

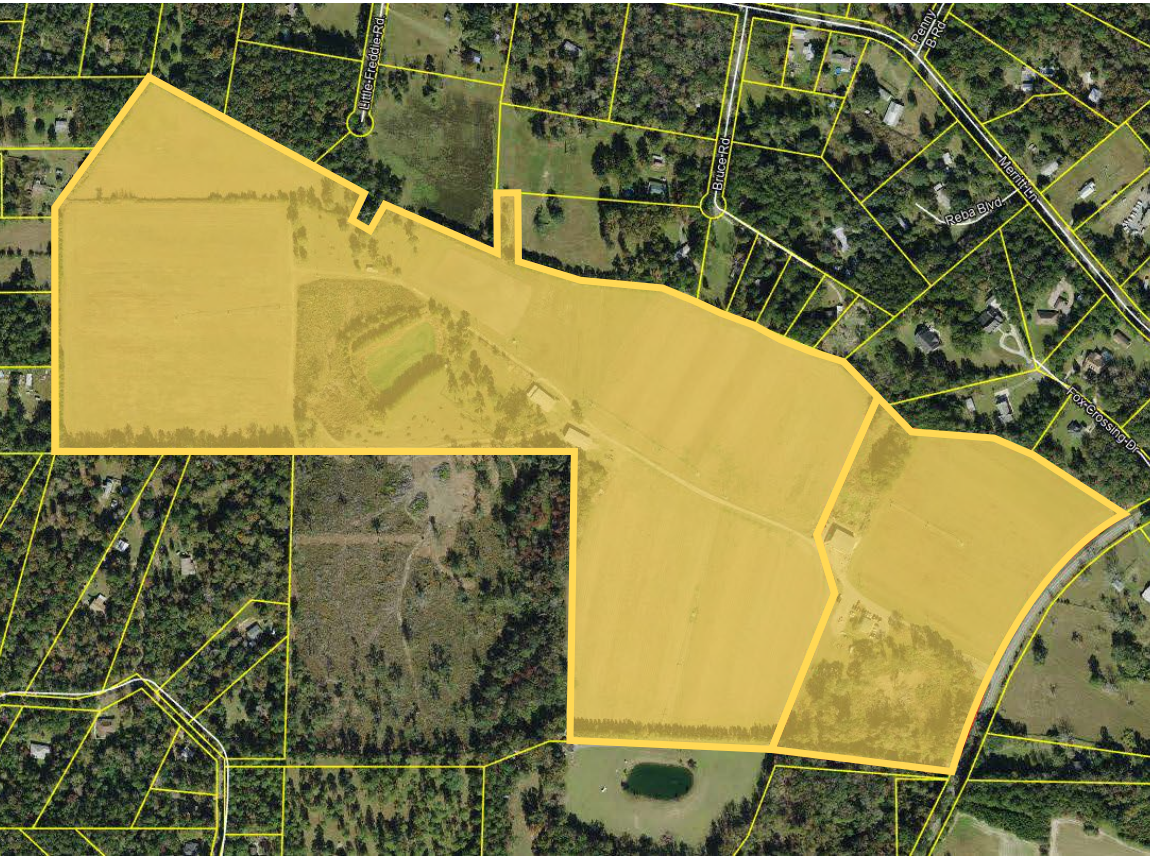
**PORTFOLIO OF 3 ASSETS
LEASED TO LOCAL
AND NATIONAL TENANTS
SELLING CLOSE TO A 10%
CAPITALIZATION RATE**

INVESTMENT PORTFOLIO OVERVIEW

Total Building Square Footage	25,022 sf
Total Acreage	112.32 +/- acres
Property Types	Office / Agricultural / Industrial
Portfolio Asking Price	\$2,123,000.00

