

# 3800 Highway 1

GRANT VALKARIA, FL 32949

# FOR SALE

\$1,000,000

Special Purpose Property



## PROPERTY FEATURES

- Marina waterfront on 2.28 acres
- 210 linear feet of shoreline
- 9 docks w/ power lifts
- Restaurant/bar w/outside dining
- 2nd floor 1867 SF residence w/ pool
- 6 buildings with over 6600SF
- Gated entry, security lighting
- Impact windows facing water
- Metal roof on main structure
- Owner financing available!



[www.FlintBrokers.com](http://www.FlintBrokers.com)

### James Flint

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### Brant Baylock

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Dining Area



Dining Area



Main Structure



Pool



2nd Floor Kitchen



Large Retail Area

**SPERRY**  
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GLOBAL AFFILIATES™  
FLINT BROKERS &  
ASSOCIATES  
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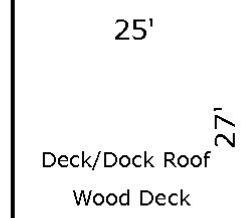
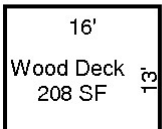
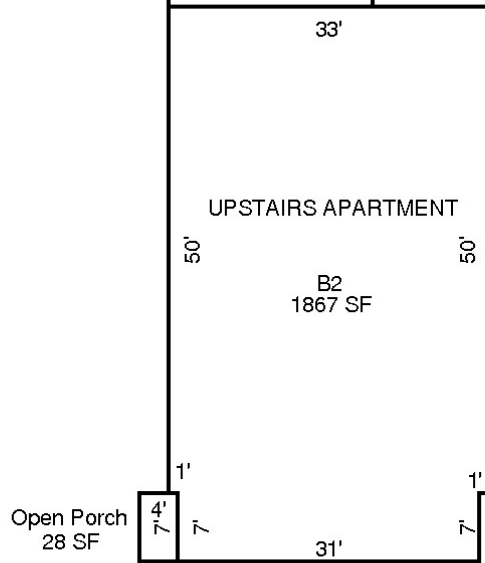
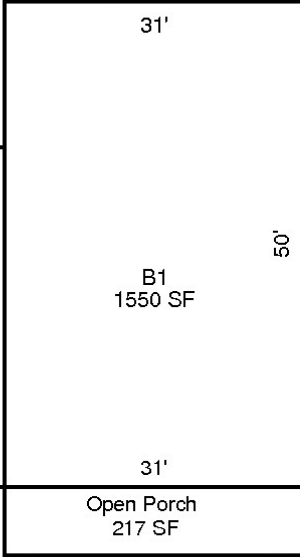
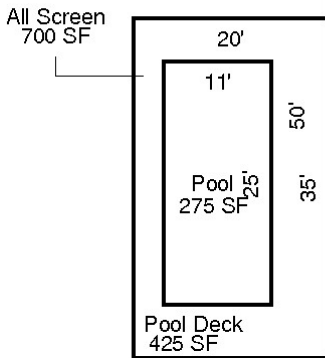
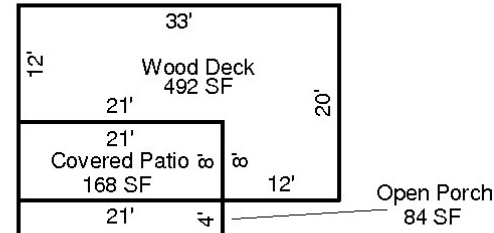
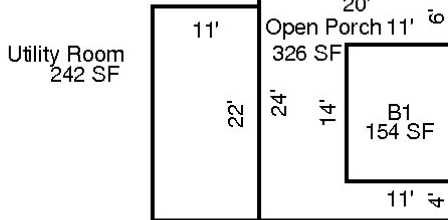
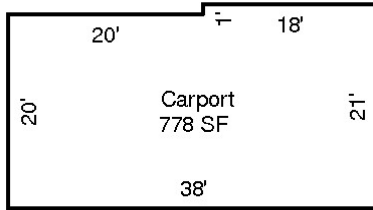
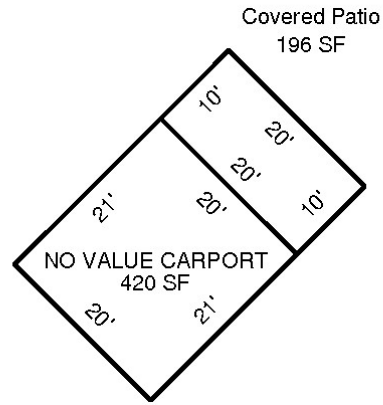
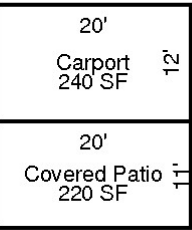
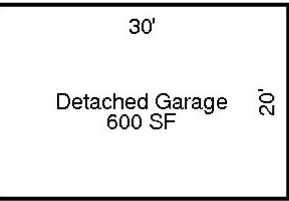
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N/V TRAILER



