



PNC BANK ABSOLUTE NNN

3620 SE MARICAMP RD

OCALA, FL 34480



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OCALA

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AR REALTY

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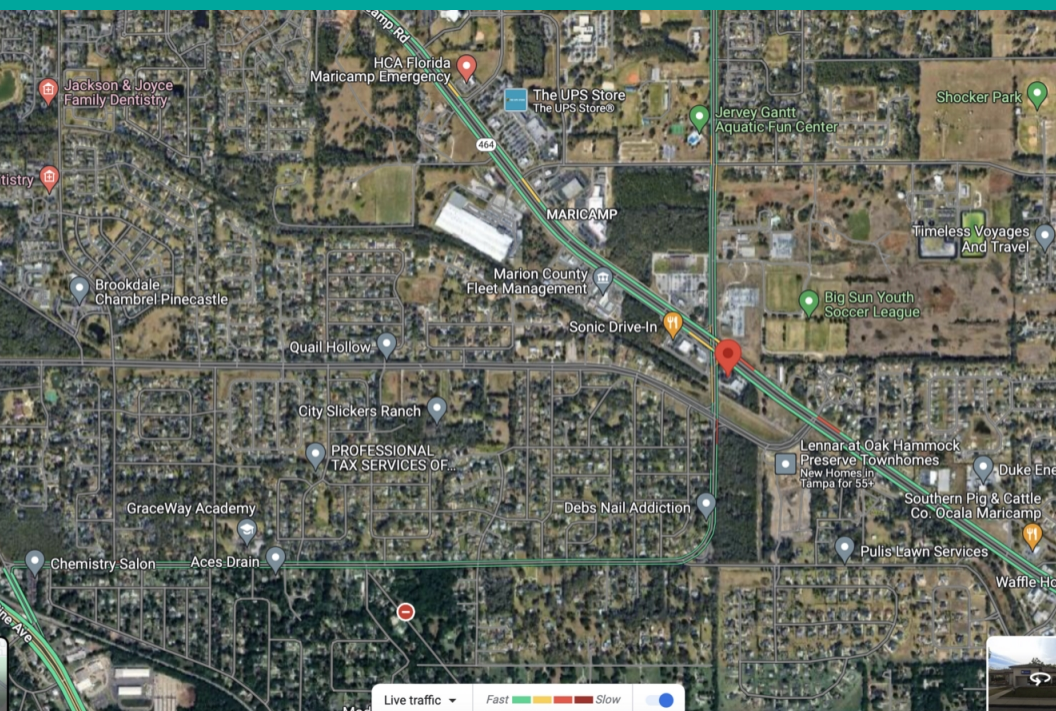
Office: 323 697 9733

PROPERTY SUMMARY

Offering Price	\$2,911,055.00
Building SqFt	4,702 SqFt
Year Built	1990
Lot Size (acres)	0.91
Parcel ID	29739-001-00
Zoning Type	Commercial
County	Marion
Frontage	276.00 Ft
Coordinates	29.156716,-82.086323
Lot Size (SF)	39,640.00 SqFt
Property Type	Commercial

