

Orchid Lake Warehouse Distribution Center

6530 Orchid Lake Road, New Port Richey, FL 34653

Confidential Information Memorandum

Berkshire Hathaway HomeServices
Florida Properties Group - Commercial Division



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**BERKSHIRE
HATHAWAY**
HomeServices

Florida Properties Group

COMMERCIAL DIVISION

This Confidential Information Memorandum (the "Memorandum") has been prepared by Berkshire Hathaway HomeServices Florida Properties Group - Commercial Division ("BHFPC") solely for informational purposes from materials supplied to BHFPC by Blefari 1987 Trust and EA & JE Blefari ("Owner"). This Memorandum relates to the possible sale of 6530 Orchid Lake Road, New Port Richey, FL 34653 ("Investment"). This Memorandum is being furnished through BHFPC as the Owner's exclusive advisor, solely for use by prospective purchasers in considering an acquisition of the Investment.

This Memorandum has been prepared to assist interested parties in making their own evaluation of the Investment and does not purport to contain all of the information that a prospective purchaser may desire. In all cases, interested parties should conduct their own investigation and analysis of the Investment and the data set forth in this Memorandum.

BHFPC has not independently verified the accuracy and completeness of any of the information, contained in this Memorandum. Neither BHFPC, the Owners, nor their respective affiliates, directors, officers, employees, representatives or agents makes any representation or warranty as to the accuracy or completeness of this Memorandum, or any supplemental information furnished in connection herewith, and none of the foregoing shall have any liability for any representations (express or implied) contained in, or for any omissions from, this Memorandum, any supplemental information furnished in connection herewith or any other written or oral communication transmitted to the recipient in the course of the recipient's evaluation of Investment.

Neither BHFPC, the Owners or their respective affiliates, directors, officers, employees, representatives or agents, undertakes any obligation to provide additional information or to correct or update any of the information set forth in this Memorandum.

By accepting this Memorandum, the recipient acknowledges and agrees that all information contained herein and all other information provided by BHFPC, or the Owners related thereto is subject to the terms of the confidentiality agreement previously executed by the recipient regarding this Memorandum. Without limiting the generality of the foregoing, (i) the recipient will not reproduce this Memorandum, or such other information, in whole or in part, and will use this Memorandum and such other information solely for purposes of evaluating the recipient's interest in acquiring Investment and (ii) if the recipient does not wish to pursue this matter, the recipient will promptly return this Memorandum and such other information, if any, to BHFPC, together with any other materials relating to Investment which the recipient may have received from either BHFPC, the Owners, or their respective affiliates, directors, officers, employees, representatives or agents, as well as any notes or written materials prepared by the recipient.

The Owners reserve the right to negotiate with one or more prospective buyers at any time and to enter into a definitive agreement for the sale of the Investment or any components thereof without prior notice to the recipient of this Memorandum or other prospective purchasers.

The Owners also reserve the right to terminate, at any time, solicitation of indications of interest for the acquisition of the Investment or the further participation in the investigation and proposal process by any party. Finally, the Owners reserve the right to modify, at any time, any procedures relating to such process without assigning any reason thereto. The Owners intend to conduct business in the ordinary manner during the evaluation period; however, the Owners reserve the right to take any action, whether or not in the ordinary course of business, including but not limited to the sale of any assets of the Investment, which it deems necessary or prudent in the conduct of such business.

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This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price, and/or terms or withdrawal from the market without notice. Buyer should verify all information with its' own representatives as well as state and local agencies. Brokers please note that a variable rate commission may exist on this offering that might result in a lower commission cost to the Seller if a Buyer's broker is not involved in the transaction. ©2021 BHH Affiliates, LLC. An independently owned and operated franchisee of BHH Affiliates, LLC. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Equal Housing Opportunity.

Executive Summary

This 13,750 SF warehouse has 1,345 SF of office space. There are two bay doors, one is grade level and the other, at the rear of the building, is dock high. They are all approximately 12 ft. The property is well located in the heart of New Port Richey Industrial and has about 210 ft. of frontage on Orchid Lake Road immediately to the east of Congress Street.

The property is ideally located in close proximity to major north-south and east-west travel routes in an area of West Pasco County experiencing rapid growth of both residential and commercial development.

