

# COMMERCIAL REDEVELOPMENT OPPORTUNITY FOR SALE

## Capital Improvement Plan

### Financials Available Upon Request

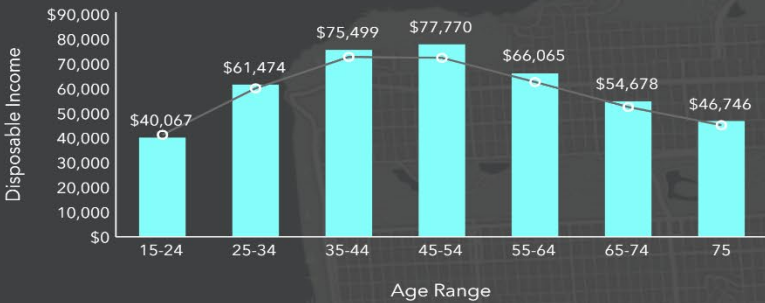
The capital improvement plan has been well received by several banking partners. The term sheet reflects highly competitive rates and favorable financing terms. A full pro forma analysis has been completed and is available upon request.



### Financial Profile

4154 Lafayette St, Marianna, Florida, 32446  
Drive time of 15 minutes

#### Average Disposable Income by Age



Dots show comparison to Jackson County

#### Disposable Income for this Area



\$62,388 ↓

Average Disposable Income is \$24,803 lower than Florida, which has a value of \$87,191

### Financial Trends

**101** 2025 HH Has 1 Vehicle Covered w/Auto Insurance: Index  
Which is more than 85% of all ZIP Codes

**86** 2025 Renter Carries Home/Pers Property Insurance: Index  
Which is more than 85% of all ZIP Codes

**105** 2025 HH Has 3+ Vehicles Covered w/Auto Insurance: Index  
Which is less than 85% of all ZIP Codes

**98** 2025 Have Farmers Home/Pers Property Insurance: Index  
Which is less than 85% of all ZIP Codes

**100** 2025 Avg \$181-225 Monthly Debit Card Expenditures: Index  
Which is more than 85% of all ZIP Codes

**82** 2025 Used Real Estate Agent/12 Mo: Index  
Which is more than 85% of all ZIP Codes

**119** 2025 Have Mastercard Debit Card in Own Name: Index  
Which is more than 85% of all ZIP Codes



### Key Facts

**65**  
Wealth Index

**18.6%**  
Percent of Income for Mortgage

**\$77,463**  
2025 Average Household Income

**\$85,578**  
2030 Average Household Income

### Average Annual Lifestyle Spending

**\$361**  
Cash Gifts to Charities

**\$47**  
Movies/Museums/Parks

**\$518**  
Life/Other Insurance

**\$2,227**  
Travel

**\$998**  
Education

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