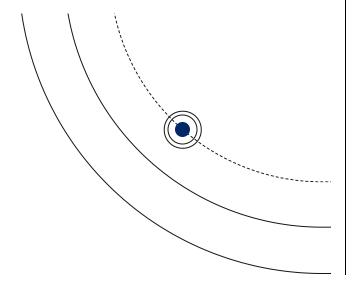


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Advisor Bio 1



DISCLAIMER

The material contained in this Proposal is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

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.

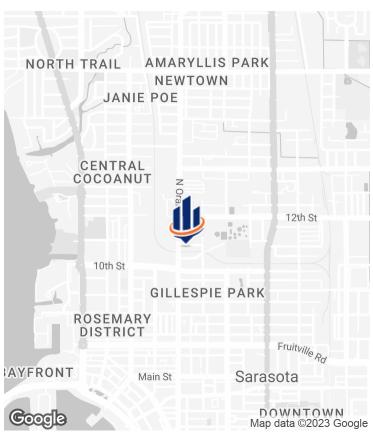
To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds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





PROPERTY SUMMARY





OFFERING SUMMARY

\$5,950,000
31,556 SF
54,000 SF
\$188.55
6.67%
\$396,682
2007
IGD
Sarasota
SW Florida
2025150047
<u>View Here</u>

PROPERTY OVERVIEW

Chance to own a Class A facility in an OPPORTUNITY ZONE. Currently single tenanted by Club Car corporation who is the official golf car of the PGA of America, PGA TOUR Tournament Players Club (TPC) Network and European Tour. The building is comprised of 12,460 of exquisitely designed office space and 19,012 Sq Feet of flex warehouse. The structure is in excellent condition built in 2007. The warehouse has 3 Phase Power, with 5 combined separately metered open bays each with their own 12' X 10' or 14' X 10' roll up and individual access doors. Potential value add opportunity to convert to multiple if tenant were to ever vacate. Located next to the Rosemary District in Downtown Sarasota which is just minutes away from the city's downtown core.

PROPERTY HIGHLIGHTS

- NNN Lease with Credit Tenant In Place
- Opportunity Zone Location
- Blended Annual Lease Increases 3.3%
- Ample Power with 3 Phase
- 47 Surface Parking Spaces

PROPERTY DESCRIPTION



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Chance to own a Class A facility in an OPPORTUNITY ZONE. Currently single tenanted by Club Car corporation who is the official golf car of the PGA of America, PGA TOUR Tournament Players Club (TPC) Network and European Tour. The building is comprised of 12,460 of exquisitely designed office space and 19,012 Sq Feet of flex warehouse. The structure is in excellent condition built in 2007. The warehouse has 3 Phase Power, with 5 combined separately metered open bays each with their own 12' X 10' or 14' X 10' roll up and individual access doors. Potential value add opportunity to convert to multiple if tenant were to ever vacate. Located next to the Rosemary District in Downtown Sarasota which is just minutes away from the city's downtown core.

LOCATION DESCRIPTION

Industrial Business District surrounded by other industrial, office, single and multifamily residential approximately one mile from the core of Downtown Sarasota.

PARKING DESCRIPTION

47 Surface Parking Spaces (including 2 handicapped) located in the front and back of the building.

INTERIOR PHOTOS

















EXTERIOR PHOTOS















FINANCIAL SUMMARY

INVESTMENT OVERVIEW

PRICE	\$5,950,000
PRICE PER SF	\$188.55
CAP RATE	6.7%
CASH-ON-CASH RETURN (YR 1)	6.67%
TOTAL RETURN (YR 1)	\$396,682
OPERATING DATA	
TOTAL SCHEDULED INCOME	\$406,682
GROSS INCOME	\$406,682
OPERATING EXPENSES	\$10,000
NET OPERATING INCOME	\$396,682

INCOME & EXPENSES

INCOME SUMMARY

CLUB CAR BASE RENT \$406,682

TOTAL INCOME \$406,682

EXPENSE SUMMARY

HVAC REPAIR AND REPLACE CONTINGENCY \$10,000

GROSS EXPENSES \$10,000

NET OPERATING INCOME \$396,682

RENT ROLL

T E N A N T N A M E	UNIT SIZE (SF)	LEASE START	LEASE END	LEASE START	CURRENT	CURRENT RENT (PER SF)	ANNUAL RENT	% OF BUILDING	SECURITY DEPOSIT	PRICE PER SF/YR
CLUB CAR	31,556	7/1/2022	6/30/2025	Current	\$46,350	\$12.89	\$406,682	100.0	\$23,575	\$12.89
TOTALS/AVERAGES	31,556				\$ O	\$0.00	\$406,682		\$ O	\$12.89



Club Car boasts a 60+ year history of industry-leading innovation and design, initially focused on golf cars and then expanding to commercial utility vehicles and personal-use transportation.