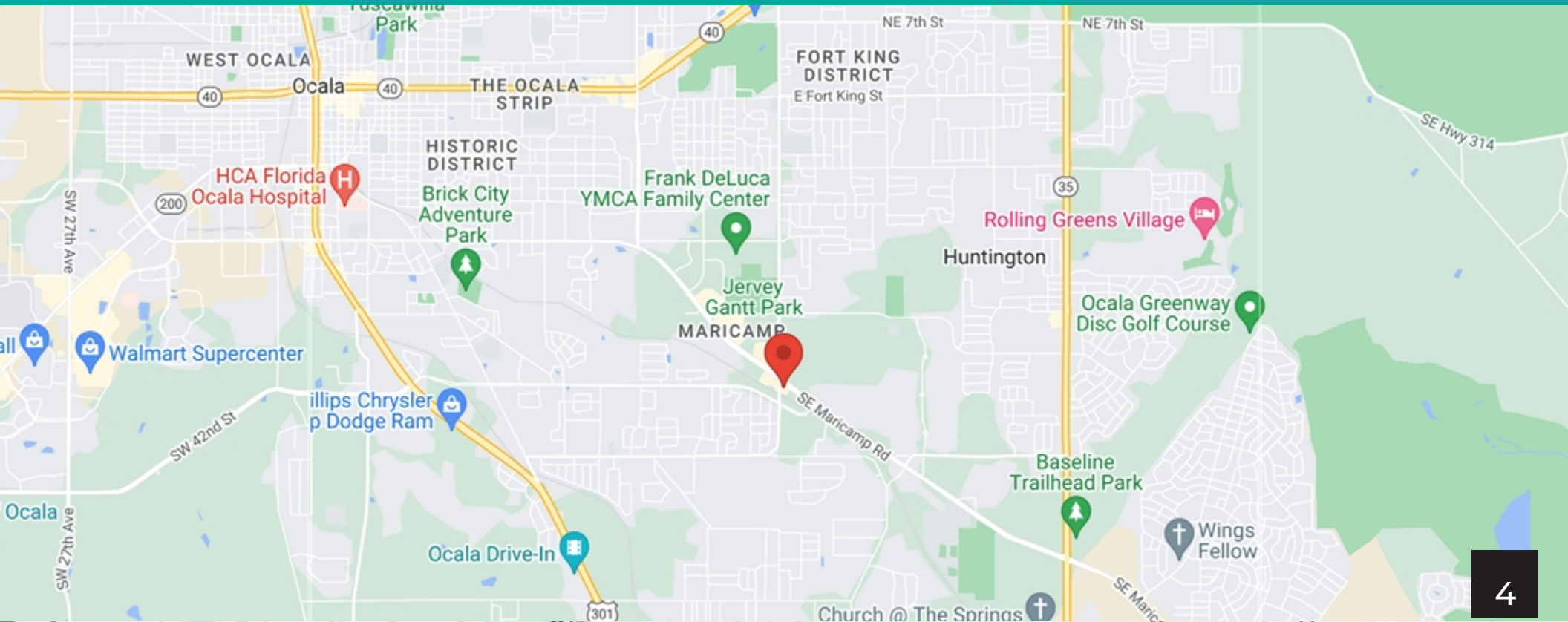
INVESTMENT SUMMARY

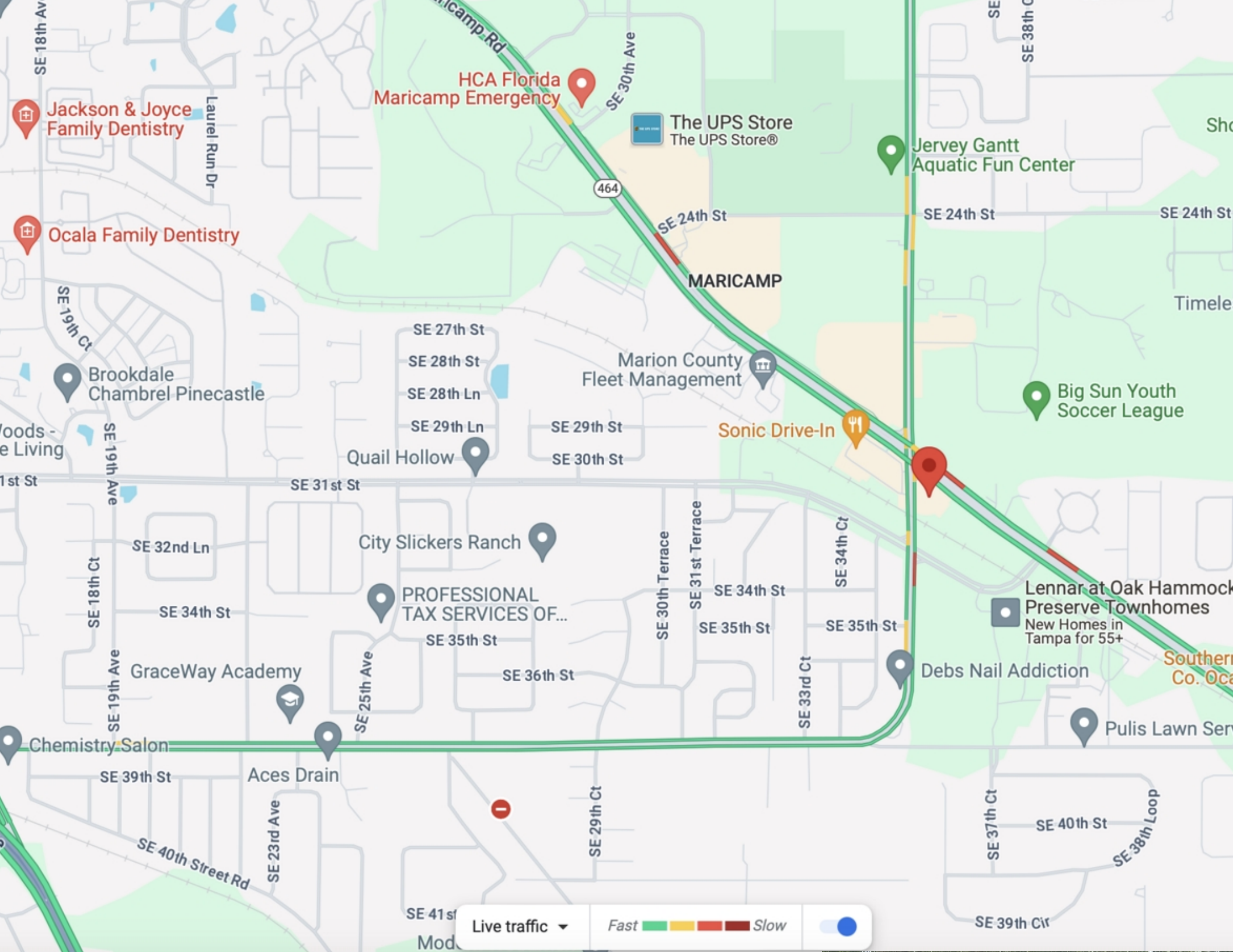
AR REALTY is pleased to present the opportunity to acquire a single tenant, absolute NNN leased investment property located in Ocala, FL. The property consists 4702 total sf with 3213 sf of interior improvements sitting on a total of 0.91 acres. PNC Bank acquired BBVA Compass Bank in June of 2021 and took over this branch which has been doing business here since 2005. PNC has recently exercised their first of four 5-year options to begin at the end of 2025. This is a great opportunity for an absentee investor to sit back and collect with annual rent increases of 3%. Tenant maintains the property and pays all operating expenses directly. PNC's Corporate Guarantee is stellar with assets of \$557 billion as of June 30, 2024. Property is strategically located on 233 feet of frontage at the hard corner signalized intersection of SE Maricamp Rd and SE 36th Avenue; a very busy intersection with a traffic count of more than 55,800 vehicles per day. When exercising their option early, PNC reduced the scheduled rent to reflect current values. They have maintained the 3% yearly increases and we have priced the property based on the reduced rent role in year two. Current rent is \$221,431.56 