

FOR SALE

331 John Ringling Boulevard

331 JOHN RINGLING BOULEVARD
Sarasota, FL 34236

PRESENTED BY:

LARRY STARR
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larry.starr@svn.com
FL #303911

STOREFRONT ELEVATION
SCALE: 3/8" = 1'-0"

EVERYTHING BUT water
STARR AND ASSOCIATES
STOREFRONT PRESENTATION



DISCLAIMER

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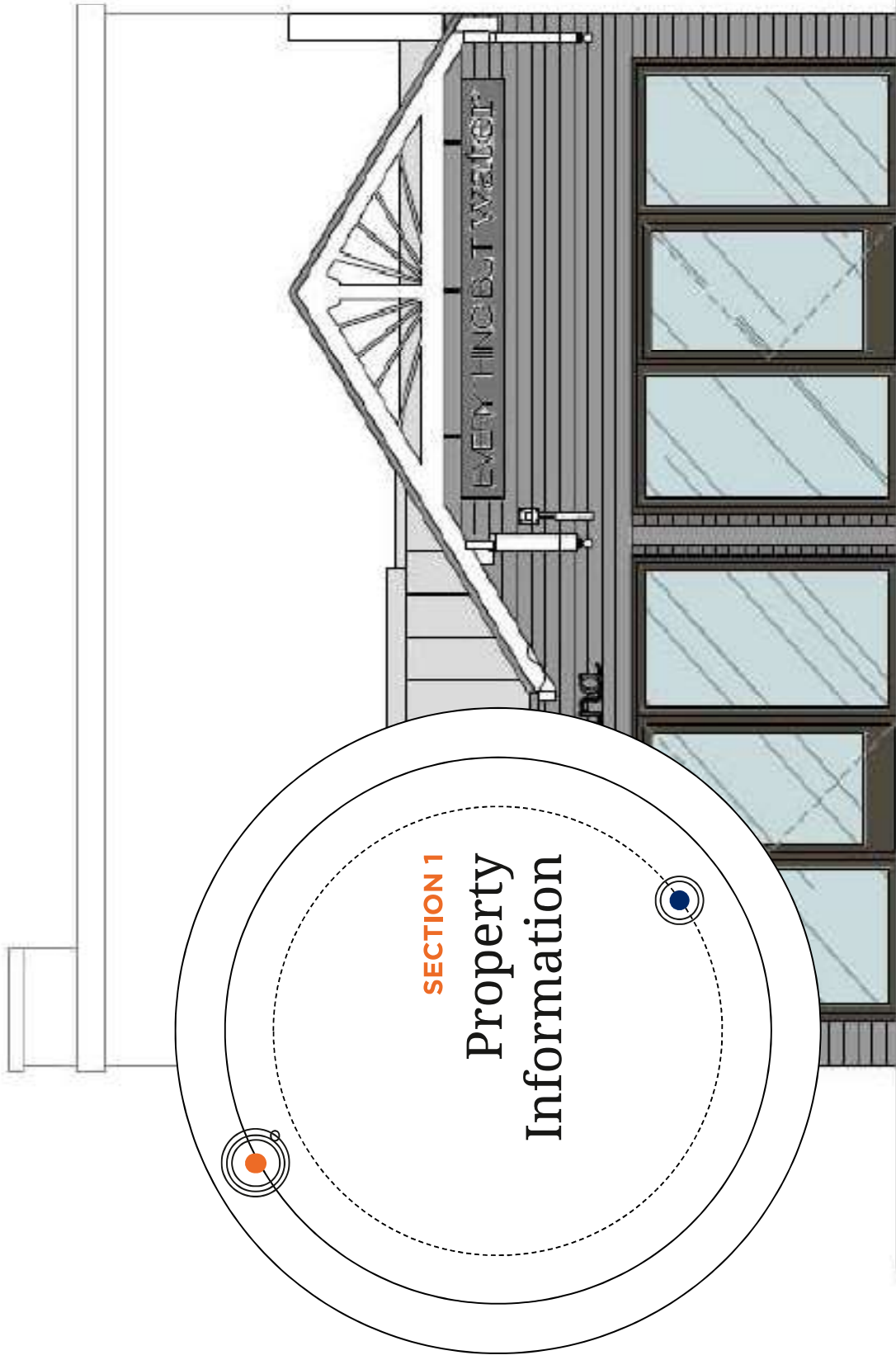
The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



