

FOR SALE

\$695,000



Blue Oaks Plaza

11175 SW 93rd Court Road

Plaza is in excellent condition. 100% Leased. Six 1,700 sf units. New a/c's, new signage, block construction, 24 parking spaces.

Zoned: B-4

Year Built: 2005

Lot Size: 1 acre

Total Square Feet: 10,200

PA#: 35341-004-10

Taxes: \$7,185

MLS#: 409404

Information herein is deemed reliable but not guaranteed

Van H. Akin, CCIM, SIOR

Foxfire Realty

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Blue Oaks Plaza
11175 SW 93rd Ct. Rd.

Unit #	Unit Size (SF)	Income Monthly	Income Annual
101	1,700	\$1,133.33	\$13,599.96
102 & 103	3,400	\$2,500.00	\$30,000.00
104	1,700	\$1,200.00	\$14,400.00
105	1,700	\$1,133.33	\$13,599.96
106	1,700	\$1,133.33	\$13,599.96
Gross Income		\$7,099.99	\$85,199.88
Property Tax 2013			\$7,185.00
Insurance			\$6,500.00
Lawn			\$3,640.00
Irrigation			\$1,800.00
Utilities			\$1,200.00
Expenses			\$20,325.00
Net Income			\$64,874.88
Sale Price	\$695,000	Cap Rate	9.33%

Information herein deemed reliable but not guaranteed

Marion County Property Appraiser

Villie M. Smith, CFA, ASA

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 GO TO [2013](#) [2012](#) [2011](#) PRC

2014

35341-004-10

Prime Key: 3324986

[MAP IT](#)

As of 4/29/2014

Property Information

MOOOCHIE LLC
 935 SE 42ND ST
 OCALA FL 34480

Taxes / Assessments:

Map ID: 114
 Millage: 9002

M.S.T.U.
PC: 16
 Acres: 1

Situs: 11175 SW 93RD COURT RD OCALA, 34481

Values NOT Available

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2013	N/A	N/A	N/A	\$377,218	\$377,218	\$0	\$377,218
2012	N/A	N/A	N/A	\$384,762	\$384,762	\$0	\$384,762
2011	N/A	N/A	N/A	\$503,348	\$503,348	\$0	\$503,348

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
5917/1098	08/13	57 TRANSFER FROM BANK	2 V-SALES VERIFICATION	U	I	\$430,000
5775/1562	11/12	56 TRANSFER TO BANK	9 UNVERIFIED	U	I	\$789,600
5775/1555	11/12	77 AFFIDAVIT	0	U	I	\$100
3829/1859	09/04	07 WARRANTY	2 V-SALES VERIFICATION	Q	V	\$305,000

Property Description

SEC 35 TWP 16 RGE 20
 PLAT BOOK 007 PAGE 180
 OAK RIDGE BUSINESS CENTER
 LOT 10 & W 42.13 FT OF LOT 11

Parent Parcel: [35341-004-00](#)

Land Data - Warning: Verify Zoning

Use Front Depth Zoning C Notes Units Type Rate Loc Shp Phy Class Value Just Value

1610 222 196 B4 43512.00 SF 1.00 1.00 1.00
 0496 B4 .08333333 1.00 UT 1.00 1.00 1.00

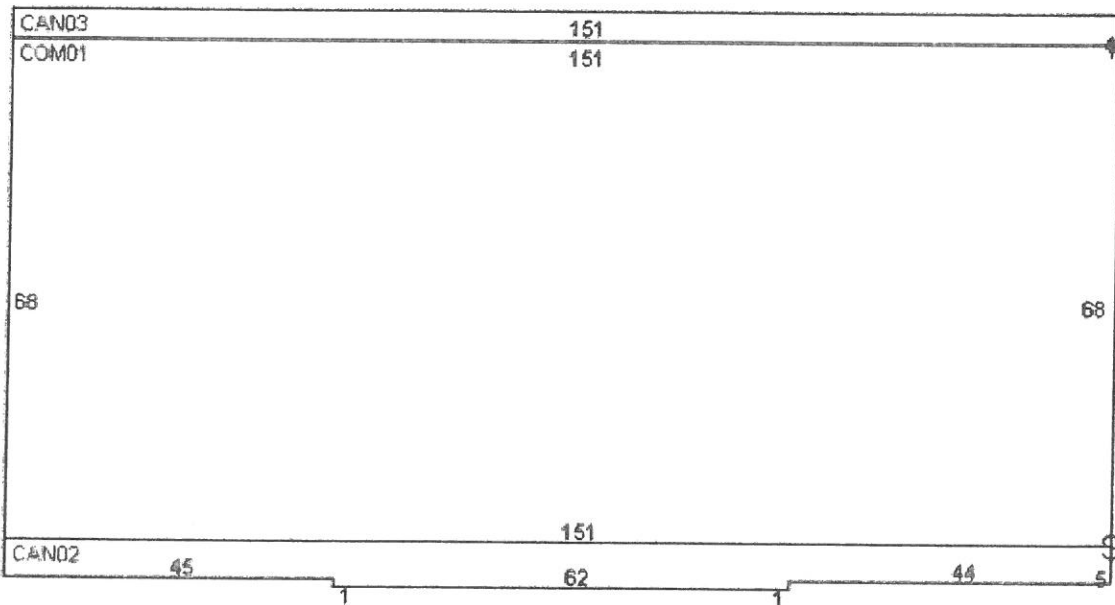
Neighborhood 8300 - 16/20-16/21

Mkt: 9 70

Traverse

Building 1 of 1

COM01=U68L151D68R151.
 CAN02=D5L44D1L62U1L45U5R151.U68
 CAN03=U4L151D4R151.



