

501 W Bay St

JACKSONVILLE, FL



OFFERING MEMORANDUM

KW COMMERCIAL
151 College Dr,
#14
Orange Park, FL 32065

Kahle Commercial Group

PRESENTED BY:

SANDRA KAHLE, CCIM
Managing Director
O: 904.541.0700
C: 904.838.6446
skahle@kahlecg.com

CYNTHIA MCLAIN, CCIM
Broker Associate
O: 904.541.0700
C: 904.545.4195
cmclain@kahlecg.com

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JACKSONVILLE, FL

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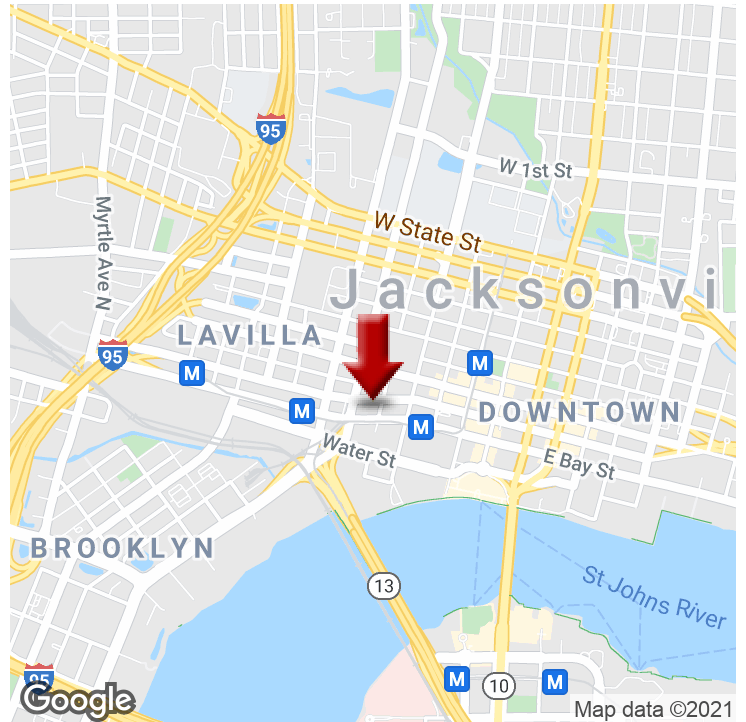
PROPERTY INFORMATION

1

EXECUTIVE SUMMARY

ADDITIONAL PHOTOS

Executive Summary



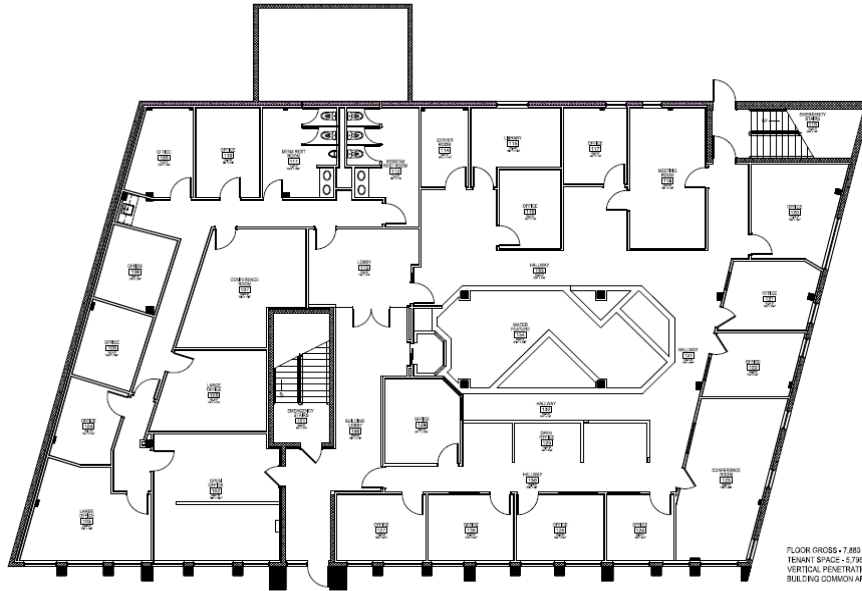
OFFERING SUMMARY

SALE PRICE:	\$2,250,000
NUMBER OF UNITS:	6
NOI:	\$26,398
AVAILABLE SF:	125 - 5,796 SF
LOT SIZE:	0.19 Acres
BUILDING SIZE:	21,815 SF
ZONING:	CCBD
PRICE / SF:	\$103.14

PROPERTY HIGHLIGHTS

- Nicely Appointed Office Space with Sale Leaseback Opportunity
- Professional office space with ample parking garages around the building
- Water garden on 1st floor with atrium views from 2nd & 3rd floor
- 1st Floor currently available 5,796 SF
- 2 blocks from the Courthouse
- 70% Occupied
- \$2,250,000

