

151 First Street South, Winter Haven, FL.

Per Polk County Property Appraisers Office construction information:

- Year built: 1983
- Effective year: 1995

Description of construction:

- Each building is constructed of concrete block, with a concrete flat roof that was later overlaid – possibly in 1995 - with a hip-style roof. (The buildings are virtually concrete bunkers).
- The walls are textured with stucco, which is in very good condition.
- All electrical conductors are encased in rigid conduit and outlet and switch boxes are metal.

Construction features:

- Each 900 square feet space has two restrooms. Accordingly, each building has four restrooms.
- A lockable doorway has been installed between the two spaces in the eastside building, allowing a single tenant to use both spaces, or permitting the isolation of the two units. (A doorway can be installed in the westside building to achieve the same flexibility.)
- In conjunction to having two restrooms, each 900 square foot space has three offices and an open reception area.
- The potable water sources, drain systems, and restrooms are located on the perimeter of the buildings, making it convenient to add sinks to the offices to support a medical operation.
- A total of 14 parking spaces are available, when accounting for parking along the west side of the back driveway.

Roofs replaced in March 2024 by a reputable roofing company:

- Two inspections were performed on each roof by city inspectors during the installations.
- Owens Corning True Definition Designer Shingle (Merlot) is installed, with six roofing nails per shingle. This installation is rated for 130 mph wind speeds.

- Underlayment: Roofnado AnchorDeck, a high temperature, peel and stick waterproof barrier. This product is favored by insurance companies and can result in a wind mitigation credit, reducing the insurance premium.
- The roof decking was renailed with 2 3/8 inch long, 8D nails, every six inches, which can result in a wind mitigation credit.

All AC units replaced in March 2024:

- Each of the four 900 square feet spaces is cooled by a 2.5 ton AC unit, capable of cooling 1,000 square feet in Florida.