



PANAMA CITY- NNN INVESTMENT WAREHOUSE

1714 FRANKFORD AVENUE
PANAMA CITY, FL 32405

Gail Bowden



DISCLAIMER

NNN PANAMA CITY WAREHOUSE | 27,040 SF | PANAMA CITY, FL

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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.







1 PROPERTY INFORMATION

1714 Frankford Avenue
Panama City, FL 32405

Executive Summary



PROPERTY SUMMARY

SALE PRICE:	\$2,028,000
CAP RATE:	8.0%
NOI:	\$162,240
LOT SIZE:	1.29 Acres
BUILDING SIZE:	27,040 SF
GRADE LEVEL DOORS:	1
DOCK HIGH DOORS:	5
CEILING HEIGHT:	24.0 FT
YEAR BUILT:	1968
RENOVATED:	2000
ZONING:	PC09
MARKET:	Panama City
SUB MARKET:	Tallahassee
CROSS STREETS:	W17th And W19th Streets

PROPERTY OVERVIEW

Panama City Warehouse Investment with long standing Credit Tenant Leaseback. Long term guaranteed Lease with escalations.

PROPERTY HIGHLIGHTS

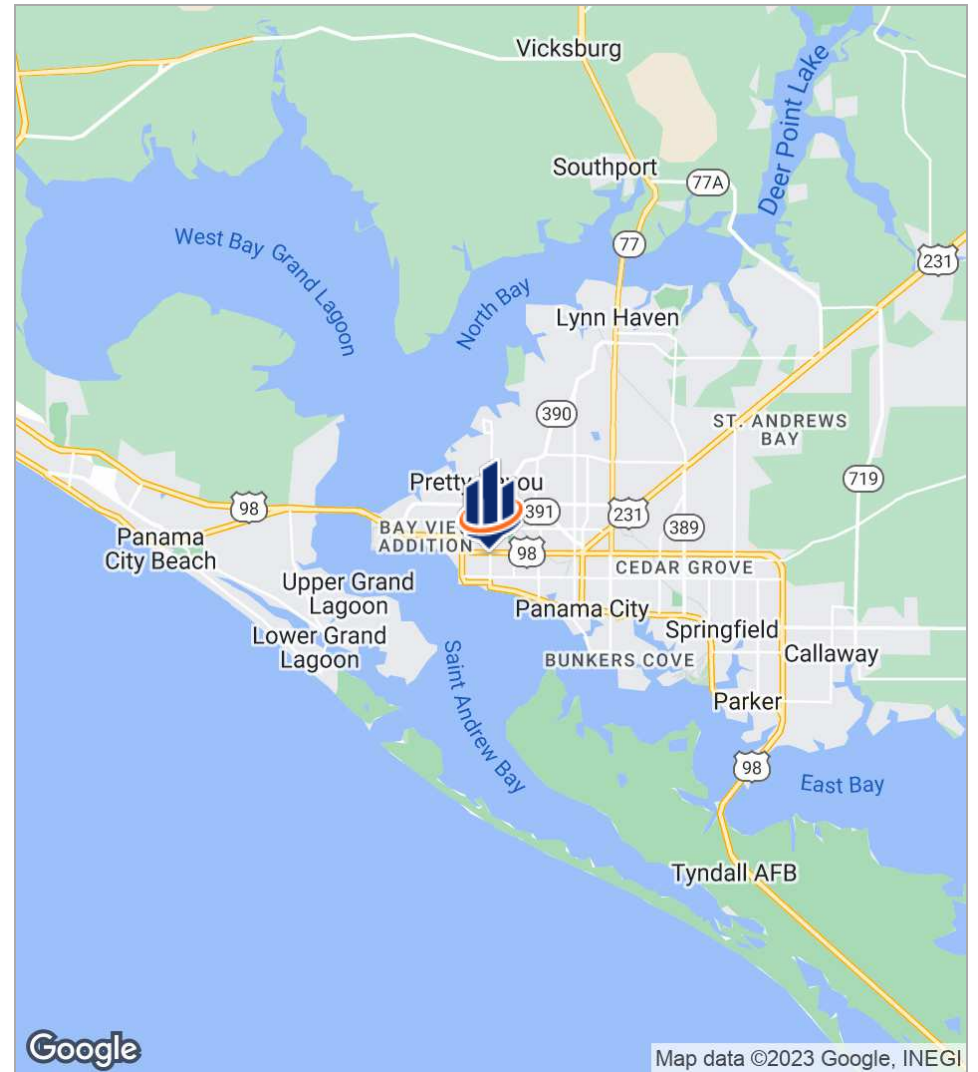
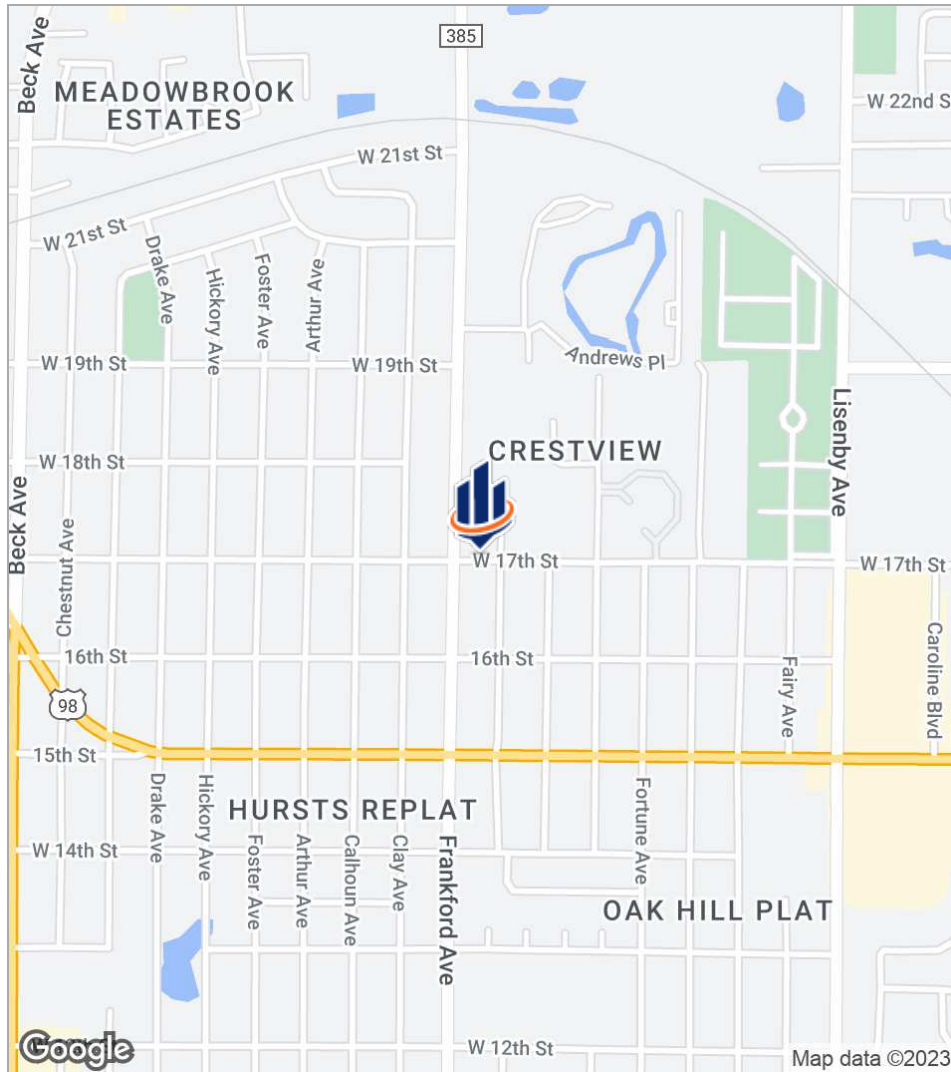
- -NNN Investment
- -Owner Leaseback
- -Tenant has excellent reputation and contracts
- -3% escalations/year



