



PROPOSAL

Perry Village Shops

1920 S JEFFERSON STREET

Perry, FL 32348

PRESENTED BY:

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This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



SECTION 1

Property
Information

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable
BUILDING SIZE:	11,500 SF
LOT SIZE:	1.15 Acres
CAP RATE:	6.68%
NOI-IN PLACE:	\$190,421
YEAR BUILT:	2006
RENOVATED:	2022
ZONING:	Commercial
MARKET:	Perry

PROPERTY OVERVIEW

Perry Shops is a Walmart shadow-anchored shopping center located in Perry, Florida and contains 11,500 sq. ft. and is situated on 1.15 acres. Come and join our other Tenants: Little Caesars, Cricket Wireless, H&R Block, and Verizon Wireless. Strong visibility along east side of Jefferson Street and located at traffic lighted entrance to Walmart Supercenter.

PROPERTY HIGHLIGHTS

PROPERTY DESCRIPTION



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Block, and Verizon Wireless.

Strong visibility along east side of Jefferson Street and located at traffic

lighted entrance to Walmart Supercenter.

LOCATION DESCRIPTION

Perry Shops is located in Perry, Florida. This shopping center shadow anchors the Wal-Mart Supercenter. The center is located at the "ground zero" location for retail in Perry and has excellent visibility and access being located right in front of the Wal-Mart and at a signalized intersection on S Jefferson Street.



COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS



ADDITIONAL PHOTOS

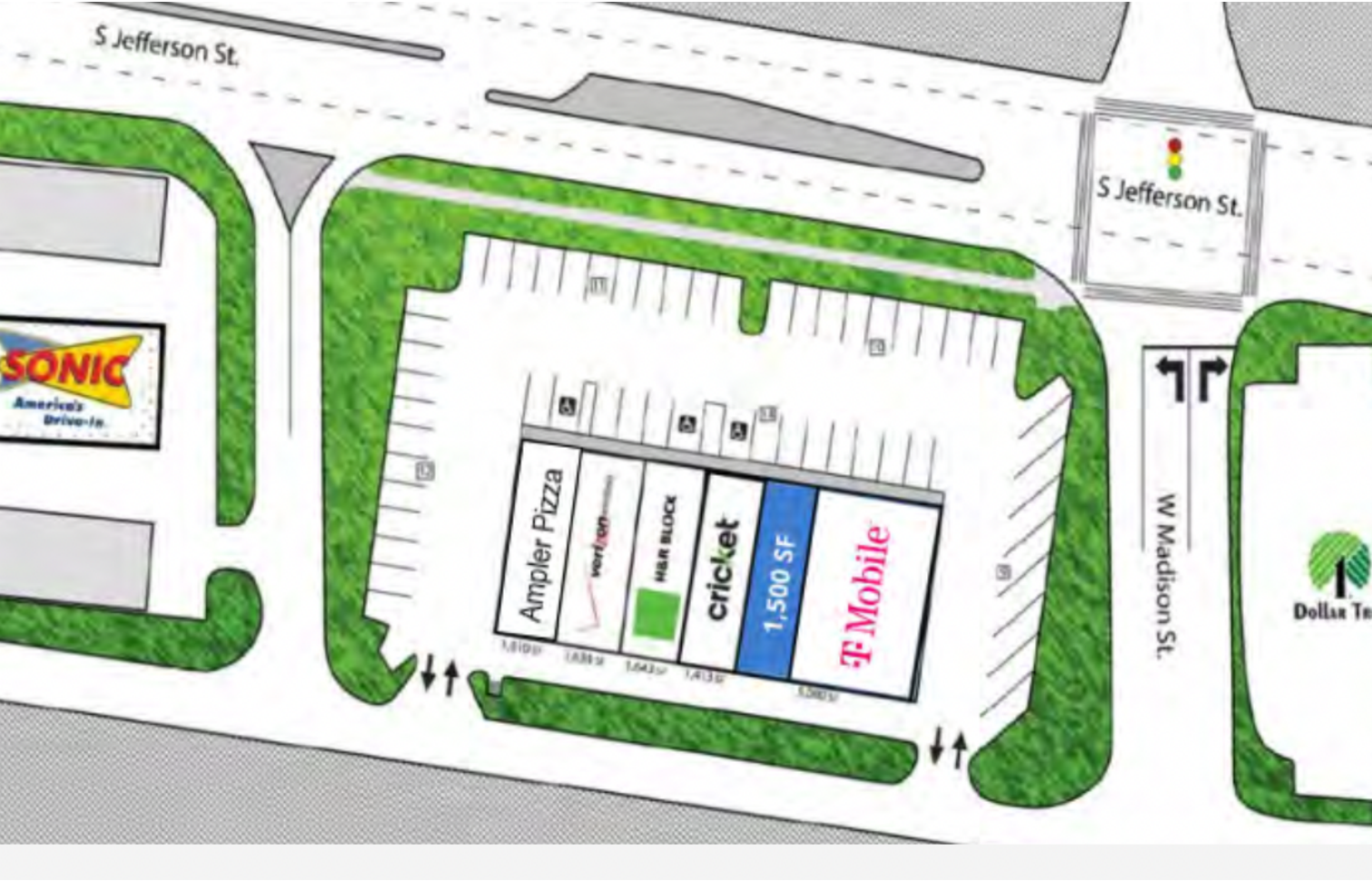




SECTION 2

Location
Information

SITE PLANS





SECTION 3
**Financial
Analysis**

FINANCIAL SUMMARY

INVESTMENT OVERVIEW	2022 ACTUAL
PRICE	\$2,850,000
PRICE PER SF	\$247.83
CAP RATE	6.68%
CASH-ON-CASH RETURN (YR 1)	6.68 %
TOTAL RETURN (YR 1)	\$190,421

OPERATING DATA	2022 ACTUAL
GROSS SCHEDULED INCOME	\$195,426
OTHER INCOME	\$33,363
TOTAL SCHEDULED INCOME	\$228,789
VACANCY COST	\$0
GROSS INCOME	\$228,789
OPERATING EXPENSES	\$38,368
NET OPERATING INCOME	\$190,421
PRE-TAX CASH FLOW	\$190,421

FINANCIAL SUMMARY

INVESTMENT OVERVIEW	2023 PROFOMA WITH VACANCY LEASE UP
PRICE	\$2,850,000
PRICE PER SF	\$247.83
CAP RATE	7.6%
CASH-ON-CASH RETURN (YR 1)	7.63%
TOTAL RETURN (YR 1)	\$217,421

OPERATING DATA	2023 PROFOMA WITH VACANCY LEASE UP
GROSS SCHEDULED INCOME	\$222,426
OTHER INCOME	\$33,363
TOTAL SCHEDULED INCOME	\$255,789
VACANCY COST	\$0
GROSS INCOME	\$255,789
OPERATING EXPENSES	\$38,368
NET OPERATING INCOME	\$217,421
PRE-TAX CASH FLOW	\$217,421

INCOME & EXPENSES

INCOME SUMMARY

2022 ACTUAL

RENTAL INCOME	\$195,426
REAL ESTATE TAX REIMBURSEMENT	\$11,864
CAM REIMBURSEMENT	\$16,400
INSURANCE REIMBURSEMENT	\$5,099
TOTAL INCOME	\$228,789

EXPENSE SUMMARY

2022 ACTUAL

REAL ESTATE TAXES	\$13,644
CAM	\$18,860
INSURANCE	\$5,864
GROSS EXPENSES	\$38,368
NET OPERATING INCOME	\$190,421

RENT ROLL

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	LEASE START	CURRENT RENT	% OF GLA	PRICE PER SF/YR
T-MOBILE	3,500	12/1/2021	11/30/2028	Current		30.43	\$25.00
VACANT	1,500	Proforma		Current		13.04	\$15.00
CRICKET WIRELESS	1,413	6/1/2021	5/31/2025	Current		12.29	\$17.00
H&R BLOCK	1,643	6/1/2022	5/31/2025	Current		14.29	\$16.00
VERIZON	1,834	8/1/2018	5/31/2024	Current		15.95	\$16.00
AMPLER PIZZA	1,610	6/1/2018	5/31/2023	Current		14.0	\$18.00
TOTALS/AVERAGES	11,500				\$0		\$19.01



SECTION 4

Advisor Bios

ADVISOR BIO



FRANCIS RENTZ, CCIM

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PROFESSIONAL BACKGROUND

Francis Rentz, CCIM, serves as the managing director and senior advisor for SVN | SouthLand Commercial in North Florida and has over 28 years of experience spanning the commercial real estate industry. Since beginning his career in commercial real estate, Francis has provided brokerage services in a variety of capacities.

Rentz has experience working with numerous lending institutional owners and lenders on marketing, repositioning and selling shopping centers and office properties. Rentz also has significant experience in site selection, investment analysis, and investment sales and leasing. Rentz has put together transactions on the prime retail corners in the Tallahassee market and that have achieved the highest recorded rents in the market. In 2000, Rentz was recognized as the Tallahassee Commercial Broker of the year.

Prior to founding Southland Commercial with partner, Carlton Dean, CCIM, Francis served as senior director with Advantis Real Estate Services Company in Tallahassee, Florida. Before that, he served as Vice President of SouthGroup Properties, Inc.

Rentz earned a degree in Business Administration with an emphasis in Real Estate and Finance from the Florida State University. He is also a graduate of the Commercial Investment Real Estate Institute and holds the CCIM (Certified Commercial Investment Member) designation, earning him recognition as an expert not only in commercial real estate brokerage, but also in site selection, development and leasing.

Rentz is a member of the CCIM Institute, the International Council of Shopping Centers (ICSC), and the National and Florida Association of Realtors. Rentz is a licensed real estate broker in both Florida and Georgia. Lic # GA 325723 | FL BK3318918

SVN | SouthLand Commercial

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