

For Sale

Turnkey Restaurant

418 W Washington St,
Chatahoochee, FL 32324



James Durham

850.323.1432

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**CENTURY 21
COMMERCIAL®**

First Story Real Estate



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OFFERING SUMMARY

Sale Price:	\$900,000
Building Size:	5,184 SF
NOI:	\$107,492
Cap Rate:	11.94%
Year Built:	1988

PROPERTY DESCRIPTION

Located in the heart of Chattahoochee, this 5,184 sq ft restaurant offers a fully operational, turnkey setup. With all equipment and a 5-ton HVAC system less than four years old, the property is built for efficiency and long-term durability.

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Expansion Opportunity

Current Operations

4 Days/Week

Gross Sales- \$29,166/month

Profit Margins- 33.65%

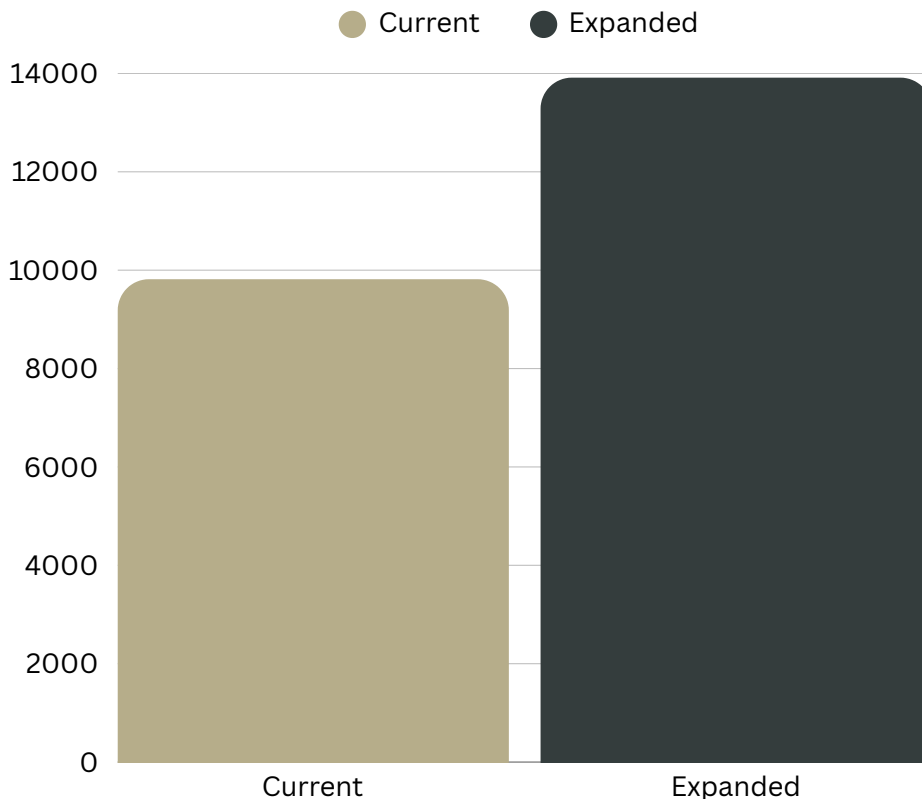
Expanded Operations

7 Days/Week

Projected Sales- \$41,349/month

Annualized Profit Upside- \$49,176

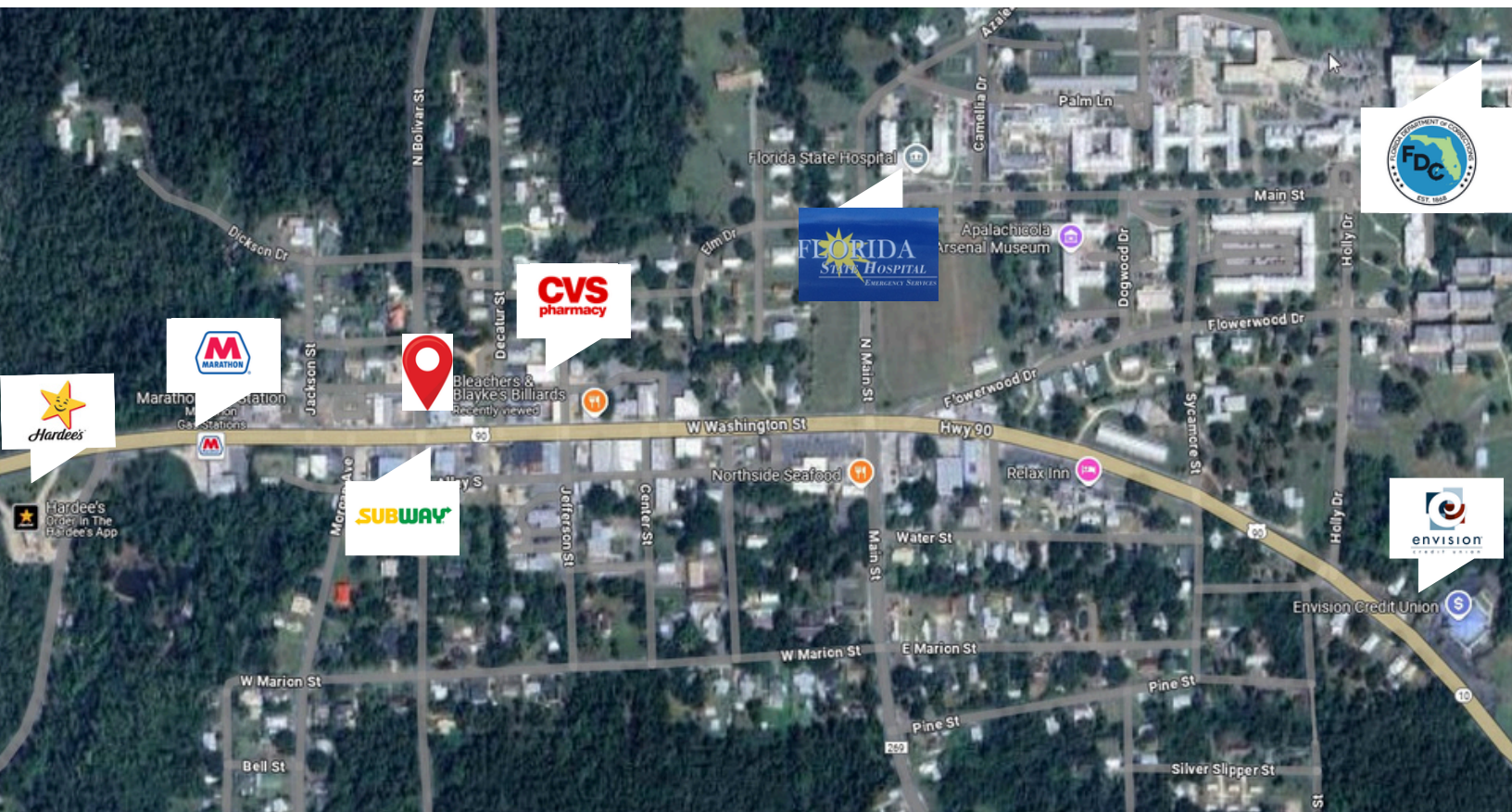
***Margins stable at 33.65%**



“Monthly gross profit grows by over \$4,000 with expanded hours — a +41.7% increase in income potential.”