with a 3% increase beginning 11/1/24. The 5-year extension begins on 11/1/25 with base rent reducing to \$171,450. The asking price is the combination of the 2026 rent at a 6.02% cap rate and the NPV of the current rent in excess of the 2026 rent. The NPV calculation is based on a sale date of November 2024 and a discount rate of 6.00%. Total purchase price is \$2,911,055 which includes the NPV of the excess rent.



INVESTMENT HIGHLIGHTS

- PNC recently exercised their first of 4 options early for an additional 5 years. With 1+ year left on the original 20 year lease, that makes 6+ years guaranteed with 3 additional options in queue with annual rent increases of 3%.
- Lighted Parking Lot with 30 parking spaces..
- Signalized Entrance.
- Significant in-place cash flow 7.8% initial CAP rate.
- Long-tenured tenancy.
- Absolute NNN Lease | Fee Simple Ownership | No Landlord Responsibilities.





HCA Florida
Maricamp Emergency

Jackson & Joyce
Family Dentistry

Ocala Family Dentistry

The UPS Store
The UPS Store®

Jervey Gantt
Aquatic Fun Center

MARICAMP

Marion County
Fleet Management

Sonic Drive-In

Big Sun Youth
Soccer League

SE 27th St

SE 28th St

SE 28th Ln

SE 29th Ln

SE 29th St

SE 30th St

Quail Hollow

SE 31st St

City Slickers Ranch

PROFESSIONAL
TAX SERVICES OF...