2 LOCATION INFORMATION

1714 Frankford Avenue
Panama City, FL 32405

Location Maps



Aerial Map



Aerial Map





3 FINANCIAL ANALYSIS

1714 Frankford Avenue
Panama City, FL 32405

Financial Summary

INVESTMENT OVERVIEW

Price	\$2,028,000
Price per SF	\$75.00
CAP Rate	8.0%
Cash-on-Cash Return (yr 1)	8.0 %
Total Return (yr 1)	\$162,240
Debt Coverage Ratio	-

OPERATING DATA

Gross Scheduled Income	\$162,240
Other Income	-
Total Scheduled Income	\$162,240
Vacancy Cost	\$0
Gross Income	\$162,240
Operating Expenses	-
Net Operating Income	\$162,240
Pre-Tax Cash Flow	\$162,240

	\$2,028,000
	-
	-
	-
	-

Income & Expenses

INCOME SUMMARY		PER UNIT
AAdvantage Relocation, Inc. [proposed]	\$162,240	\$162,240.00
GROSS INCOME	\$162,240	\$162,240.00
EXPENSE SUMMARY		PER UNIT
GROSS EXPENSES	-	-
NET OPERATING INCOME	\$162,240	\$162,240.00

DEMOGRAPHICS

1714 Frankford Avenue
Panama City, FL 32405

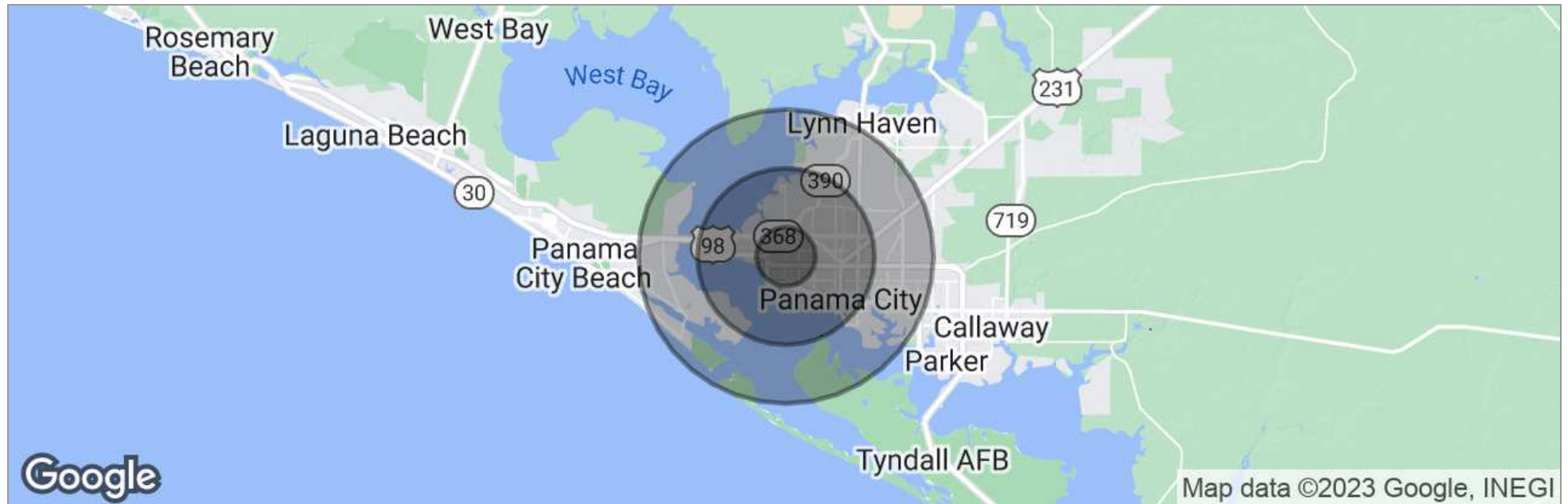
Demographics Report

	1 MILE	3 MILES	5 MILES
Total households	2,559	14,545	29,867
Total persons per hh	2.3	2.3	2.4
Average hh income	\$49,013	\$58,364	\$61,596
Average house value	\$163,278	\$190,835	\$213,168

	1 MILE	3 MILES	5 MILES
Total population	5,855	34,085	70,914
Median age	36.5	38.5	38.8
Median age (male)	37.2	38.1	38.0
Median age (female)	37.3	40.1	40.4

