







BIOS



Single Family Homes & Retail Shopping Center Property Manager





PROPERTY MANAGER
(850) 728-2195
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Prior to college, JB Dehkordi was mentored in the family-run, mid-rise, mixed-use commercial, and planned community construction.

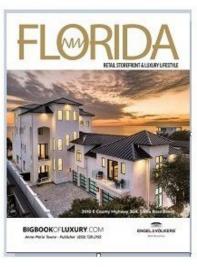
JB completed a postgraduate degree in software engineering (3.89 GPA) while leading projects in Oklahoma, Pennsylvania, and California working for McDonnell Douglas State Government Services.

In 1990, JB forewent acceptance to the University of California (UC Berkeley) PhD program when he was offered a highly challenging management opportunity leading the divestiture of automated systems in the state's social services giant—the Florida Department of Health and Rehabilitative Services. Along with supporting 32 new and existing automated social services and federally funded programs, JB directed 6 managers with over 78 technical staff and contractors. He built an award-winning multilingual software modernization system, and delivered one of the largest projects, operating today in 12,500 locations statewide.

Following FRS retirement, JB gut-renovated Southwood foreclosure & 1031-exchange single family homes, and office & retail commercial properties. CCIM designation courses. Keller Williams & Berkshire Hathaway Commercial Broker Associate.



PUBLISHER



SHOPPING CENTER SALES PRICE RANGE

SALES PRICE	\$2,480,000	\$2,350,000	\$2,150,000	\$1,985,000
CAP RATE	7.5%	7.9%	8.6%	9.3%
PRICE/ SF	\$268	\$254	\$232	\$214

MAXIMUM RETURN
SALES PRICE: \$2,335,000
CAP RATE: 7.5%
PRICE/ sf \$252

SHOPPING CENTER RENTAL INCOME

Building 100% Leased for 30 years prior to Renovation

TENANT 1	1,500	\$30,000	- 3 Yrs + 2 Options @3% Increase
TENANT 2	1,500	\$30,000	- 3 Yrs + 2 Options @3% Increase
TENANT 3	3,000	\$48,000	- 3 Yrs + 2 Options @3% Increase
TENANT 4	3,000	\$48,000	- 3 Yrs + 2 Options @3% Increase
TENANT 5	-	\$6,000	- Long Term

FOR DISCUSSION ONLY!
SHOWING HOW POTENTIAL OFFERS
WILL BE ANALYZED BY THE OWNERS

TOTAL \$186,000 / YR Effective Gross Income. New Tenants after Renovation

12 individual income producting units, 14,640 sf total Previously fully leased. Currently completely renovated

The entire Center offers 1.45 acres +/-, 241' frontage, 57,000+ daily traffic, 2 potential dedicated turn lanes plus direct and side street access, utilities, storemwater drainage, direct access to a new plaza. New Ceilings, New Electrical, Plumbing, and Central Heal & Cool. Fully Built-out interiors. Roll up doors in the back. Architect and Strucual Engineering, soil test, permits, and Tenant Improvement Allowance estimates on file.

PLEASE NOTE: Among many, there has been 3 full price LOIs from national tenants to Lease, and a purchase contract for \$2.5M.

It was not accepted due to the Terms....

