

OFFERING MEMORANDUM

10616 MAIN STREET

Thonotosassa, FL 33592

PRESENTED BY:

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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 Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure 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 Offering Brochure 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 Offering Brochure, 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.

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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.

SECTION 1

PROPERTY INFORMATION





OFFERING SUMMARY

SALE PRICE:	\$575,000
BUILDING SIZE:	2,455 SF
AVAILABLE SF:	
LOT SIZE:	0.463 Acres
PRICE / SF:	\$234.22
CAP RATE:	6.1%
NOI:	\$35,098
YEAR BUILT:	1994
ZONING:	CN
MARKET:	Tampa Bay
SUBMARKET:	Northeast

PROPERTY OVERVIEW

2,455sf Single-tenant medical office building for sale. The property is leased to WellMed Medical Management which pays most expenses directly. The property is located in Thonotosassa, fl with major residential neighborhoods being developed. The property is also only 4 miles from the University of South Florida.

PROPERTY HIGHLIGHTS

- Single-tenant building
- ample parking
- NNN Lease
- \$35,098 NOI
- 6.1% CAP



LOCATION INFORMATION

STREET ADDRESS	10616 Main Street
CITY, STATE, ZIP	Thonotosassa, FL 33592
COUNTY	Hillsborough
MARKET	Tampa Bay
SUB-MARKET	Northeast Hillsborough County
CROSS-STREETS	Harney
SIDE OF THE STREET	North
SIGNAL INTERSECTION	No
ROAD TYPE	Paved
MARKET TYPE	Small
NEAREST HIGHWAY	US 301
NEAREST AIRPORT	Tampa International Airport

