

AVAILABLE PROPERTIES

American Car Center, A STNL investment offering a 6.22% initial return with 3% annual increases



\$2,650,000.00

Auto Dealership \$5,999,999



Property Tours By Appointment Only

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**Zoned B-3,
Land: 47,414 sf,
Bldg.: 12,500sf
\$3,400,000.00**

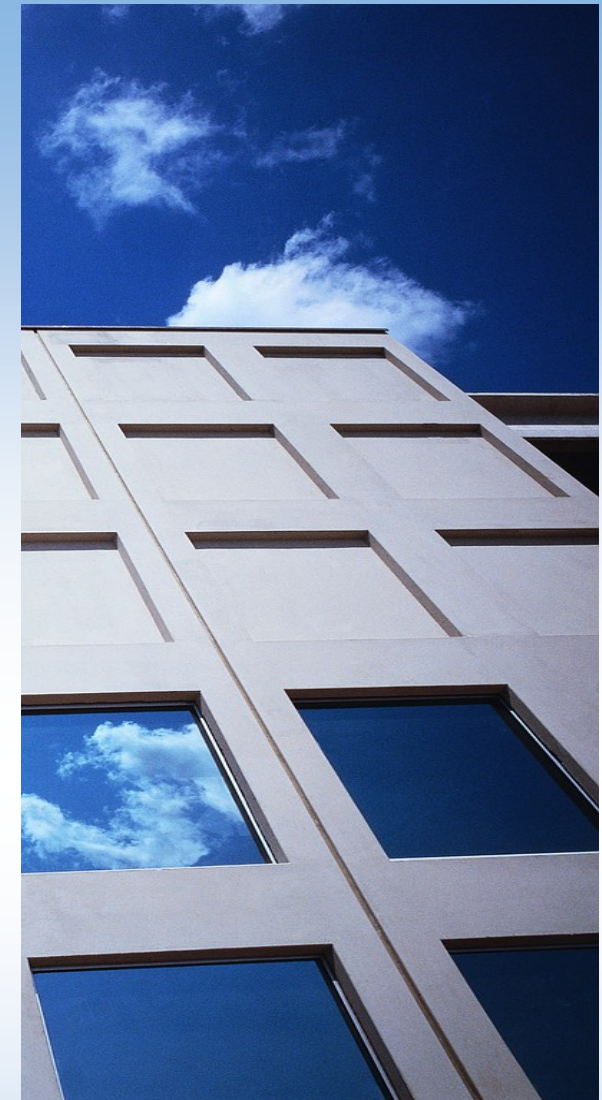
LANDLORD REPRESENTATION

RJ Realty provides landlord representation and agency leasing services for some of the largest global owners and operators of real estate, as well as local and entrepreneurial owners and developers throughout Florida. Our expertise includes new "ground-up" construction leasing as well as repositioning existing or older assets for competitive success in local markets.

With clients ranging from Large Private Investors, institutional owners advisors and local investors, RJ Realty prides itself on providing best-in-class marketing and a full suite of research capabilities to support the efforts of its leasing professionals. They in turn are armed with the most up-to-date and timely data to guide client expectations and facilitate the effective lease-up of commercial properties. RJ Realty aliens its interests with those of its clients to facilitate results, and the ultimate success of each asset

TENANT REPRESENTATION

Finding the right location for your business is critical. Deciding where to locate is influenced not only by real estate market factors, but also by fundamental business drivers including employee attraction and retention, workplace productivity, proximity to labor and supply and alignment with your corporate brand. RJ Realty Tenant Representation professionals take a comprehensive approach, from situation analysis through option development and project implementation, to ensure your optimum workplace situation. Our full market research capabilities ensure each decision reflects the most up-to-date intelligence available. Real estate needs by assessing financial, environmental, operational and qualitative criteria.



RJ REALTY, Advisory Services
Commercial & Investment Properties



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RONALD OSBORNE

Broker/President, Ronald W. Osborne represents both buyers and sellers of commercial properties of all asset classes and types focusing primarily on privately owned properties in South Florida ranging in value from \$1-10 million.

With over 40 years of experience Ron brings an owner's perspective to the transaction, negotiating with his clients' needs at the forefront, analyzing not just current but future value of a property and obtaining the best outcome possible for his client. Ron's methodology in valuing a property takes into consideration not only the property's current financial and physical state, but also what it will take to bring added value over time and therefore maximize value.

Methodical in marketing properties, Ron utilizes his extensive proprietary database of property owners and investors both locally and nationally, qualifying potential buyers through the process and ensuring a smooth closing.

Ron has sold and leased over \$900 million worth of commercial property since 1976 including shopping centers, office buildings and office parks, apartment complexes, warehouse buildings, commercial develop sites, and large residential and commercial PUDs.

Prior to forming RJ Realty, Ron was a Senior Associate with Avison Young in the Capital Markets group and was Vice President with Colliers International South Florida. He served for almost 10 years as Senior Investment Associate for Marcus & Millichap of Florida, concentrating strictly on investment sales in primarily the office/industrial and retail markets. Prior to joining Marcus & Millichap he owned and operated Osborne Real Estate Group.

INVESTMENT SALES

In today's global real estate investment market, clients require expert representation backed by deep knowledge of local property markets and access to broad financial options. As part of our comprehensive capabilities, RJ Realty's Investment Sales professionals combine local, national and international market expertise with world-class research and financing resources. From market evaluation and product positioning through negotiation and execution, RJ Realty can assist you in developing marketing and sales strategies to help you realize the maximum potential of your assets.

INVESTMENT SALES SERVICES:

- Asset Disposition
- Asset Recapitalization
- Market Research

HOW DO WE MAXIMIZE VALUE?

- Financial Review
- Lease Review & Rental Rate Review
- Operating expenses
- Rental Rate comparison and recommendations
- Property tours with curb appeal recommendations
- Recommendations to increase property value
- Recommendations to improve rental rates
- Provide a Proposal to cover property value in detail

RECENT SALES



The Gardens Mall is a $\pm 50,000$ SF mixed use property consisting of 6 buildings on 5 Acres of land on Commercial Blvd. in Tamarac, FL

The property was a true value add opportunity with over \$200,000 in deferred maintenance.

The property was sold all call to a local investor that relocated his office to the property and saw the opportunity in re-tenanting the property once it was renovated.

