

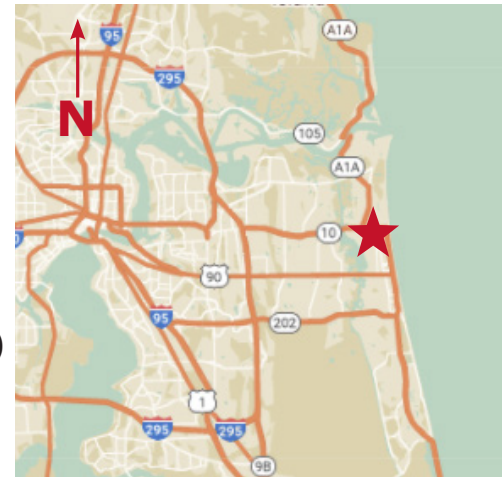
FOR SALE

Neptune Oaks Professional Park

804 & 806 3rd St., Neptune Beach, FL 32266



- **Purchase Price: \$1,895,000**
- 2 Buildings: +/-2,875 SF each (+/-5,750 SF Total)
-Fee Simple Ownership/Lots
- Neptune Oaks Professional Park is a condominium development with 6 Buildings. Each has a non-divided, non-allocated interest in common area
- Parking: Total of 4/1,000 on surface lot
- Zoning: NC1 (office, light retail, and professional services)
- Building Construction: Stucco over wood frame, wood truss, asphalt, Shingle Roof (roofs replaced in 2014 & 2015). Originally constructed in 1985
- Association Fees: \$6,000/Year per building
- Current NOI: \$70,126
(Leases below market; upside potential)
- Occupancy: 100 % (All 6 Buildings are 100% Leased. The two subject buildings have 6 Tenants)
- Please fill out the enclosed CA for a full Offering Memorandum



STRATEGIC SITES
Clifford Commercial

For Additional
Information Contact:

Katie Kirchner
katiek@strategicsites.com

OR

Kate Clifford
kate@strategicsites.com

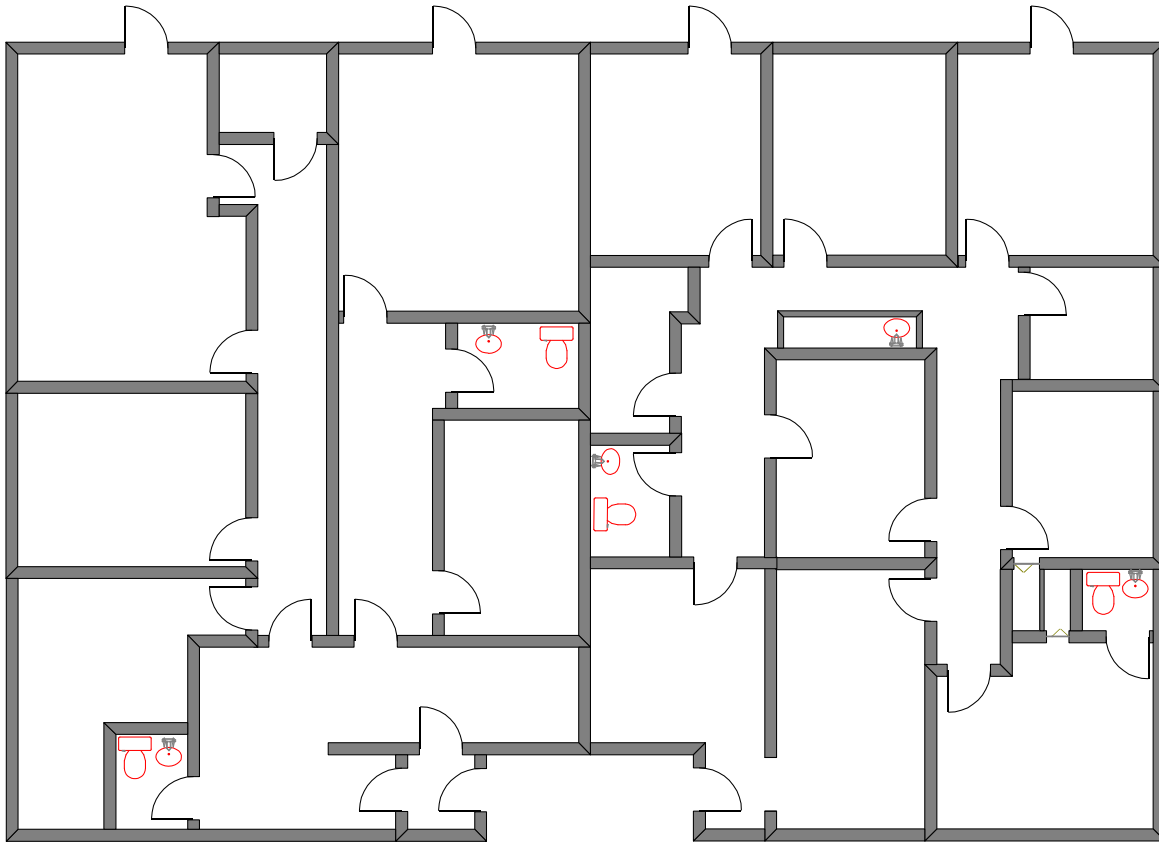
422 Jacksonville Drive, Jacksonville Beach, FL ~ 904-242-2828 ~ www.strategicsites.com

