



SPERRY

GRIFFIN PARTNERS

2384

FLORIDA 73
MARIANNA, FL 32448



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SECTION 1

PROPERTY INFORMATION

Property Summary



PROPERTY DESCRIPTION

- 100% Occupied with long term tenants
- 9 Park Owned 2 Bed 2 Bath Homes
- Adjusted NOI \$46,601

LOCATION HIGHLIGHTS

- The area around Marianna, FL is predominantly rural, characterized by agricultural activity and scattered residences. Located in Jackson County, it benefits from proximity to major roadways like U.S. Highway 90 and Interstate 10, providing crucial connections to cities such as Tallahassee and Pensacola. Agriculture drives the local economy, with a focus on crops, livestock, and timber. These transportation routes also support small-scale manufacturing and service businesses serving both local and regional markets. Nearby, Marianna offers essential services, schools, and healthcare, enhancing the area's livability and economic vitality.

OFFERING SUMMARY

Sale Price:	\$790,000
NOI	\$46,601
Cap Rate	5.90%
Rentable Units	9
Lot Size	5.06 Acres

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	176	4,670	7,928
Total Population	398	11,710	19,783
Average HH Income	\$98,350	\$72,741	\$74,531

Aerial Map



Map data ©2024 Google Imagery ©2024 CNES / Airbus, Maxar Technologies

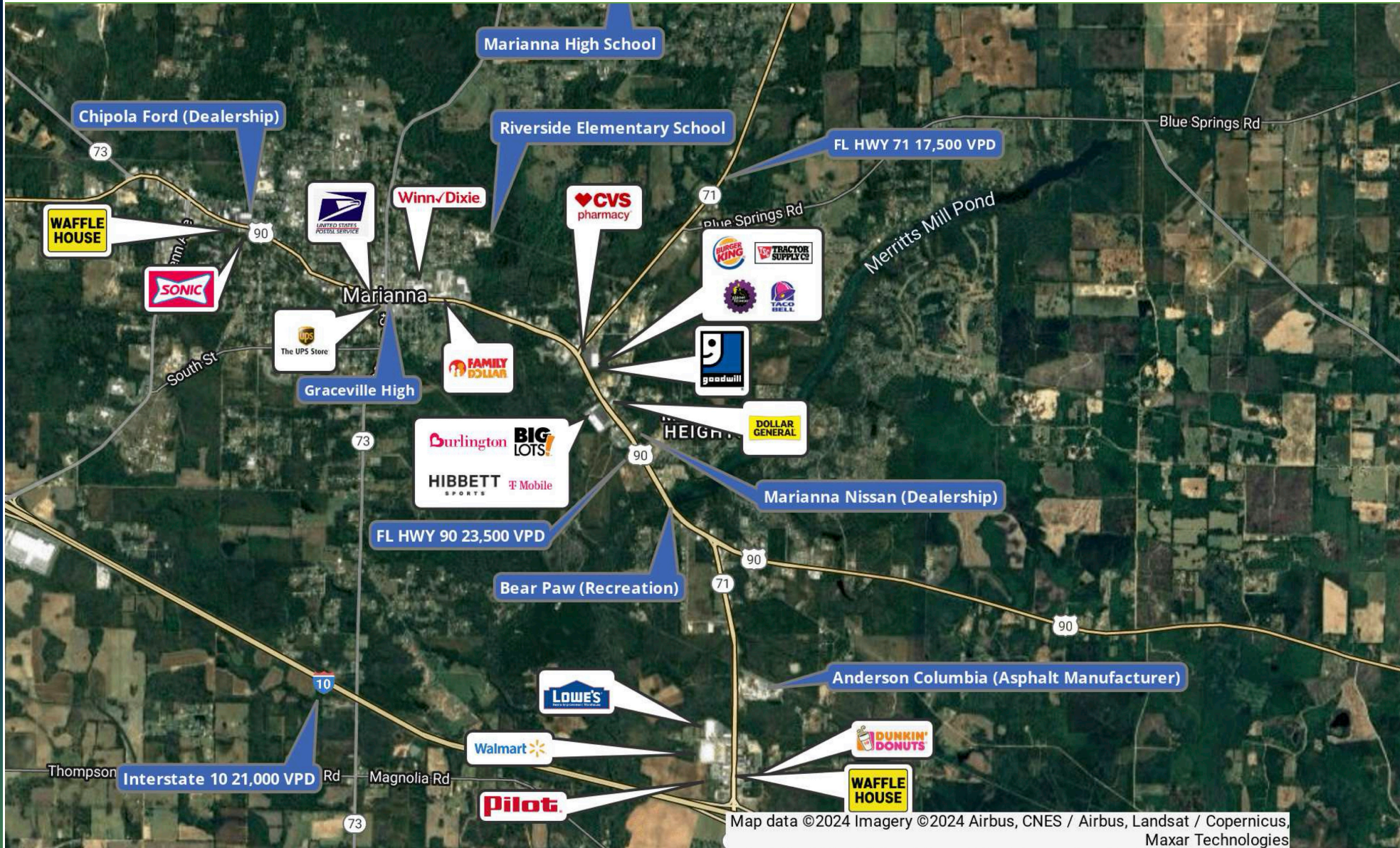
Additional Photos



SECTION 2

LOCATION INFORMATION

Retailer Map

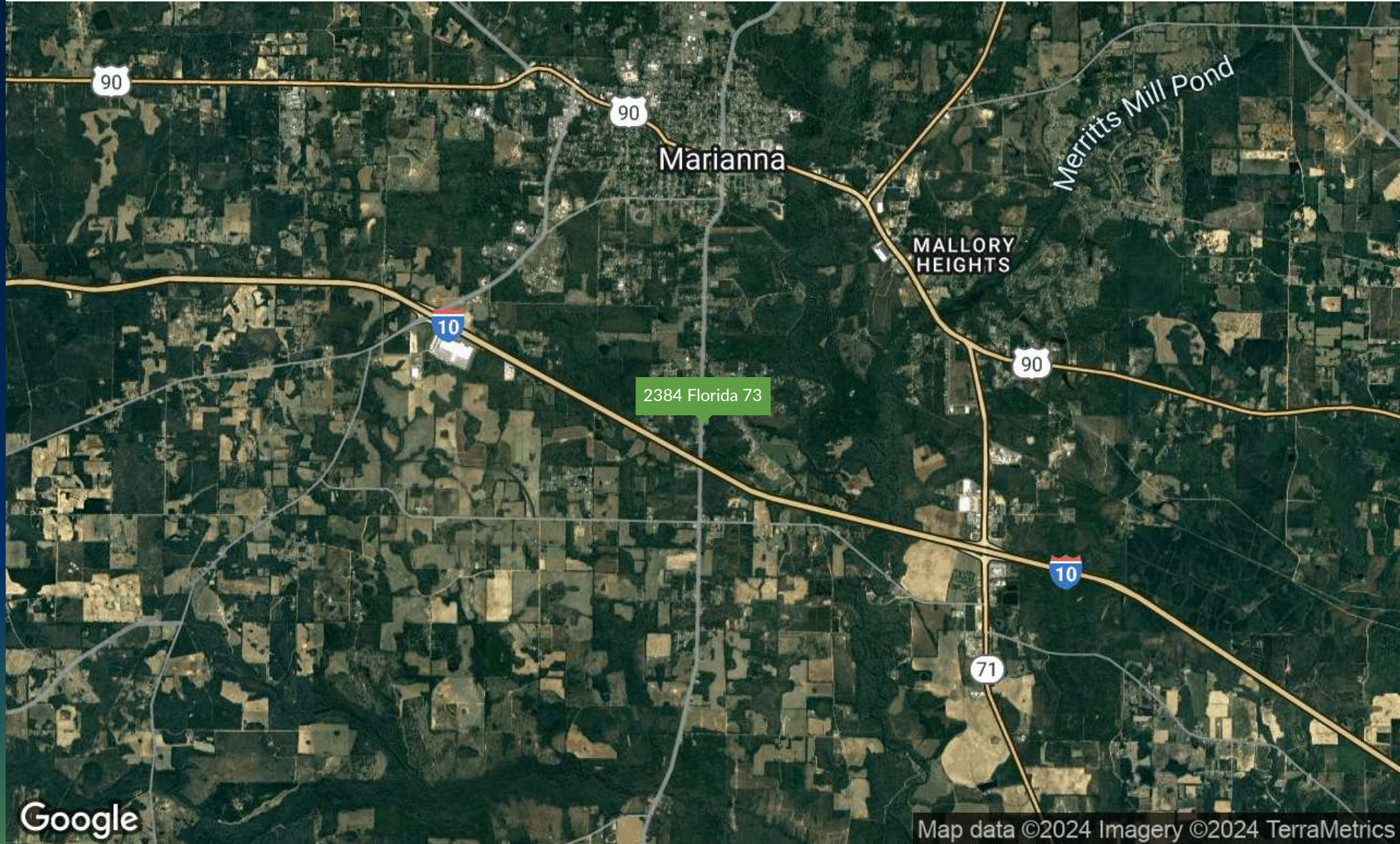


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Regional Map



FOR SALE | 2384 FLORIDA 73



Map data ©2024 Imagery ©2024 TerraMetrics

About Marianna



TEXT HEADLINE

Marianna, Florida, founded in 1827, is a historic city known as the "City of Southern Charm". Historically, Marianna's economy was rooted in agriculture, with cotton and timber being the primary industries. As the city developed, it became a regional hub for trade and commerce in the Florida Panhandle. In the 20th century, agriculture remained central, but the economy diversified with the introduction of manufacturing and