** Demographic data derived from 2020 ACS - US Census*

Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	5,855	34,085	70,914
Population Density	1,864	1,206	903
Median Age	36.5	38.5	38.8
Median Age [Male]	37.2	38.1	38.0
Median Age [Female]	37.3	40.1	40.4
Total Households	2,559	14,545	29,867
# of Persons Per HH	2.3	2.3	2.4
Average HH Income	\$49,013	\$58,364	\$61,596
Average House Value	\$163,278	\$190,835	\$213,168

* Demographic data derived from 2020 ACS - US Census



5 RENT COMPARABLES

1714 Frankford Avenue
Panama City, FL 32405

Rent Comps



SUBJECT PROPERTY

1714 Frankford Avenue | Panama City, FL 32405



Lease Rate: \$6.00/SF/YR
Space Size: 27040 SF
Year Built: 1968
Bldg Size: 27,040 SF
Lot Size: 1.29 AC
No. Units: 1
Occupancy: 100.0%

2

333 WEST 14TH STREET

333 West 14th Street | Panama City, FL 32405



Lease Rate: \$6.00 SF/YR
Lease Type: NNN
Space Size: 17,750 SF
Year Built: 1973
Bldg Size: 17,750 SF
Lot Size: 1.36 AC

1

SEARS DISTRIBUTION CENTER

1250 W 17th St | Panama City, FL 32405



Lease Rate: \$5.00 SF/YR
Lease Type: NNN
Space Size: 61,800 SF
Bldg Size: 61,800 SF
Lot Size: 5 AC

3

3014 LISENBY AVE.

3014 Lisenby Ave. | Panama City, FL 32405



Lease Rate: \$7.24 SF/YR
Lease Type: NNN
Space Size: 8,780 SF
Bldg Size: 8,780 SF

Rent Comps

4


2800 FORESTER TRAIL

2800 Forester Trail | Panama City, FL 32405

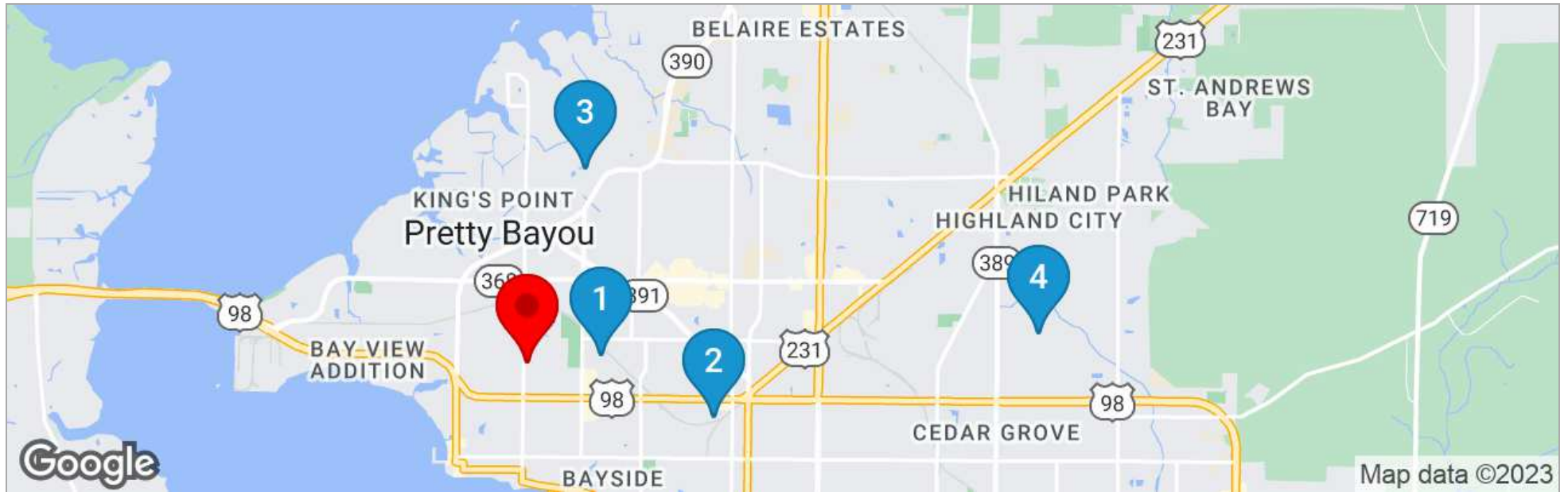


Lease Rate: \$5.00 SF/YR
Lease Type: NNN
Space Size: 13,000 SF
Year Built: 2009
Bldg Size: 13,000 SF
Lot Size: 1 AC

