

Retail Strip Mall Developer Opportunity

OCALA, FLORIDA



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FORTUNE
INTERNATIONAL
REALTY

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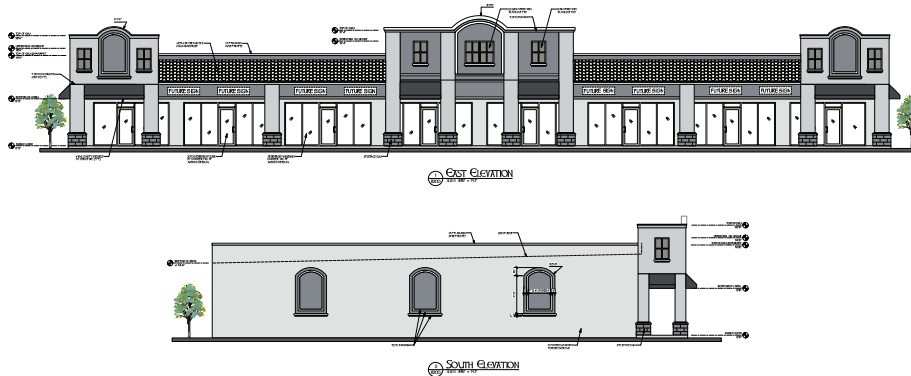
All data on the property is provided for information purposes. Fortune International Realty encourages the recipients of this report to thoroughly review and independently verify to recipient own satisfaction that

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The information contained in this report is confidential. The recipient agrees that he will not disclose any of the contents contained in this report without prior authorization from Fortune International Realty.

**Please contact Eduardo Azofra at
305-775-1558 | eduardoazofra@aol.com for
further information.**

PROPERTY DETAILS



PRICE: **\$480,000**

**BUILDABLE RETAIL
SPACE SF:** 12,000

NUMBER OF UNITS: 8

SIZE OF UNITS : 1,500 SF (EACH)

PARKING SPACES: 40

LOT SIZE: 48,000 SF (1.1 ACRES)

FRONTAGE: 212 FEET

DEPTH: 239 FEET

PRICE PER SF OF LAND: \$10.10/SF

ZONING: COMMERCIAL

PROPERTY OVERVIEW

This project is located on a high traffic commercial street offering services to local residents. Easy access to and from nearby residential area. The lots are zoned commercial. The area is a fast-growing work force sector of Marion County located a few miles from the Amazon Distribution Center and other industrial distribution hubs, providing thousands of jobs. Just a few minutes to Interstate Highway I-75.

PROPERTY HIGHLIGHTS

- Turn-key Key Developer Opportunity.
- All commercial spaces have a grease trap ready to operate a restaurant, Bakery, etc.
- Over 40 Parking spaces convenient for customer.
- 4 Commercial traffic Lines.
- Construction Permit Approval at closing.

FINANCIAL INFORMATION

TOTAL RETAIL SPACE:	12,000 SF
AVERAGE RENT/SF/YEAR:	1.25 NNN LEASE
POTENTIAL GROSS YEARLY RENT:	\$144,0000
PROPERTY TAXES (1.25% OF PROPERTY VALUE)	\$15,000
PROPERTY INSURANCE (LESS THAN 1% OF PROPERTY VALUE)	\$8,000

PROFORMA INCOME & EXPENSES

PROFORMA MONTHLY INCOME

RENTAL INCOME	\$24,893.75
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PROFORMA MONTHLY EXPENSES

MONTHLY EXPENSES	\$6,950
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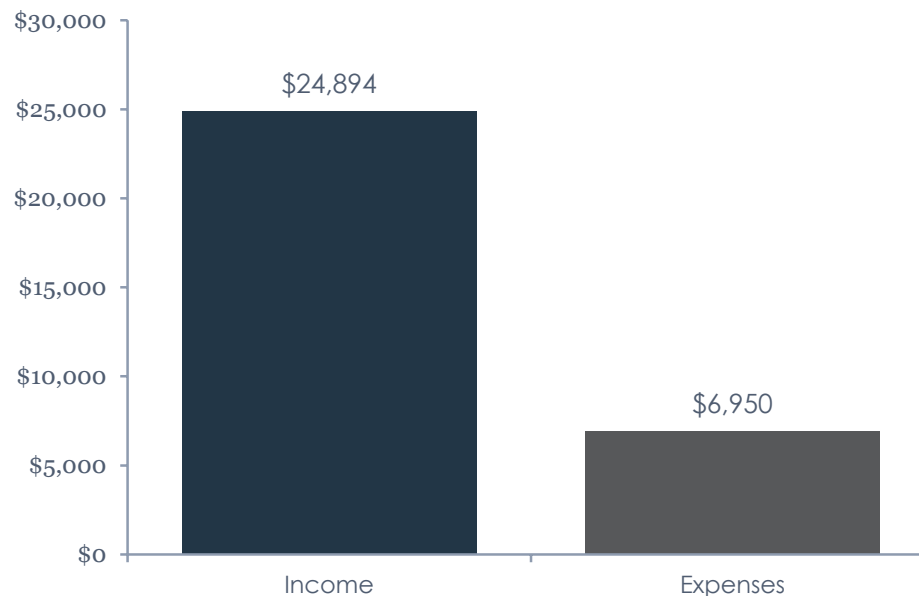
ANNUAL EXPENSES

