

Brooksville USPS Leasehold Interest

16150 AVIATION LOOP DR

Brooksville, FL 34604

PRESENTED BY:

TYLER DAVIS, ALC

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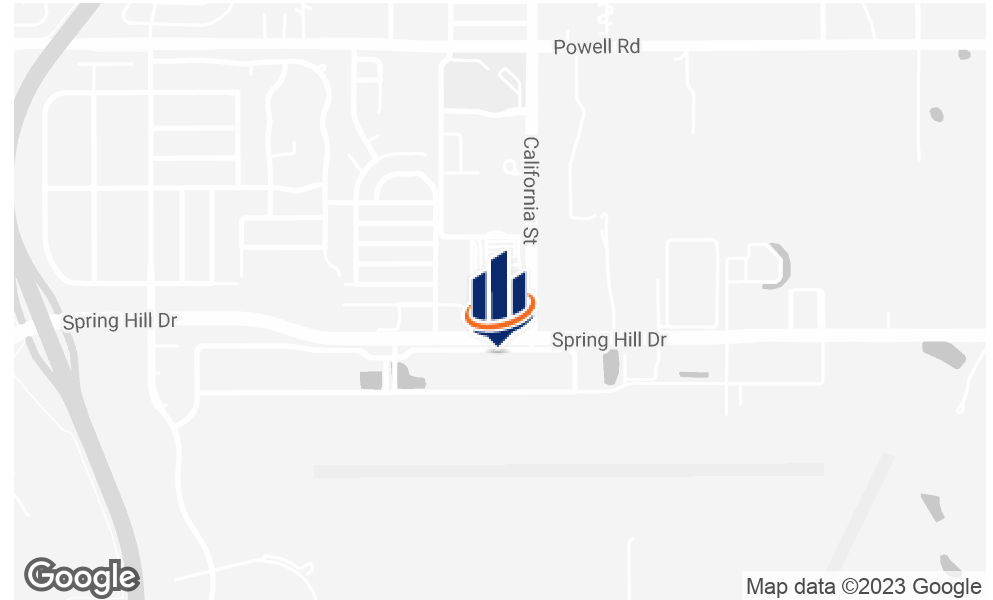
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FL #SL3444746



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,875,000
PRO-FORMA NOI:	\$114,559
PRO-FORMA CAP RATE:	6.11%
BUILDING SIZE:	15,000 SF
LOT SIZE:	2.07 Acres
PRICE / SF:	\$125.00
YEAR BUILT:	1984
APN'S:	R2231813239300000080, RHA118-7239300000080

PROPERTY OVERVIEW

This 2.07-acre parcel in the Brooksville-Tampa Regional Airport Industrial Park features a 15,000 sf warehouse that is currently leased to the United States Postal Service. The lease to the United States Postal Service expires on November 30, 2025, and pays \$165,000 per year modified gross. USPS has operated in this location since 1984 when the building was constructed for them as a build-to-suit. The underlying land is subject to a long-term ground lease from Hernando County. This land has been leased since 1984 and expires on April 30, 2044. The ground lease payment is \$12,500/year.

The USPS is responsible for utilities, building repairs, and maintenance such as air conditioning systems, trash, and landscaping. USPS uses the building both for retail postage sales and storage/mail sorting. The building is air-conditioned, has two 14' roll-up doors, and has two points of access on Aviation Loop Drive.

The property is located roughly one mile east of the Suncoast Parkway (State Road 589) and only a 45-minute drive from downtown Tampa. The Brooksville-Tampa Bay Regional Airport is roughly 800 ft to the South.

