

514 CHAFFEE POINT BLVD

514 Chaffee Point Blvd, Jacksonville, FL 32221

Kahle Commercial Group

**PROPERTY DESCRIPTION**

Office/Retail Strip within a Large Retail Center
Center is surrounded by a large number of New Construction
Homes
Cecil Commerce Park is within 3 miles

OFFERING SUMMARY

Sale Price:	\$1,050,000
Number of Units:	6
Lot Size:	206,476 SF
Building Size:	7,892 SF
NOI:	\$74,486.28
Cap Rate:	7.09%

PROPERTY HIGHLIGHTS

- Fully Lease/100% Occupied
- Rent Roll Included
- Long term Tenants in place

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,133	10,002	23,560
Total Population	3,133	28,338	65,401
Average HH Income	\$99,860	\$95,532	\$87,084

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

CYNTHIA MCLAIN, CCIM

Broker
0: 904.541.0700 XExt 1
C: 904.545.4195
cmclain@kahlecg.com

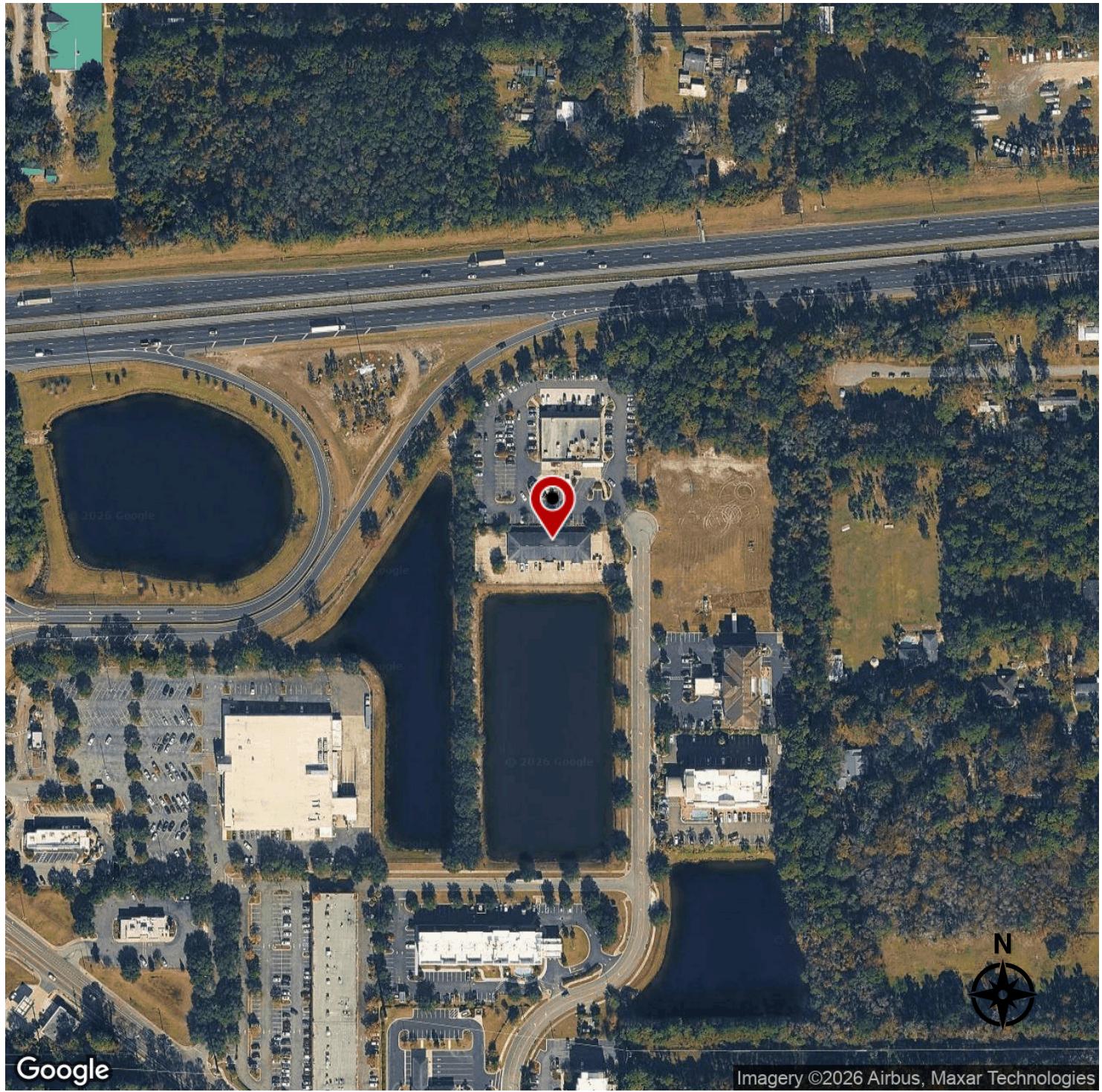
KAHLE COMMERCIAL GROUP
2821 Bolton Rd.
Suite A
Orange Park, FL 32073