ACROSS STREET  
4 SLIPS  
952 SF DOCK

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Property Info				
Lease Space	Sq.ft.	Lease Exp.	Base Rent	Market Rent
Restaurant	1342 (Inc. Deck)		\$ -	\$ 1,500.00
Store	1100		\$ -	\$ 1,000.00
Residence	1867	Sep-20	\$ 1,600.00	\$ 2,000.00
Workroom 1	460	Feb-21	\$ 600.00	\$ 1,800.00
Workroom 2	600	Month-to-month	\$ 600.00	\$ 800.00
Storage Lot			\$ -	\$ 900.00
Front Lot Sales	NA		\$ -	\$ 1,000.00
Docks 1 - 9	952		\$ 1,400.00	\$ 1,800.00
Operating Info				
			2019	Pro-forma
Annual Income				
Annual Gross Potential Rent			\$ 50,400.00	\$ 129,600.00
Less: Vacancy/Deductions (5%)			(\$2,520.00)	(\$6,480.00)
<b>Effective Gross Income</b>			<b>\$ 47,880.00</b>	<b>\$ 123,120.00</b>
Annual Expenses				
Trash			\$ (668.76)	\$ (668.76)
Water			\$ (1,620.00)	\$ (2,200.00)
Insurance			\$ (1,948.00)	\$ (1,948.00)
Lawn Care/landscaping			\$ (2,400.00)	\$ (2,400.00)
Repairs and Maintenance			\$ (4,068.00)	\$ (4,068.00)
Electricity			\$ (5,400.00)	\$ (6,500.00)
Property Tax (2019)			\$ (7,855.74)	\$ (7,855.74)
<b>Net Operating Income</b>			<b>\$ 23,919.50</b>	<b>\$ 97,479.50</b>
<b>Purchase price</b>				<b>\$ 1,000,000.00</b>
Down Payment (20%)				<b>\$ 200,000.00</b>
Annual Debt Service (@ 6% int, 30 year am)				\$ (57,556.85)
Debt Coverage Ratio (Year 1)				1.69
Net Cash Flow After Debt Service				\$ 39,922.65
Principle Reduction (Year 1)				\$ (25,250.92)
<b>Total Annual Return (Inc. principle reduction)</b>				<b>\$ 65,173.57</b>
<b>Capitalization Rate</b>				<b>9.75%</b>
<b>Cash on Cash Return (20% down)</b>				<b>19.96%</b>



