

FOR SALE OR LEASE > OFFICE INVESTMENT PROPERTY



Kings Circle Office Building

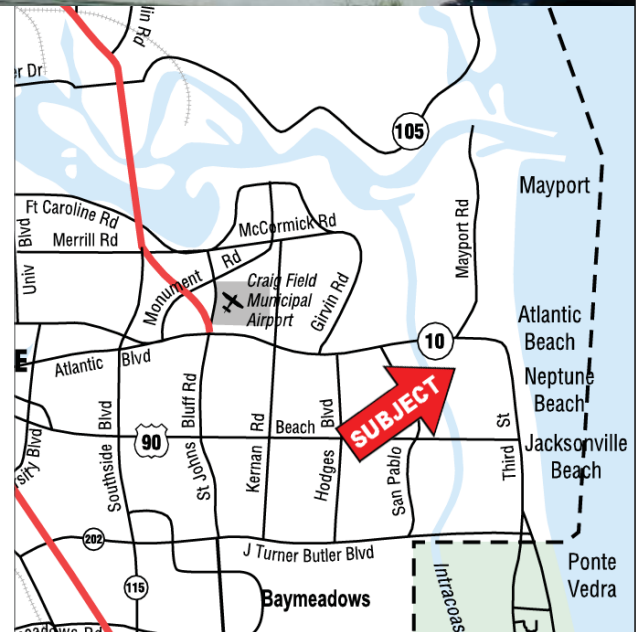
2050 KINGS CIRCLE S., NEPTUNE BEACH, FL 32266

7,500± SF AVAILABLE



Building Amenities

- > 7,500 SF Total For Sale
- > 2,200 SF For Lease
- > Custom designed and finished
- > Located at the entrance to Neptune Beach
- > Investment opportunity
- > 2nd and 3rd Floors Leased
- > Property Taxes: \$19,020.28
- > Lease Rate: \$19.00/SF NNN
- > CAM: \$2.84/SF
- > Sale Price: \$1,350,000.00



