



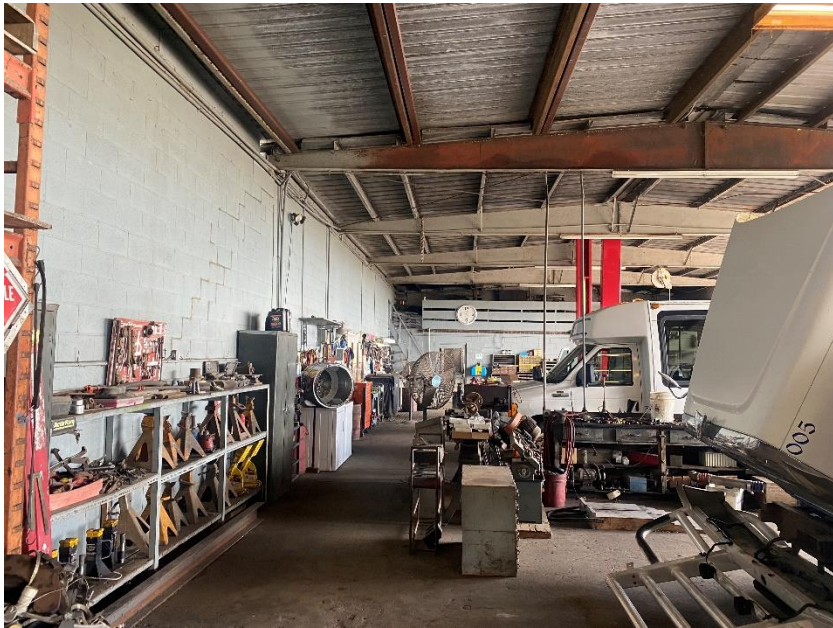
Heavy Duty Truck Repair with 3.36 Acres Business & Real Estate Offered at \$950,000



Capstone Commercial of Brevard, Inc.
P.O. Box 320945, Cocoa Beach, FL 32932
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Summary of Important Facts and Conclusions

GENERAL	
Subject:	Service Building and Vacant Parcel 2979 W. King Street, Cocoa, Brevard County, FL 32926
Owner:	Service Bldg Property: Joel M. Robinson, Dollye L. Robinson Vacant Parcel: Truck Central Inc.
Tax Identification:	24-35-36-00-18 and 24-35-36-00-57
Effective Date of Value:	March 13, 2021
Date of Report:	August 12, 2021
Intended Use:	The client will rely upon this appraisal to estimate the retrospective market value as of March 13, 2021 for estate settlement purposes.
Intended Users:	Intended user of the report is specifically identified as the client. Parties who receive a copy of this report do not become a party to the appraiser-client relationship and do not become intended users of this report unless the parties were specifically identified as such at the time of the engagement for services.

PROPERTY									
Gross Land Area:	Service Building Site: 1.22 acres; 53,143 square feet South Vacant Parcel: 2.14 acres; 93,218 square feet								
Building to Land Ratio:	0.124								
Land Size Comment:	The subject Service/Repair Facility on Parcel 18 "as improved" has a 12.4% site coverage ratio. This meets typical FAR in the market and no excess/surplus land is indicated. The South Parcel is vacant land.								
Zoning:	BU-2								
H&BU of the Site:	Service Building site 'as if vacant': low to moderate intensity commercial development. South Vacant Parcel 'as vacant': low intensity commercial or light industrial use.								
Improvements:									
Building Type	Service Building and Vacant Parcel								
	<table border="1"> <thead> <tr> <th>Size of GBA</th> <th>Year Built</th> <th>Condition</th> <th>Interior Finish</th> </tr> </thead> <tbody> <tr> <td>6,581 SF</td> <td>1965</td> <td>Average</td> <td>Average</td> </tr> </tbody> </table>	Size of GBA	Year Built	Condition	Interior Finish	6,581 SF	1965	Average	Average
Size of GBA	Year Built	Condition	Interior Finish						
6,581 SF	1965	Average	Average						
Highest and Best Use as Improved:	The Highest and Best Use for the subject Service/Repair Facility on Parcel 18 is for continued use.								

VALUE INDICATION		
	Service/Repair Facility Parcel 18	Adjacent Vacant Lot Parcel 57
Value Type:	Retrospective Market Value	Retrospective Market Value
Value Conclusion	\$430,000	\$140,000
Effective Date	March 13, 2021	March 13, 2021
Property Rights	Fee Simple	Fee Simple



AERIAL



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Company Overview

The sale consists of a business and two properties. The front parcel is improved and is occupied with a truck repair business. The rear parcel is a 2.14 acre tract vacant land. The front property has an existing 6,581 SF service/repair building with single tenant design. The building area equates to a 12.4% site coverage ratio of its 1.2 acre site. The building appears to adequately utilize the site area. The building is a mixed masonry and steel frame construction. The north part of the building is 1,313 SF of air conditioned space that is partitioned into an office area and a parts storage area. The south part of the building consists of 5,268 SF of service/repair space that provides 8 service bays. The service space has an open east side and is not air conditioned. The south end of the building has an attached canopy structure covering 1,008 SF. The building has a metal panel roof on steel trusses with a 15' eave height. The improvements are Average in Quality and appear in overall Average Condition. The subject is further identified as Brevard County Property Appraiser Parcel ID 24-35-36-00-18 for the front improved property and 24-35-36-00-57 for the rear vacant parcel.

This large truck diesel service and repair depot works on all large trucks, equipment, trailers and more. The service repair depot is located on a major arterial roadway connecting Central Florida to the beaches. This business has several fleet contracts with local operators. This established business; with over 52 years of service, is a high quality provider for service and repair to large truck owners throughout Brevard County.

- Offered for Sale for \$950,000 (including business & real estate)
- *In business since 1970 (52 Years)*
- *Operated with 4 employees plus one owner*
- *Facilities include 6,582 SF service/repair building*
- *Two Parcels one with 1.22 acres (Primary Parcel) plus 2.14 acres vacant; for a total of 3.36 acres*

Financials

	12 Months		2020		2019	
Gross Revenue	\$ 619,138	100.0%	\$ 536,509	100.0%	\$ 557,034	100.0%
Cost of Goods Sold	\$ 224,270	36.2%	\$ 181,398	33.8%	\$ 235,231	42.2%
Gross Profit	\$ 394,868	63.8%	\$ 355,111	66.2%	\$ 321,803	57.8%
Expenses	\$ 310,725	50.2%	\$ 322,391	60.1%	\$ 281,633	50.6%
Net Income	\$ 84,143	13.6%	\$ 32,720	6.1%	\$ 40,170	7.2%
Add Backs						
Depreciation	\$ 2,462	0.4%	\$ 2,462	0.5%		0.0%
Officer's Salary	\$ 34,320	5.5%	\$ 34,980	6.5%	\$ 36,820	6.6%
Seller's Descriptive Earnings	\$ 120,925	19.5%	\$ 70,162	13.1%	\$ 76,990	13.8%

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