



EQUITY  
INVESTMENT  
SERVICES

# BANK OF AMERICA FINANCIAL CENTER

9385 N 56TH ST, TEMPLE TERRACE, FL 33617



## Bank of America Financial Center

9385 N 56th St, Temple Terrace, FL 33617

The information contained in this report is proprietary and strictly confidential. It is intended to be reviewed only by the party or parties to whom it was distributed and said party shall not make the report available to any other individuals or entities without the express written approval of Equity Investment Services. By receipt of this report, you hereby agree that this report, its contents and any related documents are of a confidential nature and you agree to hold and treat it in the strictest of confidence and that you will not disclose this report or any of the information contained herein to any other party or entity without the prior written consent of Equity Investment Services. You also agree that you will not use this report or any of its contents or related documents in any manner whatsoever which could be considered to be detrimental to the interests of either the owner or Equity Investment Services. This report has been prepared by Equity Investment Services for informational purposes only and the report is not intended to nor purport to contain all of the information that may be necessary to reach a purchase decision or a decision to enter into any form of binding contractual agreement. The information contained in this report should not be used as a substitute for a thorough due diligence investigation. The information contained herein as well as any supplemental reports or related documents have been carefully compiled from sources considered reliable and while we do not guarantee completeness or accuracy, we believe in good faith that the information contained herein to be correct as of this date.



Equity Investment Services nor its agents, employees or other representatives have not made any investigation nor do we make any warranty or representation with respect to the material facts, pro forma projections, size or square footages of property, the presence or absence of potentially hazardous substances nor the compliance with any governmental regulations. No warranty or representations are made as to the financial stability of the tenants, nor to the business prospects of the tenants nor to any tenant's intention to continue occupancy within the subject property, if applicable. This report contains certain documents including tenant leases and other materials which are described herein in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties should review all such summaries and other documents of whatever nature independently and should not rely on the contents of this report in any manner.

No warranties or representations are made as to any changes, anticipated or not, in the physical, financial or any other condition related to the subject property subsequent to the date of this report. This document is subject to prior placement, changes, errors, omissions or withdrawal without notice and nothing contained herein shall constitute a recommendation, endorsement, offer or advice as to the value of the subject property.



Property Description	4
Property Overview	5
Investment Highlights	6
Property Photos	7
Aerial Map	8
Retailer Map	9
Financial & Tenant Information	10
Demographics	12





# PROPERTY DESCRIPTION



## PROPERTY OVERVIEW

Property Name:	Bank of America Financial Center
Property Address:	9385 N 56 St, Temple Terrace, FL 33617
Property Type:	Office Condo
County:	Hillsborough
Year Built:	1960
Land Area:	1.86 acres
Building SF:	29,552 SF
SF included in sale:	14,395 SF
In-Place NOI:	\$221,659
CAP Rate:	5.83%
Vacancy:	4.83%
<b>Sale Price:</b>	<b>\$3,500,000</b>
<b>Price Per SF:</b>	<b>\$243.14</b>

[Click here for a Virtual Tour.](#)





## INVESTMENT 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-striped 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.