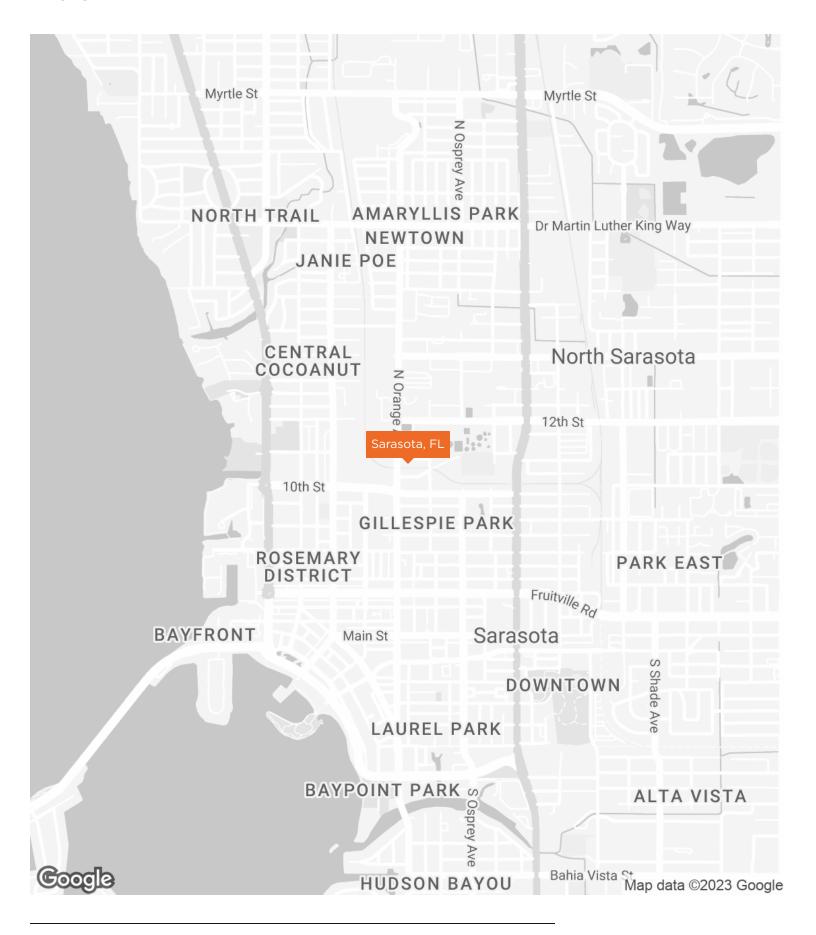
Every detail of design, fabrication and assembly at Club Car is executed with an uncompromised desire for superior performance. Manufacturing quality products is paramount to our employees and has been the driving force behind our company. It's also why we were named one of EHS Today's America's Safest Companies. We are proud to call Augusta, Georgia our home. Our relationship with customers and approved dealers is equally important, with a worldwide distribution network including over 350 distributors and dealers. We value our long-standing customer and industry relationships and how our customers can depend on our vehicles to perform day after day for many, many years.

We are the official golf car of the PGA of America, PGA TOUR Tournament Players Club (TPC) Network and European Tour. Our vehicles have been prominently shown at multiple Ryder Cup and President Cup events. We are also active supporters of US Kids Golf and the First Tee.

