

# LANGLEY INVESTMENT SALE

3000 LANGLEY AVE #3  
PENSACOLA, FL

stirling





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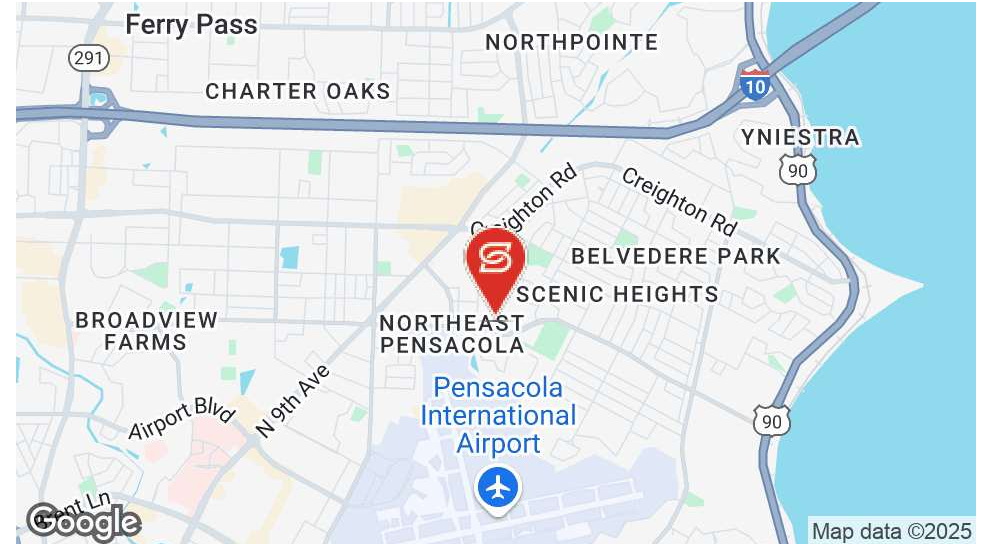
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### OFFERING SUMMARY

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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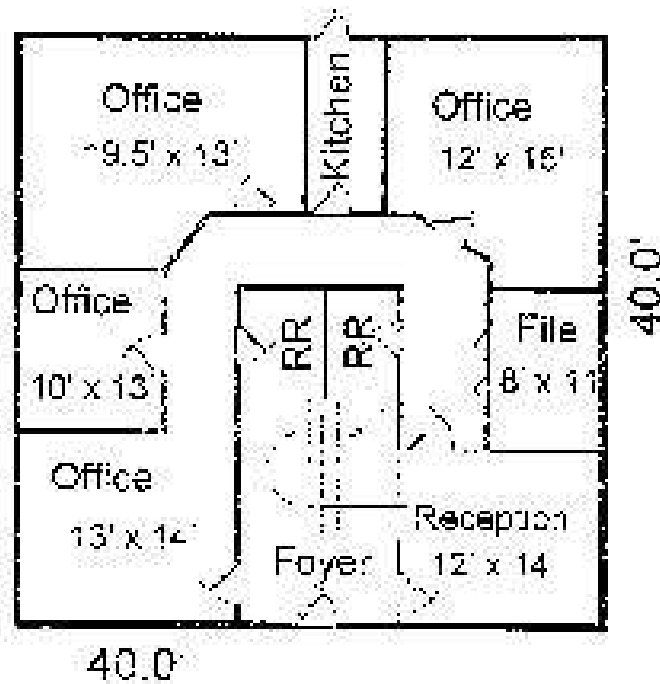
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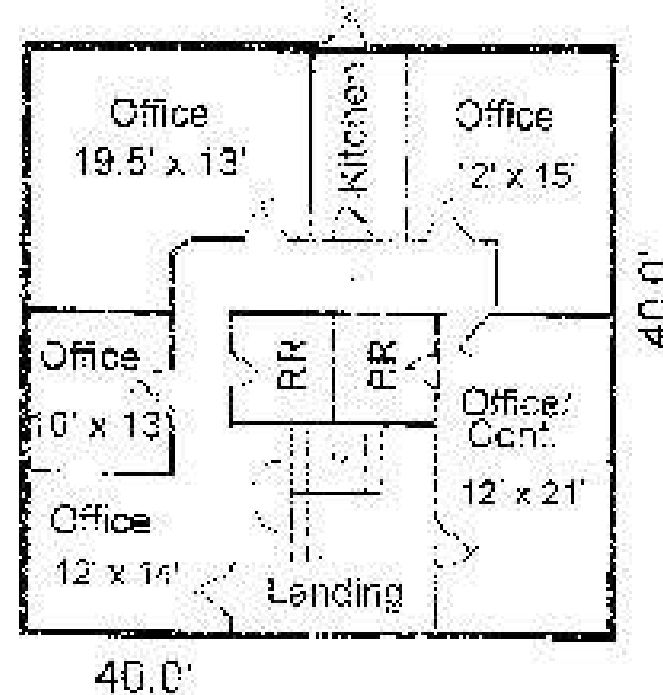
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First Floor