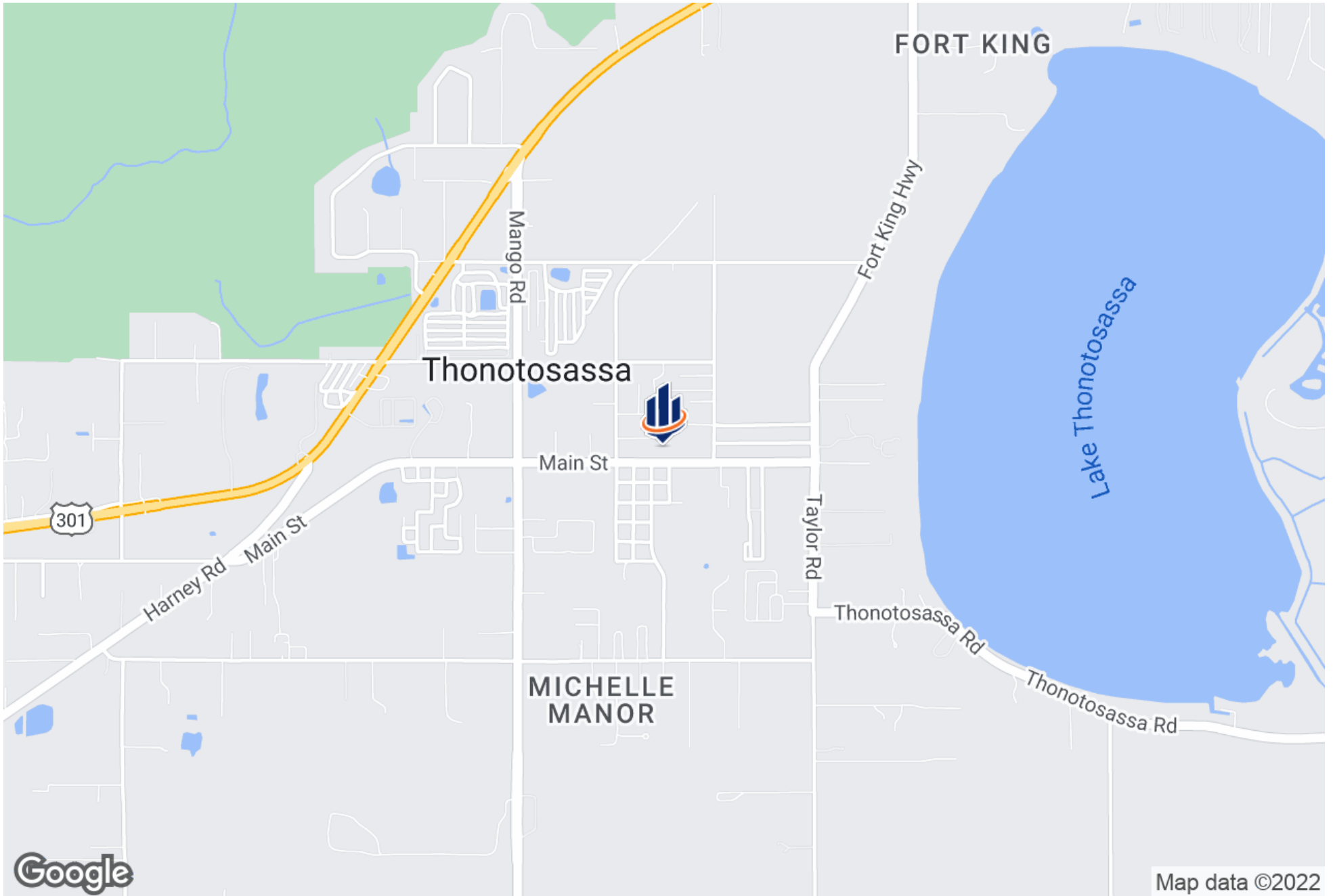
BUILDING INFORMATION

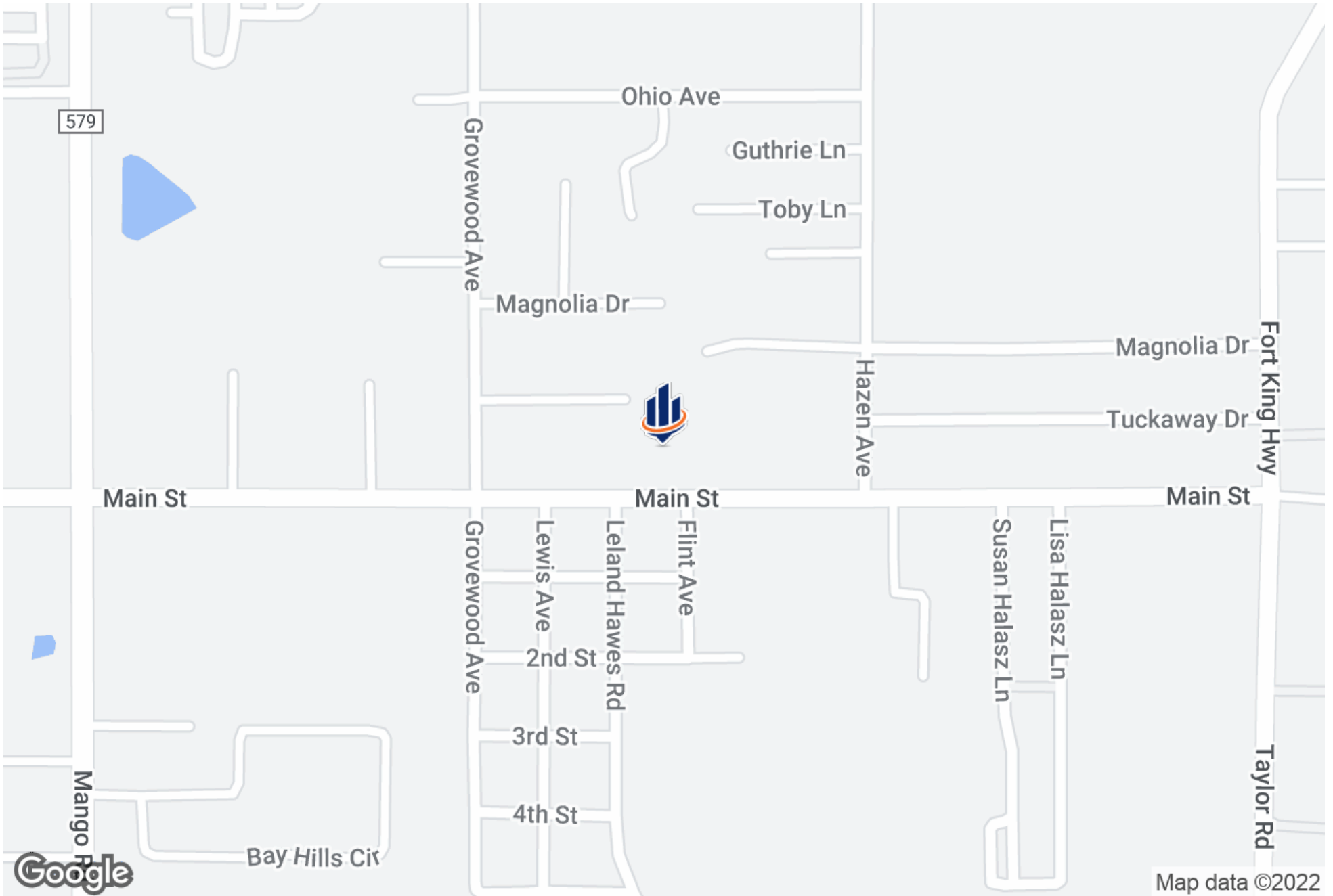
BUILDING SIZE	2,455 SF
NOI	\$35,098.00
CAP RATE	6.1%
BUILDING CLASS	B
OCCUPANCY %	100.0%
TENANCY	Single
NUMBER OF FLOORS	1
YEAR BUILT	1994
GROSS LEASABLE AREA	2,455 SF

