



PREMIER FINE HOMES CAMPUS

MASTER-LEASED SALE-LEASEBACK

CBRE

Offering Memorandum | 4708 Capital Circle NW | Tallahassee, FL 32303

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EXECUTIVE SUMMARY

Offering Summary

Investment Overview



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OFFERING SUMMARY

FINANCIAL

Listing Price	\$11,000,000
NOI Year 1	\$825,000.00
Cap Rate	7.50%
Price / SF	\$111.45/ SF

OPERATIONAL

Rentable SF	98,665 SF
Lot Size	13.45 AC
Property Subtype	Industrial Corporate Headquarters Facility with Outside Storage

Investment Highlights

- 13.45 Acre Master-leased campus with Office and Industrial properties positioned on site.
- Premier Fine Homes Shall Master-Guarantee the Subject Property Across the Initial 15-Year Lease Lifespan.
- Multi-Tenant Property carries a strong diversity of tenants and occupants, all managed and controlled by Premier Fine Homes Team.



Listing Price
\$11,000,000



Cap Rate
7.50%



Location
Tallahassee, FL



Year Built /
Renovated
1980 / 2007

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PROPERTY INFORMATION

Property Photos



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PROPERTY PHOTOS



PROPERTY PHOTOS



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FINANCIAL ANALYSIS

Lease Information



CBRE

FINANCIAL ANALYSIS

PRICING DETAILS

Property Address	4708 Capital Circle NW. Tallahassee, FL 32303
Price	\$11,000,000
Cap Rate	7.50%
Price / SF	\$111.49 / SF

PROPERTY DESCRIPTION

Year Built/Renovated	1980 / 2007
Leasable Area	98,665 SF
Use	Office & Industrial
Type of Ownership	Fee Simple
Lot Size	13.45 AC

LEASE SUMMARY

Property Subtype	Industrial Corporate Headquarters Facility with Outside Storage
Tenant	Premier Fine Homes
Rent Increases	8% Escalations Each Five-Year Period
Guarantor	Premier Fine Homes Corporate Guarantee
Lease Type	Master-Leased Sale-Leaseback
Lease Commencement	At Close of Escrow
Initial Lease Term	15-Years
Lease Expiration	15-Years after Close of Escrow
Renewal Options	Two (2), Five-Year Renewal Option
Landlord Responsibility	None
Tenant Responsibility	Taxes, Insurance, Maintenance, Replacement
Right of First Refusal/ Offer	Yes, After the First Sale



Listing Price
\$11,000,000



Cap Rate
7.50%



Location
Tallahassee, FL



Year Built /
Remodeled
1980 / 2007

ANNUALIZED OPERATING INFORMATION

INCOME

NET OPERATING INCOME	\$825,000.00
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RENTS

Years 1-5	\$825,000.00
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Years 6-10	\$891,000.00
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Years 11-15	\$962,280.00
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Option 1:	\$1,039,262.40
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Option 2:	\$1,122,403.39
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You are solely responsible for independently verifying the information in this Memorandum. ANY RELIANCE ON IT IS SOLELY AT YOUR OWN RISK.

ABOUT THE TENANT

The Premier Story

Premier Fine Homes brings over a century of combined experience to the Tallahassee real estate market, having built, bought, and sold homes in the area for years. With a solid reputation built over 30 years for quality service and craftsmanship, Premier Fine Homes is committed to delivering high-performance homes that represent a long-term investment for homeowners. This dedication to excellence has earned Premier Fine Homes significant recognition, including 5 coveted awards at the 2024 Parade of Homes, showcasing their unique craftsmanship and attention to detail across homes in Canopy, Fletcher Oaks, Fallschase, and Landon Hills neighborhoods. Furthermore, Premier Fine Homes was named a top 5 finalist in Florida for the prestigious 2023 Green Builder Award from the Florida Green Building Coalition (FGBC), the state's leading certifier of green construction, highlighting their commitment to sustainable and environmentally friendly building practices. This accolade positions Premier Fine Homes among Florida's elite builders dedicated to a greener built environment.