INVESTMENT - 100 % OCCUPIED

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Google

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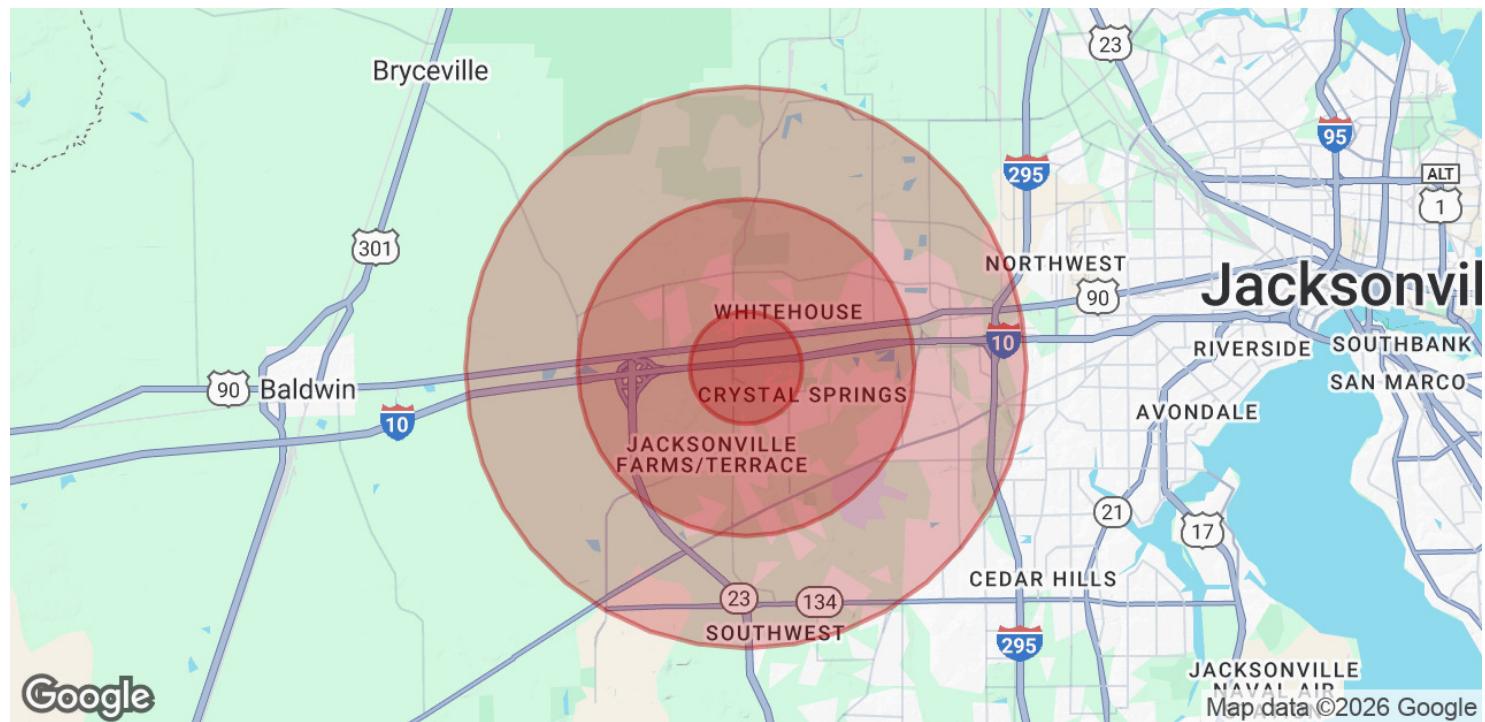
Each Office Independently Owned and Operated kahlecommercialgroup.com

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,133	28,338	65,401
Average Age	41	39	39
Average Age (Male)	41	38	38
Average Age (Female)	42	40	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,133	10,002	23,560
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$99,860	\$95,532	\$87,084
Average House Value	\$296,191	\$277,361	\$249,132

Demographics data derived from AlphaMap

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INCOME SUMMARY

514 CHAFFEE POINT BLVD - INVESTMENT 100% OCCUPIED

Vacancy Cost	\$0
GROSS INCOME	\$131,668

EXPENSES SUMMARY

514 CHAFFEE POINT BLVD - INVESTMENT 100% OCCUPIED

Repairs & Maintenance	\$10,360
GL insurance	\$1,092
Property Insurance	\$4,488
Property Taxes 2025	\$15,500
Garbage Service	\$3,600
Utilities	\$5,100
Landscaping	\$2,500
Property Mgmt	\$14,542
OPERATING EXPENSES	\$57,182

NET OPERATING INCOME	\$74,486
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SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	MARKET RENT	MARKET RENT / SF	ANNUAL RENT	LEASE START	LEASE END
Suite 1 &3	GPI	2,700 SF	34.21%	\$19.24	\$20	\$0.01	\$51,940	5/1/21	12/31/26
Suite 5	Smith Hair Salon	1,350 SF	17.11%	\$14.67	\$20	\$0.01	\$19,800	3/4/15	9/30/27
Suite 7	Thiem Hair Salon	1,350 SF	17.11%	\$14.17	\$20	\$0.01	\$19,128	6/6/14	9/30/27
Suite 9 & 11	Whitehead Photogarphy	2,700 SF	34.21%	\$15.11	\$20	\$0.01	\$40,800	8/22/13	9/30/27
TOTALS		8,100 SF	102.64%	\$63.18	\$80	\$0.04	\$131,668		
AVERAGES		2,025 SF	25.66%	\$15.80	\$20	\$0.01	\$32,917		

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