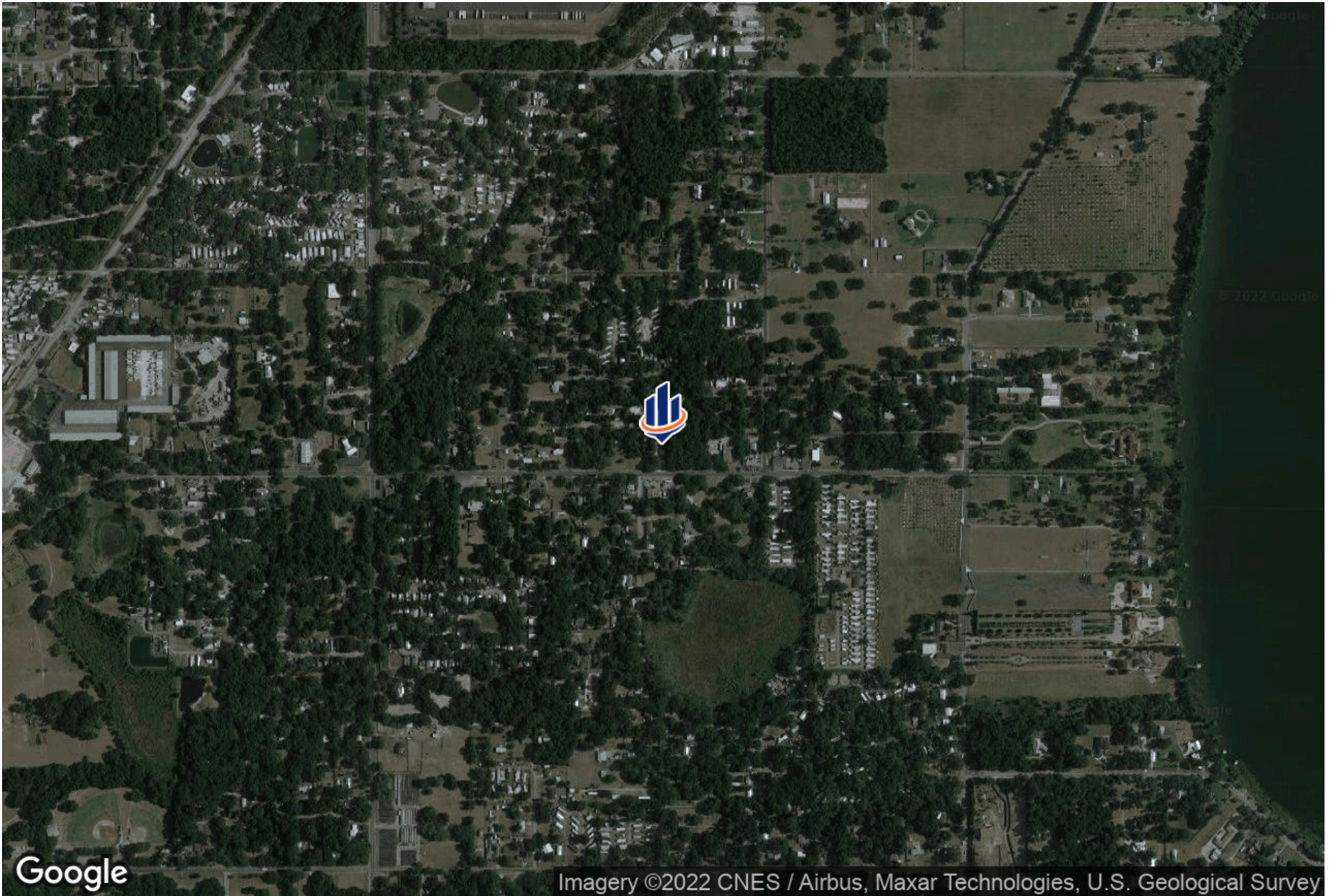
SECTION 2

LOCATION
INFORMATION









SECTION 3

SALE
COMPARABLES





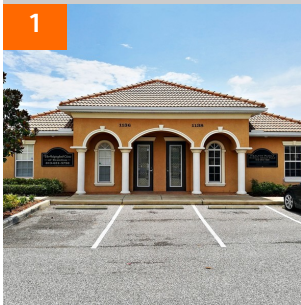
SUBJECT PROPERTY

10616 Main Street | Thonotosassa, FL 33592

Sale Price:	\$575,000	Lot Size:	0.463 Acres	Year Built:	1994
Building SF:	2,455 SF	Price PSF:	\$234.22	CAP:	6.10%
NOI:	\$35,098				



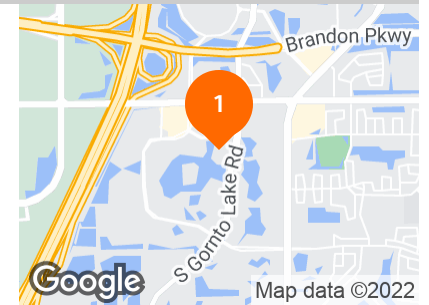
2,455sf Single-tenant medical office building for sale. The property is leased to WellMed Medical Management which pays most expenses directly. The property is located in Thonotosassa, fl with major residential neighborhoods being developed. The property is also only 4 miles from the University of South Florida.



1136-1138 NIKKI VIEW DR.

Brandon, FL 33511

Sale Price:	\$625,000	Lot Size:	2,598 SF	Year Built:	2007
Building SF:	2,490 SF	Price PSF:	\$251.00	CAP:	5.77%
Closed:	09/01/2021	Occupancy:	100%	NOI:	\$36,062



5935 WEBB ROAD

Tampa, FL 33615

Sale Price:	\$1,210,000	Year Built:	2008	Building SF:	5,034 SF
Price PSF:	\$240.37	CAP:	6.86%	Closed:	08/01/2021
Occupancy:	100%	NOI:	\$83,006		