retail. Today, Marianna's economy is supported by a mix of agriculture, healthcare, education, and tourism, with its historic downtown, natural springs, and proximity to state parks drawing visitors to the area.

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SECTION 3

FINANCIAL ANALYSIS



Financial Summary



2384 HWY 73, Marianna, FL		
Income Statement		2023
Monthly Revenue	\$	7,450
Yearly Revenue	\$	89,400
Operating Expenses Monthly		
Lawn Services	\$	125
Electric	\$	150
Waste	\$	150
Property Taxes	\$	340
Total Monthly Expenses	\$	765
Yearly Operating Expenses	\$	9,177
Net Operating Income	\$	80,223
Operating Adjustments		
Minus: MGMT Fee (8%)	\$	7,152.00
Minus: Vacancy (5%)	\$	4,470.00
Minus: Tax Increase	\$	4,000
Minus: Insurance	\$	18,000.00
Adjusted NOI	\$	46,601
Cap		5.90%
Price	\$	790,000

SECTION 4

DEMOGRAPHICS

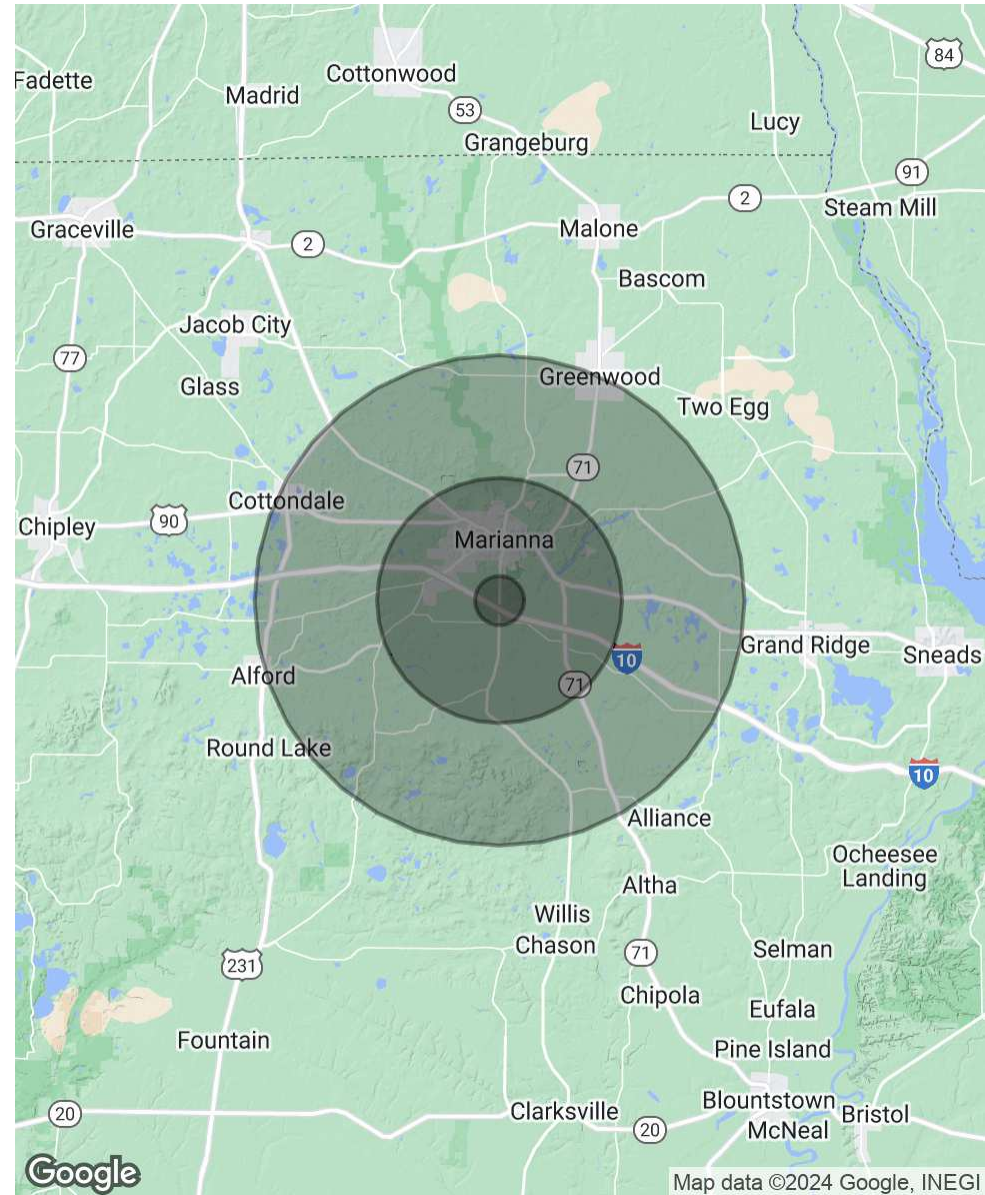
Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	398	11,710	19,783
Average Age	39	43	43
Average Age (Male)	38	41	42
Average Age (Female)	41	45	45