ANNUAL EXPENSES	\$83,400
LAND COST	\$485,000
CONSTRUCTION COST	\$2,049,435
TOTAL	\$2,534,435

ANNUAL GROSS INCOME	\$298,725
TOTAL ANNUAL EXPENSES	\$83,400
NET OPERATING INCOME	\$215,325
CAPITALIZATION RATE	8.5%

SUMMARY

TOTAL MONTHLY INCOME	TOTAL MONTHLY EXPENSES	BALANCE
\$24,894	\$6,950	\$17,944



PROFORMA RENT ROLL

UNIT #	SQ.FT.	RENT PER SF	NNN/SF	MONTHLY BASE RENT	ANNUAL BASE RENT	MONTHLY NNN	ANNUAL NNN	ANNUAL TOTAL
Suite 100	1518	22.00	\$3.00	\$2,783.00	\$33,396.00	\$379.50	\$4,554.00	\$37,950.00
Suite 200	1502	22.00	\$3.00	\$2,753.67	\$33,044.00	\$375.50	\$4,506.00	\$37,550.00
Suite 300	1502	22.00	\$3.00	\$2,753.67	\$33,044.00	\$375.50	\$4,506.00	\$37,550.00
Suite 400	1,502	22.00	\$3.00	\$2,753.67	\$33,044.00	\$375.50	\$4,506.00	\$37,550.00
Suite 500	1502	22.00	\$3.00	\$2,753.67	\$33,044.00	\$375.50	\$4,506.00	\$37,550.00
Suite 600	1502	22.00	\$3.00	\$2,753.67	\$33,044.00	\$375.50	\$4,506.00	\$37,550.00
Suite 700	1502	22.00	\$3.00	\$2,753.67	\$33,044.00	\$375.50	\$4,506.00	\$37,550.00
Suite 800	1419	22.00	\$3.00	\$2,601.50	\$31,218.00	\$354.75	\$4,257.00	\$35,475.00
TOTALS	11,949			\$21,906.50	\$262,878.00	\$2,987.25	\$35,847.00	\$298,725.00

PROFORMA EXPENSES ESTIMATE

	MONTHLY EXPENSE	ANNUAL EXPENSE
PROPERTY TAXES	708.33	8,500.00
INSURANCE (EXTERIOR & LIABILITY)	66.67	800.00
MAINTENANCE AND REPAIRS	1,000.00	12,000.00
PROPERTY MANAGEMENT FEES	1,000.00	12,000.00
UTILITIES PAID BY OWNER	2,300.00	27,600.00
MISCELLANEOUS EXPENSES	1,875.00	22,500.00
	6,950.00	83,400.00

PROFORMA EXPENSES ESTIMATE CONT'D

PROFORMA MISCELLANEOUS EXPENSES ESTIMATE

	MONTHLY EXPENSE	ANNUAL EXPENSE
LEGAL AND ACCOUNTING	250.00	3,000.00
LANDSCAPING	250.00	3,000.00
LEASING AND REAL ESTATE	250.00	3,000.00
PEST CONTROL	125.00	1,500.00
EMERGENCY REPAIRS	1,000.00	12,000.00
	1,875.00	22,500.00

NOTES:

- 1) Triple Net (NNN) Lease - If your tenants are responsible for pass through expenses, these costs are recouperated.
- 2) Gross Service Lease - If you are covering these expenses, ensure your rental rate reflects these additional costs.

