



JAGUAR POWER SPORTS

4680 Blanding Blvd • Jacksonville, FL 32210

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JAGUAR POWER SPORTS
Jacksonville, FL
ACT ID ZAA0470090

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Marcus & Millichap

EXECUTIVE SUMMARY

OFFERING SUMMARY

Price	\$749,000
Net Operating Income	\$78,000
Capitalization Rate – Proforma	10.41%
Price / SF	\$79.15
Rent / SF	\$8.24
Lease Type	NNN
Gross Leasable Area	9,463 SF
Year Built / Renovated	1975 / 2017
Lot Size	0.4 acre(s)

FINANCING

Down Payment	All Cash
Net Cash Flow	10.41% / \$78,000
Cash on Cash Return	10.41%
Total Return	10.41% / \$78,000

MAJOR EMPLOYERS

EMPLOYER	# OF EMPLOYEES *
Naval Air Depot	4,000
Fleet Readiness Ctr Southeast	2,500
St Vincents Health System Inc	1,280
St Vincents Medical Center	1,099
Walmart	1,028
Dermatology Clinic The	924
United States Dept of Navy	884
Winn-Dixie	750
St Vincent Primary Care	711
Community Hospice of	602
Vystar Credit Union	551
Universal Select Inc	530

DEMOGRAPHICS

	1-Miles	3-Miles	5-Miles
2019 Estimate Pop	10,871	83,839	172,938
2010 Census Pop	10,363	78,772	160,934
2019 Estimate HH	4,352	32,484	67,992
2010 Census HH	4,163	30,779	63,839
Median HH Income	\$47,782	\$47,517	\$49,380
Per Capita Income	\$22,676	\$24,341	\$25,262
Average HH Income	\$56,624	\$62,706	\$63,982

* # of Employees based on 5 mile radius



INVESTMENT OVERVIEW



Current tenant, Jaguar Power Sports, intends to occupy property through mid 2020. Jaguar Power Sports, recognized by; Gator 100, PowerSportsBusiness-Power 50, and Inc 5000 as one of America's fastest growing private companies. In July 2019, Amazon inked a deal to convert the former K-mart on the adjacent property to a distribution center, which will add thousands of jobs and have a tremendous positive impact on the sub-market. This is an ideal opportunity for an investor to add value to the subject property by purchasing at well below replacement cost and procuring a new tenant that will be attracted to the site due to the proximity to Amazon. The current build out comprises 3,500 square feet of retail space in the front of the building and 6,000 square feet of warehouse space in the rear.

