

NNN Single Tenant Investment | One Block from Atlantic Ocean

142 11th Avenue North, Jacksonville Beach, Florida 32250



Tides Edge Recovery Residence | Step-Down Sober Living

Premier recovery housing asset steps from the ocean. Operating as an 18-bed step-down sober living component of Tides Edge Recovery and Detox Center. Comprised of 3 self-contained residents on a common campus:

- A single-family residence with 4 bedrooms/3 bathrooms
- Two townhouse units, each with 3 bedrooms/3 bathrooms
- Combined capacity across all three structures supports 18 residents in a structured, peer-supported living environment

For full offering information, complete confidentiality agreement

- **Purchase Price: \$3,700,000**
- CAP: 8.1% NOI: \$301,200
- Lot Size: +/-7,880 SF
- Building Size: +/-3,810 SF and +/-3,240 SF
- Zoning: JRM-2 (Res HD 20-60 Units/Acre)
- Lease: 7 years NNN / two 5 year options



STRATEGIC SITES
Clifford Commercial

For Information Contact:

John Clifford
john@strategicsites.com

OR

Kate Clifford
kate@strategicsites.com

422 Jacksonville Drive, Jacksonville Beach, FL ~ 904-242-2828 ~ www.strategicsites.com

Client First through Service, Knowledge and Integrity

Notice of Disclaimer: Details contained herein are believed to be correct: the information is subject to errors, omissions, price changes, or withdrawal without notice

Aerial



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CONFIDENTIALITY AGREEMENT
142 11th Avenue North, Jacksonville Beach, Florida 32250

This CONFIDENTIALITY AGREEMENT ("Agreement) is made and agreed to by
_____ ("Purchaser"), Strategic Sites ("Broker") and 142 11th Avenue, LLC
("Owner / Seller")

regarding the property at 142 11th Ave. N., Jacksonville Beach, FL 32250 ("Property")

Purchaser has requested information from Broker for the purpose of evaluating a possible acquisition of the Property. Owner of the Property has instructed Broker to deliver information concerning the Property, much of which is highly confidential, only to those potential purchasers who sign this Agreement.

The parties agree, in consideration of the covenants and agreements contained herein, as follows:

1. Purchaser and Broker will not disclose, permit the disclosure of, release, disseminate, or transfer any information obtained hereunder ("Information") to any other person or entity.
2. If Purchaser is a corporation, partnership, limited liability company, or other non-natural legal entity, the person(s) signing this Agreement on its behalf will take all appropriate precautions to limit the dissemination of the Information only to those persons within the entity who have need to know if the Information and who are specifically aware of the Agreement and agree to honor it.
3. This Agreement applies to all Information received from Owner / Seller and Broker, now or in the future, which is not readily available to the general public. Purchaser understands that all Information shall be deemed confidential, valuable and proprietary such that its unauthorized disclosure, even without intent to harm, could cause substantial and irreparable harm to Owner / Seller.
4. All Information shall be used for the sole purpose evaluating the potential acquisition of the Property, and it shall not at any time or in any manner be used for any other purpose.
5. Purchaser and Broker shall not contact directly any persons concerning the Property other than Owner /Seller without Owner/ Seller's written permission. Such persons include, without limitation, Owner's employees, suppliers and tenants.
6. Neither Broker nor Owner makes any representation or warranty, express or implied, as to the accuracy or completeness of any information provided by them. Purchaser assumes full and complete responsibility for confirmation and verification of all Information received and expressly waives all rights of recourse against Owner / Seller and Broker with respect to the same.
7. The persons signing on behalf of Purchaser and Broker represent that they have the authority to bind the party for whom they sign.
8. This Agreement shall be governed and construed in accordance with the laws of the State of Florida.

PURCHASER:

BROKER:

Company: _____

By: _____

Signature: _____

Date: _____

Company: _____

By: _____

Email Address: _____

Signature: _____

Date: _____

Please return to: John Clifford / Kate Clifford
john@strategicsites.com/kate@strategicsites.com
Fax: (904) 242-2858 / PH:(904) 242-2828
422 Jacksonville Drive, Jacksonville Beach, FL 32250

