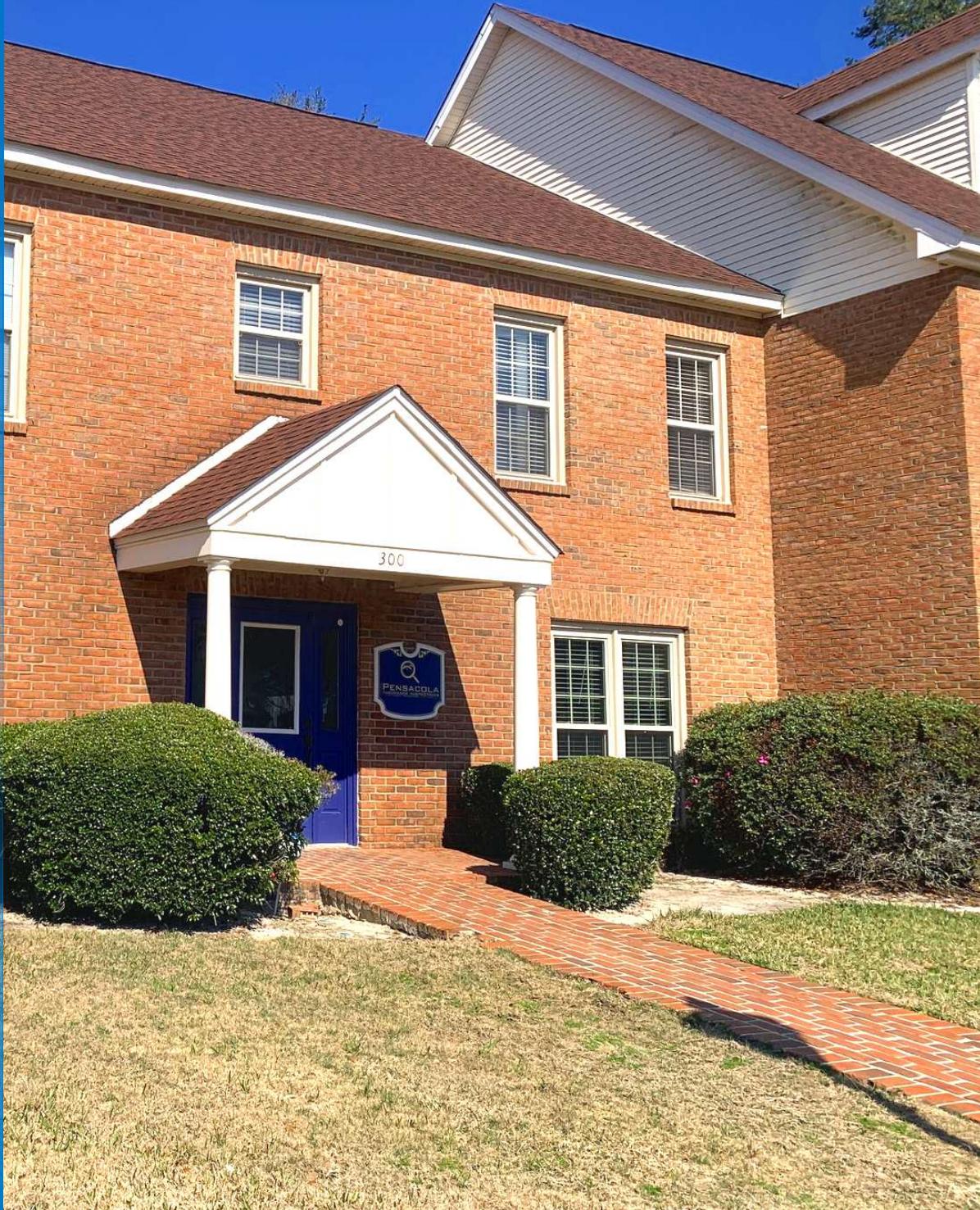


# LANGLEY INVESTMENT SALE

3000 LANGLEY AVE #3  
PENSACOLA, FL

stirling



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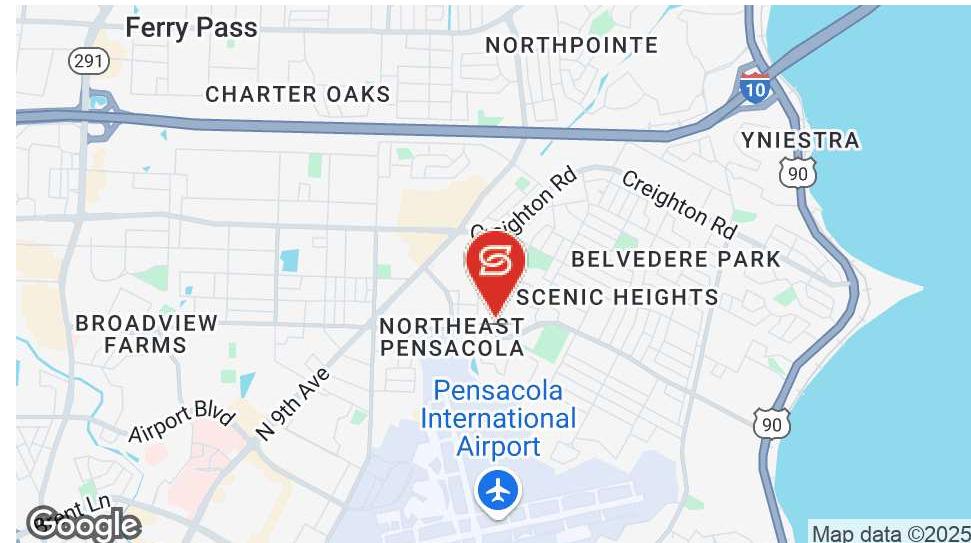
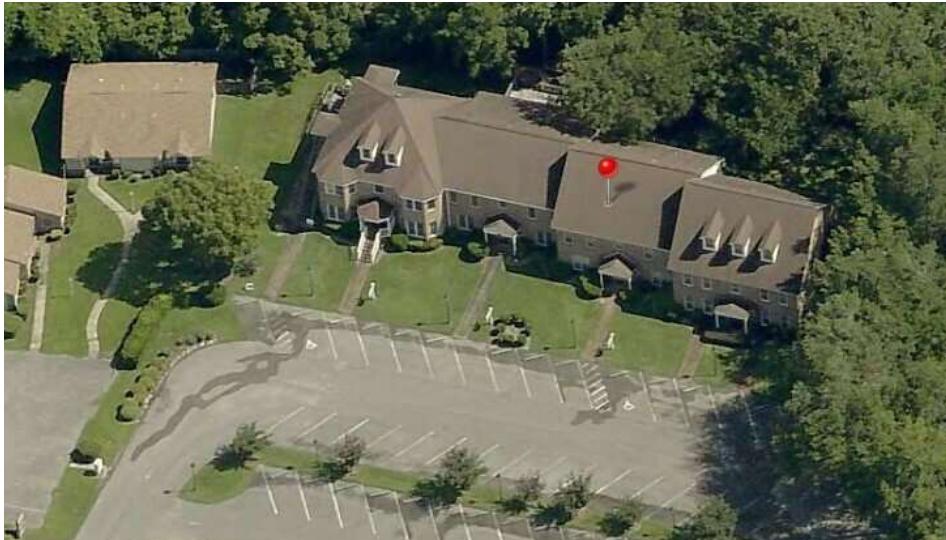
EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Stirling makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Stirling does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Stirling in compliance with all applicable fair housing and equal opportunity laws.

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### OFFERING SUMMARY

Sale Price:	\$655,000
Building Size:	3,200 SF
Price / SF:	\$204.69
Cap Rate:	7.88%
NOI:	\$51,615
Year Built:	1985
Zoning:	HDMU

### PROPERTY OVERVIEW

3000 Langley - Building 300 is a 2 story, 3,200 square foot office which features a brand new 5-year lease with a tenant who has been growing since 2015, being offered at a 7% cap rate. The building has a great history of occupancy and is in excellent condition. Quality office space of this size in the submarket is very limited. The interior was fully renovated in 2021, providing a modern and attractive environment for tenants. Plenty of parking for both employees and clients with 42 spaces available within the association. Signage available as well. The roof was replaced in 2020, a huge insurance benefit. Both HVAC systems were replaced in 2022 and 2019, reducing the need for costly upgrades. OM available upon request.