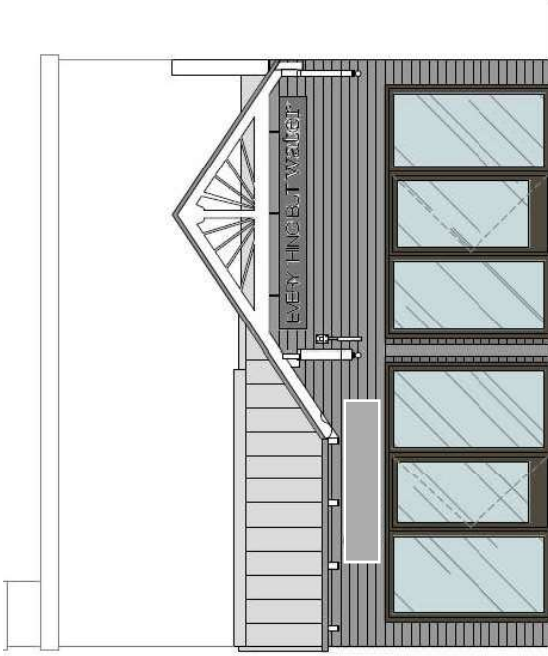
SECTION 1
Property
Information

EVERYTHING BUT WATER
ST. ANTHONY'S CIRCLE
STOREFRONT PRESENTATION

STOREFRONT ELEVATION
SCALE: 3/8" = 1'-0"



PROPERTY SUMMARY



STOREFRONT ELEVATION

EVERYTHING BUT WATER

VIDEO

OFFERING SUMMARY

SALE PRICE:	\$7,312,592
BUILDING SIZE:	3,654 SF
CURRENT CAP RATE:	5.5%

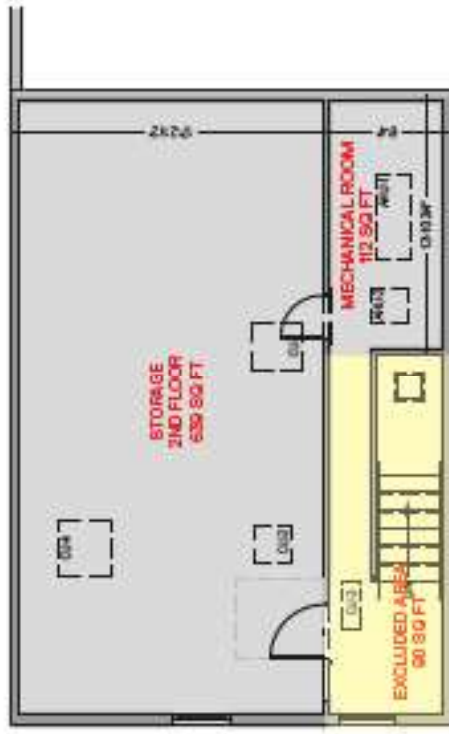
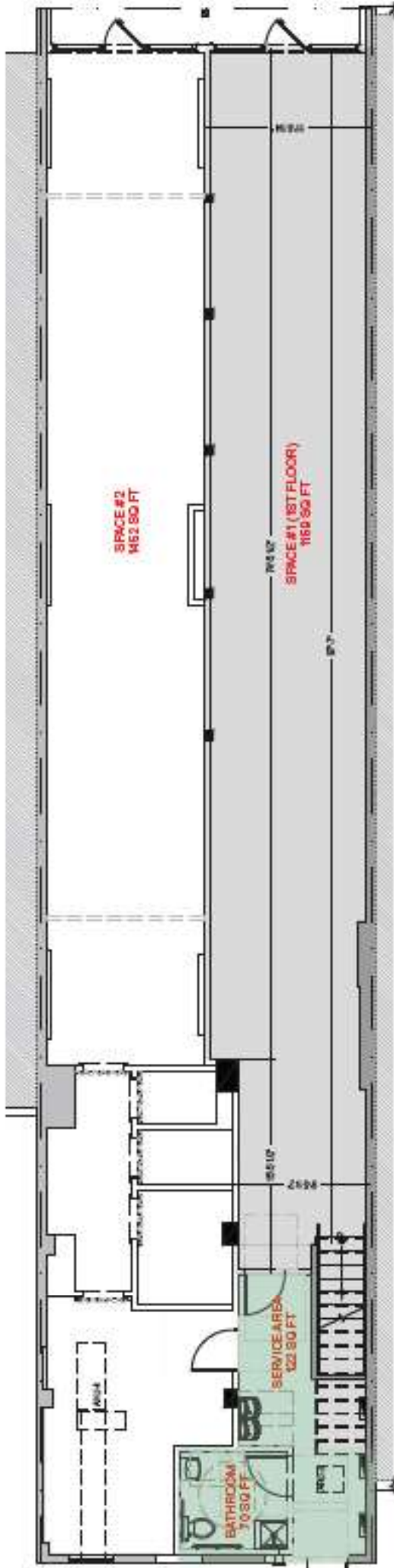


