



EXCLUSIVE OFFICE INVESTMENT OPPORTUNITY
BB&T and State of Florida Gov't Office
A 18,516± SF 100% OCCUPIED OFFICE BUILDING IN OCALA, FLORIDA

Exclusively Offered By:
Colliers International | Northeast Florida



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Executive Summary & Highlights

Colliers International Northeast Florida, as exclusive sales broker to the owner, is pleased to offer to qualified investors the opportunity to purchase Springs Plaza, an 18,516 SF one-story office building in Ocala FL (MSA of about 354,000 persons) that is 100% occupied by three tenants – Branch Bank & Trust (BB&T) (since 2002 with a lease until 2022), the Florida Department of Revenue (expiring 2025) and Watkins General Contractors (expiring 2023). Two leases are somewhat net to the landlord while the FDOR lease is full-service/gross. All leases have annual bumps ranging from 2.5% to 3.0%. There are also two billboards on the site producing additional net income.

Property Details

- › A 100% occupied, 18,516 SF commercial building built in 2002 on about 4.93 acres, known as Springs Plaza
- › Landlord recently (2018) finished a complete renovation/upgrades of the FDOR space at a cost of ~ \$500,000
- › Three tenants – BB&T Bank (til 2022), the Florida Department of Revenue (til 2025), and a local general contractor (til 2023)
- › Attractive property, well-designed and well maintained with ample parking; BB&T has a 4-lane drive thru
- › Very good visibility along SR 40 with excellent signage and access
- › Great internet-resilient tenant mix including banking, government and construction
- › Recently (2018) re-sealed parking lot
- › Traffic counts on SR 40 total 24,000 automobiles a day, falling off considerably east of the property at 19,300 east of SR 35

Financial

- › Long-term tenancies (BB&T since 2002) all expiring in 2022 and 2025
- › Sustainable cash flows with two of the three tenants on NN leases, reimbursing their pro-rata share of operating expenses
- › Annual rent bumps for all tenants of 2.5% to 3.0%
- › BB&T has two branches in Marion County (Ocala area) with total deposits of almost \$50M according to the FDIC; the subject location has about 58% of that total while the other BB&T branch is 11 miles to the east in Silver Springs and captures 42% of the total deposits
- › The Florida Department of Revenue re-located to the property in May 2018 with a new long-term, 7-year lease in which the landlord gutted the space and provided significant new tenant improvements
- › A weighted average remaining contract lease term of 5.76 years, or 69 months from mid-2018
- › Year 1 NOI of about \$330,000, increasing annually via rent bumps and expense reimbursements
- › Upside with likely/expected FDOR expansion (taking Wilkinson Construction LLC space which has a kickout) and re-negotiation of old billboard leases