PROFORMA UTILITY EXPENSES ESTIMATE PAID BY OWNER

	MONTHLY EXPENSE	ANNUAL EXPENSE
ELECTRICITY (EXTERIOR ONLY)	1,500.00	18,000.00
WATER AND SEWER	500.00	6,000.00
TRASH	300.00	3,600.00
	2,300.00	27,600.00

PROPERTY PHOTOS

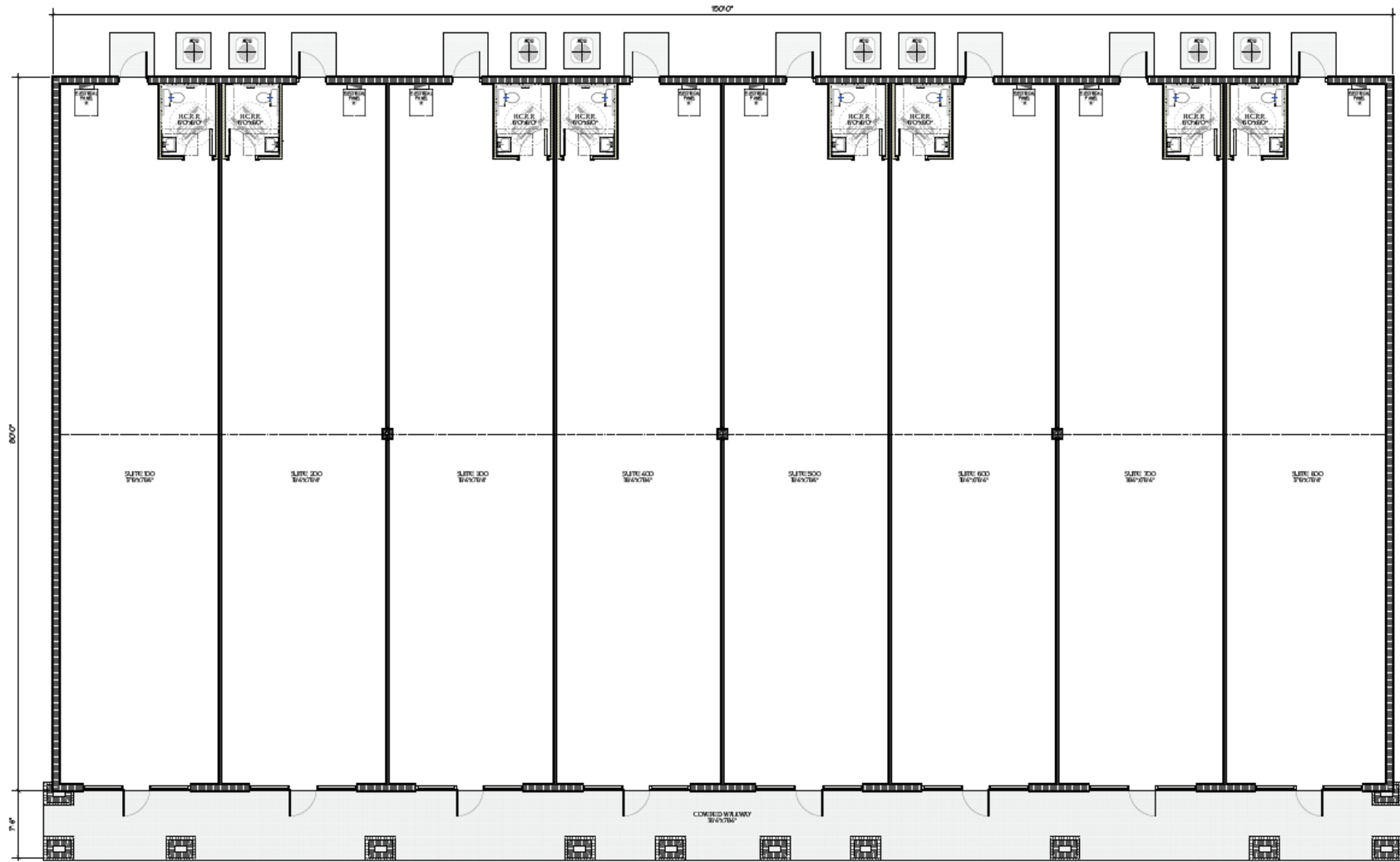


PROPERTY PHOTOS



FLOORPLANS

AREA TABULATION	
AREA	SQUARE FOOTAGE
Common Walkway	1,135.89 SQ. FT.
SUITE 100	1,500.00 SQ. FT.
SUITE 200	1,500.00 SQ. FT.
SUITE 300	1,500.00 SQ. FT.
SUITE 400	1,500.00 SQ. FT.
SUITE 500	1,500.00 SQ. FT.
SUITE 600	1,500.00 SQ. FT.
SUITE 700	1,500.00 SQ. FT.
SUITE 800	1,500.00 SQ. FT.
TOTAL SQ. FT.	13,535.89



SITE PLAN LOT 3 & 4



REMARKS:

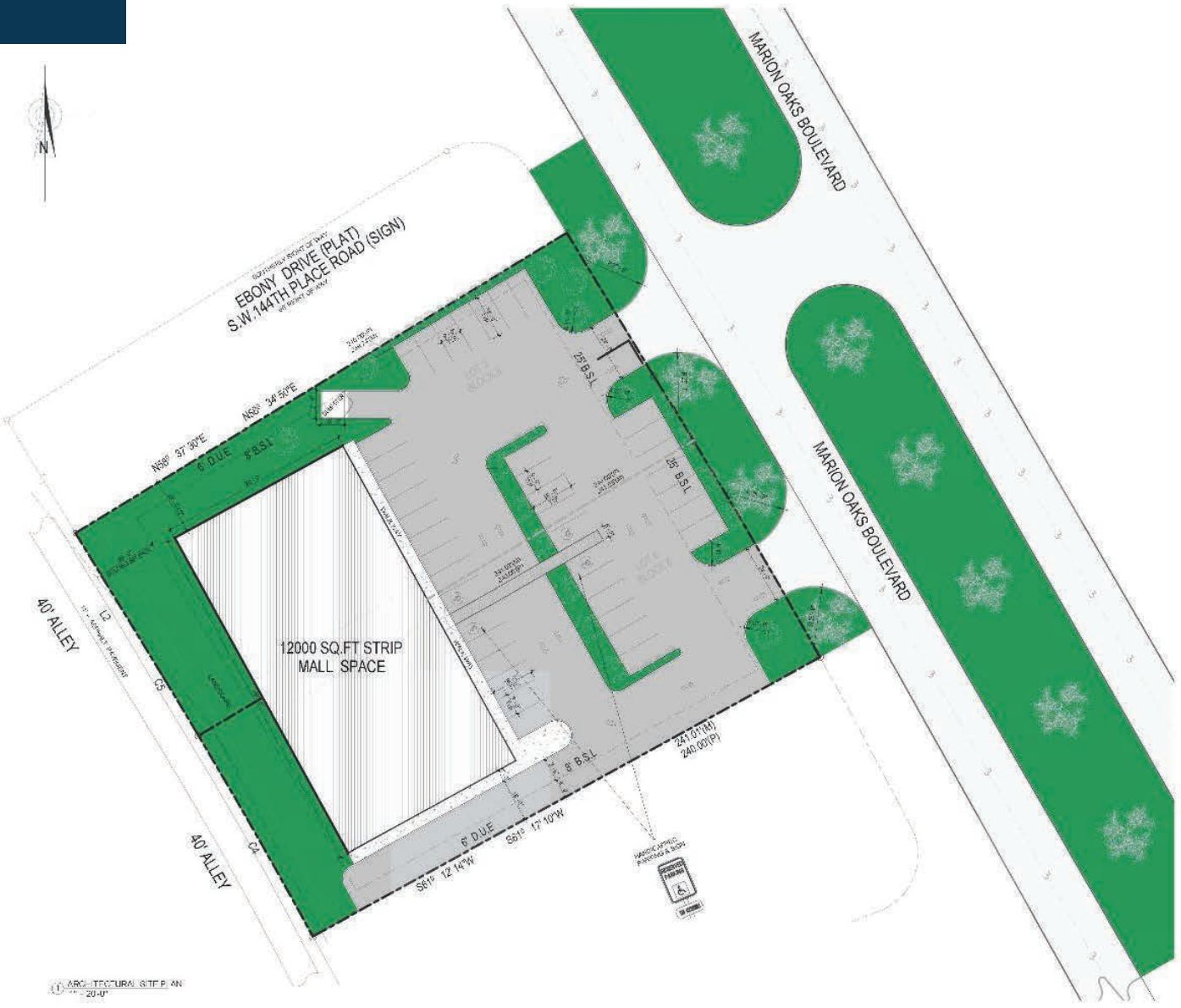
- A. PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL CITY CODES AND ORDINANCES.
- B. ALL UTILITIES SHALL BE DEEPER THAN THE PROPOSED FOUNDATION.
- C. ALL UTILITIES SHALL BE DEEPER THAN THE PROPOSED FOUNDATION.
- D. ALL UTILITIES SHALL BE DEEPER THAN THE PROPOSED FOUNDATION.
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- S. ALL UTILITIES SHALL BE DEEPER THAN THE PROPOSED FOUNDATION.
- T. ALL UTILITIES SHALL BE DEEPER THAN THE PROPOSED FOUNDATION.
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- V. ALL UTILITIES SHALL BE DEEPER THAN THE PROPOSED FOUNDATION.
- W. ALL UTILITIES SHALL BE DEEPER THAN THE PROPOSED FOUNDATION.
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- Y. ALL UTILITIES SHALL BE DEEPER THAN THE PROPOSED FOUNDATION.
- Z. ALL UTILITIES SHALL BE DEEPER THAN THE PROPOSED FOUNDATION.