### PROPERTY HIGHLIGHTS

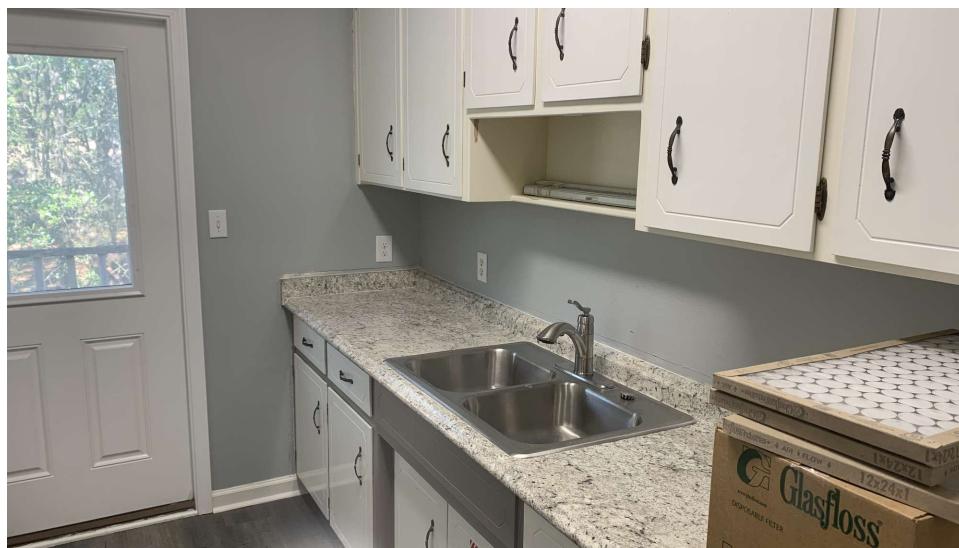
- 3,200 SF
- Fresh new 5 year term
- Established tenant, providing stabilized income.
- Great history of occupancy
- Excellent Parking

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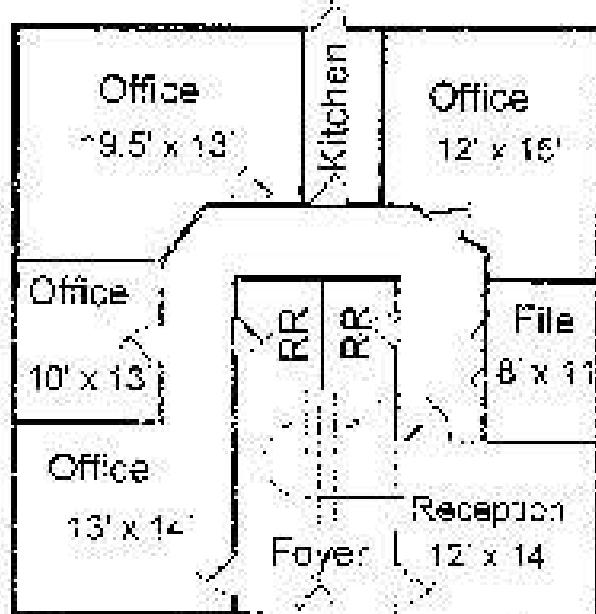
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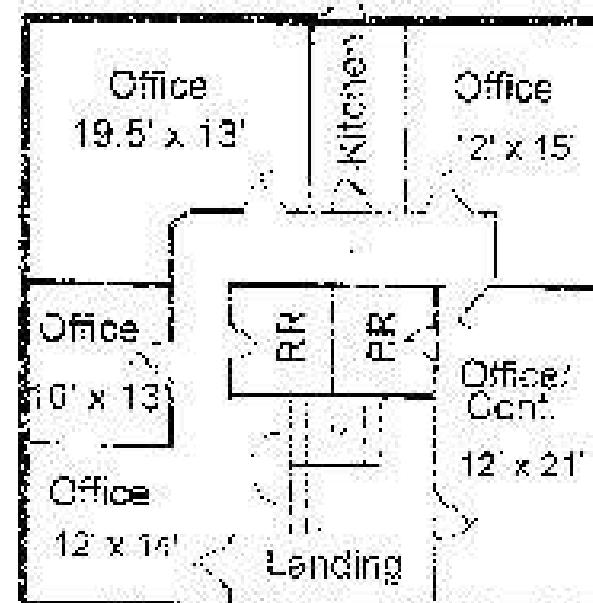
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40.0'