J.R. Long, CCIM
(850) 509-2137 mobile
jrlong@ciminelli.com

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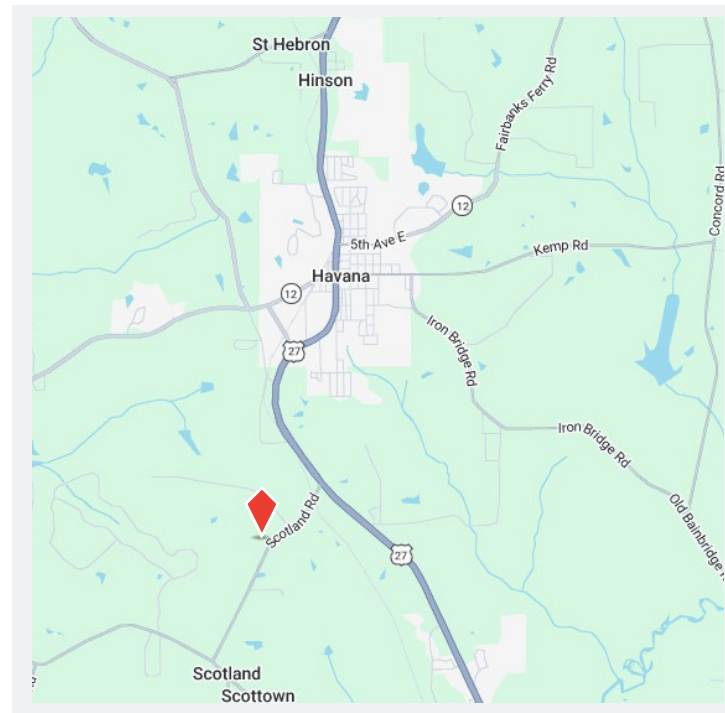
1055 SCOTLAND RD, HAVANA, FL 32333

PROPERTY OVERVIEW

Land Area	111 Acres
Total Building Square Footage	18,400 sf (4 buildings)
Property Type	Commercial/Agricultural
Zoning	Cropland/Sod Farm
Parcel ID	3-10-2N-2W-0000-00212-0000/-00222-0100

PROPERTY FEATURES

- + Income producing asset - Leased to local and national Tenant
- + Upside for additional income via Sod Farm
- + 1,750 sf office, 6,300 sf shop, 5,350 sf warehouse, 5,000 sf equipment shed, and fenced in fields
- + Pivot irrigation with 10" well on 3 phase power
- + Close to Havana Industrial Park with easy access to Hwy 27
- + Only 12 mins to I-10 and US 27 Interchange (Exit 199), and a 27 min drive to Tallahassee International Airport



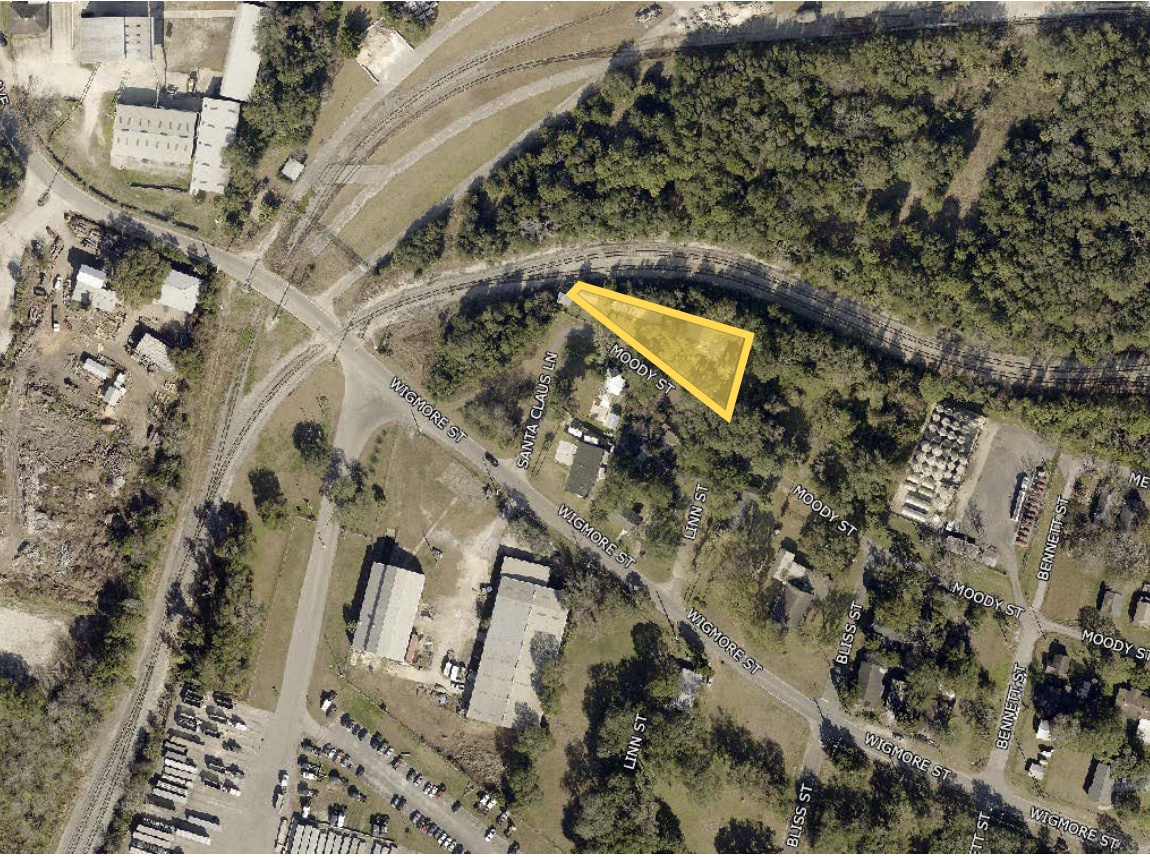
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INVESTMENT OPPORTUNITY