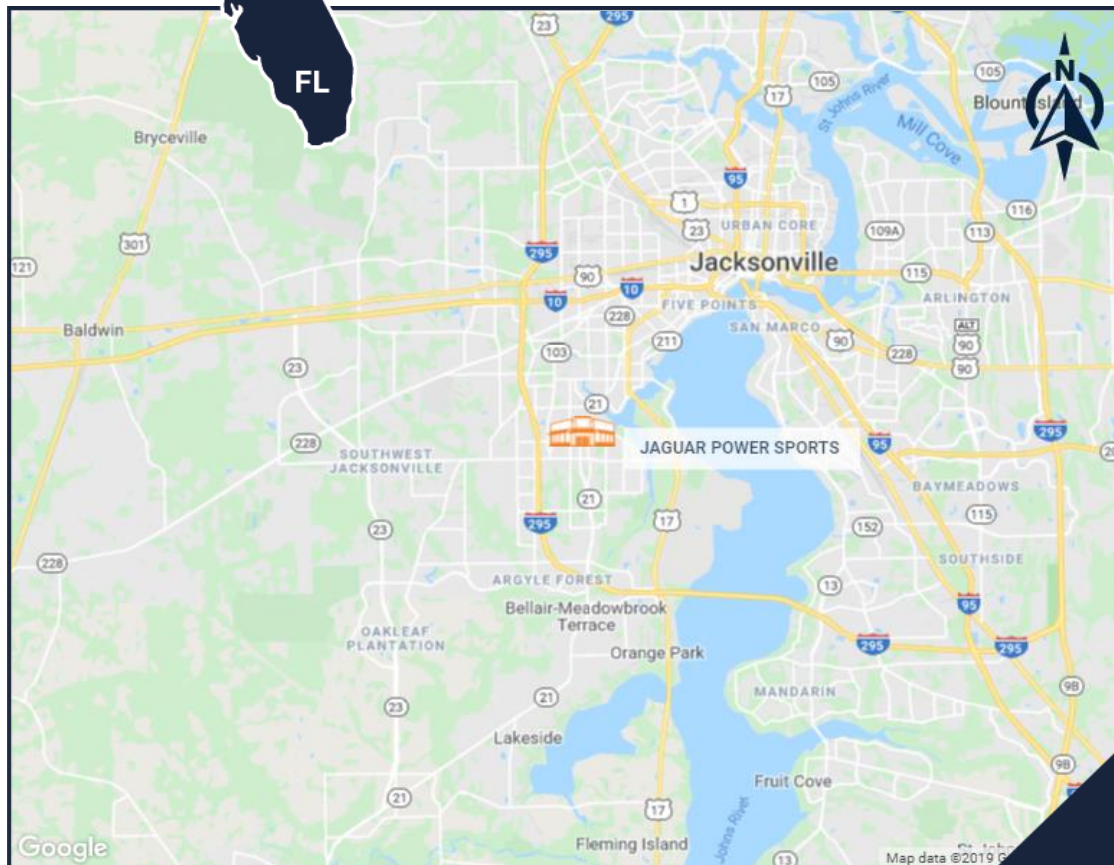
INVESTMENT HIGHLIGHTS

- Significant Value-Add Opportunity
- Purchase Price Consistent With Vacant Property Value
- Priced well below replacement cost
- Jaguar Power Sports Generated 2.6 Million in Sales at this Location in 2018
- Adjacent to Brand New Amazon Distribution Center
- Retail Frontage on Blanding Boulevard





4680 Blanding Blvd, Jacksonville, FL 32210



- Significant Renovation Completed in 2017
- 400K allocated to Capital Expenditures
- New Roof on 3,500 S/F Showroom
- Approximately 35,000 VPD on Blanding
- CCG-2 Zoning
- Primary retail corridor

Marcus & Millichap is pleased to present Jaguar Power Sports located at 4680 Blanding Boulevard in Jacksonville, Florida. The property consists of .4 acres and 9,463 square foot retail building.

CLOSE PROXIMITY TO:



Downtown



Shopping Center



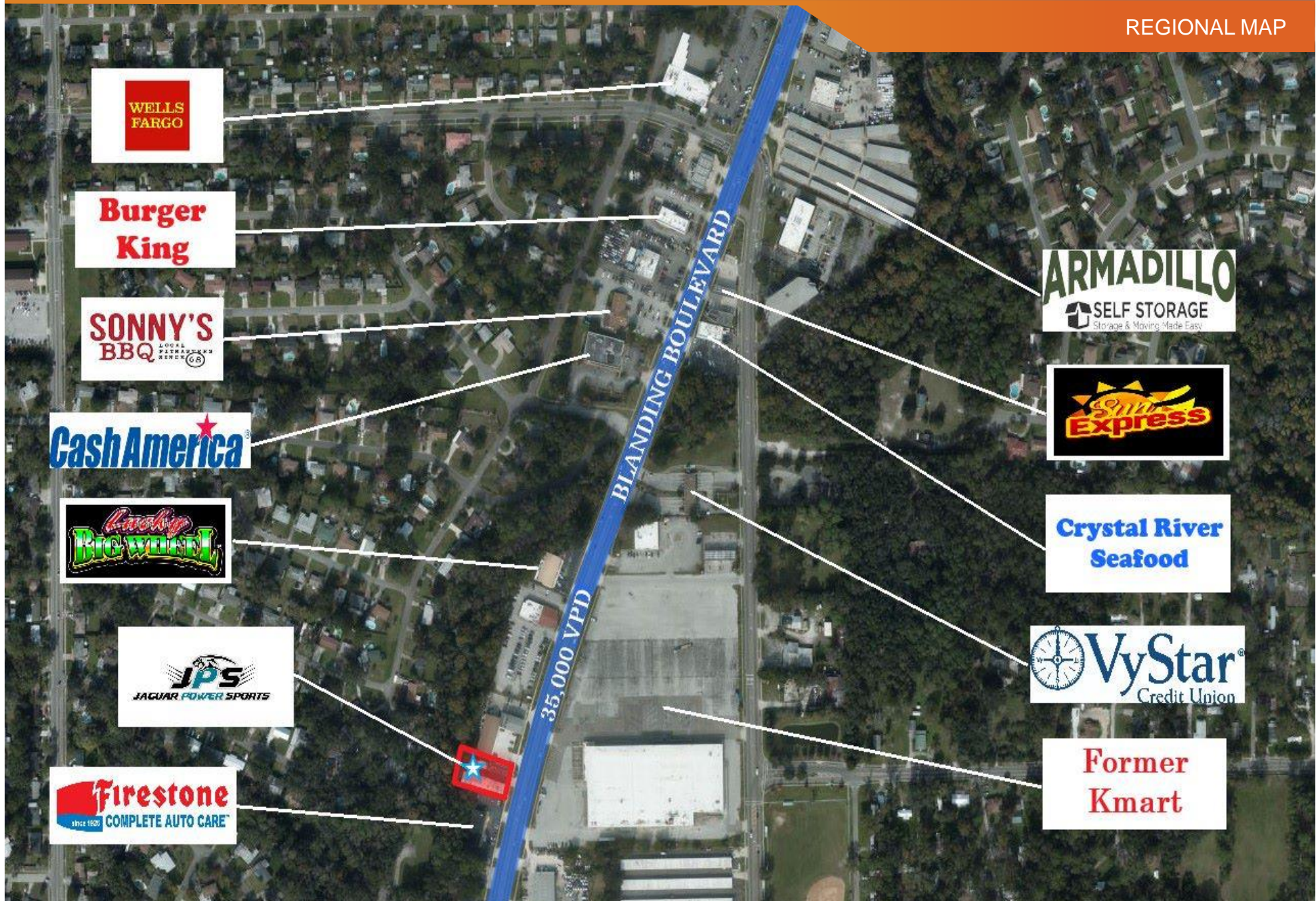
Schools



Major Highway



Hotel







Marcus & Millichap closes more transactions than any other brokerage firm.



PROPERTY SUMMARY

THE OFFERING	
Property	Jaguar Power Sports
Property Address	4680 Blanding Boulevard Jacksonville, Florida 32256
Price	\$749,000
Capitalization Rate	10.41%
Price/SF	\$79.15

PROPERTY DESCRIPTION	
Year Built / Renovated	1975 / 2017
Gross Leasable Area	9,463 SF
Zoning	CCG-2
Type of Ownership	Fee Simple
Lot Size	0.40 Acres

LEASE SUMMARY	
Property Subtype	Single Tenant Vacant/User
Tenant	Jaguar Power Sports
Rent Increases	N/A
Guarantor	Personal Guarantee
Lease Type	NNN
Lease Commencement	At Close of Escrow
Initial Lease Term	7/1/2019 - 6/30/2020
Renewable Options	N/A
Landlord Responsibility	Roof & Structure
Tenant Responsibility	Taxes, Insurance, Maintenance
Right of First Refusal/Offer	N/A

ANNUALIZED OPERATING INFORMATION

INCOME	
Net Operating Income	\$78,000

RENT SCHEDULE				
YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current	\$78,000	\$6,500	\$8.24	10.41%



NOTES

Pricing consistent with vacant sale although owner/user currently still occupies the space.