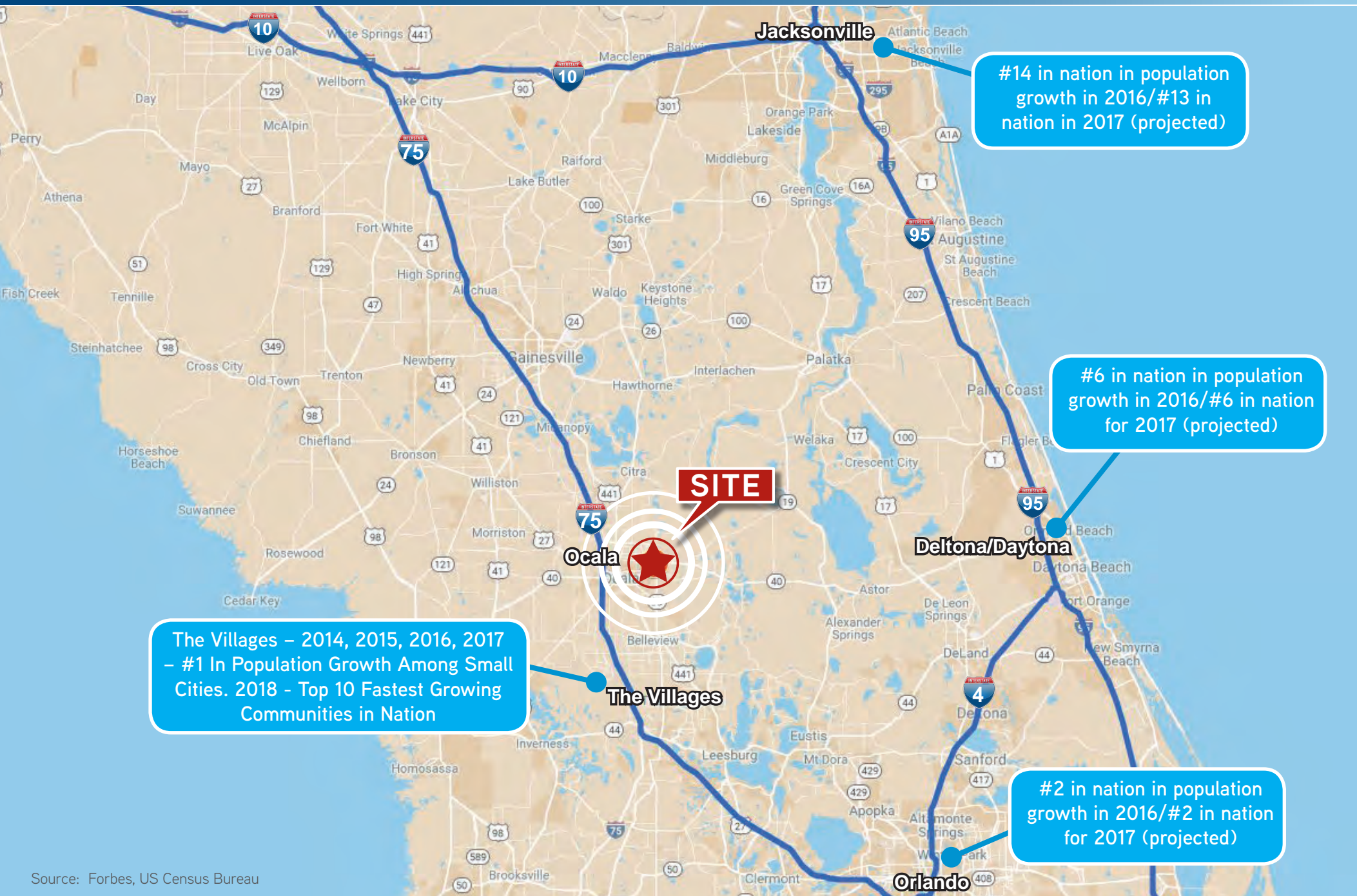
Location

- › Ocala is 80 miles northwest of Orlando (2.5 million persons) and 100 miles southwest of Jacksonville (1.4 million persons)
- › Ocala MSA population is about 355,000 persons, up 37% from year 2000, and growing about 120 persons a week, in the top 50 of all 382 MSAs in the nation – attracted to the area for its small town feel, affluent horse country, and proximity to Orlando, Jacksonville and I-75
- › Forbes and Moody Analytics named Ocala # 8 for Future Growth – again in 2017 (the 5th year in a row to make Forbes' top 10 list, the only Florida city to do so)
- › For the next two years, Ocala's job growth is expected to be more than double that of the nation
- › Notably in Forbes' 2017 rankings, both Jacksonville and Orlando also made the top 10 – and Ocala is ideally situated between these two booming metro areas
- › Recent job announcements include: AutoZone (240 jobs), Chewy.com (600), and Cardinal LG (50)
- › 3-mile demographic profile of 28,731 persons and an AHHI of \$53,862

Economics

	<u>Year 1</u>
Net Operating Income:	\$334,100
Cap Rate:	7.9%
Pricing:	\$4,250,000

Location Overview



Trade Area Aerial



DEMOGRAPHIC SNAPSHOT	3-MILE	5-MILE	OCALA MSA
Population (2017)	21,849	61,300	350,915
Population Estimate (2022)	22,563	63,883	367,180
Population Growth Estimate (2017 – 2022)	3.27%	4.21%	4.6%
Average Household Income	\$53,178	\$61,076	\$58,360