AREA CALCULATIONS:

PROPOSED BUILDING	19,000.00 SQ. FT.
PROPOSED WALKWAY	1,800.00 SQ. FT.
TOTAL LOT COVERAGE	13,350.00 SQ. FT.
TOTAL AREA OF PLOT	48,299.44 SQ. FT.
UNBUILT AREA OF PLOT	34,700.36 SQ. FT.
PERCENTAGE LOT COVERAGE	27.6%

ZONING REQUIREMENTS:

CURRENT ZONING	B-1
MINIMUM FRONT YARD DEPTH	20'
SIDE SETBACK	25'
REAR SETBACK	5'
MAX COVERAGE	41%
MAX BUILDING HEIGHT	35 FT

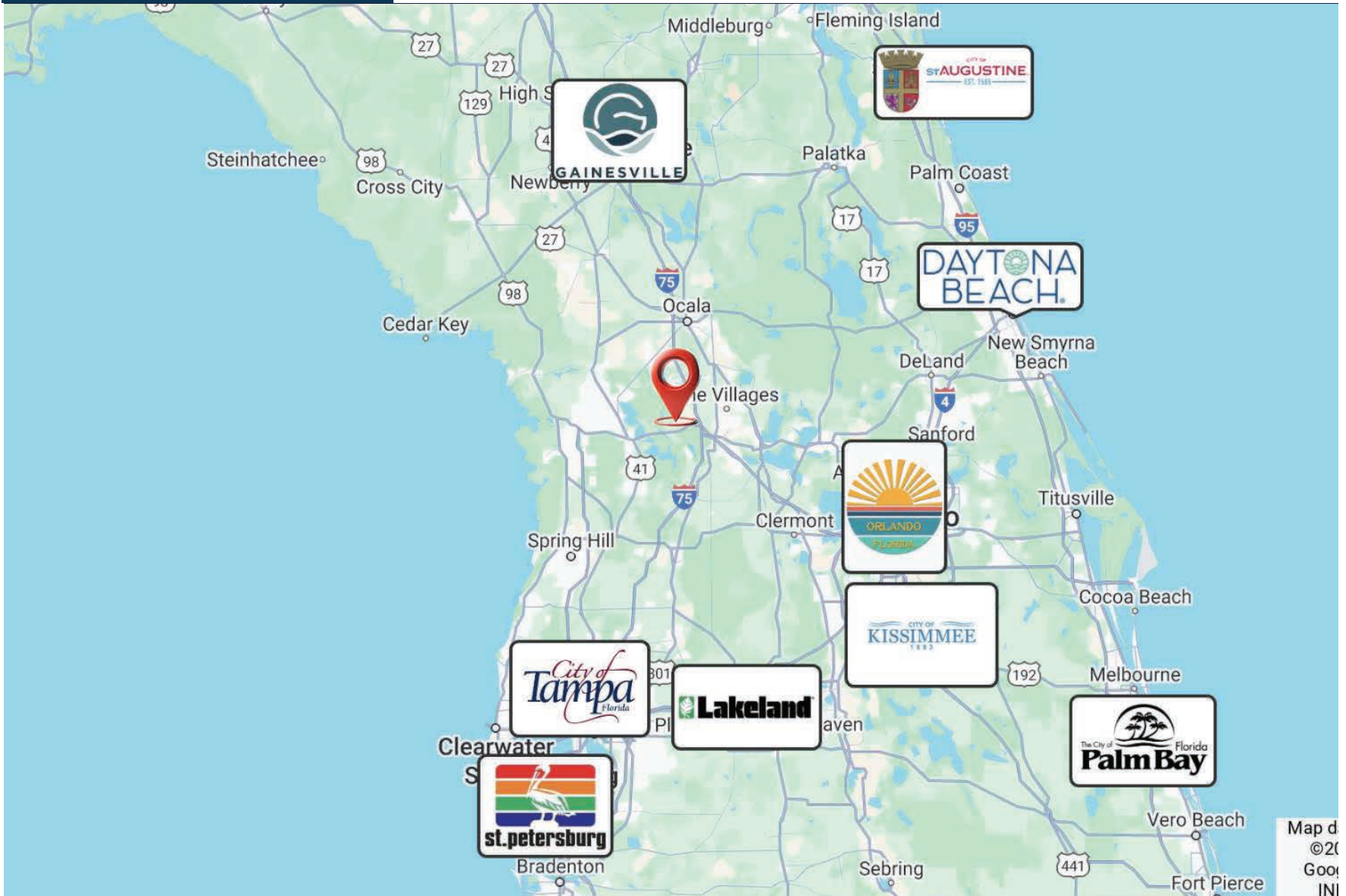