Client First through Service, Knowledge and Integrity

Notice of Disclaimer: Details contained herein are believed to be correct: the information is subject to errors, omissions, price changes, or withdrawal without notice

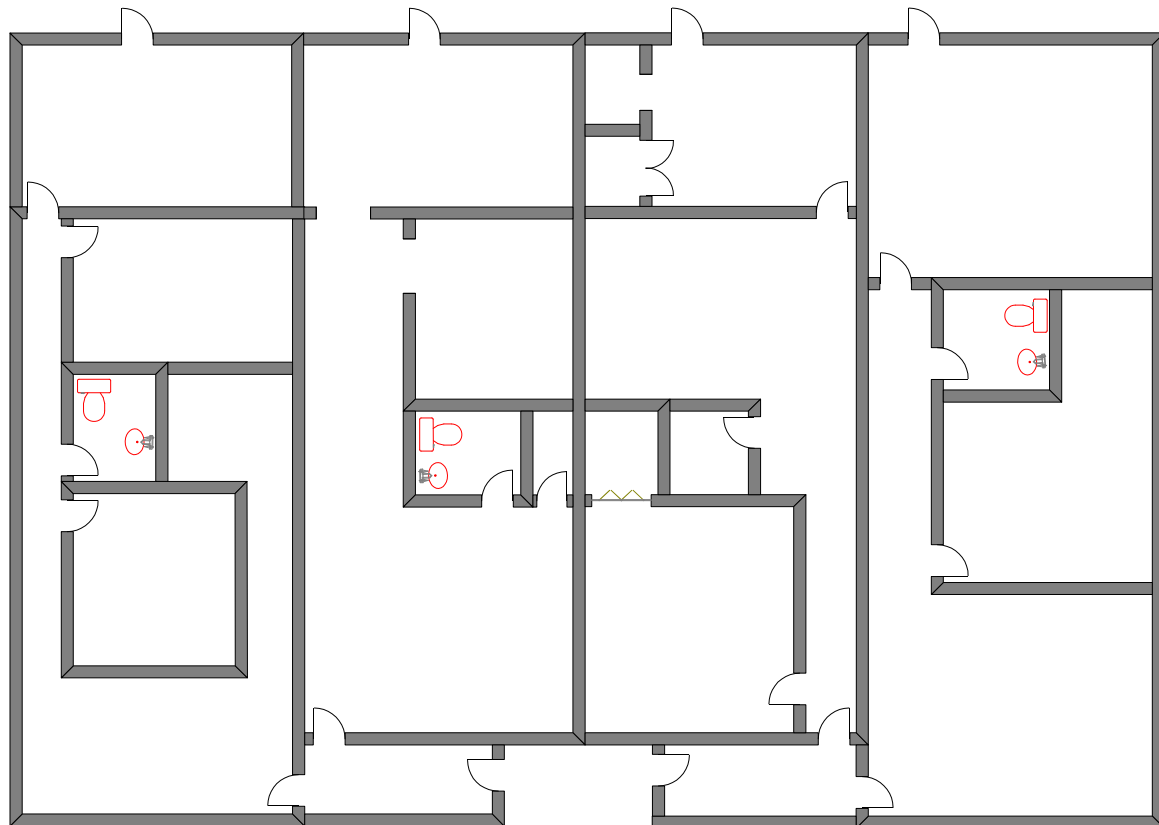
Floor Plans

*Conceptual Plans Only, Not for Architectural



804 (C/D)
Healing Playroom

804 (A/B)
Health Tech Consultants



806 D
Touch Massage & Reiki

806 C
Glow Room

806 B
Mojo Massage

806 A
3rd Street Barber

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Aerial



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CONFIDENTIALITY AGREEMENT
804 & 806 3rd Street, Neptune Beach, FL 32266

This CONFIDENTIALITY AGREEMENT ("Agreement") is made and agreed to by Strategic Sites, Clifford Commercial ("Seller's Broker"), and _____ ("Purchaser"), and _____ ("Purchaser's Broker") regarding the properties known as Neptune Oaks Professional Park, 804 & 806 3rd Street, Neptune Beach, FL 32266 ("Property").

Purchaser and Purchaser's Broker have requested information from the Seller's Broker to deliver information concerning the Property, much of which is highly confidential, only to those potential Purchasers and Purchaser's Broker who sign this Agreement.

The parties agree, in consideration of the covenants and agreements contained herein, as follows:

1. Purchaser/Purchaser's Broker will not disclose, permit the disclosure of, release, disseminate, or transfer any information obtained hereunder ("Information") to any other person or entity.
2. If Purchaser is a corporation, partnership, limited liability company, or other non-natural legal entity, the person(s) signing this Agreement on its behalf will take all appropriate precautions to limit the dissemination of the Information only to those persons within the entity who have need to know in the Information and who are specifically aware of the Agreement and agree to honor it.