MARCUS & MILLICHAP CAPITAL CORPORATION CAPABILITIES

MMCC—our fully integrated, dedicated financing arm—is committed to providing superior capital market expertise, precisely managed execution, and unparalleled access to capital sources providing the most competitive rates and terms.

We leverage our prominent capital market relationships with commercial banks, life insurance companies, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac and HUD to provide our clients with the greatest range of financing options.

Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues to the benefit of our clients.



Closed 1,678
debt and equity
financings
in 2018



National platform
operating
within the firm's
brokerage offices



\$6.24 billion
total national
volume in 2018



Access to more
capital sources
than any other
firm in the
industry

WHY MMCC?

Optimum financing solutions to enhance value

Our ability to enhance buyer pool by expanding finance options

Our ability to enhance seller control

- Through buyer qualification support
- Our ability to manage buyers finance expectations
- Ability to monitor and manage buyer/lender progress, insuring timely, predictable closings
- By relying on a world class set of debt/equity sources and presenting a tightly underwritten credit file

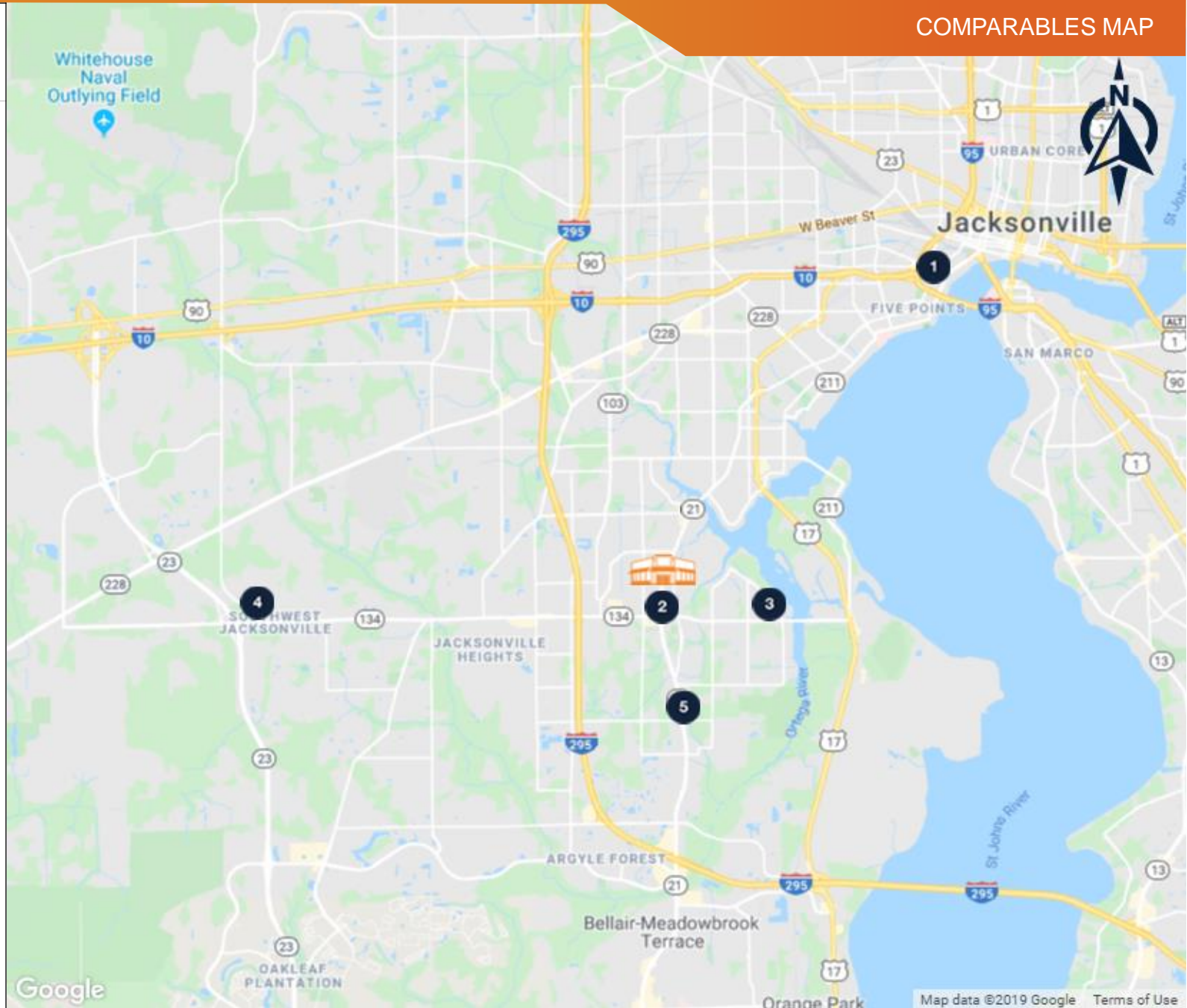


JAGUAR POWER SPORTS
(SUBJECT)

- 1 806 Rosselle St
- 2 5521 Blanding Blvd
- 3 Timuquana Place
- 4 10731 103rd St
- 5 6841 Blanding Blvd

● SALES COMPARABLES

COMPARABLES MAP



SALES COMPARABLES

JAGUAR POWER SPORTS

4680 Blanding Blvd, Jacksonville, FL, 32210



SUBJECT PROPERTY

Asking Price	\$749,000
Price/SF	\$70
CAP Rate	10.41%
GLA	9,463 SF
Lot Size	0.4 acre(s)
Year Built	1975 / 2017

806 ROSSELLE ST

806 Rosselle St, Jacksonville, FL, 32204



Close Of Escrow	8/1/2018