First Floor



40.0'

Second Floor

For Lease

Comments:

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### INCOME SUMMARY

#### GROSS INCOME

\$64,651

### EXPENSES SUMMARY

#### LANGLEY PROFESSIONAL OFFICE INVESTMENT SALE

Property Tax

\$5,000

Property Insurance

\$2,935

Association Dues

\$3,600

Maintinence

\$1,500

#### OPERATING EXPENSES

\$13,035

#### NET OPERATING INCOME

\$51,616



### TENANT HIGHLIGHTS

- 5 Year Lease Term
- Annual Increases built into rate to achieve consistency throughout term for tenant
- 1 - 5 year option to renew

### ABOUT THE TENANT

The Gulf Coast Sexual Assault Program (GCSAP) has been providing crucial services since 2015, addressing the needs of adult and minor victims of sexual violence in multiple counties, including Bay, Gulf, Jackson, Calhoun, Washington, and Holmes. They offer a range of support services such as a 24-hour crisis hotline, advocacy, forensic examinations, and counseling. GCSAP is funded through a combination of state and federal grants, donations, and community support.



### TENANT OVERVIEW

<b>Company:</b>	-Gulf Coast Sexual Assault
<b>Founded:</b>	-2015
<b>Locations:</b>	-7+ Counties
<b>Headquarters:</b>	-Panama City, FL
<b>Website:</b>	<a href="https://gulfcoastsap.org/">https://gulfcoastsap.org/</a>