- 13,750± SF Warehouse with Office/Showroom
- Additional mezzanine storage above showroom
- 1 Truck-well door; 1 Grade-level overhead door
- .87± acres on Orchid Lake Road
- Renovations Completed in 2015
- Zoning C (Commercial District)
- Future Land Use IL (Light Industrial)

West Pasco County is situated along the Nature Coast of Florida over-looking the beautiful blue-green waters of the Gulf of Mexico. We are located just a short distance north of Tampa, Clearwater and St. Petersburg. Making traveling to local area attractions quick and easy.

Blanketed in Florida sunshine and flowing with neighborhood unity, each community in West Pasco holds a unique history and captivating charm.

Sale Price: \$925,000

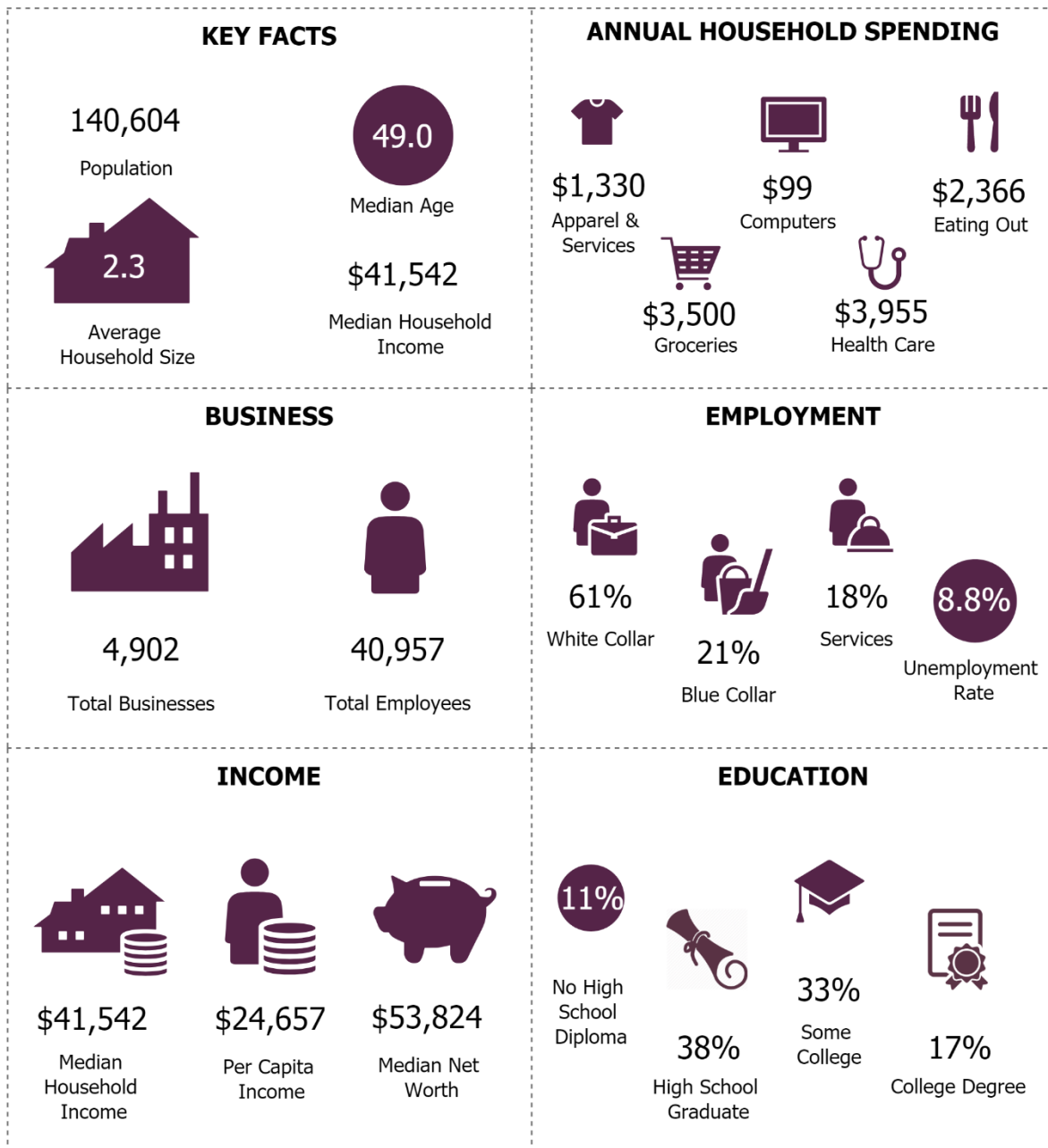
Investment Description

Site Address:	6530 Orchid Lake Road, New Port Richey, FL 34653
Location:	South side of Orchid Lake Rd & West side of Francine Dr.
Access:	Ingress/Egress via Orchid Lake Road and Francine Drive
Parcel No. (APN):	33-25-16-015A-00000-0130
Land Use:	4800 - Warehouse
Zoning:	C - General Commercial
Future Land Use:	IL - Light Industrial
Land Size (total):	0.87 ± acres (37,897± SF)
Building:	13,750 ± SF Roof - Steel frame/truss Exterior - Modular metal
Year Built:	1986/2015 (3,750± SF addition)
Class:	B
Parking:	14 spaces (1 handicap)
Assessed Value:	\$512,407
Taxes & Assess. (2020):	\$11,780.70
Current Ownership:	Blefari 1987 Trust, E. A. & J. E. Blefari Trustees
FEMA Zone:	A (100-year Floodplain, areas with a 1% annual chance of flooding.)
Legal Description:	ORETO & FRANCINE COMM CENTER 1ST ADDITION PB 23 PG 131 LOT 13 OR 9335 PG 0797

Area Demographics

* Demographics are for a 5-mile radius of the Subject.

** Source: ESRI



Key Demographic Indicators

2025 Total Population	144,991
2020-2025 Population: Annual Growth Rate	0.62%
2020 Total Households	61,733
2020-2025 Households: Annual Growth Rate	0.55%
2020 Median Home Value	\$131,469
2020 Total Daytime Population	132,630
2020 Daytime Population: Residents	88,452
2020 Education: High School Diploma	34,730
2020 Education: Bachelor's Degree	23,220
2020 Education: Graduate/Professional Degree	6,068

5 mile radius

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Pasco County