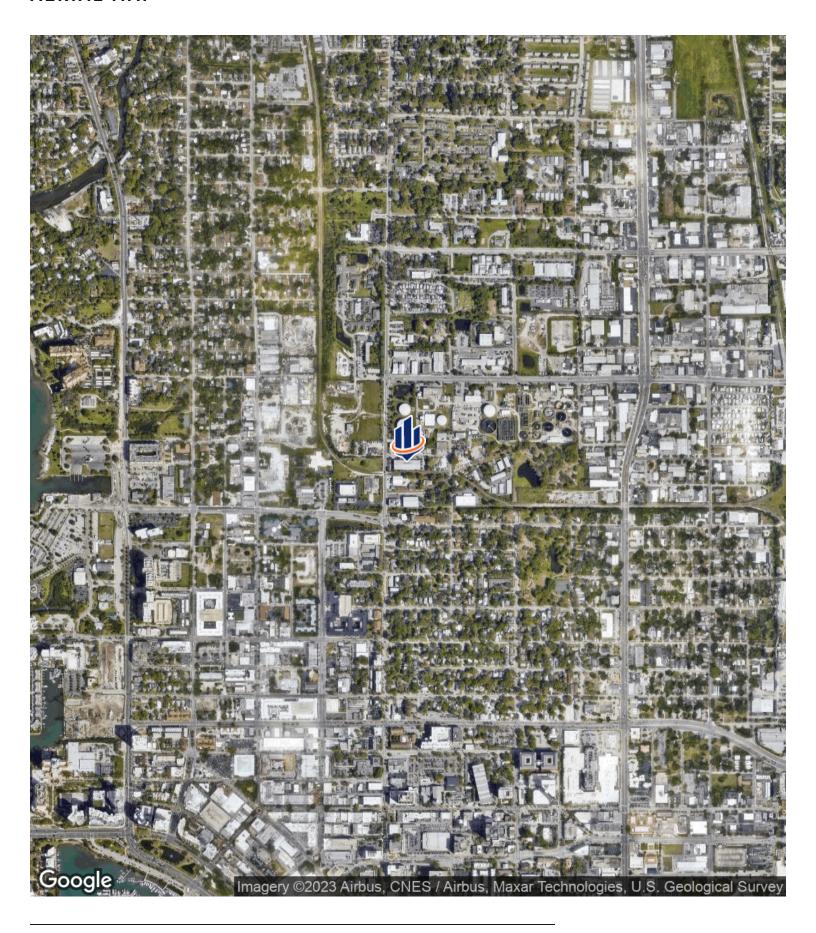
Club Car was originally founded in 1958 in Houston, TX, but was moved to Augusta, GA in 1962 by Bill Stevens and began production . In 1979 the business was acquired by 'The Original 8', a group of former EZGO executives who purchased the business and reset the competitive landscape with the introduction of many influential new products. In 1995, Club Car was acquired by Ingersoll Rand, where it continued to build its legacy as the global leader in golf and utility vehicles. In 2021, Club Car was acquired by Platinum Equity.



REGIONAL MAP









DEMOGRAPHICS MAP & REPORT

NORTI	H TRAIL AMARYLLIS PARK North Sarasota 12th St OSEMARY	Kensir Pa	ngton rk
	Sarasota DOWNTOWN LAUREL PARK Sosprey Av Bahia Vista St	OAKWOO MANOR	DD I
POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	859	3,194	13,589
AVERAGE AGE	36.1	42.1	46.1
AVERAGE AGE (MALE)	35.3	39.8	46.4
AVERAGE AGE (FEMALE)	36.2	44.8	47.9
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	282	1,437	7,632
# OF PERSONS PER HH	3.0	2.2	1.8
AVERAGE HH INCOME	\$59,955	\$69,575	\$65,249
	\$59,955	Ψ03,573	Ψ00,210

^{*} Demographic data derived from 2020 ACS - US Census



ADVISOR BIO 1



MIKE MIGONE CCIM

Senior Investment Advisor

mike.migone@svn.com

Direct: 941.487.6986 | **Cell:** 941.812.7437

FL #BK399768

PROFESSIONAL BACKGROUND

Mike Migone, a Senior Investment Advisor for SVN | Commercial Advisory Group, has essentially grown up in the real estate industry, thanks to his father who was a successful Broker in Miami, Florida for decades. Mike's professionalism, integrity and passion for commercial real estate, has consistently made him a Top Advisor. He ranked 1st in sales in the State of Florida in 2019 and 9th in the World for SVN and 10th in 2021 in the State and 33rd Internationally. With extensive experience in listing and selling several commercial asset types, his specialties include the acquisition and development of multi-family properties, where he excels in site identification and the assessment of deal structuring and cost analysis. He was designated a Certified Land Specialist by SVN with over \$100 Million Dollars in total land sales volume. With an equally strong track record in medical office, retail, and land for all facets of development. Garnered by his CCIM designation; his advanced financial and market analysis and keen sense of investment approach, has led to a loyal client roster.

Mike grew up in Miami and relocated to Sarasota in 1991 He and his wife Cindy, enjoy the arts and are proud supporters /volunteers of several organizations. Exploring the area parks with their pup and spending time with their family is something titled, as priceless.

EDUCATION

Associates Degree in Business Administration at Broward College. CCIM 2008

MEMBERSHIPS

CCIM, GRI, Suncoast Community Church

SVN | Commercial Advisory Group 1626 Ringling Boulevard, Suite 500 Sarasota, FL 34236 941,387.1200