Building Characteristics

Structure	4 - MASONRY NO PILAST	Year Built 2005
Effective Age	1 - 00-04 YRS	Obsolescence: Functional 0.00 %
Condition	2 - 2	Obsolescence: Locational 0.00 %
Quality Grade	600 - AVERAGE	Base Perimeter 438
Inspected on 3/14/2014 by 197		

Exterior Wall: 54 OCALA BLOCK 69 %
 18 PREFINISHED MTL 31 %

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Finish %	Sprinkler A/C	
1	13.0	1.00	2005	0 %	10,268	M16 COMMUNITY SHOP CTR	100 %	N	Y
2	9.0	1.00	2005	0 %	817	CAN CANOPY-ATTACHD	100 %	N	N
3	12.0	1.00	2005	0 %	604	CAN CANOPY-ATTACHD	100 %	N	N

Section: 1

Elevator Shafts	0	Apartments	0	Kitchens	0	4FixBath	0	3FixBath	0
Elevator Landings	0	Escalators	0	Fireplaces	0	2FixBath	7	XFixture	9

Miscellaneous Refinements

Description	Units	Rate	RCN	Value
COL BLT IN COOLER	64			

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width	Depr	Value
144 PAVING ASPHALT	18477.00		SF	5	2005	3	0.0	0.0		
159 PAV CONCRETE	130.00		SF	20	2005	5	0.0	0.0		
159 PAV CONCRETE	112.00		SF	20	2005	3	0.0	0.0		

Appraiser Notes

BLUE OAKS PLAZA									
101 -GATOR SMOKES									
102 -BINGO								1-2FX 4X	
103 -BINGO						1-2FX 1X		1-2FX 1X	
104 - BINGO						1-2FX 1X			
105 - CONSUMERS CLUB						1-2FX 1X			
106 -DARRELLS									

Planning and Building, County Permit Search

** Permit Search **

Permit Number	Amount	Issued Date	Complete Date	Description
M091261	\$72,900	9/1/2005	11/1/2005	INT BUILDOUT #102
M071055	\$72,900	7/1/2005	11/1/2005	INT BUILDOUT #105
M040502	\$75,000	4/1/2005	12/1/2005	INT BUILDOUT #106
M081314	\$72,900	8/1/2005	12/1/2005	INT BUILDOUT #103
M081315	\$72,900	8/1/2005	12/1/2005	INT BUILDOUT #104
M092063	\$72,900	9/1/2005	12/1/2005	INT BUILDOUT #101
M080958	\$62,000	8/1/2007	2/1/2008	INT. BUILD OUT #101
M070490	\$1	7/1/2009	8/1/2009	RECONNECT #103
M080469	\$2,000	8/1/2009	8/25/2009	2-2HR FIRE WALLS ADDING 2 OPENINGS
M091181	\$1,400	9/1/2010	10/11/2010	COMMERCIAL RECONNECT
M040876	\$1	4/8/2011	5/11/2011	RECONNECT #105
2012041209	\$1	4/12/2012	5/15/2012	RECONNECT #104
2012041206	\$1	4/12/2012	5/15/2012	RECONNECT #103
2011090609	\$132,000	9/1/2011	1/11/2012	INT. BUILD OUT UNIT 104 FOR PACO'S HOT SPOT
2013080798	\$0	9/6/2013	-	COMMERCIAL RECONNECT
2013080798	\$0	9/6/2013	-	COMMERCIAL RECONNECT
2011030416	\$2,200	8/26/2013	-	ADD PLUMB SALON SINK WATER HEATER & 3 SHAMPOO BOWLS UNIT 5
2013080349	\$0	8/19/2013	-	COMMERCIAL RECONNECT UNIT 103
2013080344	\$0	8/19/2013	-	COMMERCIAL RECONNECT UNIT 106
2013080346	\$0	8/19/2013	-	COMMERCIAL RECONNECT UNIT 102
2013080348	\$0	8/19/2013	-	COMMERCIAL RECONNECT UNIT 104
2013080798	\$0	9/6/2013	-	COMMERCIAL RECONNECT UNIT 101
2013080796	\$0	9/5/2013	-	COMMERCIAL RECONNECT UNIT 105
2013081262	\$23,889	-	10/22/2013	

U 106 INSTALL RESTRM & REMODEL KIT AREA
W/RECONNECT

2013100415	\$6,500	10/1/2013	11/19/2013	INTER RENO W/NEW CERT. OF OCCUPANCY
2013081262	\$23,889	8/1/2013	10/22/2013	INSTALL RESTRM & REMODEL KITCHEN AREA W/RECONNECT