SE 32nd Ln

SE 34th St

GraceWay Academy

SE 35th St

SE 36th St

SE 30th Terrace

SE 31st Terrace

SE 34th St

SE 35th St

SE 34th Ct

SE 35th St

SE 33rd Ct

Debs Nail Addiction

Lennar at Oak Hammock
Preserve Townhomes
New Homes in
Tampa for 55+

Southern
Co. Oca

Pulis Lawn Ser

Chemistry Salon

SE 39th St

Aces Drain

SE 40th Street Rd

SE 23rd Ave

SE 29th Ct

SE 37th Ct

SE 40th St

SE 38th Loop

SE 41st

Mod

Live traffic

Fast Slow



LOCATION HIGHLIGHTS

- Excellent Visibility from Maricamp Rd and Surrounding Businesses.
- Strategically located at the major intersection of SE Maricamp Road and SE 36th Avenue with over 58,000 Cars Per Day.
- Located in an established commercial corridor that boasts well-known brands such as Walgreens, Starbucks, Burger King, Family Dollar Dollar Store, and Shell. .



RENT ROLL

UNIT	TENANT NAME	SQFT	ANNUAL RENT	ANNUAL RENT/SQFT	OTHER INCOME	LEASE FROM	LEASE TO
Single Tenant Property	PNC Bank	3,213	\$221,431.56	\$68.92	Other Income - \$0.00	09/20/2005	12/31/2025
	Total Occupied	3213	\$221,431.56				
	TOTAL	3213	\$221,431.56		\$0.00		

OVERVIEW & ASSUMPTIONS

PRICING SUMMARY

PRICING	\$2,911,055.00
PRICE PSF	\$906.02
YEAR 1 NOI	\$228,074.56
YEAR 1 CAP RATE	7.83%
YEAR 1 LEVERAGED CASH / CASH RETURN	7.83%

