OFFICE BUILDING FOR SALE
DECEMBER 2024

RARE OWNER OCCUPIED / INVESTMENT OFFICE SALE

336 E COLLEGE AVE
TALLAHASSEE, FL

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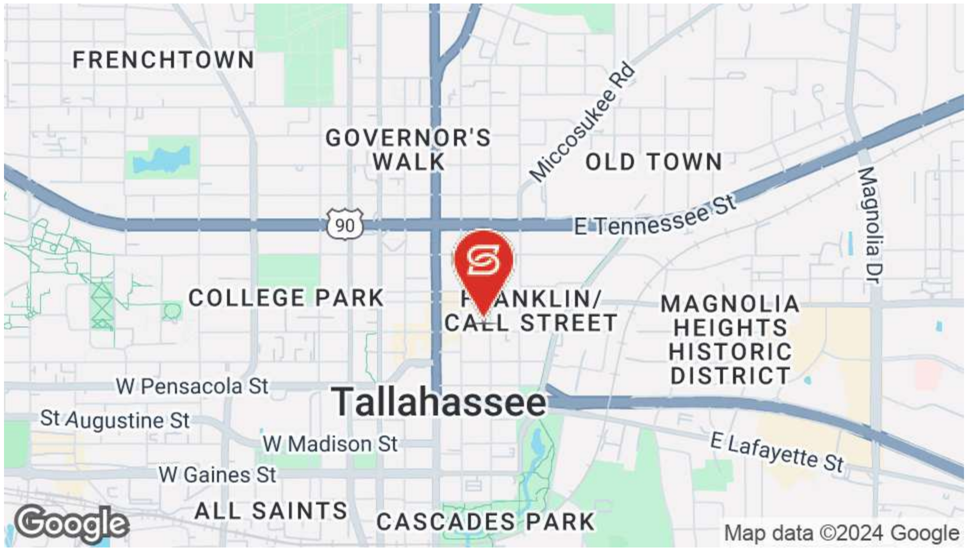

OFFERING SUMMARY

Sale Price:	$2,250,000
Building Size:	13,783 SF
Lot Size:	0.12 Acres
Price / SF:	$163.24
NOI:	$166,762
Year Built:	1988
Zoning:	Commercial

PROPERTY OVERVIEW

Owner Occupied / Investment Opportunity in the Central Core of Downtown Tallahassee! This building consists of approximately 13,783sf and is 85% leased. This is the perfect situation for the business owner that needs to occupy space while capitalizing on rental income from a predominately leased building. This is an excellent opportunity to build wealth through ownership while having your tenants pay your mortgage. Current tenants include a mix of both local and national users and vary in size, which really works to help minimize any downside risk. The building has been a Landmark in the Downtown community for years and carries the label of "The Press" building. Recent renovations include new exterior windows, roof improvements, new flooring in the common areas, new ceiling tiles in all common areas, glass panel entry doors for each suite, as well as a fresh exterior painting.

The property is conveniently located in close proximity to commercial uses, hotels and restaurants. It's within walking distance walking distance of the Leon County Courthouse, State Capitol Building as well as City Hall.