ADDITIONAL PHOTOS



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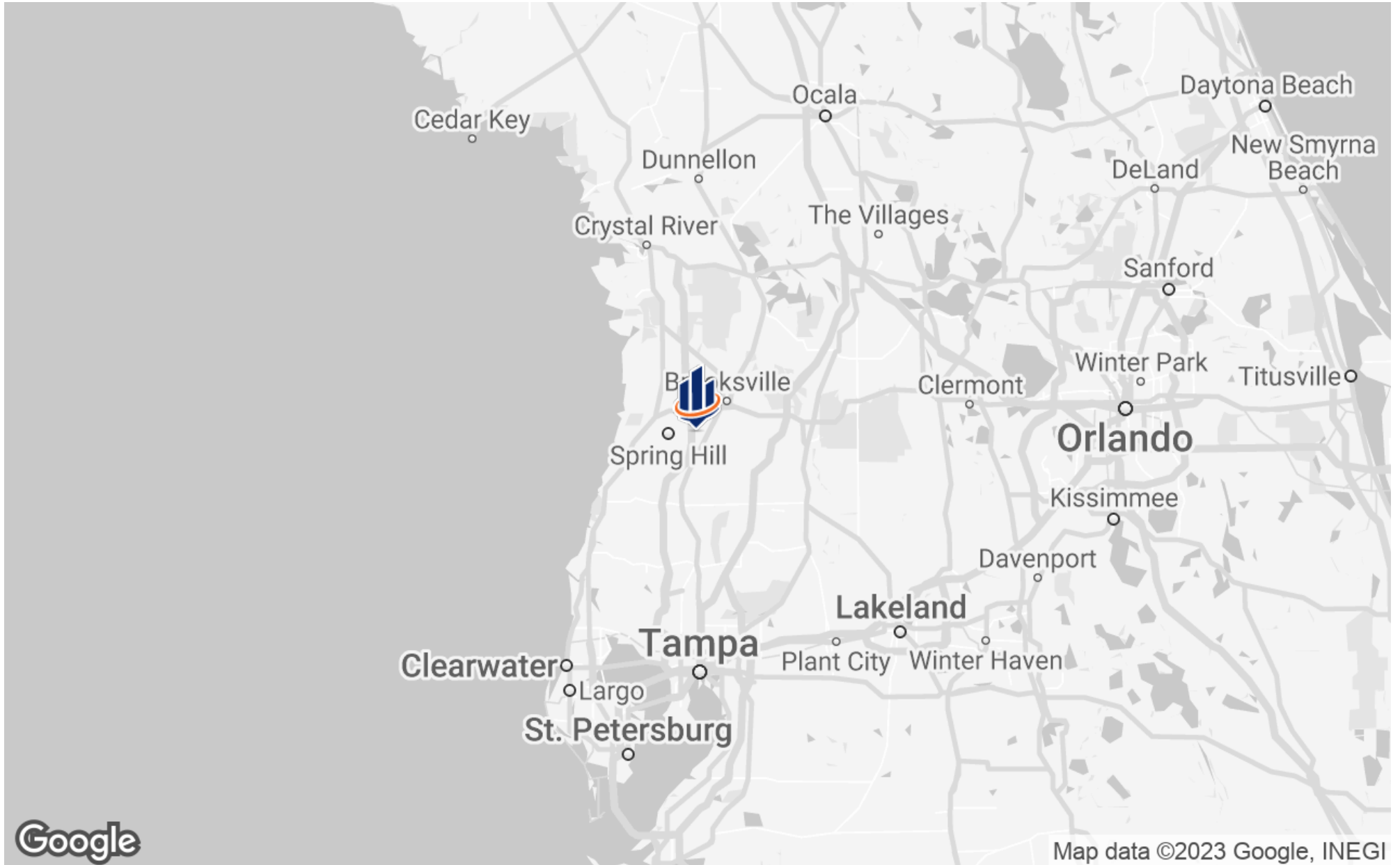
ADDITIONAL PHOTOS



