

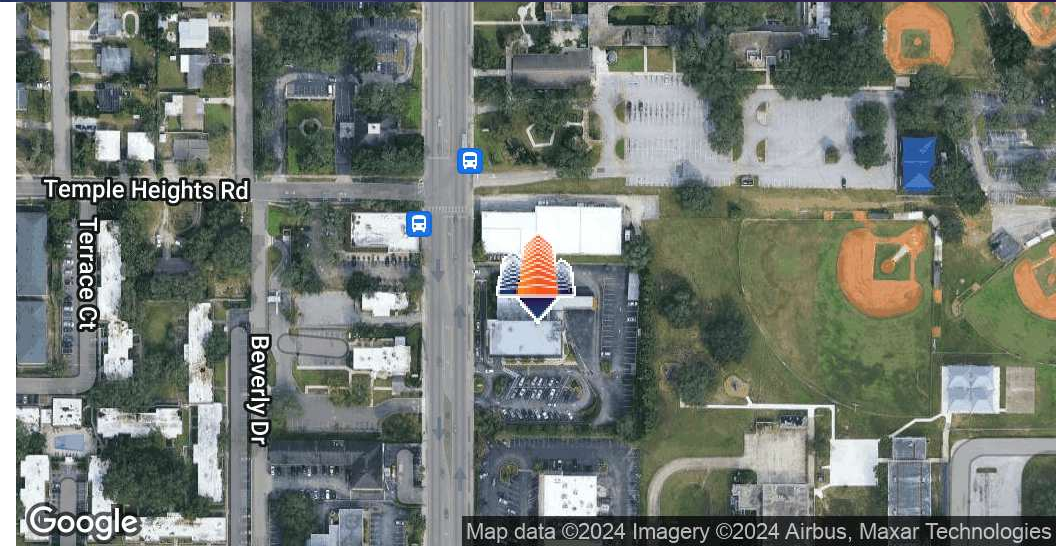
Bank of America Financial Center

9385 N 56th St, Temple Terrace, FL 33617



EQUITY
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PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Association controlling majority number of Votes, 53.24% of center.
- Join the anchor tenant, Bank of America, at their Temple Terrace location. With decades of service, this branch ranks as the 6th highest in deposits within the Tampa Bay Metropolitan Area.
- The building underwent a significant remodel in the summer of 2022. Upgrades include a new roof, replacement HVAC units, and a repaved and re-stripped parking lot. The entire second floor has been renovated with new porcelain plank-look tile flooring, updated HVAC, fresh paint, a revamped common area break room, new lighting, and ceiling tiles.
- The Building Association maintains the building's structure and roof, common areas, parking, lights, landscaping, and janitorial services. The NNN lease structure simplifies management with minimal owner involvement, allowing association fees to be reimbursed through Additional Rent.

OFFERING SUMMARY

Sale Price:	\$3,500,000
Lot Size:	1.86 Acres
Condo Size:	14,395 SF
NOI:	\$221,659
Cap Rate:	5.83%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,950	38,509	98,945
Total Population	16,930	104,365	258,015
Average HH Income	\$67,015	\$63,976	\$64,158

[CLICK HERE FOR A VIRTUAL TOUR.](#)

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PROPERTY PHOTOS



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MARKET OVERVIEW



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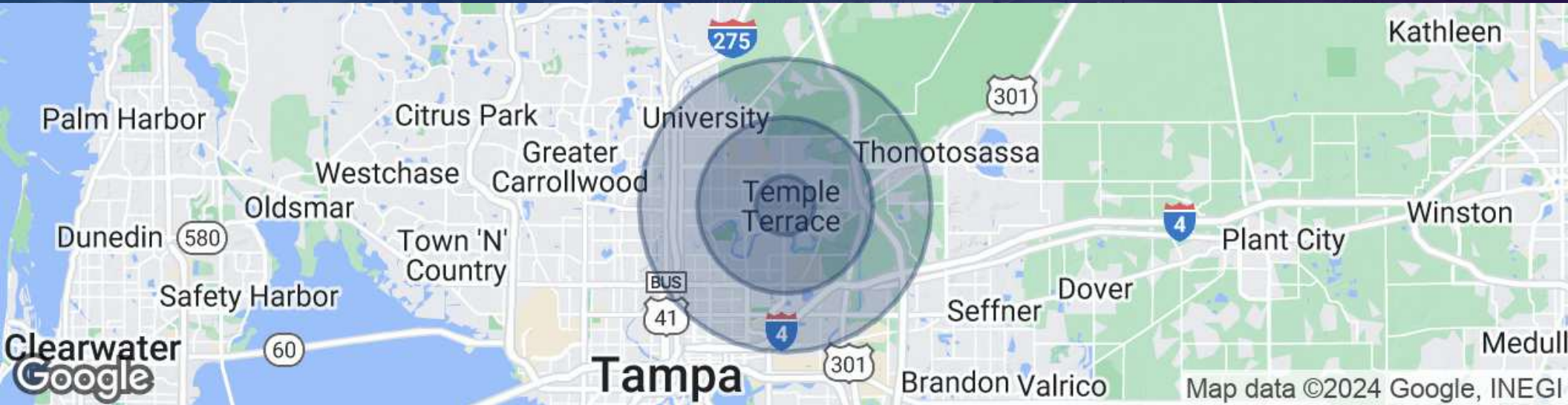
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,930	104,365	258,015
Average Age	38	36	37
Average Age (Male)	37	35	36
Average Age (Female)	40	37	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,950	38,509	98,945
# of Persons per HH	2.34	2.49	2.48
Average HH Income	\$67,015	\$63,976	\$64,158
Average House Value	\$368,251	\$304,297	\$304,031

Demographics data derived from AlphaMap

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