Portfolio of 3 Florida Assets for Sale

MARIANNA • HAVANA • JACKSONVILLE



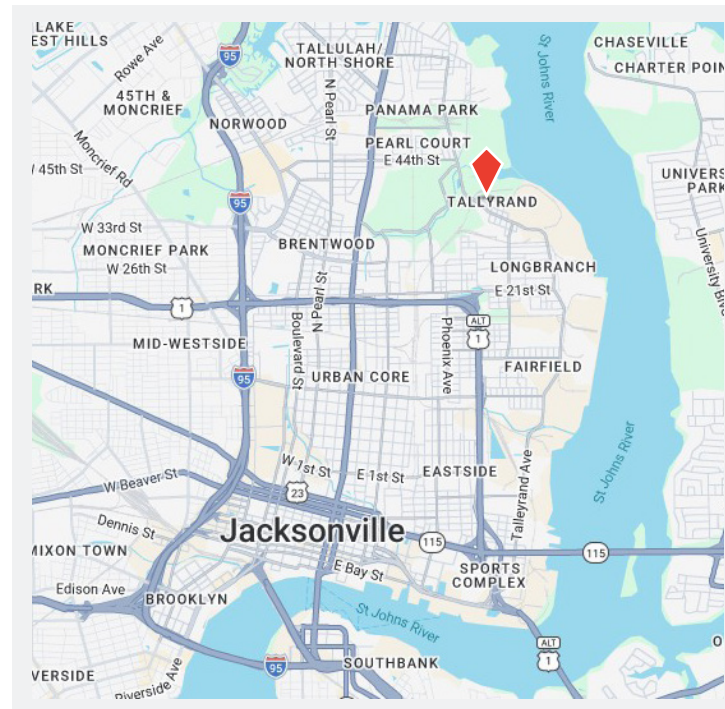
1415 MOODY ST, JACKSONVILLE, FL 32206

PROPERTY OVERVIEW

Land Area	0.32 Acres
Total Building Square Footage	4,504 sf
Number of Buildings	4
Property Type	Industrial
Year Built	1997-2020
Zoning	IW
Parcel ID	111244-0000