PROPERTY DESCRIPTION

331 John Ringling Blvd, a prime retail investment opportunity and the home of Everything but Water on world renowned St Armand's Circle in Sarasota, FL. This 3,654 SF building is undergoing a complete renovation, and is currently 100% leased by two tenants making it an attractive prospect for retail investors. With its prime location and annual increases in lease rates, this property offers excellent return on capital.

LOCATION DESCRIPTION

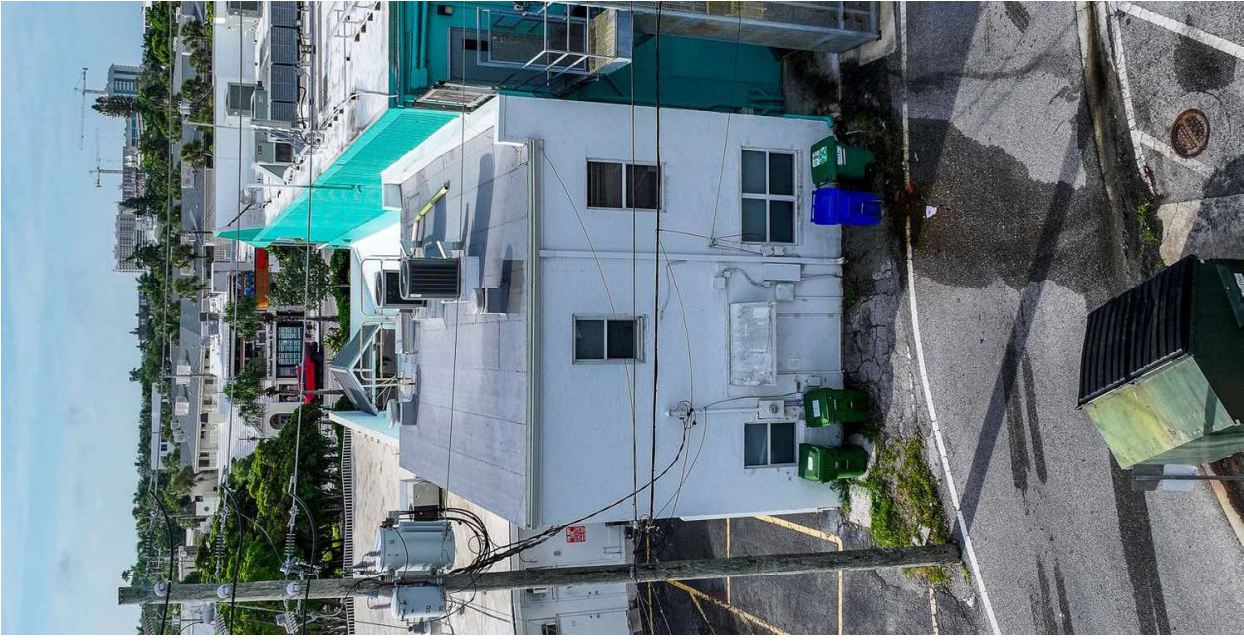
Located on the highly sought after St. Armand's Circle on Lido. There is an abundance of foot traffic year round. Surrounded by the beautiful blue waters and beaches of the Gulf of Mexico, including Lido Key, Longboat Key, Anna Maria Island and Siesta Key. Located just over the bridge from the city of Sarasota with more than 1,000 new condos slated to be added to the downtown Sarasota area, further increasing the demographic desirability.