ARCHITECTURAL SITE PLAN
20-01

LOCATION



LOCATION

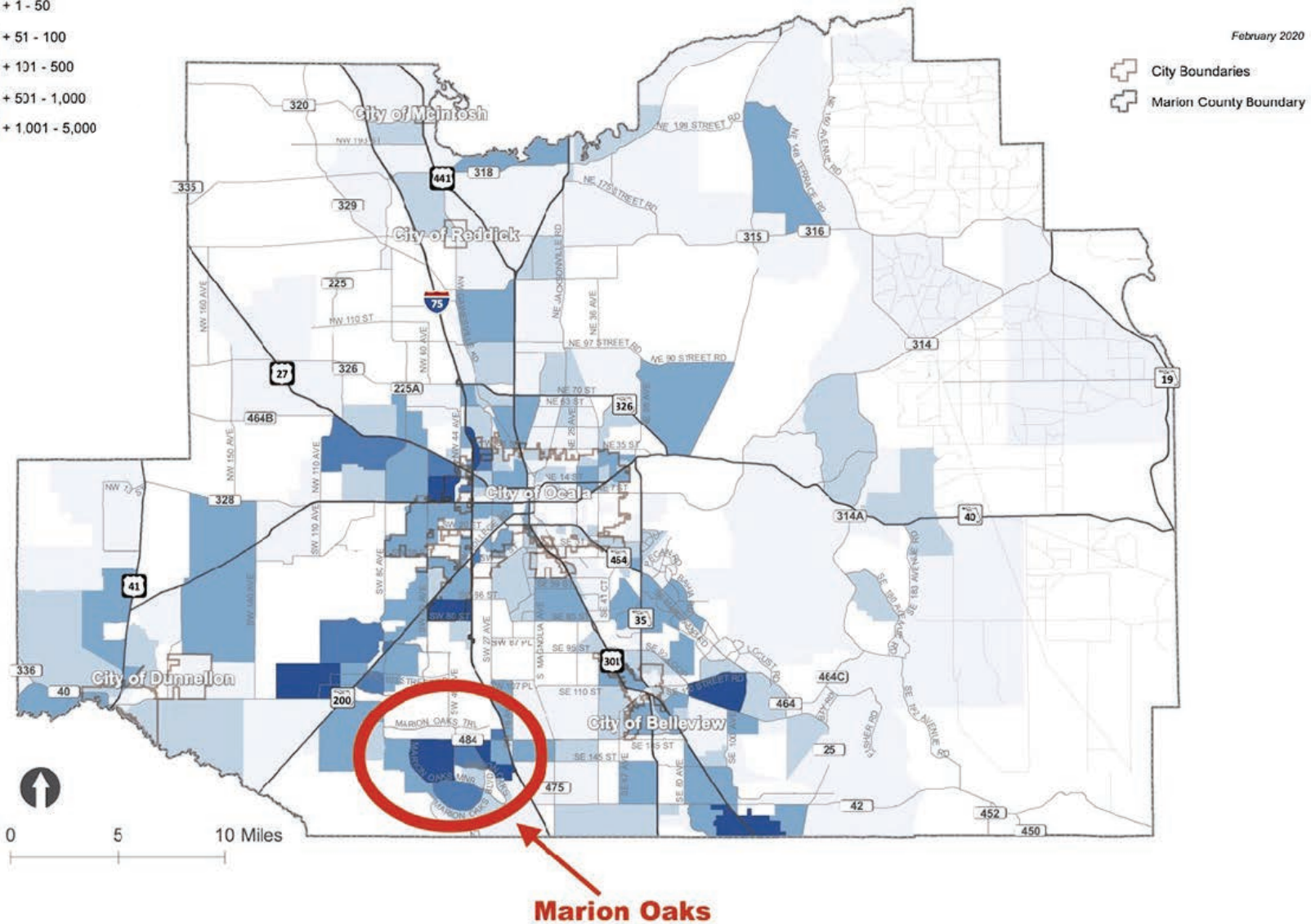


LOCATION

Located in the growing Marion Oaks development area of Ocala. Marion County is located in Central Florida and has a population of approximately 365,000. The Ocala-Marion County Commerce Park houses distribution centers for FedEx, Auto Zone, Chewy, along with an Amazon Fulfillment Center and a Dollar Tree Distribution Center.