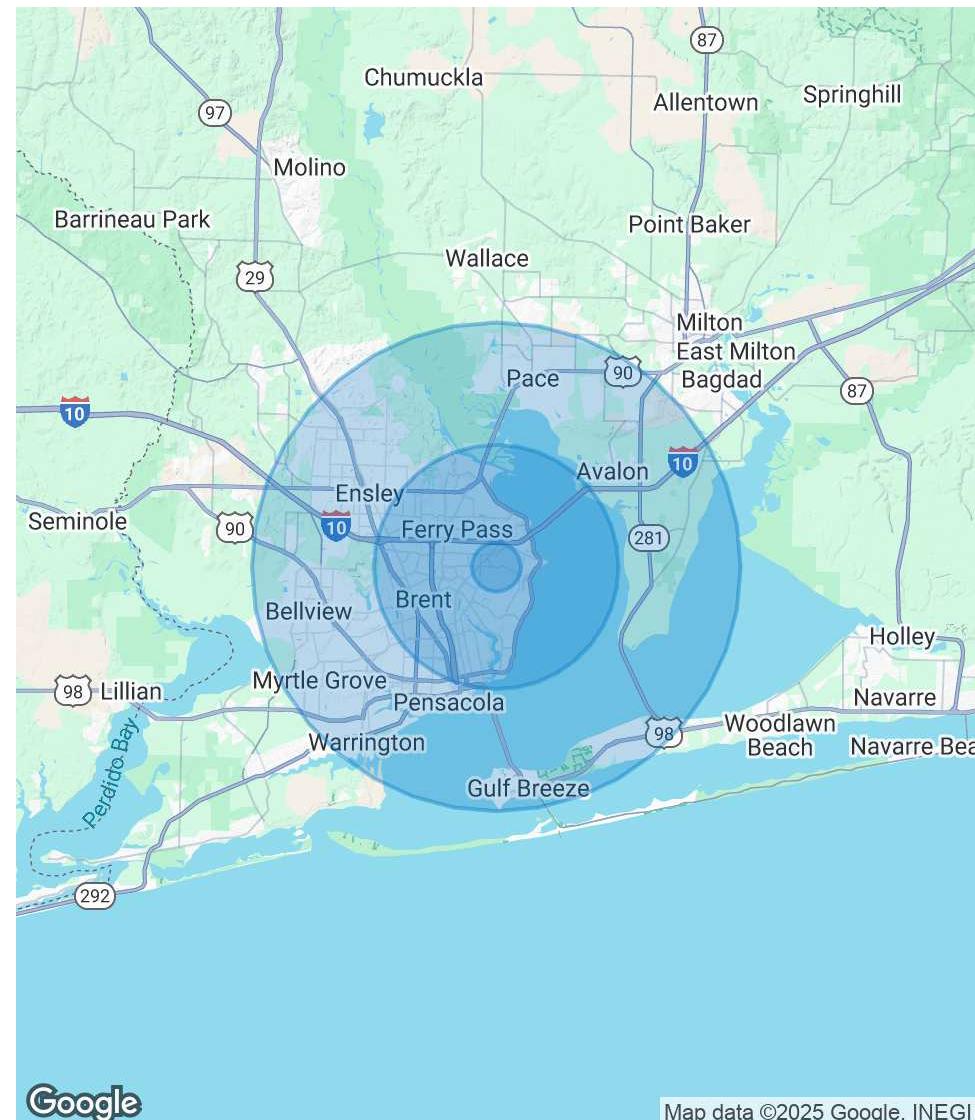
### RENT SCHEDULE

LEASE DATES	ANNUAL RENT
<a href="#">-7/1/24 - 6/30/25</a>	-\$53,875.60 (pro-rated for 10 months)
<a href="#">-7/1/25 - 6/30/26</a>	-\$64,650.72
<a href="#">-7/1/26 - 6/30/27</a>	-\$64,650.72
<a href="#">-7/1/27 - 6/30/28</a>	-\$64,650.72
<a href="#">7/1/28 - 6/30/29</a>	-\$64,650.72
<a href="#">7/1/29 - 8/31/29</a>	-\$10,775.12 (pro-rated for 2 months)

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,943	104,910	280,998
Average Age	39.3	37.0	39.3
Average Age (Male)	38.8	35.3	37.5
Average Age (Female)	43.3	39.0	41.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,929	46,626	125,515
# of Persons per HH	2.4	2.3	2.2
Average HH Income	\$64,364	\$64,420	\$64,074
Average House Value	\$166,488	\$168,675	\$170,191

2020 American Community Survey (ACS)



Google

Map data ©2025 Google, INEGI

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Advisor

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FL #SL3513458

### PROFESSIONAL BACKGROUND

Kylle began his career in commercial real estate in 2021 following a successful career coaching collegiate football. During his football career, he guided elite teams from California to Missouri and Pensacola's own University of West Florida. Among his many accomplishments, Kylle was a key contributor to UWF's National Championship in 2019 and their national finalist status in 2017 as Assistant Coach and Special Teams Coordinator. Kylle's coaching experience has translated well into his commercial real estate career, where he specializes in office and industrial space in the northwest Florida market. Since 2021, he has played a crucial role in helping his team close over 110 transactions per year, with a total deal volume exceeding \$42 million annually. Currently, Kylle is pursuing his CCIM designation to further his knowledge and expertise in the field.

Kylle and his wife have three young children with whom they enjoy exploring the Gulf Coast from Orange Beach to 30A. Whether they're riding bikes downtown Pensacola, or enjoying a warm day at Fort McRee, if it is near the water, the Shoemaker family embraces it.

### EDUCATION

Azusa Pacific University, Azusa, CA – MA Leadership '12

California Polytechnic State University – SLO, San Luis Obispo, CA – BA Business Management '10

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### STACY TAYLOR

Regional Vice President

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### PROFESSIONAL BACKGROUND

Stacy began his career in Atlanta, GA with CoStar and soon moved to Grubb & Ellis Co. There he focused primarily on office tenant representation while also representing office development company Workstage.

In 2005, he formed Taylor Real Estate, he became responsible for developing, marketing, leasing, and selling four office developments in North Atlanta:

The Gates at McGinnis Ferry The Gates at Laurel Springs

The Gates at Sugarloaf The Gates at North Point

Since moving to Pensacola, Stacy has continued to focus on his primary business. This core business includes the leasing and selling of office and industrial properties. Stacy has fifteen years experience representing both Landlords and Tenants. He has been very successful in leveraging his regional and national relationships within this new market and is quickly establishing himself as an office and industrial specialist in this region.

Through years of experience, Stacy understands that building and maintaining strong relationships equally important as completing the real estate transaction. His high level of experience in successfully completing over 500,000sf in real estate transactions as well as an estimated \$60 Million in sales enables him to streamline the transaction process.

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