Rent Comps Summary

SUBJECT PROPERTY		PRICE/SF/YEAR	AVAILABLE SF	BLDG SF	# OF UNITS	OCCUPANCY %
	Panama City- NNN Investment Warehouse					
	1714 Frankford Avenue Panama City, FL 32405	\$6.0/SF/YR	27,040 SF	27,040 SF	1	100.0%
RENT COMPS		PRICE/SF/YEAR	AVAILABLE SF	BLDG SF	# OF UNITS	OCCUPANCY %
1	Sears Distribution Center 1250 W 17th St Panama City, FL 32405	\$5.00	61,800 SF	61,800 SF	-	-
2	333 West 14th Street Panama City, FL 32405	\$6.00	17,750 SF	17,750 SF	-	-
3	3014 Lisenby Ave. Panama City, FL 32405	\$7.24	8,780 SF	8,780 SF	-	-
4	2800 Forester Trail Panama City, FL 32405	\$5.00	13,000 SF	13,000 SF	-	-
		PRICE/SF/YEAR	AVAILABLE SF	BLDG SF	# OF UNITS	OCCUPANCY %
TOTALS/AVERAGES		\$5.81	25,333 SF	25,333 SF	0	0%

Rent Comps Map



SUBJECT PROPERTY

1714 Frankford Avenue | Panama City, FL 32405

1

SEARS DISTRIBUTION CENTER

1250 W 17th St
Panama City, FL 32405

2

333 West 14th Street

Panama City, FL 32405

3

3014 Lisenby Ave.

Panama City, FL 32405

4

2800 Forester Trail

Panama City, FL 32405



6 ADDITIONAL INFORMATION

1714 Frankford Avenue
Panama City, FL 32405

Tenant Profiles

Additional Photos



Gail Bowden

Senior Investment Advisor

SVN | Commercial Advisory Group

Gail Bowden, Senior Investment Advisor with the SVN Commercial Advisory Group brings a unique blend of strategic creativity and expertise to the SVN team. Drawing on more than thirty years of experience, Gail is well known for her business ingenuity and ability to navigate the complexities of venture capital, project finance, construction, and development. Her project list is extensive as well as her list of accomplishments as an expert and industry leader.

Ms. Bowden ranks #3 of SVN's commercial real estate advisors worldwide, and #1 in Florida for 2015. Gail achieved one of SVN's most prestigious honors "Partners Circle" in 2015 and 2014. She also achieved several of SVN's most esteemed honors in 2015, including her fourth "Top Commercial Real Estate Advisor of the Year", "Top Producer" and "Top Sale Transaction" awards.

Gail, passionate about travel, has developed and cultivated long-standing relationships with real estate and development professionals all over the world.

Ms. Bowden is well-known for closing complex and varied commercial investment projects, specializing in Medical Office and Industrial properties from \$500,000 to \$60 million +. Gail's propensity for guiding clients to appropriate financing coupled with her skill for identifying the most suitable investors for each deal, has contributed to her career sales total of over \$200 million. From contract to closing, Gail handles each client with exceptional care, ensuring that every element of a transaction is presented in a clear and logical manner. Known for thorough research, stamina, and patience, Gail's ability to communicate clearly with all sides in any negotiation has established her as a true professional in the field.

Originally, from Utah where she attended the University of Utah, Gail graduated with a B.A. in Business Administration. Since moving to Sarasota over fourteen years ago, Gail has become an active member of the community and has established herself as an expert in commercial real estate sales & investment. Gail is a volunteer and auxiliary member of SPARCC [Safe Place & Rape Crisis Center] and also volunteers her time and expertise to Habitat for Humanity. Gail has a daughter, son-in-law and two grandchildren who live in Utah which she visits whenever possible. Her friends and family lend joy and balance to her life and work.

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