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Major Job Density

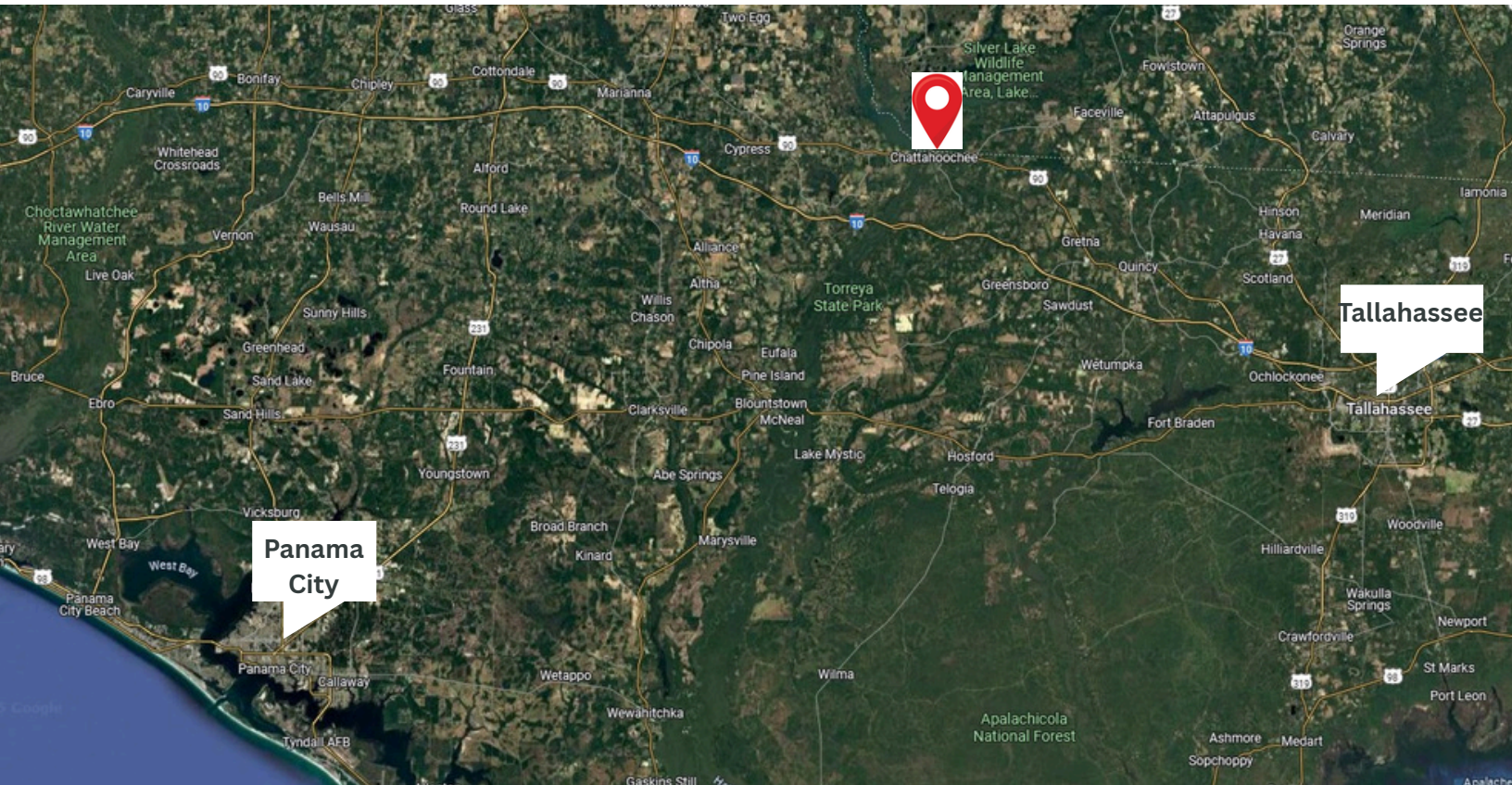
Florida State Hospital
River Junction Correctional