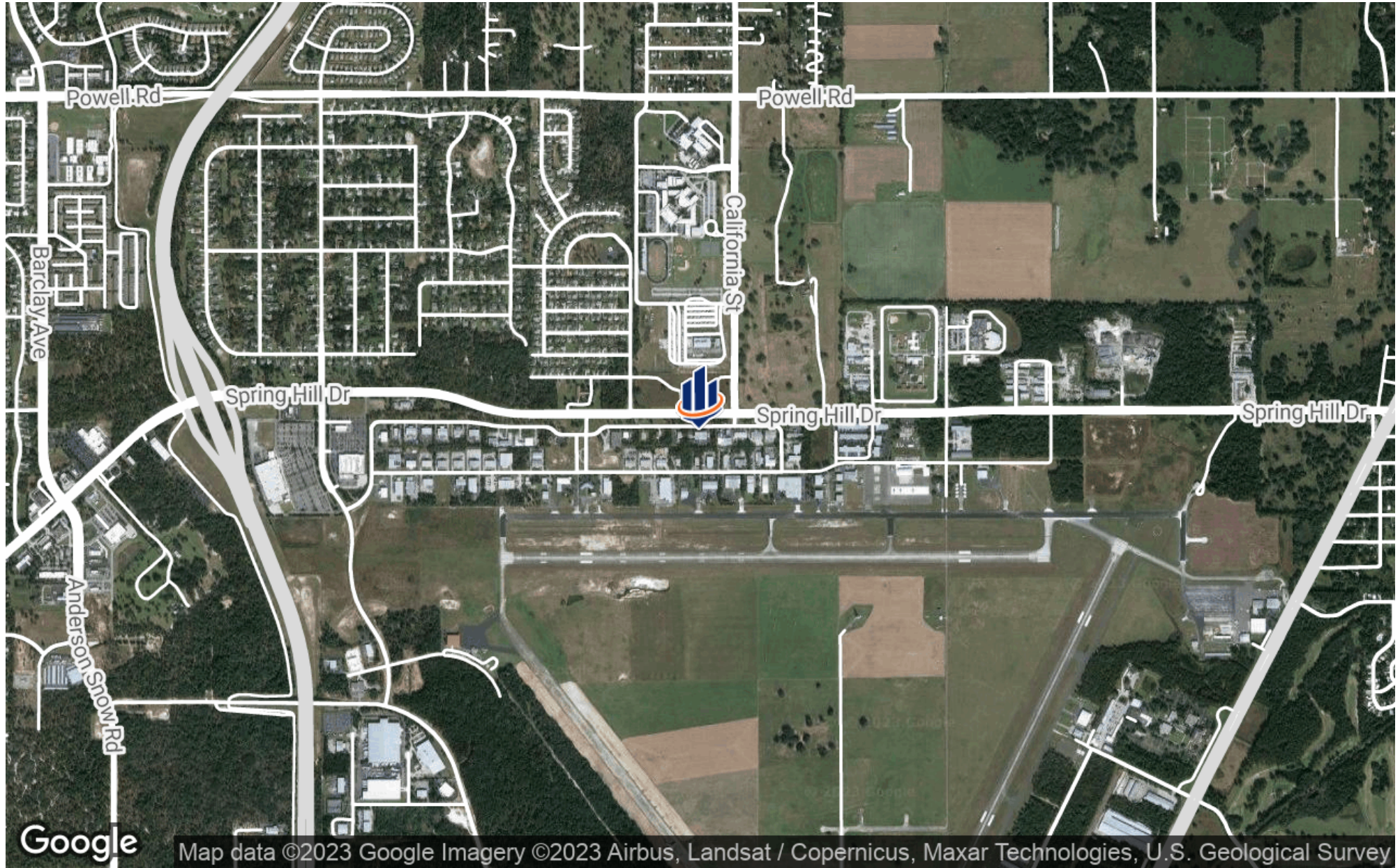
ADDITIONAL PHOTOS



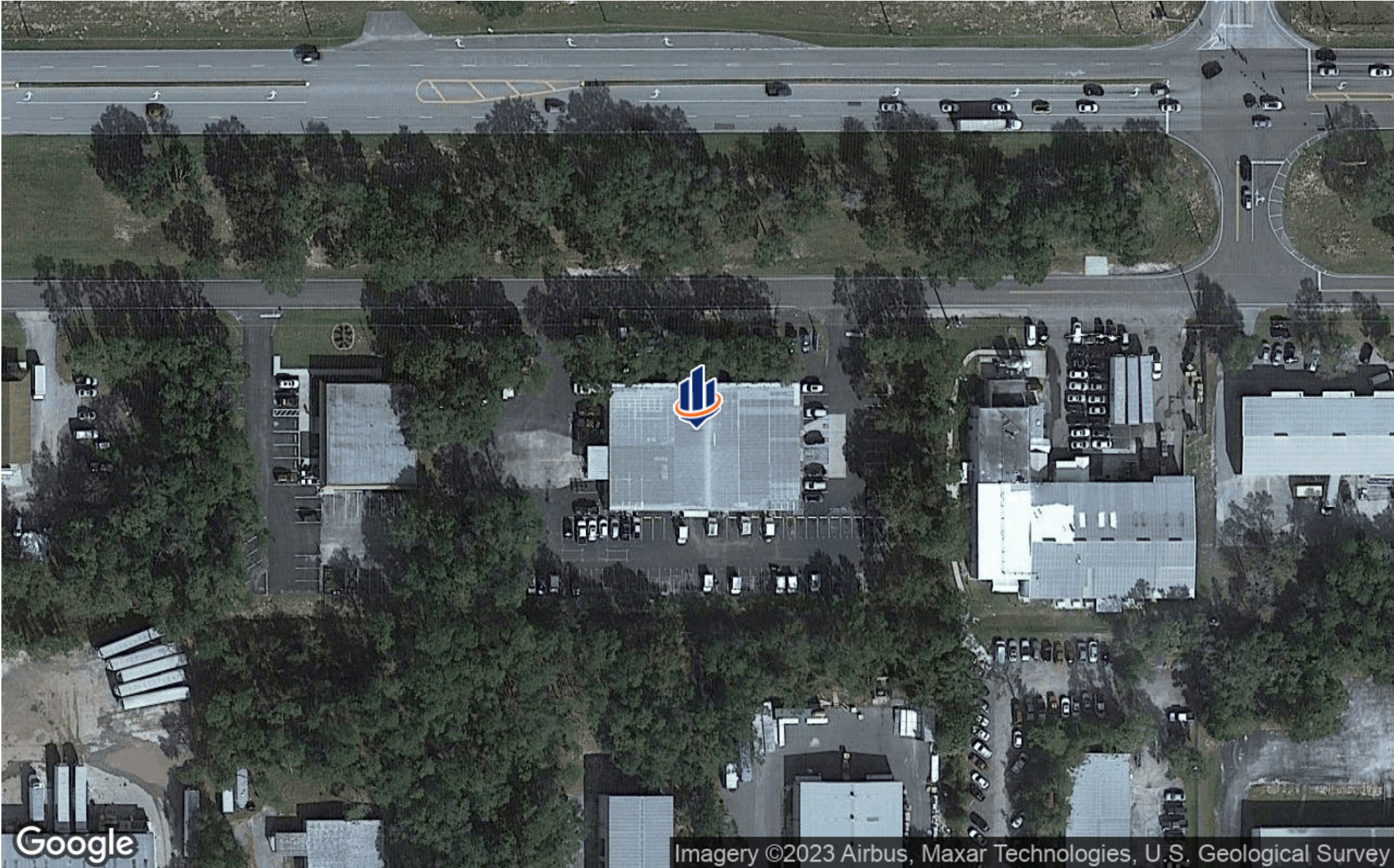
REGIONAL MAP



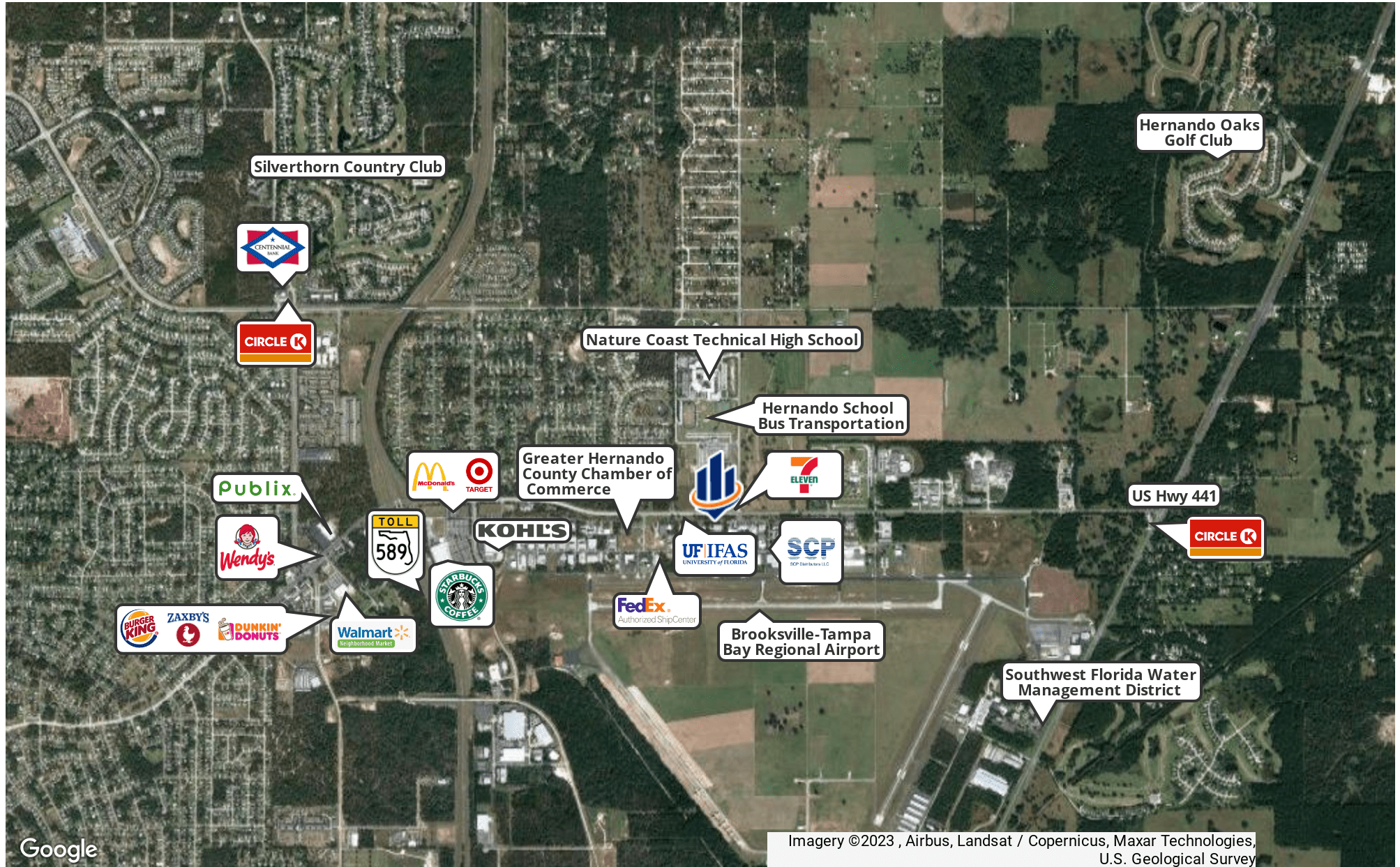
LOCATION MAP



AERIAL MAP



RETAILER MAP



FINANCIAL SUMMARY

INVESTMENT OVERVIEW

PRO-FORMA NOI:	114,559
PRO-FORMA CAP RATE:	6.11%
SALES PRICE:	\$1,875,000

ESTIMATED OPERATING DATA*

USPS BROOKSVILLE LEASEHOLD INTEREST

ANNUAL RENT (ACTUAL):	\$165,000
REAL ESTATE TAXES (ACTUAL):	\$14,941
ESTIMATED INSURANCE:	\$20,000
GROUND LEASE PAYMENT (ACTUAL):	\$12,500
ESTIMATED REPAIRS & MAINTENANCE:	\$3,000
TOTAL PRO-FORMA EXPENSES:	\$45,441
PRO-FORMA NOI:	\$114,559