Second Floor

PLAN 1000-01

Comments:



### INCOME SUMMARY

### LANGLEY PROFESSIONAL OFFICE INVESTMENT SALE

<b>GROSS INCOME</b>	<b>\$64,651</b>
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### EXPENSES SUMMARY

### LANGLEY PROFESSIONAL OFFICE INVESTMENT SALE

Property Tax	\$5,000
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Property Insurance	\$2,935
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Association Dues	\$3,600
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Maintenance	\$1,500
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<b>OPERATING EXPENSES</b>	<b>\$13,035</b>
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<b>NET OPERATING INCOME</b>	<b>\$51,616</b>
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### 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>

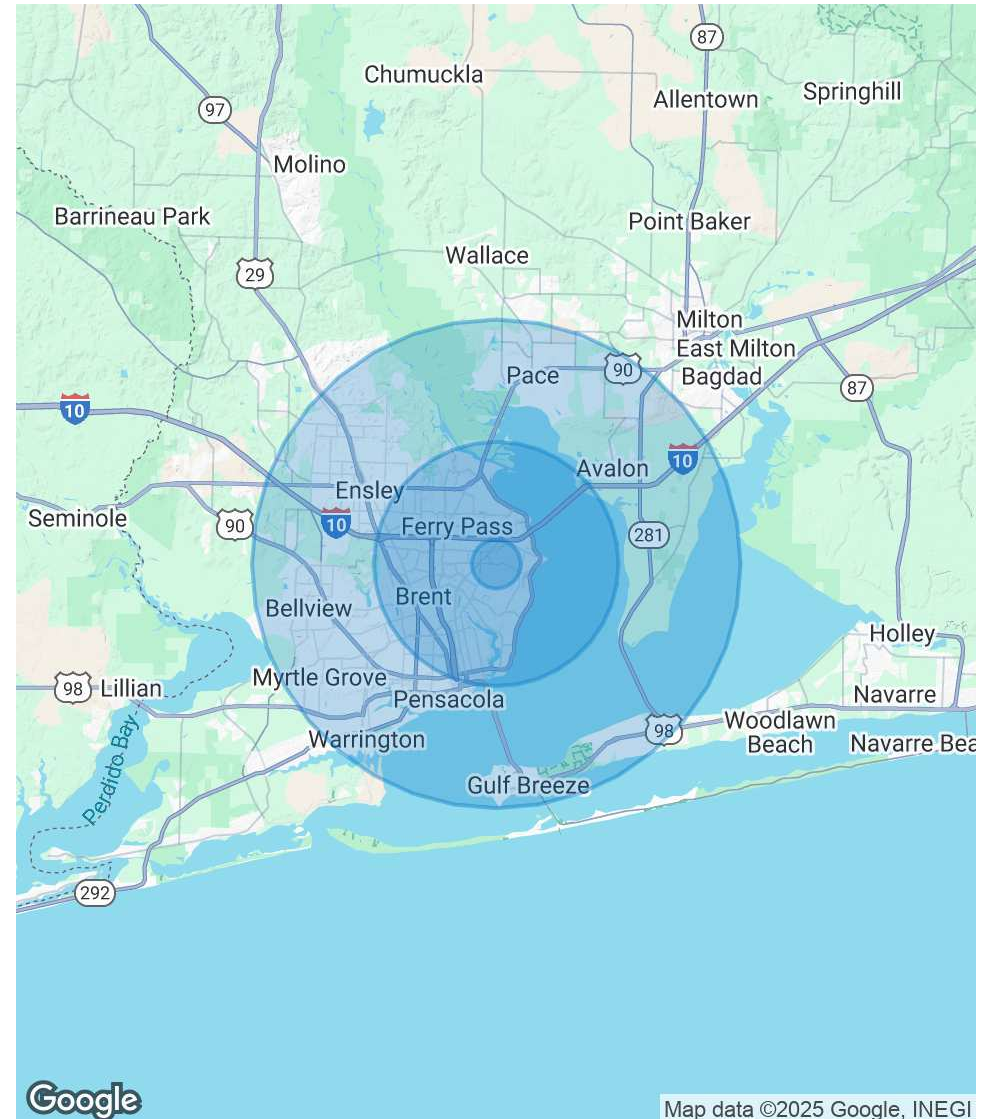
### RENT SCHEDULE

LEASE DATES	ANNUAL RENT
-7/1/24 - 6/30/25	-\$53,875.60 (pro-rated for 10 months)
-7/1/25 - 6/30/26	-\$64,650.72
-7/1/26 - 6/30/27	-\$64,650.72
-7/1/27 - 6/30/28	-\$64,650.72
7/1/28 - 6/30/29	-\$64,650.72
7/1/29 - 8/31/29	-\$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)







### KYLLE SHOEMAKER

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### 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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### 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 a 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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