Days On Market	134
Sales Price	\$725,000
Price/SF	\$84.30
GLA	8,600 SF
Lot Size	.23 acre(s)
Year Built	1952

5521 BLANDING BLVD

5521 Blanding Blvd, Jacksonville, FL, 32244



Close Of Escrow	10/30/2018
Days On Market	202
Sales Price	\$550,000
Price/SF	\$73.33
GLA	7,500 SF
Lot Size	.93 acre(s)
Year Built	1977

NOTES

Vacant at time of sale

SALES COMPARABLES

TIMUQUANA PLACE

5209-5211 Timuquana Rd, Jacksonville, FL



Close Of Escrow	5/18/2018
Days On Market	64
Sales Price	\$725,000
Price/SF	\$59.43
CAP Rate	9%
GLA	12,200 SF
Lot Size	1.23 acre(s)
Year Built	1983

10731 103RD ST

10731 103rd St, Jacksonville, FL, 32210



Close Of Escrow	2/8/2019
Sales Price	\$825,000
Price/SF	\$79.37
GLA	10,395 SF
Lot Size	2.05 acre(s)
Year Built	1990

NOTES

Vacant at time of sale

6841 BLANDING BLVD

6841 Blanding Blvd, Jacksonville, FL, 32244



Close Of Escrow	1/17/2018
Sales Price	\$1,300,000
Price/SF	\$118.18
GLA	11,000 SF
Lot Size	1.38 acre(s)
Year Built	2004

NOTES

Vacant at time of sale

JACKSONVILLE OVERVIEW

The Jacksonville metro is located in the northeastern corner of Florida just south of the Georgia border. It comprises five counties: Duval, Clay, St. Johns, Nassau and Baker, with the Atlantic Ocean providing its eastern border. Jacksonville's access to road, rail, sea and air transportation has made it an intermodal hub for the Southeast. JAXPORT is one of the largest ports in the region and is equipped to handle cargo as well as cruise ships and the local ferry service. Naval Air Station Jacksonville and Mayport Naval Station contribute to a strong military presence in the market. The metro houses 1.5 million people. With approximately 896,000 residents, Jacksonville is the largest city in the metro. No other city in the market contains more than 40,000 citizens.