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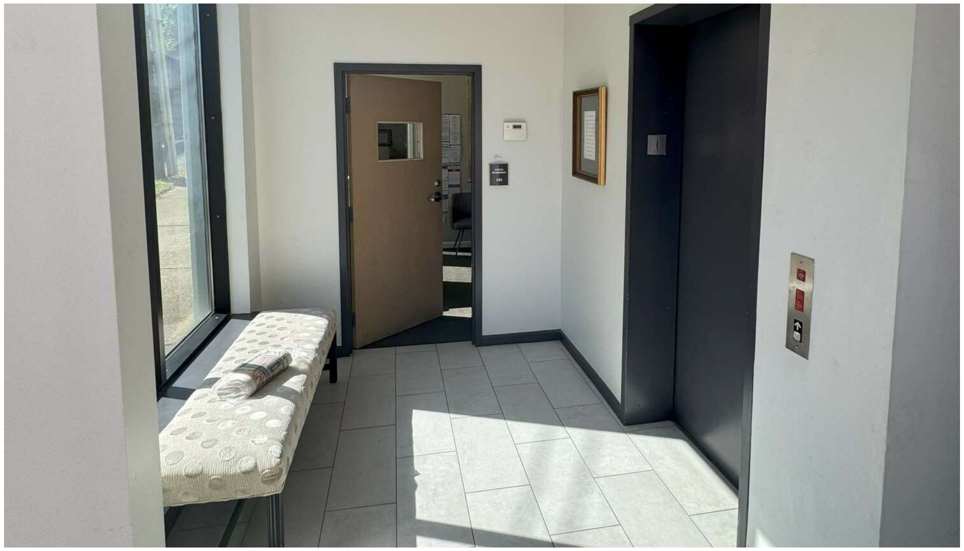
336 COLLEGE AVENUE

336 E COLLEGE AVE TALLAHASSEE, FL 32301

Office Building For Sale

PROPERTY HIGHLIGHTS

- Owner Occupied / Investment Office for Sale!
- "Landmark" building located in the Downtown Tallahassee
- 85% Leased
- Approximately 2,000 sf Available for Occupancy - Ground Floor
- Numerous Capital Improvement/Upgrades



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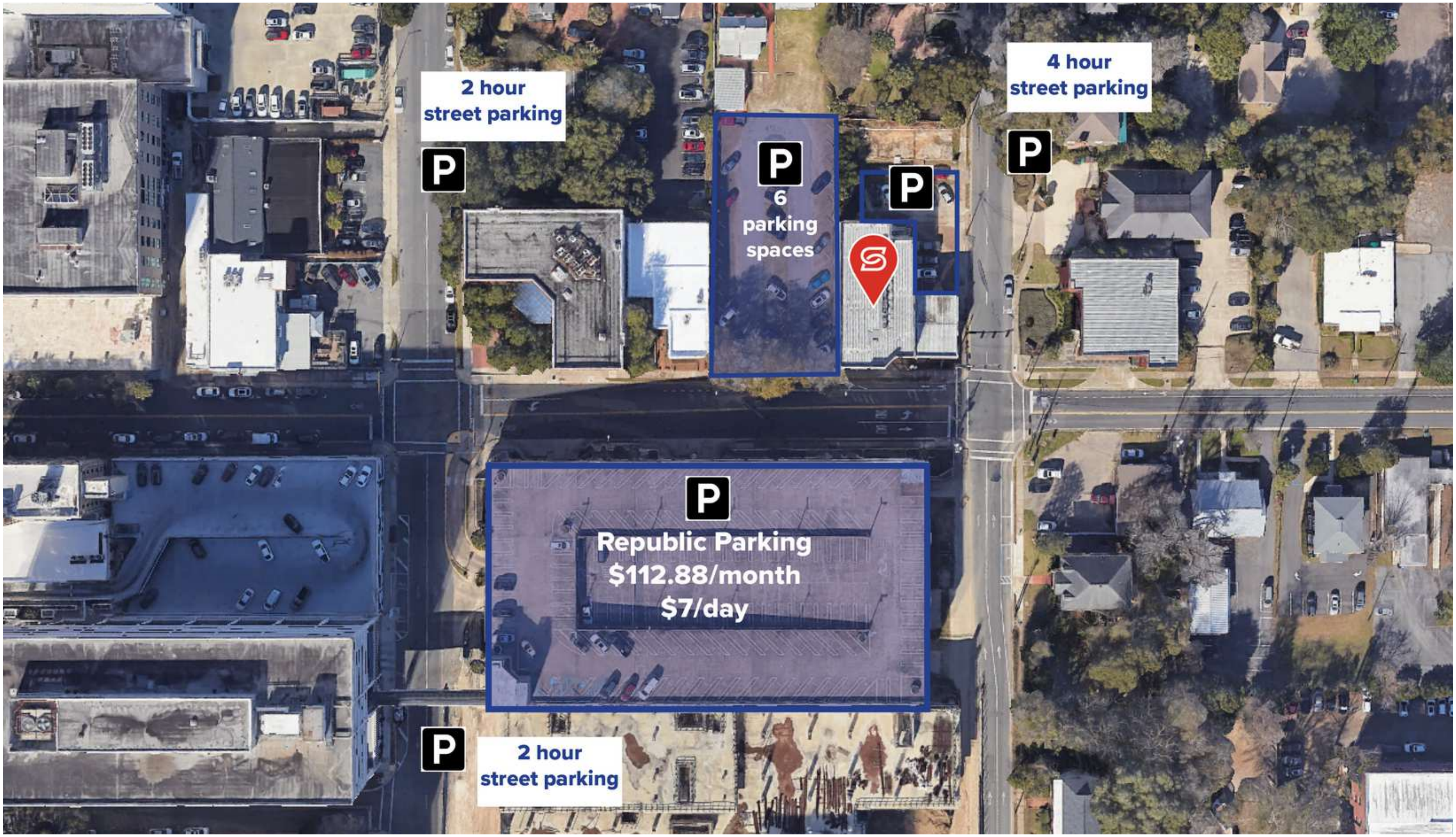

