowledge, and opportunities** with the entire brokerage community. This model ensures gives our offices and Advisors an **opportunity for exponential growth** and **unmatched earning potential**. This belief in a **Shared Value Network®** is what forms the foundation of the SVN® Difference.

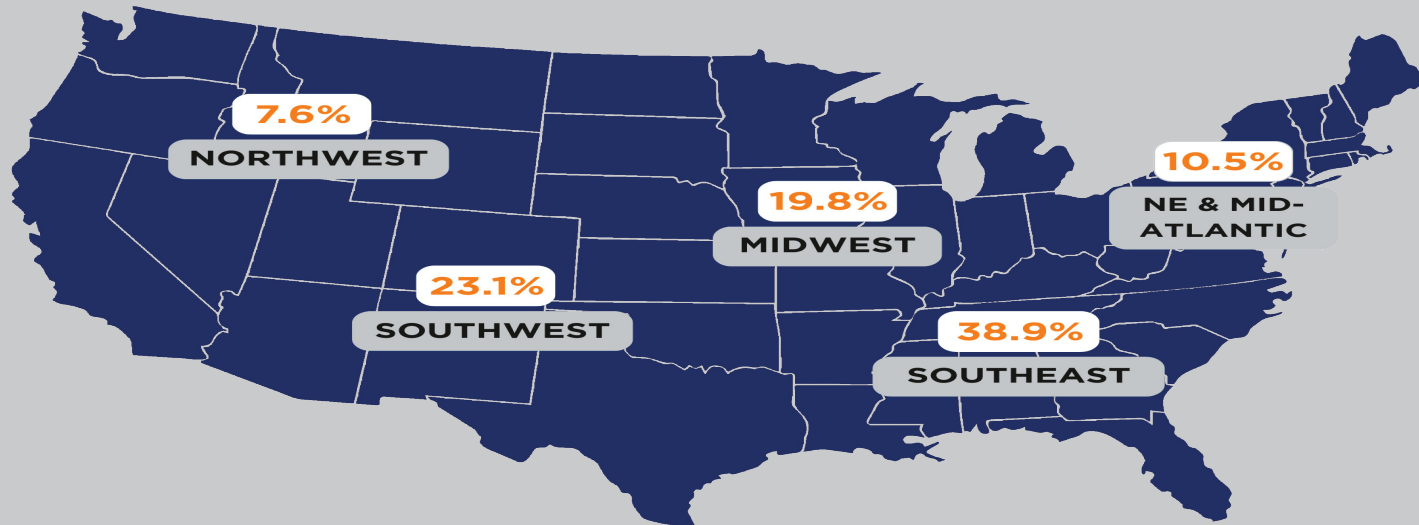
SALES



LEASING



TRANSACTION VOLUME UNITED STATES NATIONAL DISTRIBUTION



*DATA BASED ON US SALES

**Leasing includes both Landlord and Tenant Representation.

***The statistics in this document were compiled from all transactions reported by our franchisees in 2025. They are not audited.

VALUE PROPOSITION

At SVN, we redefine commercial property management by offering a **comprehensive, asset-focused approach** that ensures your investments not only perform but **thrive**. Our mission is to provide **unparalleled service** through an integrated suite of offerings, encompassing **brokerage, leasing, maintenance,** and strategic asset management.

FINANCIAL TRANSPARENCY

Transparency is at the core of our financial management practices. We provide detailed, real-time financial reporting, enabling you to make informed decisions. Our strategic financial services include budgeting, expense tracking, and revenue optimization, ensuring your investments achieve their full potential.

TECHNOLOGY- DRIVEN

SVN harnesses cutting-edge technologies to enhance efficiency and engagement. Our online portals offer real-time access to property data, maintenance requests, and financial reports, keeping you informed and in control.

HOLISTIC ASSET MANAGEMENT

SVN isn't just a property management firm; we are your strategic partner in asset management. Our services are designed to maximize your property's value and performance. We combine industry expertise, innovative technologies, and a deep understanding of market dynamics to deliver customized solutions tailored to your investment goals.

FULL SERVICE

Our end-to-end services streamline operations and enhance property value. From leasing and tenant relations to maintenance and financial oversight, we cover all aspects of property management, allowing you to focus on expanding your portfolio.

PROACTIVE MAINTENANCE

Our proactive approach to property management ensures potential issues are swiftly identified and addressed, saving you money and preventing costly repairs. Through regular evaluations, stringent safety protocols, and strategic capital expenditure plans, we protect your assets, ensuring they remain in excellent condition.

SUSTAINABLE AND INNOVATIVE

We are committed to sustainable practices and innovative solutions that not only enhance property value but also reduce environmental impact. Our green initiatives and energy-efficient practices offer significant cost savings and reflect our dedication to responsible asset management.

EXPERTISE ACROSS SECTORS

Specializing in office, retail, and medical spaces, SVN leverages its extensive knowledge and experience to manage diverse commercial properties. Our team of seasoned professionals stays ahead of industry trends, ensuring your assets are always competitive and compliant.



DISCLAIMER

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.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

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.



Collective Strength, Accelerated Growth

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