METRO HIGHLIGHTS



BUSINESS ATTRACTION

A lower cost of doing business than other nearby cities and a large, skilled labor pool help draw relocating and expanding companies.



STRONG POPULATION GROWTH

In past decades, the metro's population growth has outpaced that of the nation, a trend that is projected to continue over the next five years.



DEEPWATER PORT

JAXPORT provides a \$27 billion annual economic impact to the metro. More than 10.4 million tons of cargo pass through the port last year.

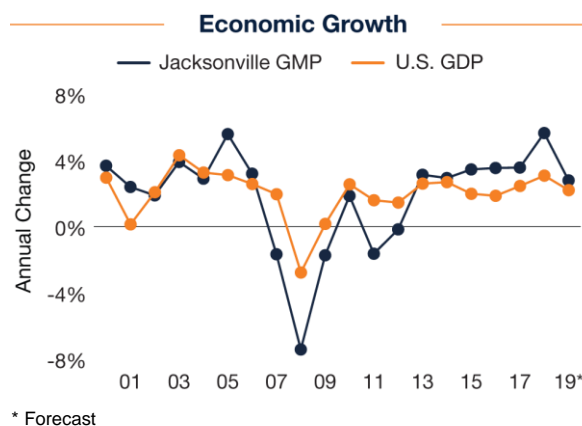


ECONOMY

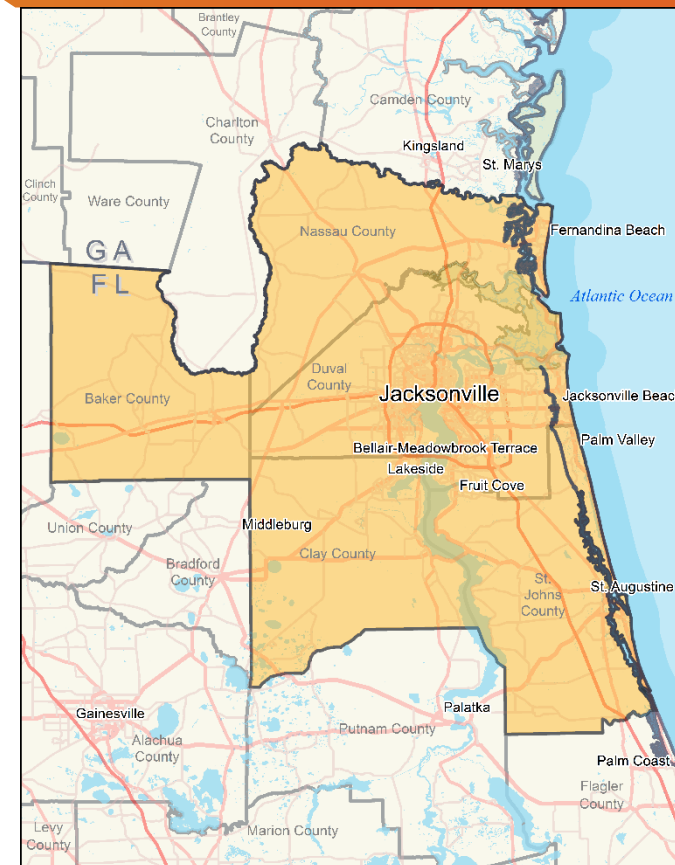
- Once rooted in its military bases, a commercial port, tourism and paper mills, the Jacksonville economy has begun to diversify.
- The metro is home to three Fortune 500 companies: Fidelity National Information Services, Fidelity National Financial and CSX.
- The city has developed a large financial services sector, led by Bank of America, Fidelity National and Citibank.
- Jacksonville has an emerging industrial base in medical products research and manufacturing.