Additional Photos



1ST FLOOR - FLOOR PLAN
SCALE: 3/16"=1'-0"

FLOOR GROSS - 7,893 DSF
TENANT SPACE - 5,796 USF
VERTICAL PENETRATIONS - 1,321 SF
BUILDING COMMON AREA - 219 SF



MOSELEY PRICHARD &
PARRISH KNIGHT &
JONES, P.A.
301 WEST BAY STREET
BALTIMORE, MARYLAND

REVISIONS:

NO.	DATE	DESCRIPTION



DATE: 12/12/12

1ST FLOOR

PROJECT NO. 183132

ID-1

AS BUILT PLANS



501 W BAY ST

LOCATION INFORMATION

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REGIONAL MAP

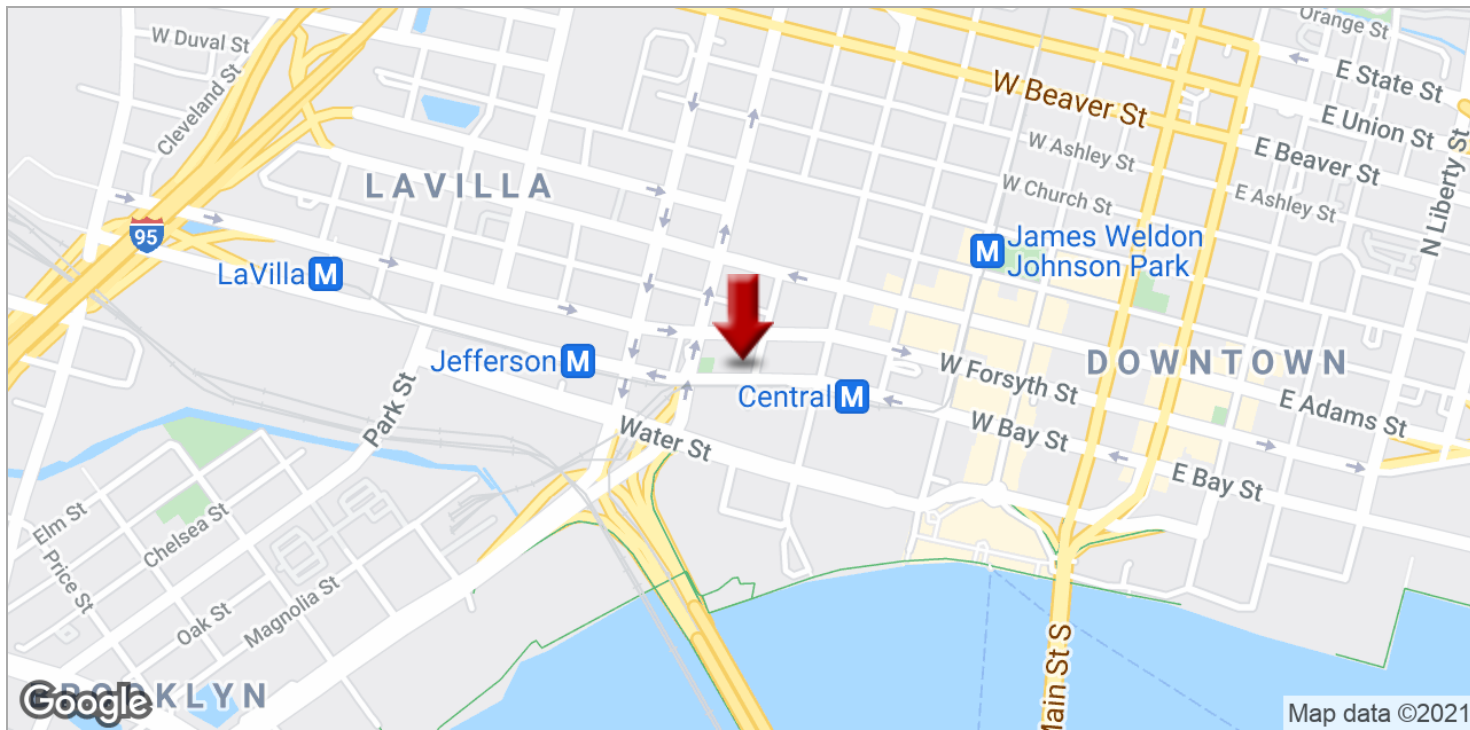
LOCATION MAPS

AERIAL MAP

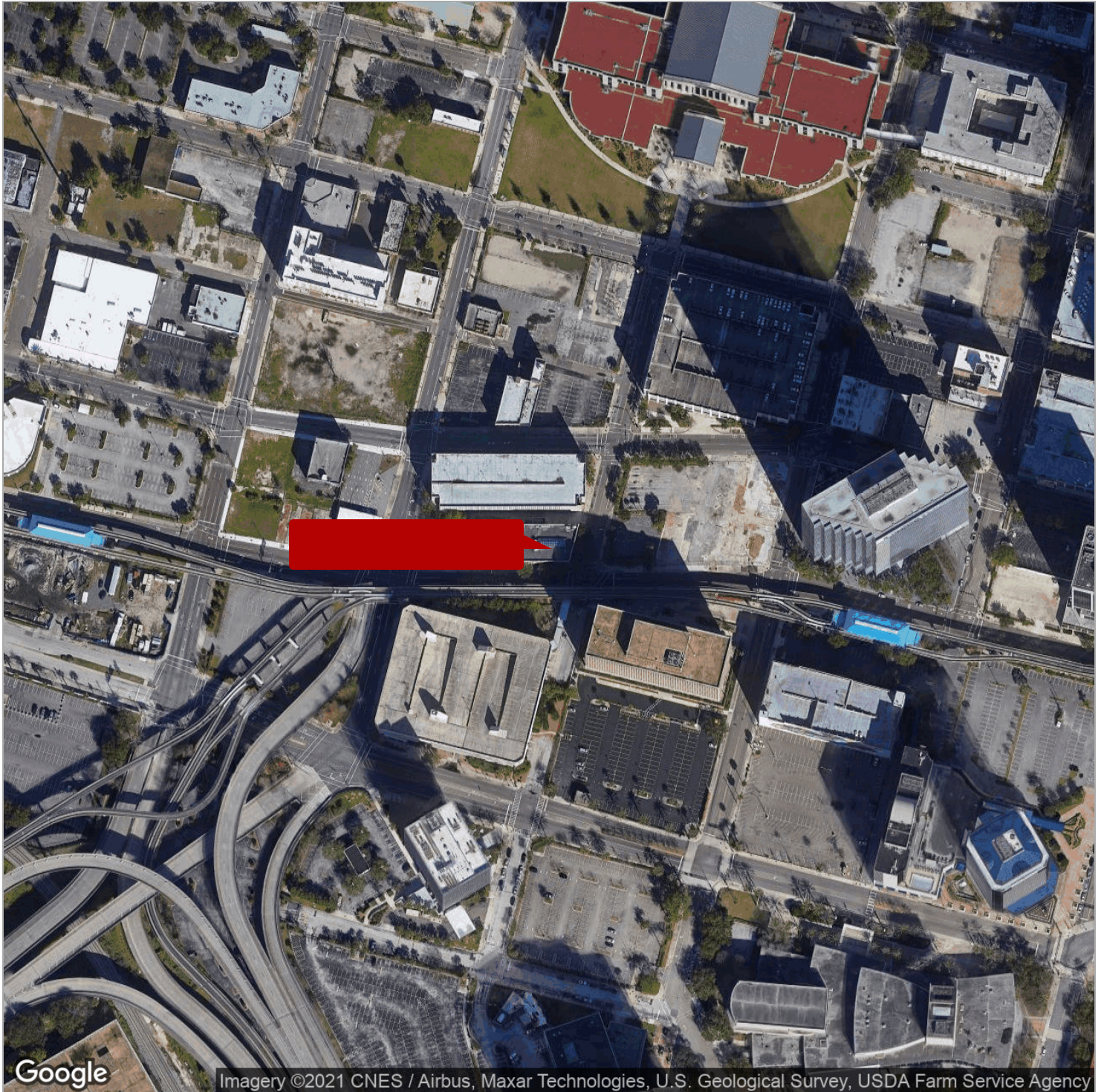
Regional Map



Location Maps



Aerial Map



501 W BAY ST

FINANCIAL ANALYSIS

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FINANCIAL SUMMARY

INCOME & EXPENSES

Financial Summary

INVESTMENT OVERVIEW

Price	\$2,250,000
Price per SF	\$103.14
CAP Rate	1.2%
Cash-on-Cash Return (yr 1)	1.17 %
Total Return (yr 1)	\$26,398
Debt Coverage Ratio	-

OPERATING DATA

Gross Scheduled Income	\$188,267
Other Income	-
Total Scheduled Income	\$188,267
Vacancy Cost	\$0
Gross Income	\$188,267
Operating Expenses	\$162,128
Net Operating Income	\$26,398
Pre-Tax Cash Flow	\$26,398

FINANCING DATA

Down Payment	\$2,250,000
Loan Amount	-
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-

Income & Expenses

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	MARKET RENT	ANNUAL RENT	% OF BUILDING	PRICE PER SF/YR
law office	3rd & 2nd	10,101			\$19	\$131,313	46.3	\$13.00
ComPair Data	2nd	2,701	8/1/2019	7/31/24		\$31,332	12.38	\$11.60
vacant	1st	5,796			\$19	\$0	26.57	\$0.00
						\$0		
						\$0		
Totals/Averages		18,598			\$39	\$162,645		\$8.75
INCOME SUMMARY								
Gross Income								\$188,267
EXPENSE SUMMARY								
Gross Expenses								\$162,128
Net Operating Income								\$26,398