DEMOGRAPHICS MAP & REPORT

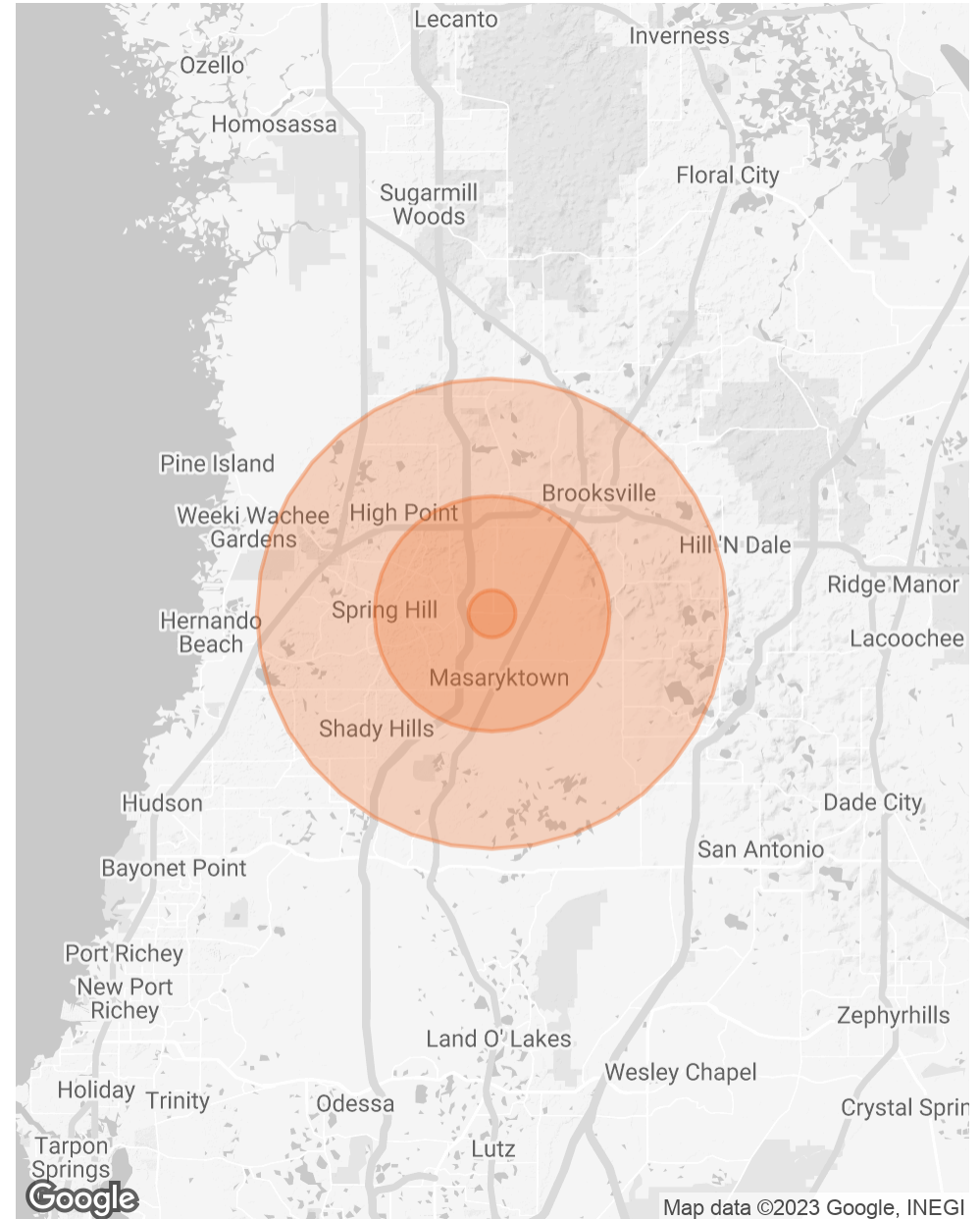
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,540	68,096	176,281
AVERAGE AGE	41.6	44.5	46.9
AVERAGE AGE (MALE)	38.8	44.6	46.3
AVERAGE AGE (FEMALE)	46.5	44.8	48.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	425	27,457	79,681
# OF PERSONS PER HH	3.6	2.5	2.2
AVERAGE HH INCOME	\$90,508	\$65,504	\$56,534
AVERAGE HOUSE VALUE	\$225,914	\$176,610	\$160,437

* Demographic data derived from 2020 ACS - US Census



ADVISOR BIOGRAPHY



TYLER DAVIS, ALC

CFO/ Advisor

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FL #SL3444746

PROFESSIONAL BACKGROUND

Tyler Davis is an Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Tyler Davis brings a wealth of financial knowledge to the team, having spent over five years working at PwC, one of the largest professional services firms in the world. While there, Tyler provided tax planning and consulting services to some of the largest public and private companies in the country.

Tyler joined SVN Saunders Ralston Dantzler in May of 2019, where he specializes in development land brokerage and investments. Tyler was named an SVN Partner's Circle award recipient in 2022, which goes to the top 50 global advisors at SVN. Additionally, Tyler was an RLI APEX award recipient for 2022.

Tyler is a native of Carrollton, GA. He graduated summa cum laude with his bachelor's degree in Accounting from Samford University and received his Master of Tax Accounting degree from The University of Alabama where he was awarded a Graduate Council Fellowship. Tyler passed the CPA exam in 2014 prior to beginning his career at PwC.

Tyler resides in Lakeland with his wife Caroline and daughter Mary Caroline. Tyler became an Accredited Land Consultant (ALC) in 2022. In addition, Tyler serves as Vice President of the Florida Chapter of the Realtors Land Institute, is a member of The Lakeland Rotary Club, and is on the Board of Directors for the Friends of Bonnet Springs Park.



For more information visit SVNsaunders.com

HEADQUARTERS

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