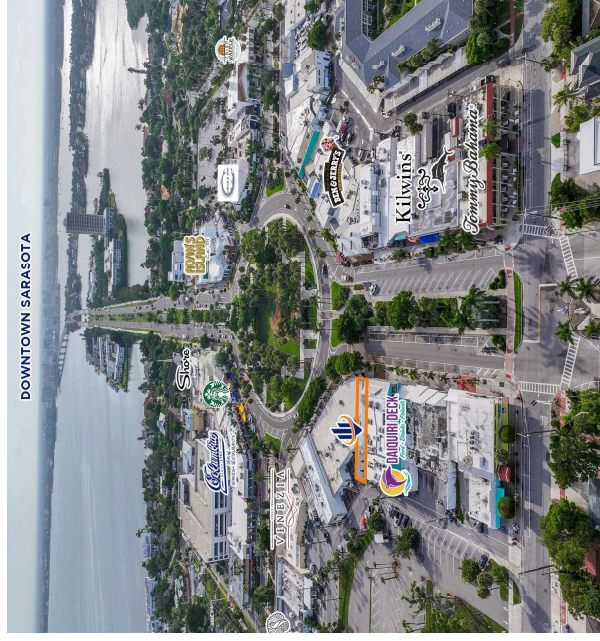
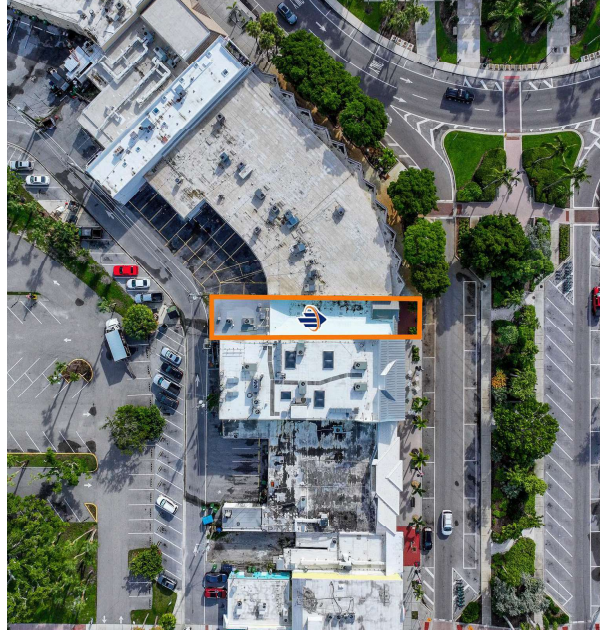
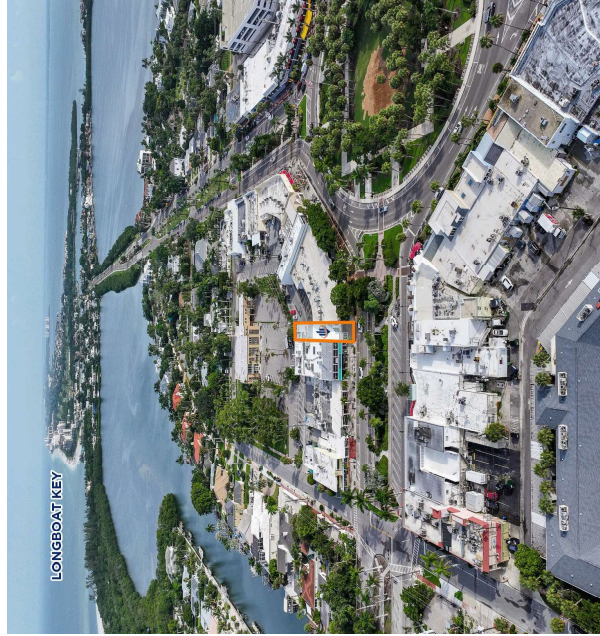
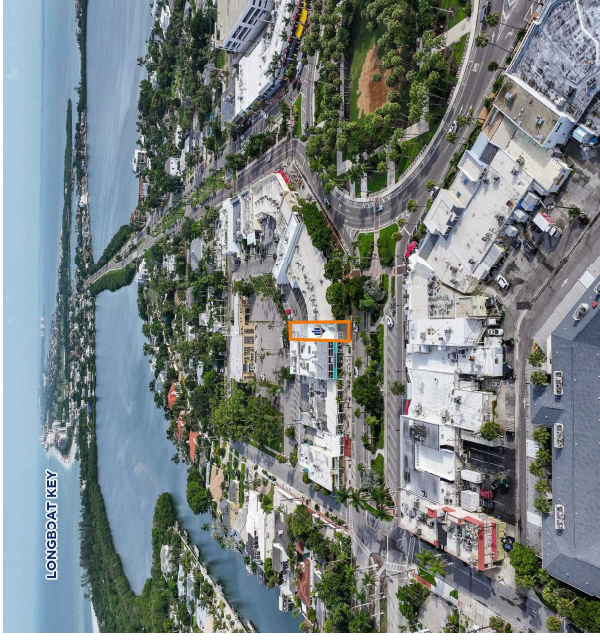
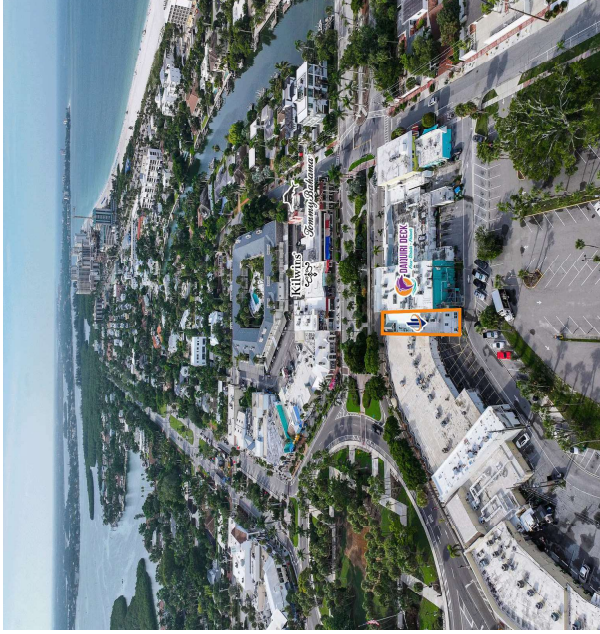
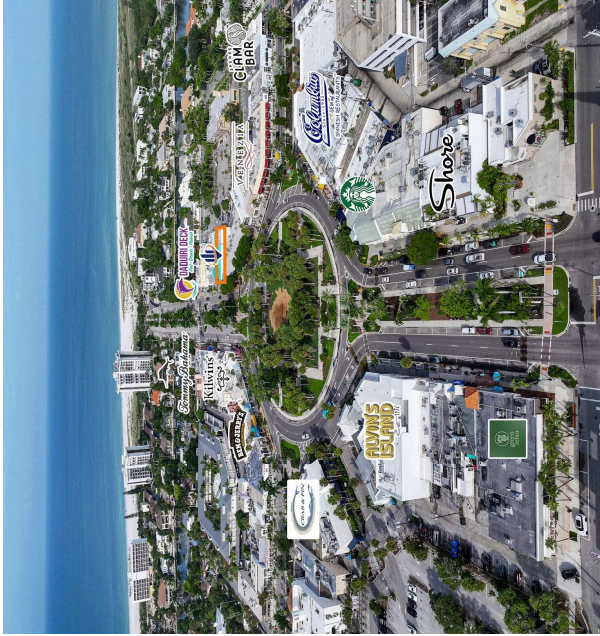
SPACE #2 AREAS		SPACE #1 AREAS		COMMON AREA	
TOTAL AREA	1462 SQ FT	1ST FLOOR AREA	1169 SQ FT	1ST FLOOR AREA	102 SQ FT
ALLOC. COMMON AREAS	64 SQ FT	2ND FLOOR AREA (STORAGE)	639 SQ FT	TOTAL	102 SQ FT
TOTAL	1526 SQ FT	2ND FLOOR AREA (MECHANICAL)	112 SQ FT		
		ALLOC. COMMON AREAS	68 SQ FT		
		TOTAL	2008 SQ FT		