3. This Agreement applies to all Information received from Seller's Broker, now or in the future, which is not readily available to the general public. Purchase/Purchaser's Broker understand that all Information shall be deemed confidential, valuable and proprietary such that its unauthorized disclosure, even without intent to harm, could cause substantial and irreparable harm to Owner and Seller's Broker.
4. All Information shall be used for the sole purpose evaluating the potential acquisition of the Property, and it shall not at any time or in any manner be used for any other purpose.
5. Purchaser/Purchaser's Broker shall not contact directly any persons concerning the Property other than Seller's Broker without Seller's Broker or Owner's written permission. Such persons include, without limitations, Owner's employees, suppliers and tenants.
6. Neither Seller's Broker nor Owner makes any representation or warranty, express or implied, as to the accuracy or completeness of any information provided by them. Purchaser assumes full and complete responsibility for confirmation and verification of all Information received and expressly waives all rights of recourse against Owner and Seller's Broker with respect to the same.
7. The persons signing on behalf of Purchaser/Purchaser's Broker represent that they have the authority to bind the party for whom they sign.
8. This Agreement shall be governed and constructed in accordance with the laws of the State of Florida.

PURCHASER:

Company: _____
By: _____

Signature: _____
Date: _____

PURCHASER'S BROKER:

Company: _____
By: _____
Email Address: _____

Signature: _____
Date: _____

Please return to: Kate Clifford/Katie Kirchner
Kate@strategicsites.com/Katiek@strategicsites.com
Fax: (904) 242-2858/PH (904) 242-2828
422 Jacksonville Drive, Jacksonville Beach, FL 32250