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Owner Occupied with Subleasing
Comparative Analysis

Building #	336 College Ave	**Terms**	25 Yr Amort
Size of building:	13,737	Down Payment	0.15
Type:	3 Story Stucco	Interest Rate	0.065
		Lease Rate	$20.70
		Owner Occupy	2010
		Sublease sq ft	11727

Ownership Scenario

Purchase price	$2,250,000
Loan amount	$1,912,500
Down payment	$337,500

	Monthly	*Annual*
Mortgage payment	$12,913.34	$154,960.04
Total Operating Expenses	$10,497.36	$125,968.29
TOTAL	$23,410.69	$280,928.33

Leasing Revenues		*Monthly*	*Annual*
Sq ft leased	11,727 sq. ft.	$20,229.08	$242,748.90
beginning lease rate of $	20.70		

Summary

	Purchase cash outlay	Leasing revenues	Net cash outlay	Net Cost using 20'
1st year	$280,928.33	$242,748.90	$38,179.43	$18.99
5 years	$1,404,641.67	$1,326,323.70	$78,317.97	$7.79
10 years	$2,809,283.34	$2,733,563.70	$75,719.64	$3.77
15 years	$4,213,925.00	$4,258,073.70	($44,148.70)	($1.46)

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	Asset Valuation	Mortgage Balance	Wealth Accumulation
Sales Price	$2,250,000.00	$1,912,500.00	$337,500.00
Value at end of year # 1	$2,340,000.00		
Value at end of year # 2	$2,433,600.00		
Value at end of year # 3	$2,530,944.00		
Value at end of year # 4	$2,632,181.76		
Value at end of year # 5	$2,737,469.03	$1,732,001.38	$1,005,467.66
Value at end of year # 6	$2,846,967.79		
Value at end of year # 7	$2,960,846.50		
Value at end of year # 8	$3,079,280.36		
Value at end of year # 9	$3,202,451.58		
Value at end of year # 10	$3,330,549.64	$1,482,404.75	$1,848,144.89
Value at end of year # 11	$3,397,160.63		
Value at end of year # 12	$3,465,103.85		
Value at end of year # 13	$3,534,405.92		
Value at end of year # 14	$3,605,094.04		
Value at end of year # 15	$3,677,195.92	$1,137,258.21	$2,539,937.71

Analysis only; information is believed to be accurate but is not warranted. Utilities and janitorial are not included in this analysis