— NEW WALL
 — EXISTING WALL TO REMAIN
PROPOSED FLOOR PLAN
 SCALE: 1/8" = 1'-0"

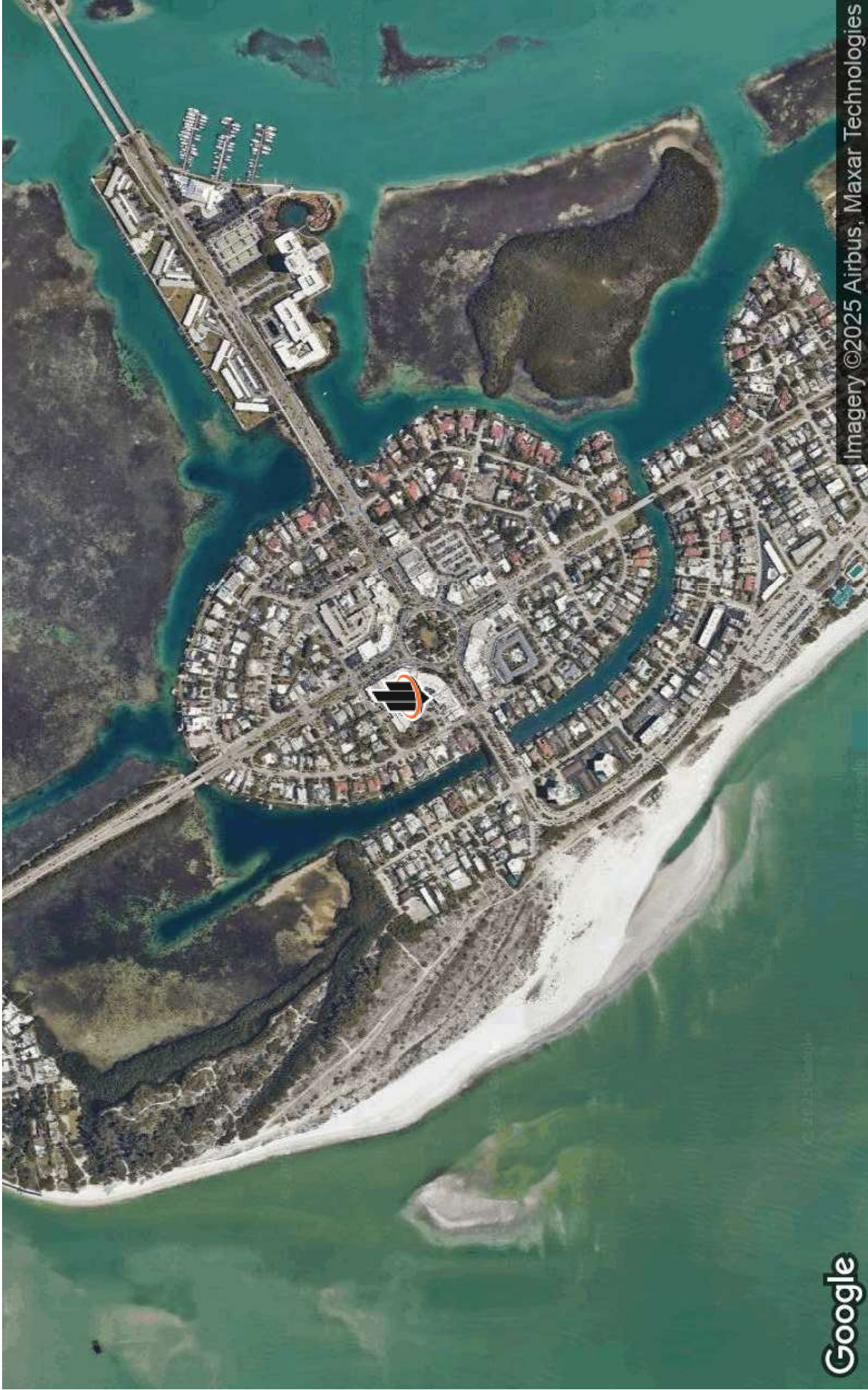
PHOTOS PRIOR TO RENOVATION



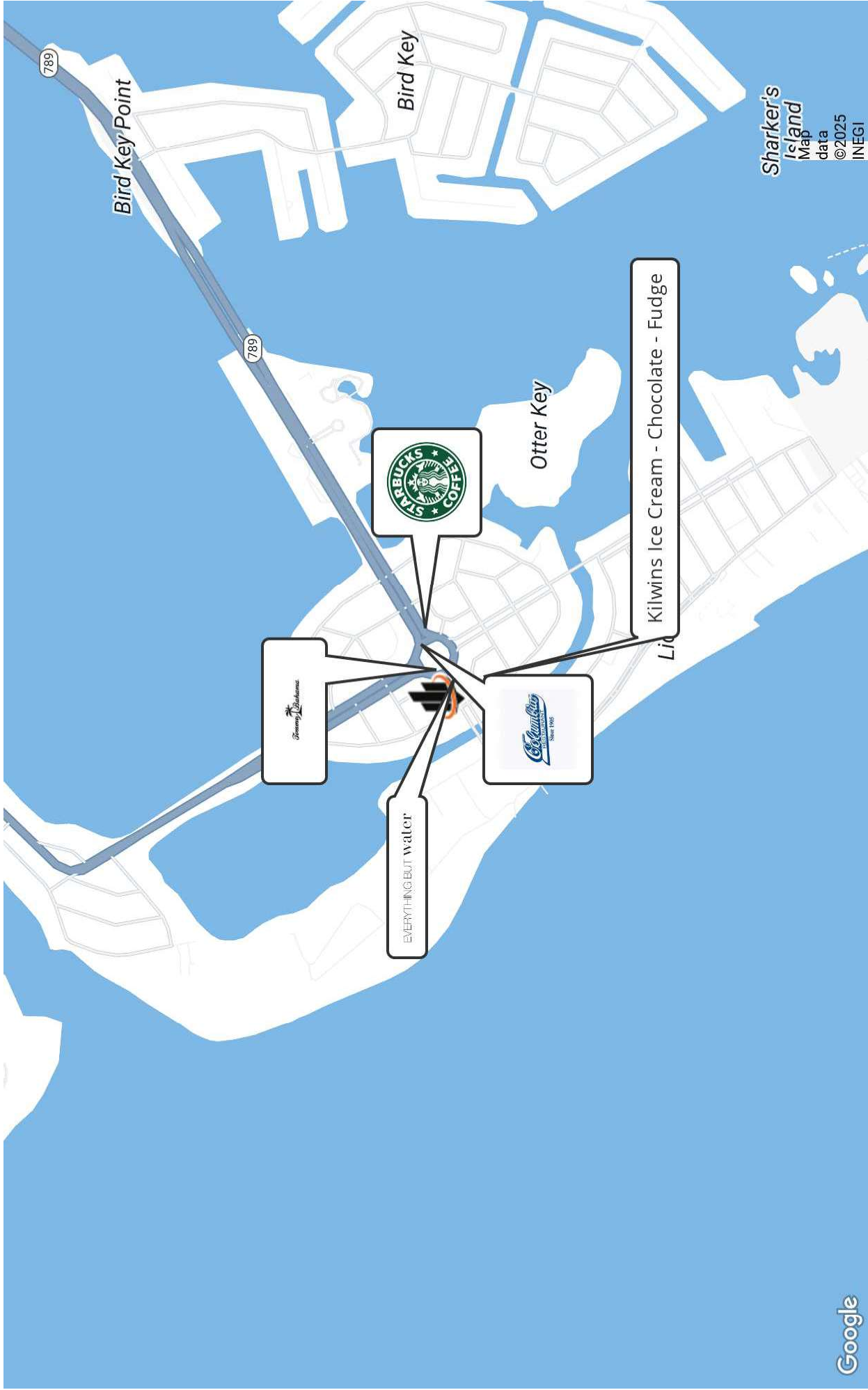
AERIAL VIEWS



AERIAL MAP



RETAILER MAP



DEMOGRAPHICS MAP & REPORT

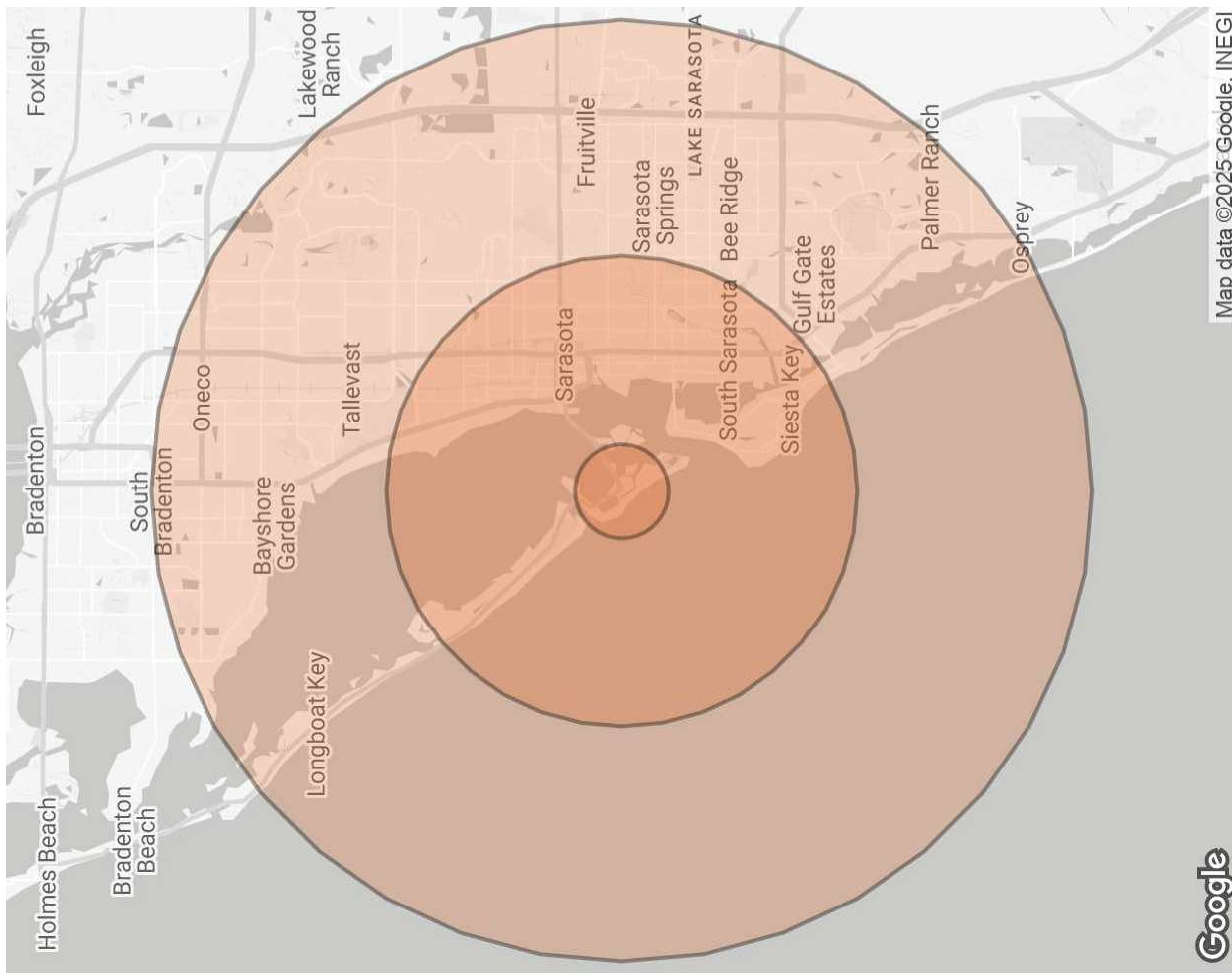
POPULATION 1 MILE 5 MILES 10 MILES

TOTAL POPULATION	2,130	87,019	369,115
AVERAGE AGE	73	51	51
AVERAGE AGE (MALE)	73	50	49
AVERAGE AGE (FEMALE)	73	52	51

HOUSEHOLDS & INCOME 1 MILE 5 MILES 10 MILES

TOTAL HOUSEHOLDS	1,060	40,871	169,412
# OF PERSONS PER HH	2	2.1	2.2
AVERAGE HH INCOME	\$188,587	\$112,395	\$100,390
AVERAGE HOUSE VALUE	\$1,188,282	\$648,405	\$452,156

Demographics data derived from AlphaMap



ADVISOR BIO



LARRY STARR

Executive Director

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PROFESSIONAL BACKGROUND