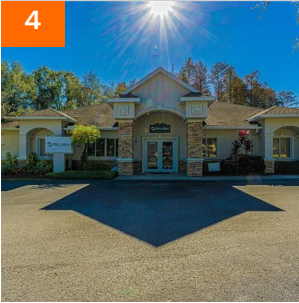




15245 AMBERLY DR.

Tampa, FL 33647

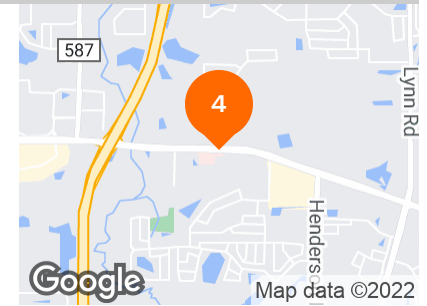
Sale Price:	\$410,000	Lot Size:	2,044 SF	Year Built:	2003
Building SF:	1,992 SF	Price PSF:	\$205.82	CAP:	5.69%
Closed:	06/01/2021	Occupancy:	100%	NOI:	\$23,329



6502 GUNN HIGHWAY

Tampa, FL 33625

Sale Price:	\$670,000	Lot Size:	2,648 SF	Year Built:	2002
Building SF:	2,800 SF	Price PSF:	\$239.29	CAP:	7.80%
Closed:	03/01/2021	Occupancy:	100%	NOI:	\$52,260



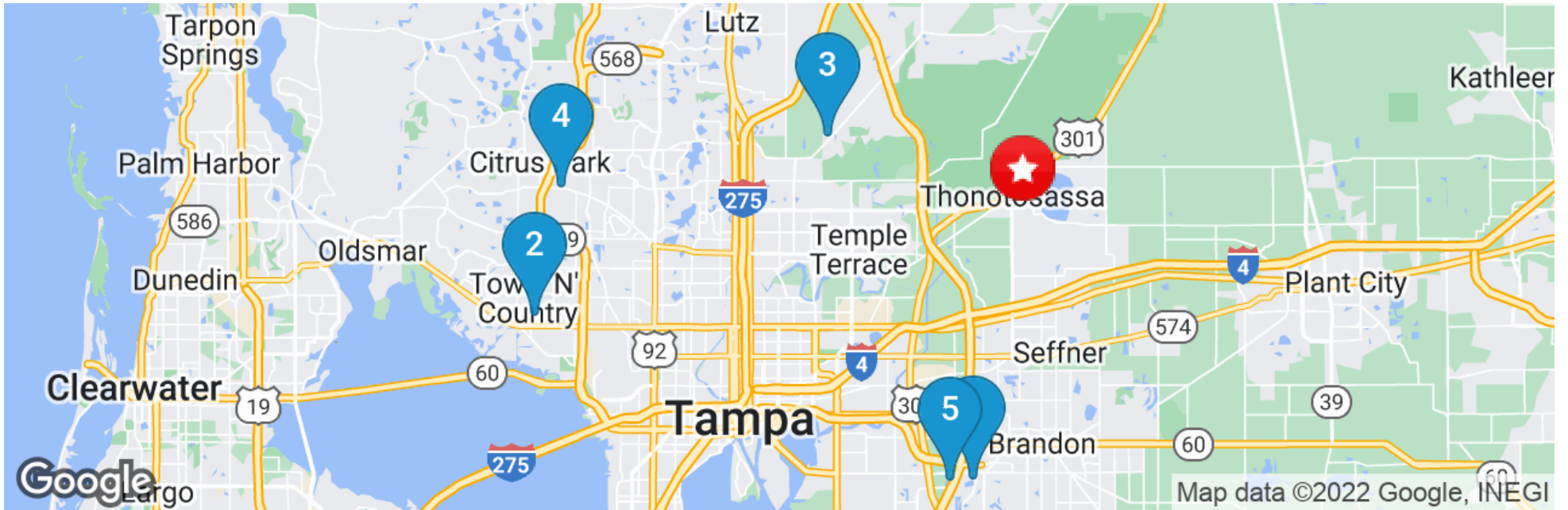
3140 S. FALKENBURG RD.