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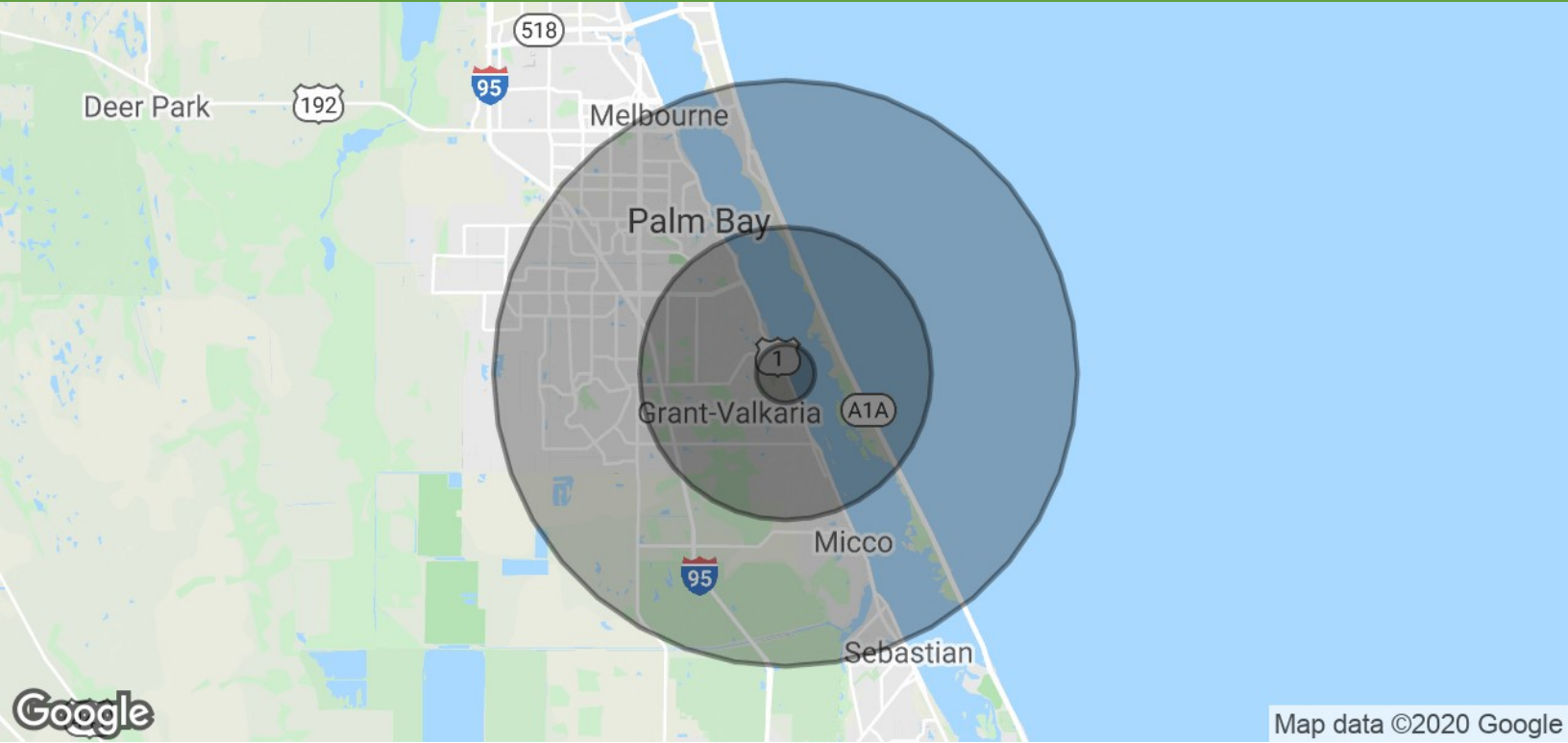
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## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	535	14,279	139,053
Average age	48.8	52.7	45.0
Average age (Male)	48.7	52.9	43.2
Average age (Female)	48.9	53.3	46.7

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	201	5,952	56,985
# of persons per HH	2.7	2.4	2.4
Average HH income	\$106,247	\$83,494	\$59,010
Average house value	\$498,890	\$439,299	\$230,706

\* Demographic data derived from 2010 US Census



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