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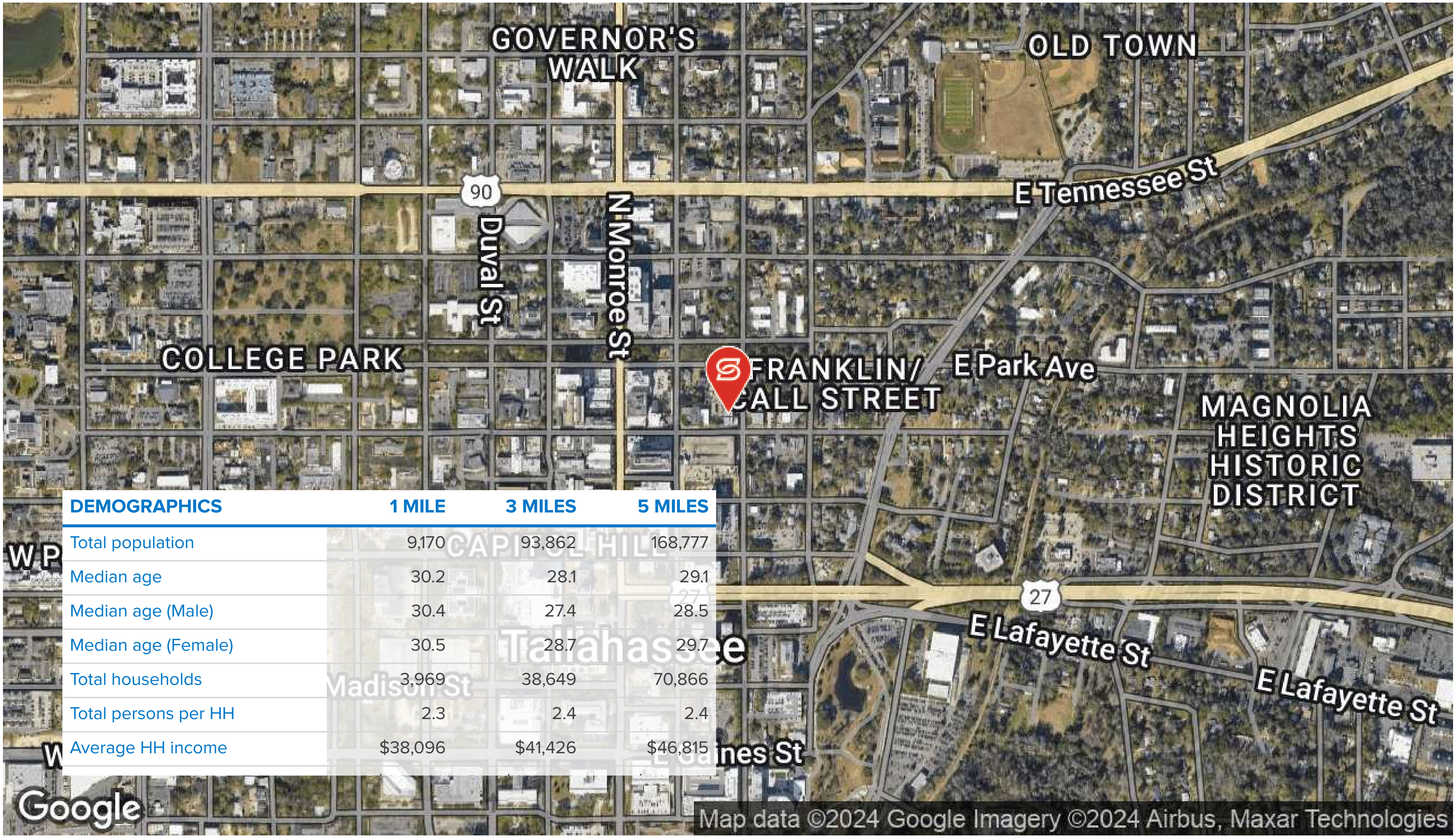

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total population	9,170	93,862	168,777
Median age	30.2	28.1	29.1
Median age (Male)	30.4	27.4	28.5
Median age (Female)	30.5	28.7	29.7
Total households	3,969	38,649	70,866
Total persons per HH	2.3	2.4	2.4
Average HH income	$38,096	$41,426	$46,815

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