Confidentiality/Non-Disclosure, Non-Circumvent and Fee Agreement

This Confidentiality Agreement and the forthcoming investment Information Materials ("IM") have been prepared by Colliers International Northeast Florida ("Advisor") or others solely for information purposes and is being furnished solely for use by parties such as the one identified below ("Principal" and/or "Prospective Purchaser") that has an interest in the potential purchase of certain real estate known as **5431 E Silver Springs Blvd., Ocala, FL 34470 ("Property") and specifically Marion County Tax Parcel Number #24080-000-00.**

It is understood that the recipient Principal identified below will be negotiating as a principal purchaser, and NO AGENT NOR BROKER REPRESENTS THE PRINCIPAL IN THIS CONTEMPLATED POTENTIAL ACQUISITION, other than the Advisor, a licensed broker in Florida. If Principal engages any other agent or broker to represent Principal regarding a transaction involving the Property, Principal agrees to pay all commissions, fees, or other compensation to their agent and/or broker and will not seek any form of compensation from Advisor or from owner of the Property. Further, Principal acknowledges that it understands Advisor may be acting as a disclosed transaction agent in this transaction under the rules and regulations of the Florida Real Estate Commission.

The information contained herein has been prepared to assist interested parties in making their own evaluation of the Property and does not purport to contain all of the information that a prospective purchaser or investor may desire. In all cases, interested parties should conduct their own investigation and analysis of the subject property and the data set forth in the IM. The Property Owner ("Owner") nor Advisor make no representation or warranty as to the accuracy or completeness of the information contained in the IM or made available in connection with any further investigation of the Property, including any estimates or projections, and Owner and Advisor shall not have any liability for any representations (expressed or implied) contained in, or for any omissions from, the IM or any other written or oral communications transmitted to the recipient in the course of its evaluation of the Property. The only information that will have any legal effect will be specifically set out in, or as part of, representations and warranties in a definitive written agreement.

By accepting this Agreement, the recipient agrees to keep confidential information contained herein or made available in connection with any investigation of the Property. Without limiting the foregoing, the recipient acknowledges and agrees that: (1) Neither the Owners nor Advisor has made any representations as to the completeness or accuracy of the IM; (2) the recipient will not copy, reproduce or distribute to any third party the IM in whole or in part; (3) if the recipient does not wish to pursue the purchase, it will destroy or return the IM to Owners or Advisor as soon as practical, together with any other material relating to the Property which the recipient received from Advisor, without retaining any copies thereof; and (4) any proposed actions by the recipient which are inconsistent in any manner with the foregoing agreement will require the prior written consent of Owner or Advisor.

This Agreement, in its entirety, will be in full force and effect until Property sale, or two (2) years from the date of execution below.

Principal below and any employee, contractor, advisor, or agent of Principal agree not to contact any of the following related to seeking information about the Property, either directly or indirectly, without the prior written consent of Advisor: Owner's officers, employees, contractor or affiliates; the Property's Lender; the Management company or on-site management/leasing/maintenance personnel; nor Occupants and/or Tenant(s) at the Property.

The Owners and Advisor reserve the right to negotiate with one or more prospective purchasers/investors at any time and to enter into a definitive agreement for sale of the Property without prior written notice to you or other parties. Also, Owners or Advisor reserves the right to terminate, at any time, further participation in the investigation and proposal process by any party and to modify procedures, documentation and other procedures without notice and without assigning any reason therefore.

The recipient below is an authorized signator of the Principal/Prospective Investor entity. All communications, inquiries and requests for information relating to the IM or to a possible transaction involving the Property should be addressed to: **Scott Rogers, SIOR, CCIM - Colliers International, 76 S Laura St, #1500, Jacksonville, FL 32202, and email delivery to scott.rogers@colliers.com**

ACCEPTED AND AGREED TO BY PRINCIPAL AND/OR PROSPECTIVE INVESTOR:

Company Name of Recipient

Company Address

Typewritten Name of Recipient

Telephone and Fax Numbers

Signature of Recipient

Title

Date

Upon execution, return this document by email, fax, or mail (below).

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