One of the fastest growing areas in the greater Tampa Bay region, Pasco County features a unique blend of undeveloped, open spaces in close proximity to the modern, vibrant communities that makes it a great location to live, visit, and do business.

Located at the apex of the greater Tampa Bay metropolitan area, businesses of all sizes are taking notice of the tremendous benefits that come with locating in Pasco County including ready access to major interstate highways, rail lines, air transportation, and a deep sea port as well as a the diverse, skilled workforce that powers businesses throughout the region. High-tech and aviation/aerospace companies are thriving and growing alongside manufacturers and business service providers, and local entrepreneurs are founding award-winning, cutting edge companies throughout the county.

New Port Richey, Florida

New Port Richey is a city in Pasco County, Florida. New Port Richey is a residential community with a strong local government and an attractive historical downtown and Main Street. The City has a broad array of business and retail services. Since its incorporation in 1924, the city is most recognized for its cultural heritage and unique riverfront landscape. Located in western Pasco County, New Port Richey is approximately 30 miles northwest of greater Tampa. New Port Richey's geography blends nature, beaches, and great shopping with restaurants, culture and business - all with a small-town feel. Located in west-central Pasco County, New Port Richey encompasses a total area of 4.6 miles. The Gulf of Mexico coastline borders the west side of the city, and the Pithlachascotee River runs through the city's heart. New Port Richey is considered part of the Tampa-St. Petersburg-Clearwater, FL MSA. **

Key Demographic Indicators	Pasco County	Zip Code 34653
2020 Total Population	547,403	32,049
2025 Total Population	589,864	32,681
2020-2025 Population: Annual Growth Rate	1.51%	0.39%
2020 Median Age	46.0	49.5
2020 Total Households	234,406	14,369
2020-2025 Households: Annual Growth Rate	1.34%	0.35%
2020 Median Household Income	\$54,245	\$40,506
2020 Median Home Value	\$190,945	\$125,390
2020 Total Daytime Population	502,609	29,633
2020 Daytime Population: Residents	329,043	20,215
2020 Unemployment Rate	7.9%	9.2%
2020 Education: High School Diploma	112,327	7,730
2020 Education: Bachelor's Degree	66,023	2,814
2020 Education: Graduate/Professional Degree	35,522	1,340