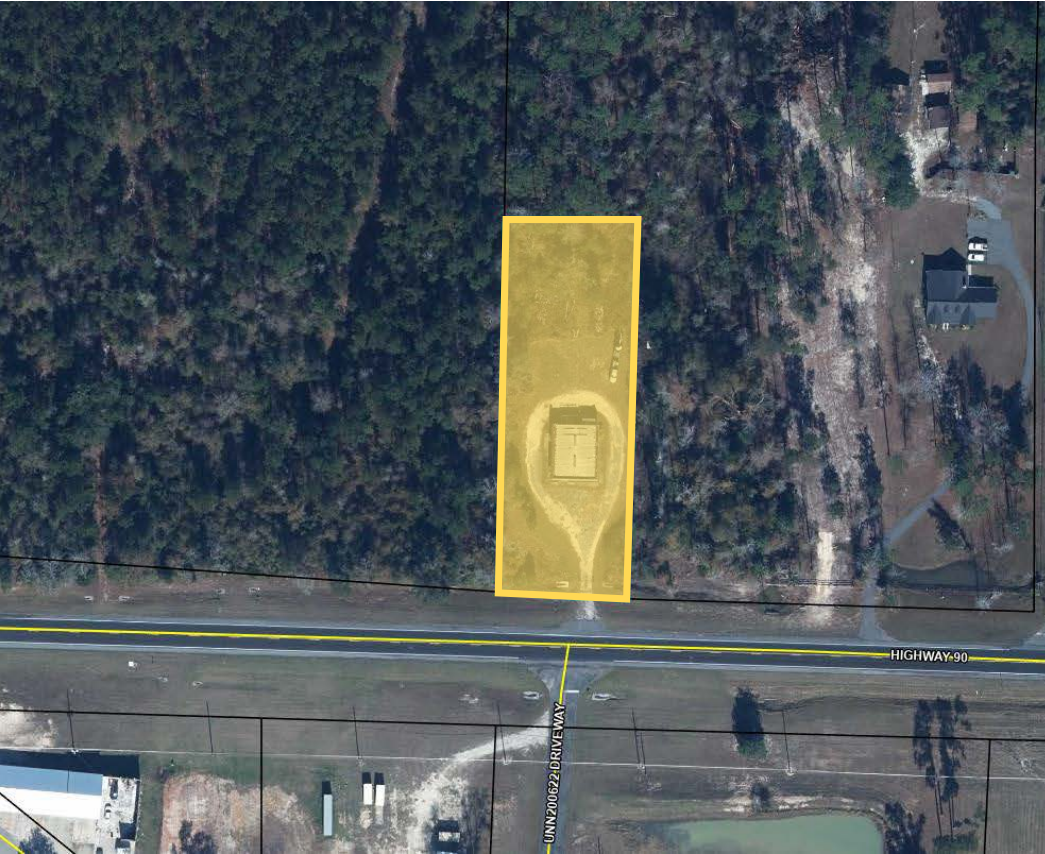
PROPERTY FEATURES

- + Just north of Downtown Jacksonville
- + Fully leased property
- + Great investment with lots of upside for additional income
- + Leased to local and national Tenants close to a 10% capitalization rate
- + Sold as a portfolio



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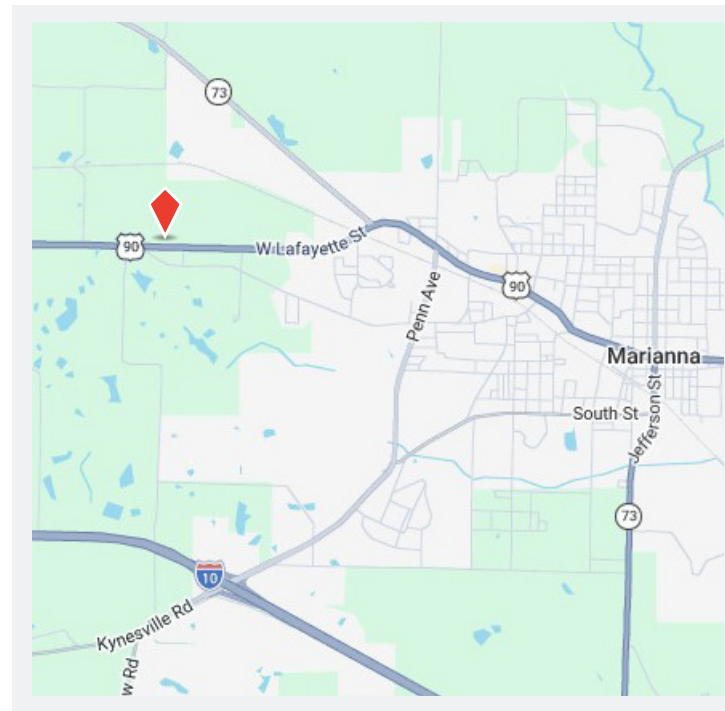
3800 HWY 90, MARIANNA, FL 32446

PROPERTY OVERVIEW

Land Area	1.0 +/- Acres
Total Building Square Footage	2,118 sf
Number of Buildings	1
Property Type	Office
Year Built	1975
Parcel ID	31-5N-10-0000-0090-0040

PROPERTY FEATURES

- + Located just west of Marianna on Highway 90
- + Fully leased property income producing asset
- + Used as staging/yard area
- + Great visibility
- + Easy access to Marianna (6 minute drive)
- + Convenient to I-10 and SF 276 (Exit 136) (5 minute drive)



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