PROPERTY PHOTOS





# AERIAL MAP





# MARKET OVERVIEW







# FINANCIAL & TENANT INFORMATION



## RENT ROLL 2024

<b>Current Rent Roll</b>						
<b>Suite/Unit#</b>	<b>SQFT</b>	<b>Tenant Name</b>	<b>Lease Type</b>	<b>Current Monthly</b>	<b>Current Annual</b>	<b>SF Rate</b>
200	979	Tenant 1	NNN	\$ 1,713	\$ 20,559	\$ 21.00
200B	655	Tenant 2	NNN	\$ 802	\$ 9,629	\$ 14.70
202	718	Tenant 3	NNN	\$ 917	\$ 11,000	\$ 15.32
201	1029	Tenant 4	NNN	\$ 1,544	\$ 18,522	\$ 18.00
203	2270	Tenant 5	NNN	\$ 2,558	\$ 30,690	\$ 13.52
211	1371	Tenant 6	NNN	\$ 1,544	\$ 18,522	\$ 13.51
300	1543	Tenant 7	NNN	\$ 2,150	\$ 25,800	\$ 16.72
301	1565	Tenant 8	NNN	\$ 2,328	\$ 27,935	\$ 17.85
303	826	Tenant 9	NNN	\$ 1,394	\$ 16,732	\$ 20.26
305	568	Tenant 10	NNN	\$ 915	\$ 10,985	\$ 19.34
312	697	<b>Vacant</b>	NNN	\$ -	\$ -	\$ -
307 & 311	2174	Tenant 12	NNN	\$ 2,607	\$ 31,284	\$ 14.39
<b>Monthly NOI</b>				<b>\$ 18,472</b>		
<b>Annual NOI</b>					<b>\$ 221,659</b>	
<b>Per SF</b>				<b>\$1.28</b>	<b>\$16.18</b>	
<b>Total Condo SF:</b>	<b>14395</b>	<b>Total Leased:</b>	<b>13698</b>	<b>Vacancy:</b>	<b>4.84%</b>	



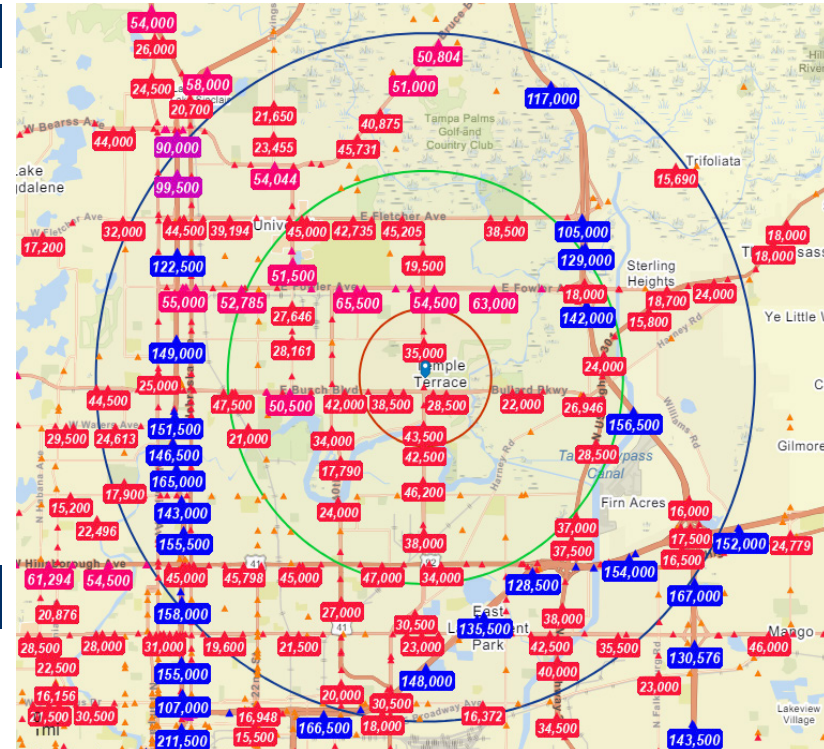


DEMOGRAPHICS



## DEMOGRAPHIC & TRAFFIC STUDY

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	16,930	104,365	258,015
Average Household Income	\$67,015	\$63,976	\$64,158
Median Household Income	\$39,824	\$43,689	\$42,809
Number of Households	6,950	38,509	98,945
Average Household Size	2.34	2.49	2.48
Median Age	33.1	31.3	32.7
Average Property Value	\$368,251	\$304,297	\$304,031
<b>Traffic Count</b>			
N 56 St	+/- 35,000 vehicles per day		
E Busch Blvd	+/- 37,500 vehicles per day		







**Erik Vasquez**  
**Senior Associate**

Office: 407.573.0711 ext 301  
Cell: 407.415.7825  
Email: [EVasquez@EISRE.com](mailto:EVasquez@EISRE.com)

**Richard Wagner**  
**Associate**

Office: 407.573.0711  
Cell: 321.438.5196  
Email: [RWagner@EISRE.com](mailto:RWagner@EISRE.com)



**EQUITY  
INVESTMENT  
SERVICES**