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5 Minutes to Lake Seminole

3 Minutes to Chattahoochee RV Campgrounds

30 Minutes to Bainbridge

50 minutes to Tallahassee

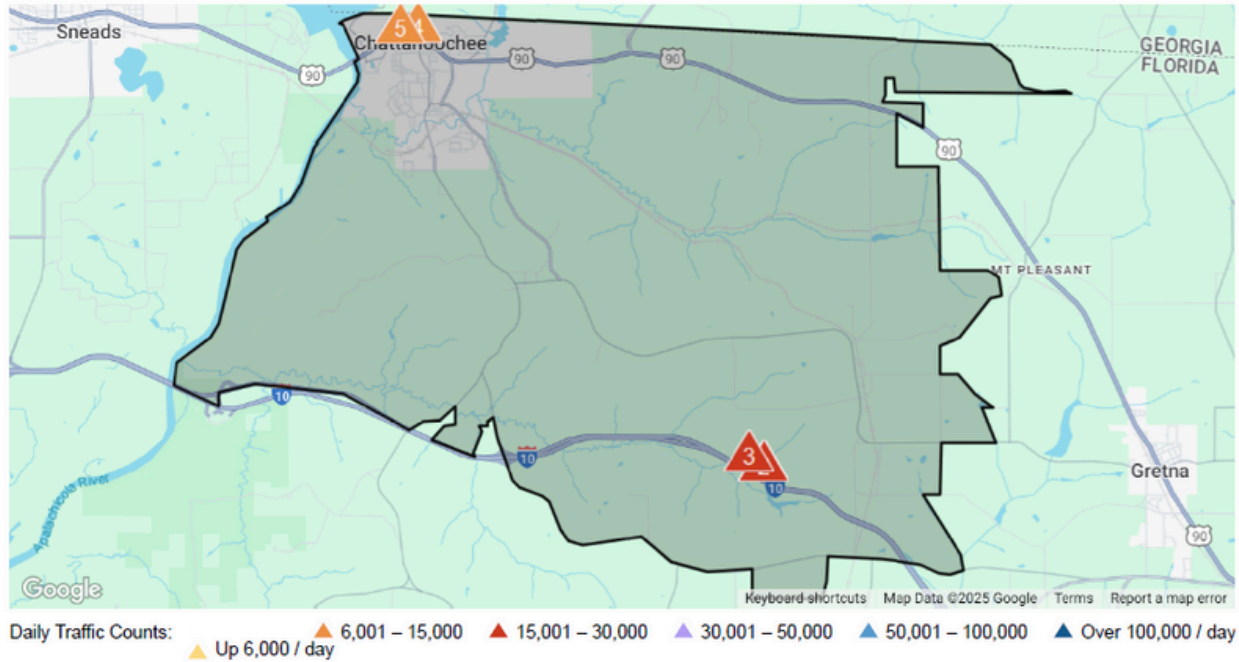
1hr 30 minutes to Panama City

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Traffic Counts



1	2	3	4	5
25,000	24,472	20,589	9,913	9,470
2022 Est. daily traffic counts	2024 Est. daily traffic counts	2024 Est. daily traffic counts	2024 Est. daily traffic counts	2024 Est. daily traffic counts

Population and Income

Total Daytime Population	6,089
Population Change since 2020	+0.86%
Average Household Size	2.33
Average Household Income	\$53,356
Average Disposable Income	\$44,755



Sale Price	\$900,000.00				
Income Breakdown					
Unit #	#Beds	#Baths	Current	Unrealized	
Restaurant			\$ 25,186.69		
Grocery			\$ 2,699.69		
Totals			\$ 27,886.38	\$ -	
Expenses					
Property Tax	\$ 1,500.00	Development (%)	26.87%		
Insurance	\$ 125.00	Interest Rate (%)	6.50%		
Maintenance	\$ 996.00	Loan Term (Years)	30		
Food & Merch	\$ 18,316.00	Closing Costs	\$ 27,000.00		
Trash					
Utilities	\$ 796.00				
Licensing fee	\$ 216.00				
Management (%)					
Vacancy (%)					
Maintenance (%)					

Current Pro Forma Analysis	
Item	\$/Mo.
Gross Rents	\$ 27,886.38
Property Management	\$ -
Property Taxes	\$ 125.00
Insurance	\$ 125.00
Operating Expense	\$ 26,400.00
Vacancy Reserve	\$ -
Maintenance Reserve	\$ 1,500.00
Total Operating Expenses	\$ 23,280.00
Monthly NOI	\$ 3,917.79
Annualized NOI	\$ 47,013.48
Capitalization Rate	11.54%

Market Rent pro forma analysis	
Item	\$/Mo.
Unrealized Income	\$ -
Property Management	\$ -
Property Taxes	\$ 125.00
Insurance	\$ 125.00
Operating Expense	\$ 26,400.00
Vacancy Reserve	\$ -
Maintenance Reserve	\$ -
Total Operating Expenses	\$ 26,650.00
Monthly NOI	\$ (26,650.00)
Annualized NOI	\$ (319,800.00)
Capitalization Rate	-27.53%

Mortgage Calculator	
Sale Price	\$ 900,000.00
Loan-to-Value Ratio	80.00%
Down Payment	\$ 180,000.00
Closing Costs	\$ 27,000.00
Principal	\$ 720,000.00
Interest Rate	6.50%
Term (Years)	30
Monthly Mortgage	\$ 4,538.88
Monthly Net	\$ 4,488.88
Annualized Net	\$ 53,866.56
Annualized ROI	25.53%

Mortgage Calculator	
Sale Price	\$ 900,000.00
Loan-to-Value Ratio	80.00%
Down Payment	\$ 180,000.00
Closing Costs	\$ 27,000.00
Principal	\$ 720,000.00
Interest Rate	6.50%
Term (Years)	30
Monthly Mortgage	\$ 4,538.88
Monthly Net	\$ (26,650.00)
Annualized Net	\$ (319,800.00)
Annualized ROI	-146.00%

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