



Ocala (Bryan) Industrial Portfolio

Ocala, FL 34475



Offering Memorandum

Five-building industrial portfolio
for sale in Ocala, Florida



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Portfolio summary

<i>Total Building Size:</i>	123,517± SF
<i>Years Built:</i>	1968-1978
<i>Total Lot Size:</i>	6.91± AC
<i>Zoning:</i>	M1
<i>CAP Rate:</i>	7%
<i>NOI:</i>	\$301,088
<i>Sale Price:</i>	Call broker for info



- Rare opportunity to acquire an income-producing industrial portfolio in the highly desirable North Central Florida market (Ocala), one of the fastest growing cities in the United States.
- Five buildings total located within the city limits with three buildings located in Bryan Industrial Park, and two buildings located in the North Magnolia Business District within the city's Opportunity Zone.
- Located within close proximity to major thoroughfares such as I-75, US Hwy 27, US Hwy 40, and US Hwy 301.
- Added value through the ability to convert current leases to NNN leases.
- Upside potential as leases are approximately 15% below current market rates.

01. Executive summary



Property address	1601-1625 N Magnolia Ave Ocala, FL 34475	11-37 NE 16th St Ocala, FL 34475	805 NW 25th Ave Ocala, FL 34475	839 NW 25th Ave Ocala, FL 34475	840-842 NW 24th Ct Ocala, FL 34475
Folio number	26159-002-00	26159-002-00	2239-001-009	2239-002-007	2239-002-004
Building size(s) (SF)	34,868± SF	36,135± SF	8,875± SF	24,000± SF	19,639± SF
Lot size (AC)	3.38± AC	3.38± AC	0.65± AC	1.44± AC	1.44± AC
Year(s) built	1965	1965	1994	1986	1988
Zoning	M1	M1	M1	M1	M1
Annual rent	\$123,300.60	\$106,450.32	\$37,456.80	\$93,600.00	\$86,350.08
Building features	11 roll-up doors Multi-tenant In opportunity zone	10 dock-high doors Multi-tenant In opportunity zone	Single-tenant	2 dock-high doors with truck wells 1 roll-up door Single-tenant	1 dock-high with a truck well 1 roll-up door Multi-tenant

2020 Valuation Summary

Gross Income:	\$392,443.08
Real Estate Taxes:	\$43,580.76
Insurance Estimate:	\$43,067.00
CAM/Cap X Estimate:	<u>\$30,915.00</u>
<i>NOI:</i>	<u>\$274,880.32</u>

All figures are based on 2020 incomes and projected Insurance and CAM/CAP X expenditures.

2021 Valuation Projection

Effective Gross Income:	\$416,251.00
Real Estate Taxes:	\$43,926.00
Insurance Estimate:	\$33,664.00
Other Operating Expenses:	<u>\$37,573.00</u>
<i>NOI:</i>	<u>\$301,088.00</u>

All figures are based on 2021 incomes and projected Insurance, taxes and operating expenses.

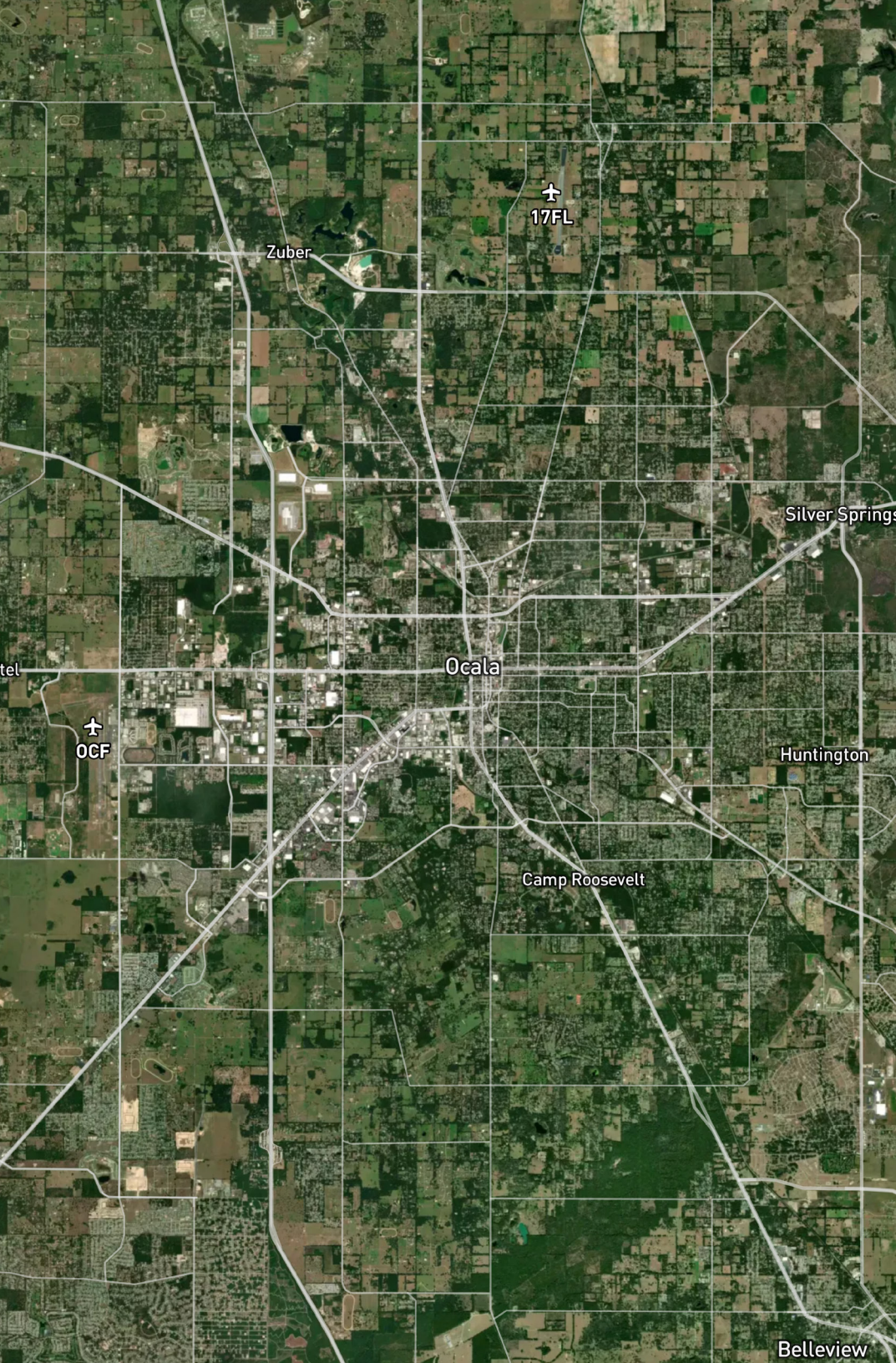
03. Location map

Map



- 839 NW 25th Avenue
- 805 NW 25th Avenue
- 840-842 NW 25th Avenue
- 1601-1625 N Magnolia Avenue
- 11-37 NE 16th Street

04. Ocala MSA



Total Population
365,010±



Total Households
152,837±



Median Age
47±



Total Businesses
13,691±



Total Labor Force
141,041±



Median Income
\$45,937±

**If you would like more
information on this offering
please get in touch.**

Brokerage team

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