AGENT: PAUL SCULL
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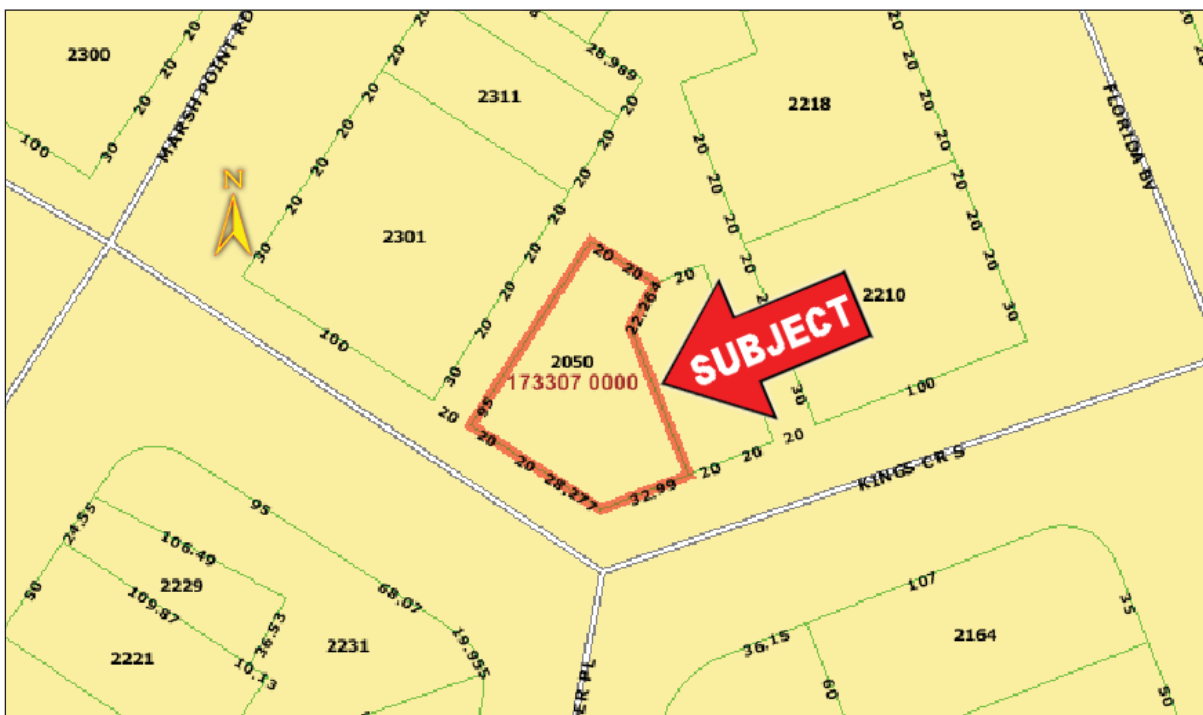
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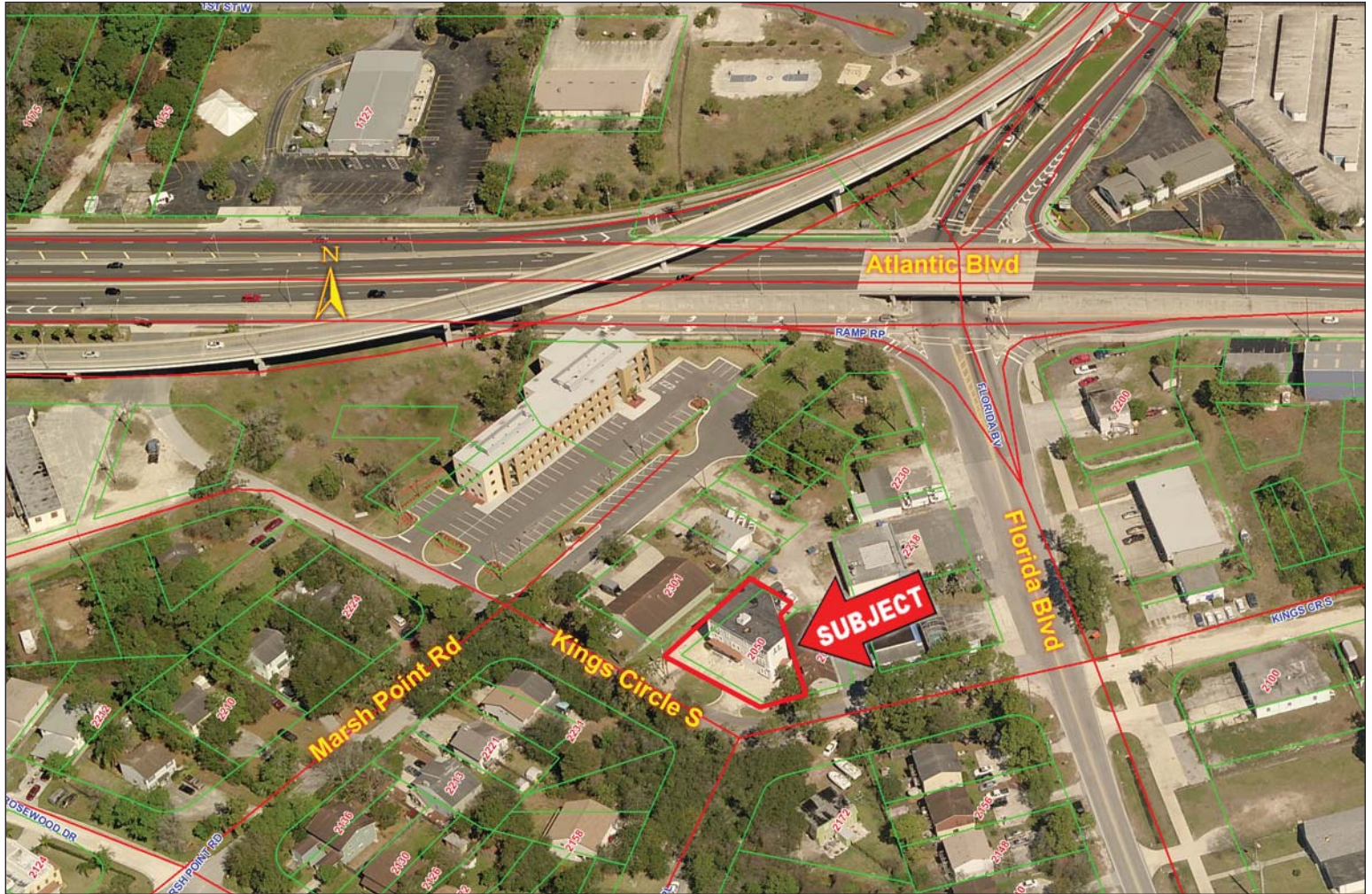