Riverview, FL 33578

Sale Price:	\$2,100,000	Year Built:	2015	Building SF:	4,812 SF
Price PSF:	\$436.41	CAP:	6.55%	Closed:	11/01/2020
Occupancy:	100%	NOI:	\$137,550		



SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	CAP	# OF UNITS	
10616 Main Street Thonotosassa, FL 33592	\$575,000	2,455 SF	\$234.22	6.1%	1	
SALE COMPS	PRICE	BLDG SF	PRICE/SF	CAP	# OF UNITS	CLOSE
1 1136-1138 Nikki View Dr. Brandon, FL 33511	\$625,000	2,490 SF	\$251.00	5.77%	-	09/01/2021
2 5935 Webb Road Tampa, FL 33615	\$1,210,000	5,034 SF	\$240.37	6.86%	-	08/01/2021
3 15245 Amberly Dr. Tampa, FL 33647	\$410,000	1,992 SF	\$205.82	5.69%	1	06/01/2021
4 6502 Gunn Highway Tampa, FL 33625	\$670,000	2,800 SF	\$239.29	7.8%	-	03/01/2021
5 3140 S. Falkenburg Rd. Riverview, FL 33578	\$2,100,000	4,812 SF	\$436.41	6.55%	-	11/01/2020
	PRICE	BLDG SF	PRICE/SF	CAP	# OF UNITS	CLOSE
TOTALS/AVERAGES	\$1,003,000	3,426 SF	\$292.76	6.53%	1	



SUBJECT PROPERTY

10616 Main Street | Thonotosassa, FL 33592



1136-1138 NIKKI VIEW DR.