** Source Cityofnewportrichey.org

Investment Photos



Investment Photos



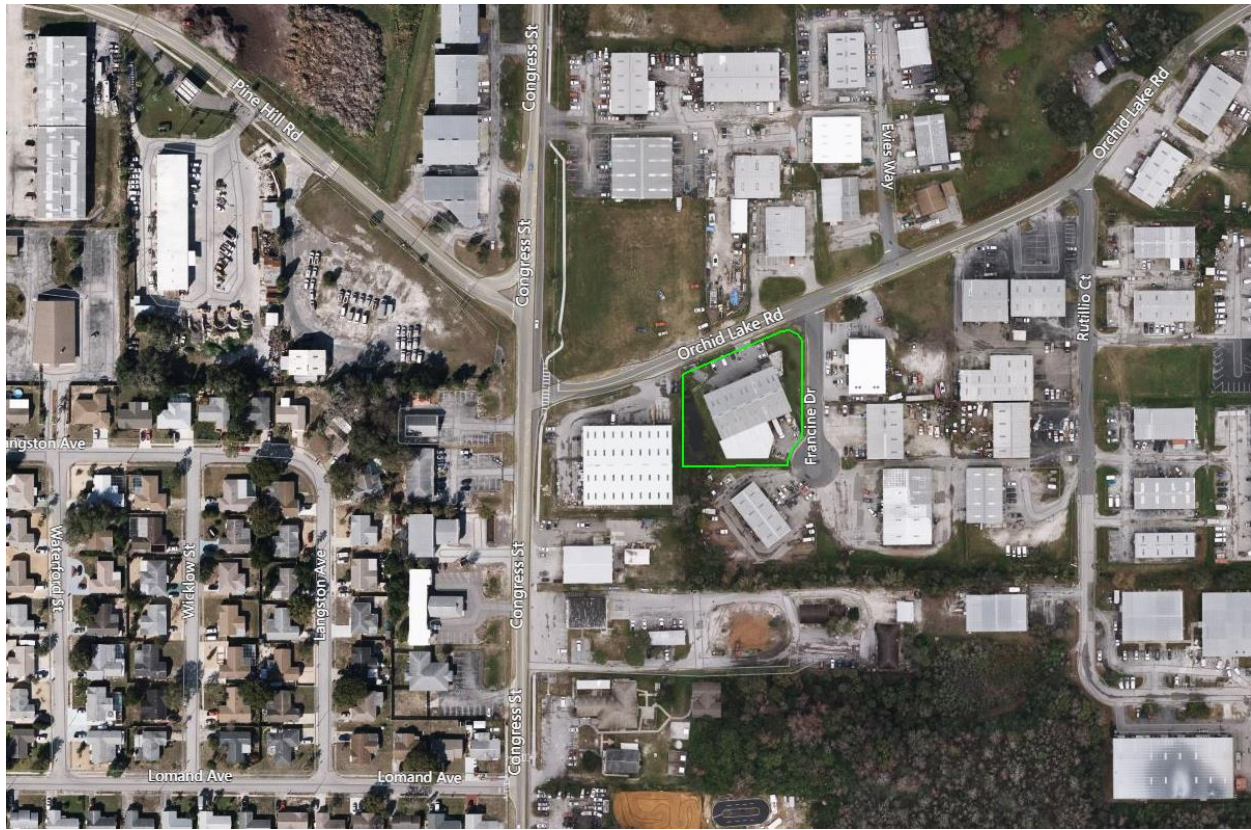