7,500± SF Available > Street & Plat Map

FOR SALE OR LEASE > OFFICE PROPERTY

7,500± SF Available

2050 KINGS CIRCLE S., NEPTUNE BEACH, FL 32266



7,500± SF Available > Aerial

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Contact Us

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Northeast Florida

7,500± SF Available

2050 KINGS CIRCLE S., NEPTUNE BEACH, FL 32266

2050 Kings Circle

Neptune Beach, FL

				Proforma 0%	Actual 33%
INCOME:					
	SF		\$/SF		
Gross Potential Income:	1st Floor	2,200	\$18.00	\$39,600	\$39,600
	2nd Floor	2,500	\$18.00	\$45,000	\$45,000
	3rd Floor	2,500	\$18.00	\$45,000	\$45,000
	TOTAL	7,200		\$129,600	\$129,600
CAM Reimbursement:			\$2.54	\$18,288	\$18,288
Vacancy:				\$0	-\$48,803
TOTAL INCOME:				\$147,888	\$99,085
EXPENSES:					
Electric:				\$200	\$200
Taxes:				\$17,108	\$17,108
Insurance:				\$1,369	\$1,369
Exterior Maintenance:				\$600	\$600
TOTAL EXPENSES:				\$19,277	\$19,277
NET OPERATING INCOME (NOI):				\$128,611	\$79,808
VALUES:					
Values Based on Cap Rate:					
				8.5%	\$1,513,071
				9.0%	\$1,429,011
Cap Rates Based on Values:					
				9.5%	\$1,350,000
				10.3%	\$1,250,000
				12.9%	\$1,000,000
				5.9%	\$1,350,000
				6.4%	\$1,250,000
				8.0%	\$1,000,000

[7,500± SF Available > Underwriting Summary](#)



11/29/2012

Profile 1 of 1

Summary (4721)



2050 S. Kings Circle Neptune Beach, FL 32266

County:	Duval
Market:	Jacksonville
Sub Market:	Beaches
Property Near:	Atlantic Blvd and Florida Blvd
Land Size (Acres)	0.13 Acres
Available SF:	7,500 SF
Building SF:	7,500 SF

General Listing/Transaction Information1

Asking Price:	\$1,350,000.00 \$180.00 Per SF
Asking Rate:	\$19.00 NNN /Per Year
Min Avail SF:	2,200 SF
Max Contig SF:	2,200 SF
Transaction Type:	Lease/Sale

Parking

# Spaces:	16
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Contacts

Listing Broker(s)	Paul H. Scull Colliers International Northeast Florida 904.861.1120 paul.scull@colliers.com
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Building/Space

Construction Status:	Existing
Primary Use:	Office
Building Class:	A+
Year Built:	2008
Exterior Type:	Stucco
# Floors:	3
# Passenger Elevators	1
Roof Type:	Built-up
Roof Age:	3
Sprinkler:	Yes
Security:	Alarm System

Utilities

Comments

- Listing Comments:** - 7,500 SF Total For Sale
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