Expected Employment Growth (2015 to ~)

- + 1 - 50
- + 51 - 100
- + 101 - 500
- + 501 - 1,000
- + 1,001 - 5,000

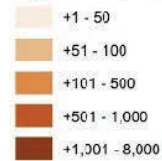




LOCATION DESCRIPTION POPULATION GROWTH

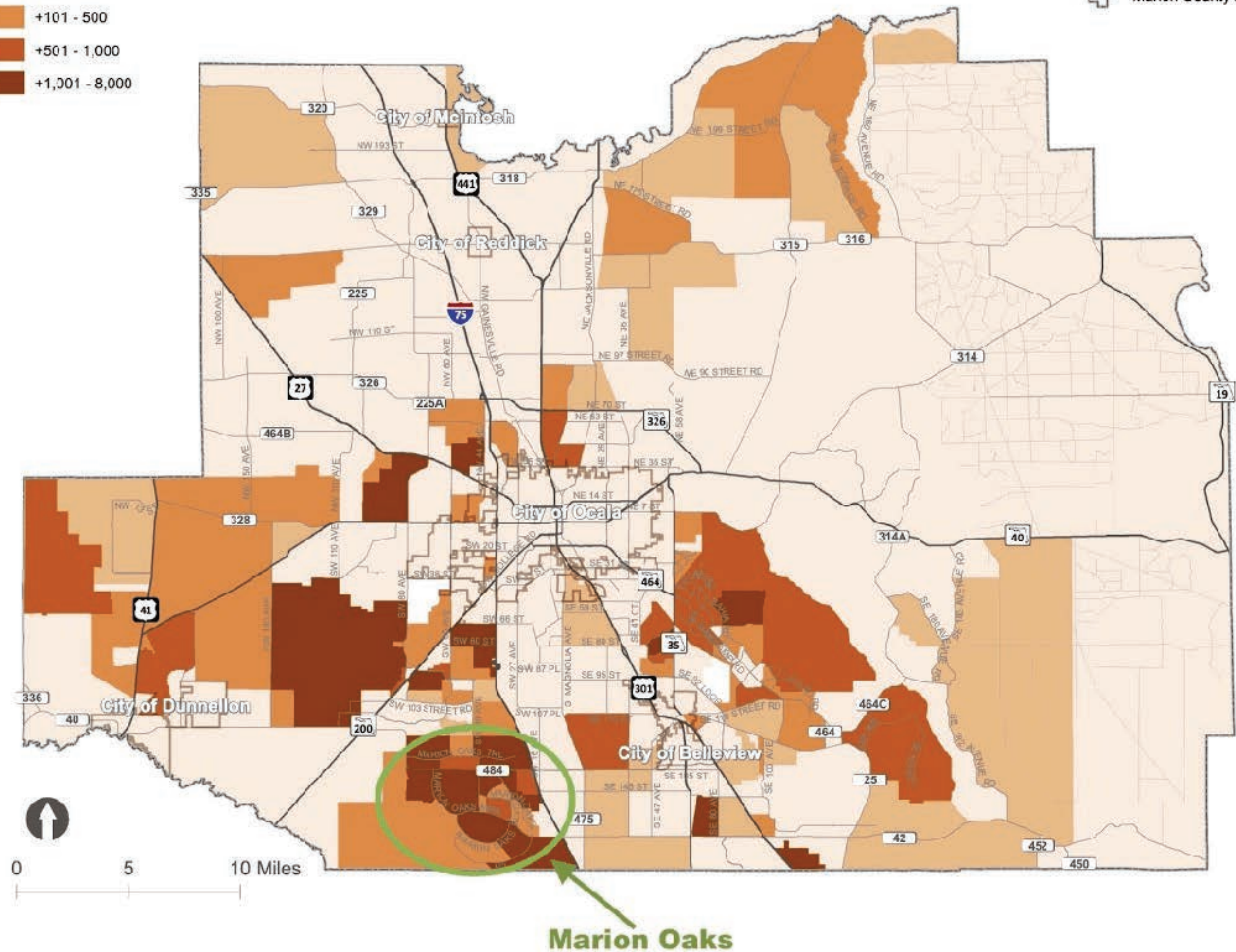
Ocala's growth trajectory is leading to a greater need for housing and services for local residents. The total population in the Ocala Metropolitan area has grown significantly in the last decade, with total unemployment at an all-time low for Marion County. Vacancy is hovering around a 25 year low, with a positive annual rent growth since 2015. These market conditions create a favorable market for commercial and retail developers as they continue looking for opportunity in Ocala Metro.