Investment Photos

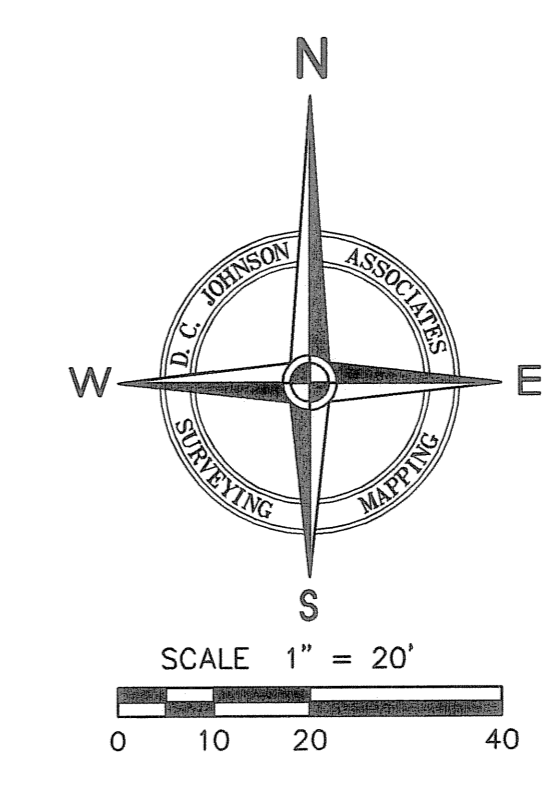
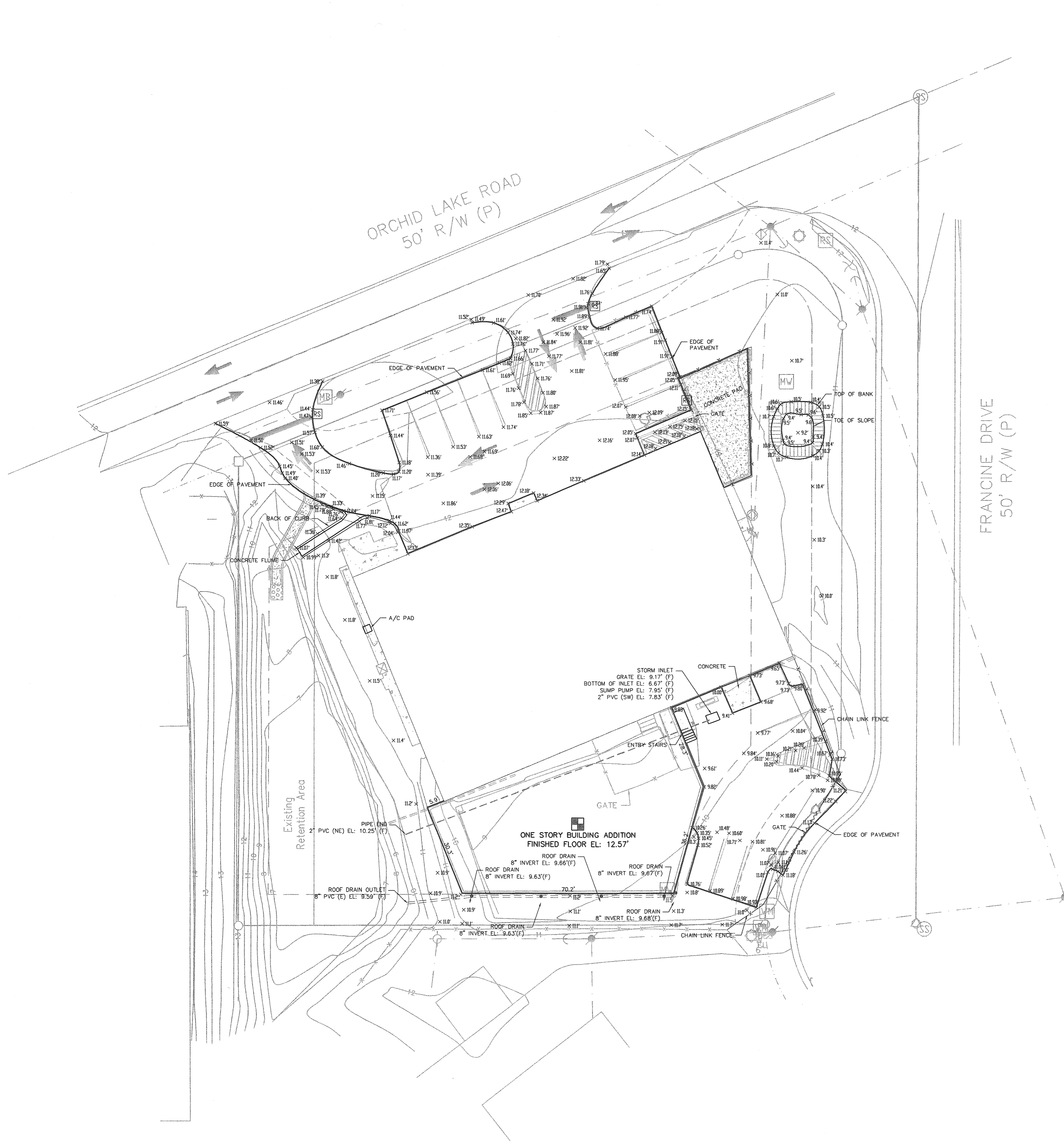