Larry Starr serves as Executive Director for SVN Commercial Advisory Group, specializing in the forward movement of commercial real estate deals for clients who include buyers and sellers of all commercial property types. Starr also specializes in land and development projects along with hospitality based assets in the West Coast Florida markets of Sarasota, Manatee and Charlotte Counties.

With 25 plus years of residential and commercial real estate experience, Starr has achieved a career sales volume in excess of \$200 million. Starr also currently serves as President of Resort Vacation Accommodations, the largest vacation rental service in the region.

Prior to joining SVN, Starr served as President of ResortQuest Southwest Florida, on Longboat Key, where he expanded this real estate, property management, and vacation rental business to more than 1200 properties and over 100,000 guests.

Previously, Starr served as President of Florida Vacation Accommodations where he was responsible for design, site plan approval, construction and sales, and where he successfully developed a number of resort communities on Bradenton Beach, Longboat Key, Siesta Key, Anna Maria Island and Sarasota.

Starr is a prior member of the Board of Directors and Grant Panel Chairman of the Sarasota County Arts Council. Starr has also held volunteer positions at the Sarasota Convention and Visitor's Bureau. As past President and board member, he served as Chairman of the bureau's Advertising Committee as well. When not involved in developing business opportunities or participating in community obligations, Starr and his daughter spend their free time enjoying island life just as much as his vacationing resort guests do.

SVN | Commercial Advisory Group
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