Brandon, FL
33511



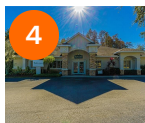
5935 WEBB ROAD

Tampa, FL
33615



15245 AMBERLY DR.

Tampa, FL
33647



6502 GUNN HIGHWAY

Tampa, FL
33625



3140 S. FALKENBURG RD.

Riverview, FL
33578

SECTION 4

DEMOGRAPHICS



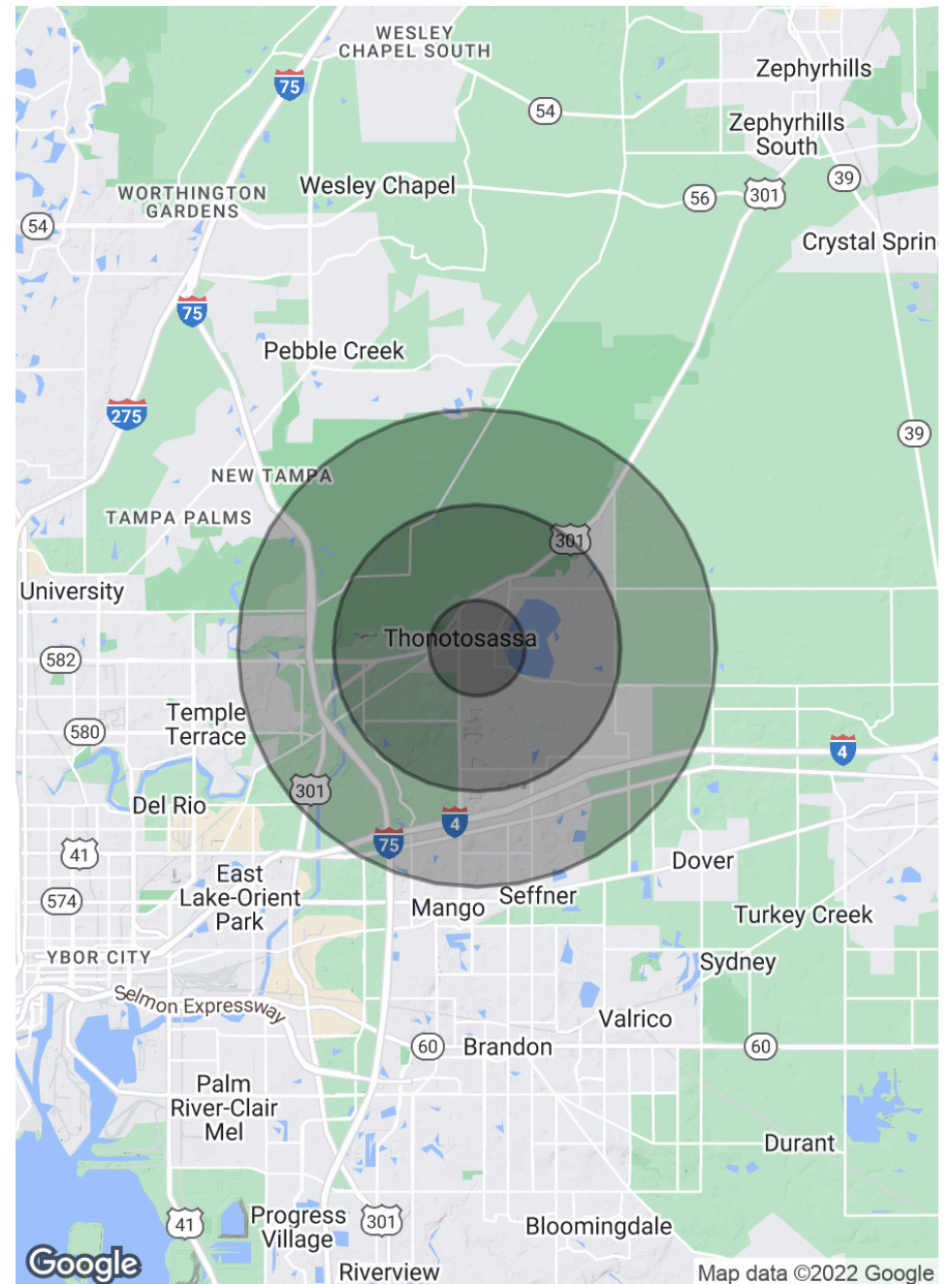
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,755	9,794	43,066
AVERAGE AGE	37.3	39.6	35.5
AVERAGE AGE (MALE)	32.5	37.9	34.9
AVERAGE AGE (FEMALE)	43.0	41.9	36.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,129	3,685	16,328
# OF PERSONS PER HH	2.4	2.7	2.6
AVERAGE HH INCOME	\$47,873	\$55,075	\$58,753
AVERAGE HOUSE VALUE	\$232,115	\$198,310	\$190,275

* Demographic data derived from 2010 US Census



SECTION 5

ADVISOR BIOS





JOHN MILSAPS

Senior Advisor

john.milsaps@svn.com

Direct: 813.597.6600

PROFESSIONAL BACKGROUND

John Milsaps has spent the past decade dedicated to his role as a commercial real estate professional who specializes in landlord representation and seller representation. Working as a senior advisor with SVN, he has consistently proven both his commitment to his clients, as well as his extensive knowledge of varying commercial real estate transactions. His familiarity and understanding of the Tampa Bay business community only further his ability to connect business owners to the right strategic partners or buyers, whether local or nationwide.

Though John has a broad understanding of the entire commercial market, he specializes in both professional office and healthcare real estate. As Senior Advisor, he approaches each business transaction with a unique combination of marketing, technology, and sales to ensure success and ease from start to finish.

EDUCATION

John earned a double B.B.A in Real Estate and Risk Management from Georgia State University – J. Mack Robinson College of Business in 2004. He has been an active Licensed Real Estate Agent in the state of Florida ever since and continues to grow with SVN Coastal Commercial as a Top Producer within the brokerage.

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