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	176	4,670	7,928
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$98,350	\$72,741	\$74,531
Average House Value	\$163,802	\$177,111	\$184,971

Demographics data derived from AlphaMap



SECTION 5

ADVISOR BIOS

Advisor Bio



MARK GRIFFIN, CCIM, CM&AA

Managing Principal

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PROFESSIONAL BACKGROUND

Mark Griffin, CCIM is CEO and Managing Principal at Sperry Commercial Global Affiliates - Griffin Partners with offices in Greenville and Atlanta. He is a native of upstate, SC, and a graduate of Clemson University with over eighteen years of progressive experience in commercial real estate ranging from investment and development advisory services to general brokerage.

Mr. Griffin holds a 5-year professional degree in Landscape Architecture from Clemson University with a focus on land development, real estate, and business. Mr. Griffin also holds the distinguished Certified Commercial Investment Member (CCIM) designation which less than 6% of commercial real estate practitioners obtain globally. Mr. Griffin also holds the prestigious Certified Mergers & Acquisitions Advisor (CM&AA) designation. This designation is recognized by FINRA as the elite designation for M&A advisors and professionals. In addition to commercial brokerage, Mr. Griffin is engaged in M&A transactions of companies in the middle market all across the southeast. This combined specialty allows Mr. Griffin to serve businesses in many capacities from the sale of the business to sale-leasebacks for individual owners, private investments groups, REIT's, and Family Offices.

EDUCATION

Clemson University, BLA (5-year professional)
 Certified Commercial Investment Member Institute designation (CCIM)
 Certified Mergers & Acquisitions Advisor designation (CM&AA)

MEMBERSHIPS

Certified Commercial Investment Member Institute
 International Council of Shopping Centers (ICSC corporate)
 Member Alliance of Merger & Acquisition Advisors (AMAA)
 National Association of Realtors (NAR)

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Advisor Bio 2



NICK DENBOW

Sales Agent

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PROFESSIONAL BACKGROUND

Nick Denbow serves as a Junior Advisor/ Broker and responsible for client management, performing research on behalf of the Senior Brokers, preparing sell-side Offering Memorandums, and analyzing buy-side deals on behalf of clients. Nick holds a BS in Financial Management with real estate emphasis and a minor in Accounting from Clemson University.

EDUCATION

Clemson University

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