Investment Photos



Location





- LEGEND**
- IP, IR = IRON PIPE, IRON ROD
 - CM = CONCRETE MONUMENT
 - (F) = FIELD DERIVED MEASUREMENT
 - (P) = MEASUREMENT PER PLAT
 - (D) = MEASUREMENT PER DESCRIPTION
 - CL = PROPERTY LINE, CENTERLINE
 - R/W = RIGHT OF WAY
 - = FOUND IR (SIZE & REGISTRATION NUMBER AS NOTED)
 - ⊙ = FOUND IP (SIZE & REGISTRATION NUMBER AS NOTED)
 - = SET 5/8" IR "D.C. JOHNSON LB 4514"
 - = FOUND CM (SIZE & REGISTRATION NUMBER AS NOTED)
 - = SET 4"x4" CM "LB 4514"
 - ⊕ = VERTICAL BENCHMARK
 - EL = ELEVATION
 - RS = ROAD SIGN
 - x11.4' = SPOT ELEVATION
 - PVC = POLYVINYL CHLORIDE PIPE

SURVEYOR'S NOTES

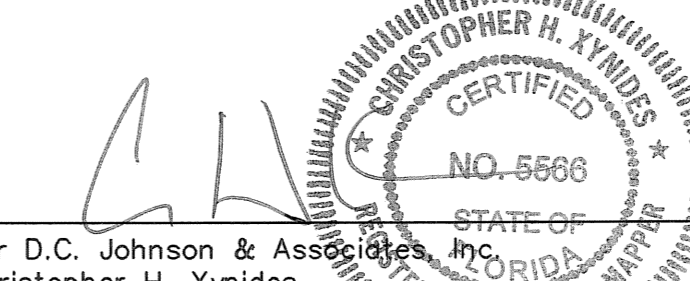
1. Use of this survey for purposes other than intended, without written verification, will be at the user's sole risk and without liability to the surveyor. Nothing hereon shall be construed to give any rights or benefits to anyone other than those certified to.
2. This survey was prepared without an abstract of title; therefore the undersigned makes no guarantees or representations regarding information shown hereon pertaining to easements, right-of-ways, setback lines, agreements, reservations, or other similar matters.
3. No underground installations, improvements or encroachments have been located except those shown hereon.
4. No instruments of record reflecting easements, right-of-ways and/or ownership were furnished to the undersigned except as shown.
5. Subject property may contain lands that are subject to claim or restriction by one or more of the following agencies: Army Corp. of Engineers, Southwest Florida Water Management District (S.W.F.W.M.D.), or Department of Environmental Protection (D.E.P.).
6. Grey-scaled items shown hereon are per the Construction Documents provided by the client.
7. Elevations shown hereon are based upon North American Vertical Datum of 1988 (NAVD88), National Geodetic Survey Benchmark "E 672", located at the intersection of Regency Park Road and Orchid Lake Road in Port Richey, Florida. Published elevation = 17.45' (NAVD88).


CERTIFICATION

Patriot Bank
 Fidelity National Title Insurance Company
 Fidelity National Title of Florida, Inc.
 Orchid Lake Real Estate Equity Partners, LLC

3/10/15	ADD ROOF DRAIN INVERTS	ARG
2/25/15	ADD NEW FENCE LOCATION	ARG
DATE	REVISION	BY

Date of Field Survey: 2/4/2015


 For D.C. Johnson & Associates, Inc.
 Christopher H. Xynides
 Florida Registered Surveyor and Mapper No. 6566
 Florida Licensed Business Number 4514
Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.


 Phone: (352) 588-2768
 Fax: (352) 588-2713
 11911 South Curley Street
 San Antonio, Florida 33576

Record Survey	
PREPARED FOR Bill Law Builders	
Prologis Addition	
PROJECT NO.: 2014-110A02	SCALE: 1" = 20'
DRAWN BY: LDJ	2/11/15 SHEET
CHECKED BY: CHX	2/11/15 1 OF 1