The Ocala Metropolitan area is seeing a significant increase in household growth as it is found attractive to younger people looking for the right place to call home. These markets have more affordable housing opportunities, making them perfect for the people who are looking for a SAFE place to settle down after college or gaining employment.

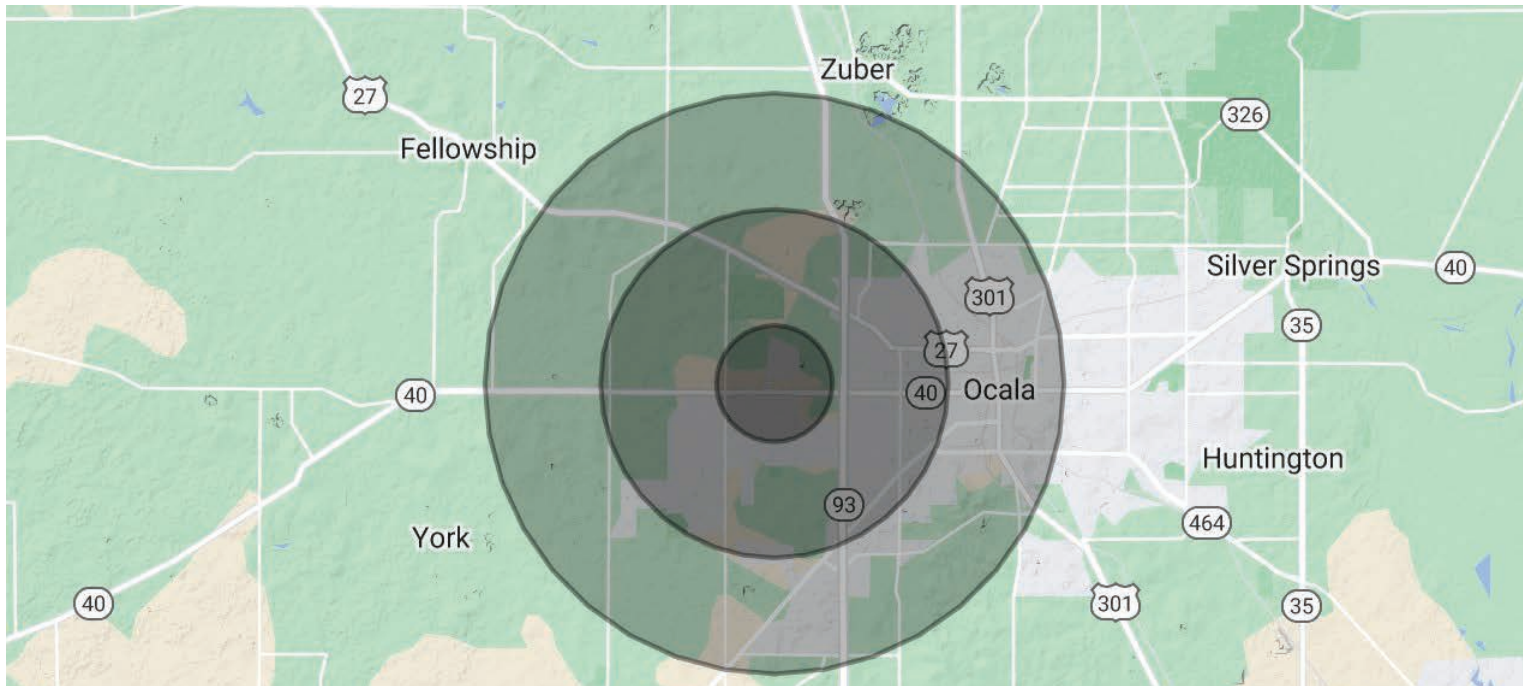
Expected Population Growth (2015 to 2045)



February 2020
 City Boundaries
 Marion County Boundary



DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,777	20,686	50,166
Average Age	33.4	42.6	43.1
Average Age (Male)	25.7	40.3	40.6
Average Age (Female)	36.5	44.3	44.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,047	9,613	23,434
# of Persons per HH	1.7	2.2	2.1
Average HH Income	\$30,005	\$50,593	\$55,302
Average House Value	\$48,217	\$105,143	\$143,560

PROPERTY ADDRESS

OFFERING MEMORANDUM

Exclusively Presented by

EDUARDO AZOFRA

REALTOR ASSOCIATE, ICPS

TOP PRODUCER DIAMOND CIRCLE 2022

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