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MARKET OVERVIEW

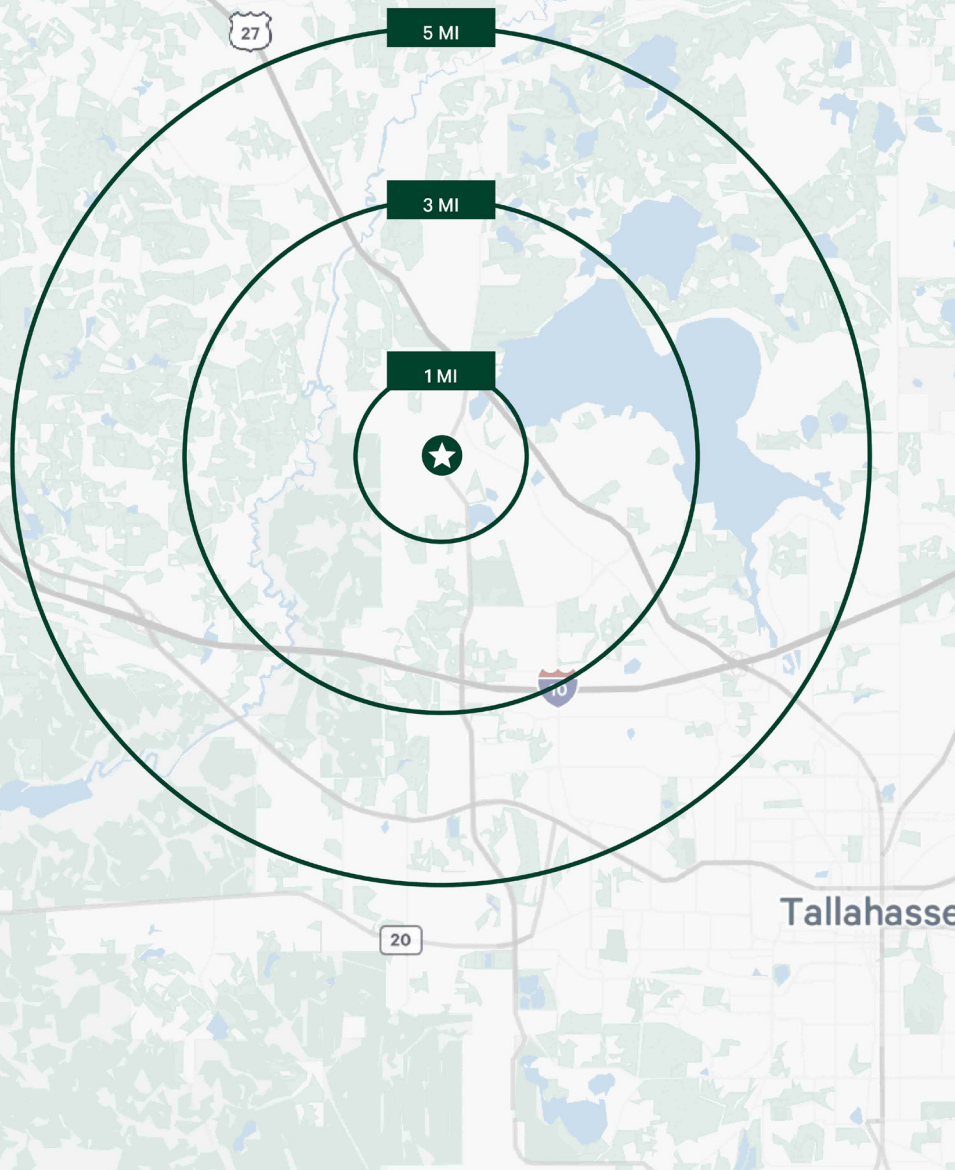
Demographics

Market Snapshot



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DEMOGRAPHICS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Population - Estimate	5,405	18,222	50,225
2029 Population - Projection	5,532	18,184	50,151
2020-2024 Annual Population Growth	2.11%	0.81%	0.68%
GENERATIONS			
Generation Alpha	518	1,748	4,647
Generation Z	1,195	4,062	13,709
Millennials	1,400	4,954	14,042
Generation X	1,038	3,311	7,911
Baby Boomers	1,067	3,488	8,128
Greatest Generations	186	660	1,787
HOUSEHOLD INCOME			
2024 Average Household Income	\$95,778	\$93,508	\$84,858
2024 Median Household Income	\$82,822	\$78,631	\$58,621
HOUSING UNITS			
2024 Owner-Occupied Housing Units	1,611	5,177	11,349
HOUSING VALUE			
2024 Median Home Value	\$237,615	\$293,857	\$274,933
2024 Average Home Value	\$305,385	\$349,464	\$328,049

MARKET SNAPSHOT

Tallahassee, FL

Tallahassee, Florida, the state capital and largest city in the Florida Panhandle and Big Bend regions, presents a unique commercial real estate landscape shaped by its role as a governmental, educational, and professional hub. With a population of approximately 190,000, the city blends the vibrancy of a college town with the stability of a capital city, driven by a strong demand for office, multifamily, and mixed-use developments.

Key market drivers include the city's significant governmental presence, with the Florida State Capitol, the Florida Supreme Court, and numerous state agency headquarters located in the downtown core. This fosters a steady demand for office space, particularly from law firms, lobbying groups, and professional services. Tallahassee's large student population, driven by Florida State University, Florida A&M University, and Tallahassee State College, further bolsters demand for multifamily housing, student accommodations, and retail developments tailored to the university community.

Tallahassee has prioritized responsible growth through compact development policies, helping to minimize urban sprawl while ensuring efficient infrastructure and preserving surrounding natural areas. These policies have contributed to a more sustainable urban environment, with a particular focus on downtown revitalization and mixed-use projects that integrate residential, office, and retail spaces.

The commercial real estate market in Tallahassee remains stable with opportunities across various sectors, including office space for government and professional services, student housing, and retail developments catering to both locals and visitors. As a vibrant political, educational, and cultural center, Tallahassee continues to offer attractive investment prospects, underpinned by its strong institutional and governmental presence, growing educational sectors, and well-managed urban growth strategies.



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