GENERAL INFORMATION

ANALYSIS PERIOD	6
ANALYSIS START DATE	08/14/2024
INCOME GROWTH RATE	\$6,643.00
MARKET RENT/SF	\$68.92



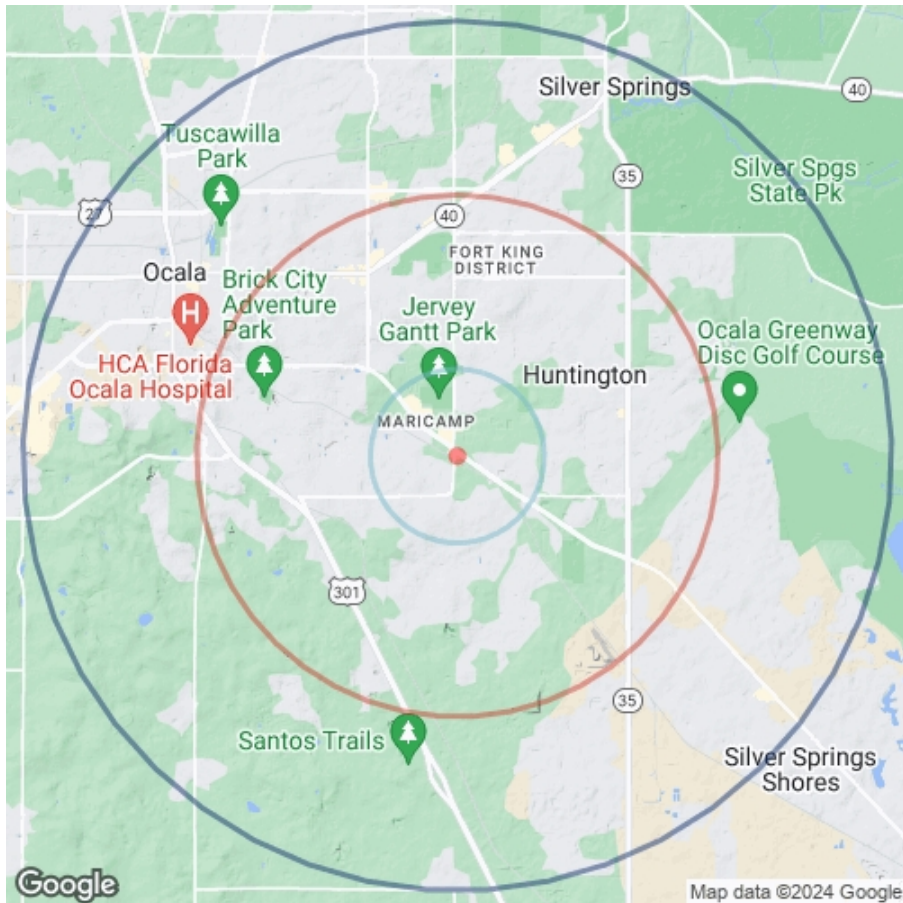
CASH FLOW PROJECTIONS

	IN PLACE	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6
POTENTIAL GROSS REVENUE							
BASE RENTAL REVENUE	\$221,431.56	\$228,074.56	\$171,449.56	\$176,593.56	\$181,891.56	\$187,348.56	\$192,968.56
SCHEDULED BASE RENTAL REVENUE	\$221,431.56	\$228,074.56	\$171,449.56	\$176,593.56	\$181,891.56	\$187,348.56	\$192,968.56
TOTAL POTENTIAL GROSS REVENUE	\$221,431.56	\$228,074.56	\$171,449.56	\$176,593.56	\$181,891.56	\$187,348.56	\$192,968.56
EFFECTIVE GROSS REVENUE	\$221,431.56	\$228,074.56	\$171,449.56	\$176,593.56	\$181,891.56	\$187,348.56	\$192,968.56
NET OPERATING INCOME	\$221,431.56	\$228,074.56	\$171,449.56	\$176,593.56	\$181,891.56	\$187,348.56	\$192,968.56
CAP RATE		7.83%	5.89%	6.07%	6.25%	6.44%	6.63%

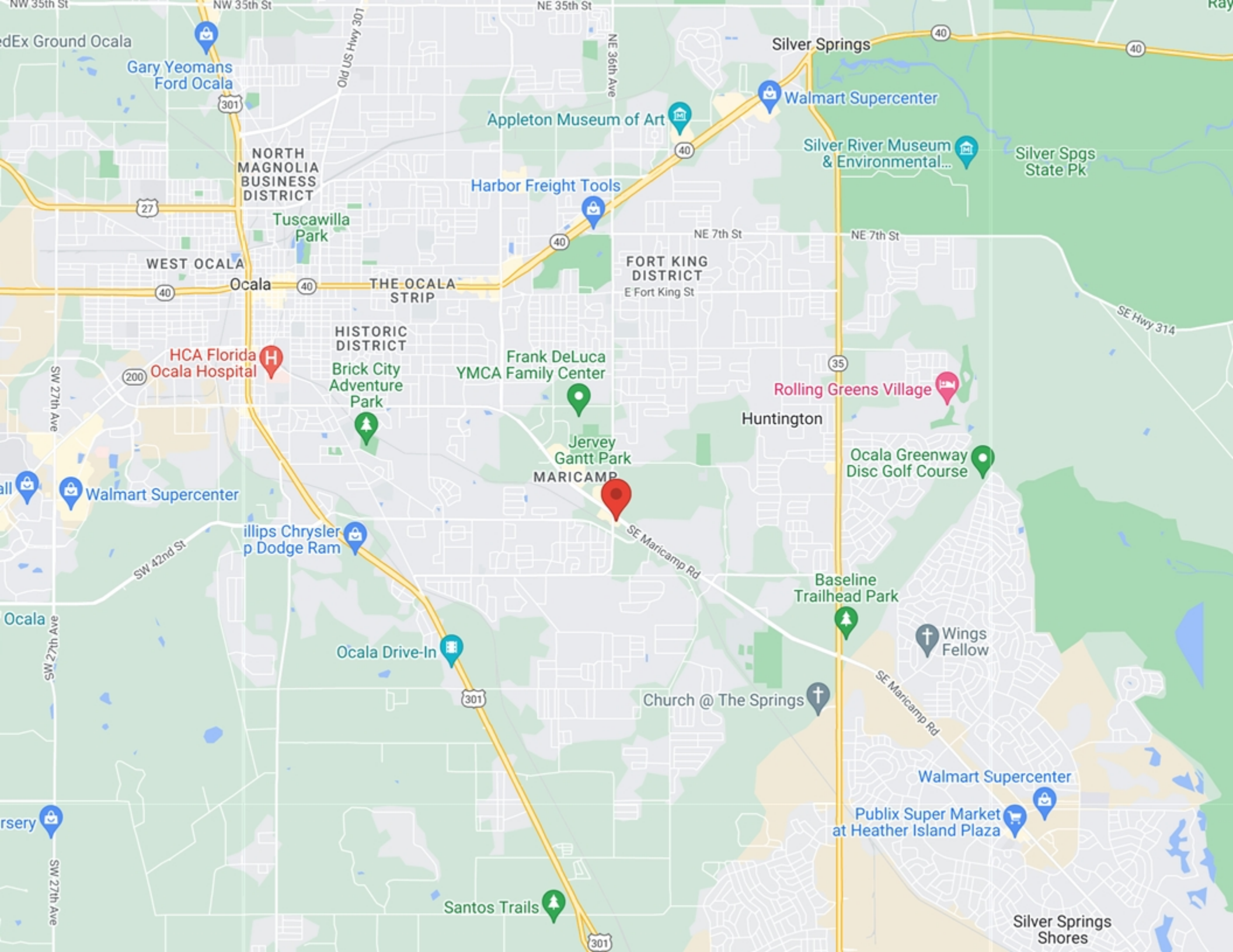
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,364	37,195	71,486
2010 Population	3,669	41,253	84,693
2024 Population	4,482	47,195	100,605
2029 Population	4,434	46,804	100,541
2024-2029 Growth Rate	-0.22 %	-0.17 %	-0.01 %
2024 Daytime Population	3,834	45,515	114,203

