

For Sale

Office Investment

100% Occupied | \$1,800,000



NE Tallahassee Fully Leased Investment Opportunity

1425 Piedmont Drive
Tallahassee, Florida 32308

Property Highlights

- In-Place Cap Rate 7.90%
- Average Term is 3.4 Years
- Full Service Lease Structure
- Current Owner/Occupant Will Sign New 5-Year Lease (39% GLA)
- Desirable Location Along Thomasville Road in NE Tallahassee.

Property Description

100% Occupied Office Investment Opportunity in prestigious professional office park. Building is in great condition and has been well maintained during the current owner occupant's tenancy with some floors renovated in 2018. Will provide stable cash flow with great unit sizes. All leases are Full Service.

OFFERING SUMMARY

Sale Price	\$1,800,000
Cap Rate	7.90%
Lot Size	1.16 Acres
Building Size	20,912 SF
Price Per SF	\$86.07
Build	1993

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	4,251	\$106,577
3 Miles	39,501	\$87,601
5 Miles	120,947	\$69,073

For more information

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Additional Photos



Financial Summary

Investment Overview

IN-PLACE

Price	\$1,800,000
Approximate Square Footage	20,912
Price per Square Footage	\$86
CAP Rate	7.90%

Operating Data

IN-PLACE

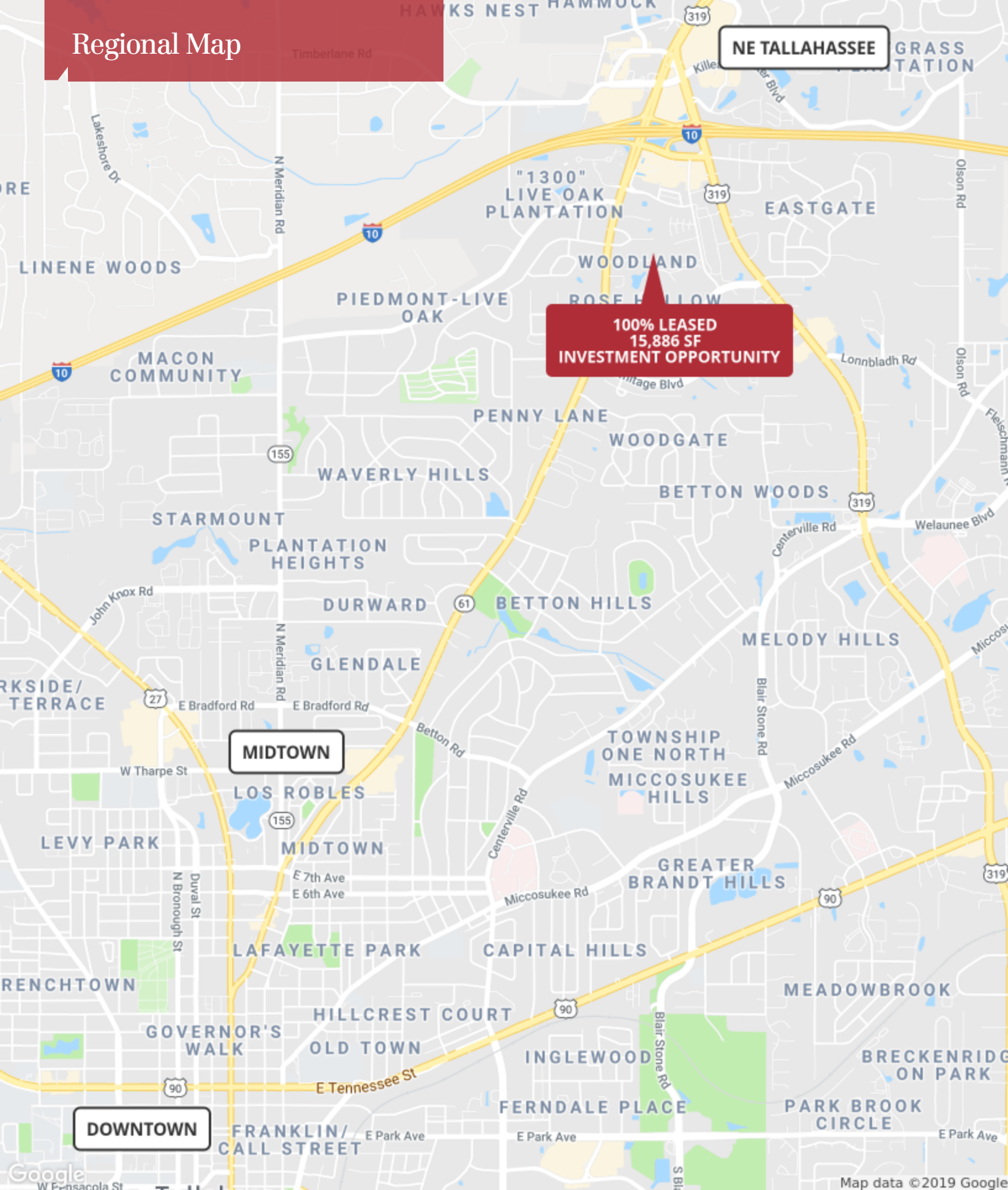
Gross Operating Income	\$278,888
Operating Expenses	- \$136,702
Net Operating Income	\$142,186
Debt Service	- \$99,785
Pre-Tax Cash Flow	\$42,401
Cash-on-Cash Return % (yr 1)	7.85%
Principal Reduction (yr 1)	+ \$37,639
Total Return (yr 1)	\$80,040
Return on Investment %	14.82%

Financing Data

IN-PLACE

Loan Amount	\$1,260,000
LTV	70.00%
Interest Rate	5.000%
Debt Service	\$99,785
Debt Service Monthly	\$8,315
Amortization	20

Regional Map



**100% LEASED
15,886 SF
INVESTMENT OPPORTUNITY**

MIDTOWN

DOWNTOWN



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Retailer Map



**FULLY LEASED
OFFICE BUILDING
FOR SALE**

BB&T

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