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	83	1,491	4,135
\$15000-24999	59	1,120	3,083
\$25000-34999	125	1,803	4,643
\$35000-49999	108	1,865	4,244
\$50000-74999	224	2,755	6,279
\$75000-99999	159	2,345	4,740
\$100000-149999	449	4,382	8,010
\$150000-199999	218	1,747	2,533
\$200000 or greater	196	1,631	2,542
Median HH Income	\$ 103,525	\$ 79,584	\$ 63,803
Average HH Income	\$ 121,045	\$ 101,294	\$ 87,404



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	1,218	15,057	28,626
2010 Total Households	1,333	16,856	33,794
2024 Total Households	1,620	19,139	40,210
2029 Total Households	1,624	19,212	40,671
2024 Average Household Size	2.76	2.43	2.47
2024 Owner Occupied Housing	1,388	13,508	27,250
2029 Owner Occupied Housing	1,405	13,955	28,647
2024 Renter Occupied Housing	232	5,631	12,960
2029 Renter Occupied Housing	219	5,258	12,024
2024 Vacant Housing	88	1,495	3,263
2024 Total Housing	1,708	20,634	43,473



Gary Yeomans Ford Ocala

Silver Springs

NORTH MAGNOLIA BUSINESS DISTRICT

Appleton Museum of Art

Walmart Supercenter

Harbor Freight Tools

Silver River Museum & Environmental...

Silver Spgs State Pk

WEST OCALA

Tuscawilla Park

FORT KING DISTRICT

HCA Florida Ocala Hospital

HISTORIC DISTRICT
Brick City Adventure Park

Frank DeLuca YMCA Family Center

Rolling Greens Village

Jervy Gantt Park
MARICAMP

Huntington

Ocala Greenway Disc Golf Course

Walmart Supercenter

Phillips Chrysler Dodge Ram

Ocala Drive-In

Baseline Trailhead Park

Wings Fellow

Church @ The Springs

Walmart Supercenter

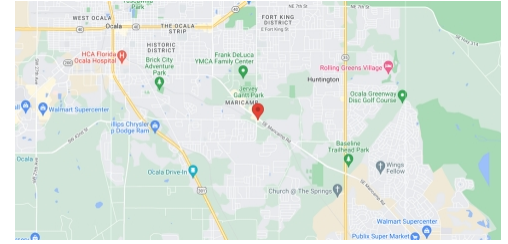
Publix Super Market at Heather Island Plaza

Santos Trails

Silver Springs Shores

ABOUT OCALA

Ocala (oh-KAL-ə) is a city in and the county seat of Marion County, Florida, United States. Located in North Central Florida, the city's population was 63,591 as of the 2020 census, up from 56,315 at the 2010 census and making it the 43rd-most populated city in Florida. Ocala is the principal city of the Ocala metropolitan area, which had a population of 375,908 in 2020.



CITY OF OCALA

INCORPORATED 2/3/1869

AREA

CITY 47.3 SQ MI
LAND 47.3 SQ MI
ELEVATION 104 FT

POPULATION

POPULATION 63,591
ESTIMATE (NULL) 65,478
RANK 43
DENSITY 1,386.00 SQ MI
URBAN 182,647

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