MAJOR AREA EMPLOYERS

Naval Air Station Jacksonville
Mayo Clinic
Naval Station Mayport
Blue Cross Blue Shield
CSX Corp.
Baptist Health System
Citibank
Wells Fargo
JP Morgan Chase
Bank of America Corp.



MARKET OVERVIEW



SHARE OF 2018 TOTAL EMPLOYMENT

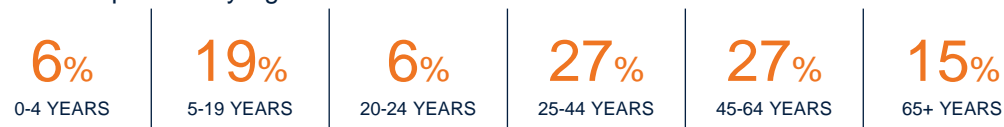




DEMOGRAPHICS

- The metro is projected to add roughly 117,000 people through 2023, resulting in the formation of nearly 52,000 households.
- A median home price below the national level has produced a homeownership rate of 65 percent, which is slightly above the national rate of 64 percent.
- Roughly 29 percent of people age 25 and older hold a bachelor's degree; among those residents, 9 percent also have earned a graduate or professional degree.

2018 Population by Age



QUALITY OF LIFE

The Jacksonville area offers many recreational events and cultural opportunities. Jacksonville's beach communities consist of Atlantic Beach, Neptune Beach and Jacksonville Beach along 50 miles of shoreline, offering sport fishing, boating and water sport activities. The area is home to the Professional Golfers Association, the World Golf Village and the World Golf Hall of Fame. The Association of Tennis Professionals is also based in the area. Sports teams include the Jacksonville Jumbo Shrimp, a minor league baseball team, and the Jacksonville Jaguars of the NFL. TIAA Bank Field hosts the TaxSlayer.com Gator Bowl and the annual matchup between Florida and Georgia. Cultural opportunities and museums abound throughout the metro.

* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau



SPORTS



EDUCATION

FLORIDA STATE COLLEGE
AT JACKSONVILLE

UNF UNIVERSITY OF
NORTH FLORIDA



JACKSONVILLE
UNIVERSITY



ARTS & ENTERTAINMENT

CUMMER
MUSEUM
ART • GARDENS • EDUCATION



JACKSONVILLE
ZOO
AND GARDENS

MOSH

Created on December 2019

POPULATION	1 Miles	3 Miles	5 Miles
■ 2023 Projection			
Total Population	10,869	86,440	182,411
■ 2018 Estimate			
Total Population	10,903	83,988	172,986
■ 2010 Census			
Total Population	10,363	78,772	160,934
■ 2000 Census			
Total Population	11,470	76,128	152,180
■ Current Daytime Population			
2018 Estimate	10,083	68,048	161,772
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
■ 2023 Projection			
Total Households	4,420	33,804	72,385
■ 2018 Estimate			
Total Households	4,356	32,473	67,869
Average (Mean) Household Size	2.52	2.56	2.52
■ 2010 Census			
Total Households	4,163	30,779	63,839
■ 2000 Census			
Total Households	4,546	29,370	59,335
■ Occupied Units			
2023 Projection	4,420	33,804	72,385
2018 Estimate	4,749	36,352	75,627
HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
■ 2018 Estimate			
\$150,000 or More	3.58%	4.94%	4.96%
\$100,000 - \$149,000	8.27%	8.31%	9.08%
\$75,000 - \$99,999	11.59%	11.38%	11.94%
\$50,000 - \$74,999	22.26%	21.92%	22.10%
\$35,000 - \$49,999	16.21%	15.79%	15.48%
Under \$35,000	38.10%	37.66%	36.45%
Average Household Income	\$55,666	\$61,598	\$62,684
Median Household Income	\$46,581	\$46,092	\$47,814
Per Capita Income	\$22,248	\$23,860	\$24,700

HOUSEHOLDS BY EXPENDITURE	1 Miles	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$55,673	\$56,854	\$58,569
■ Consumer Expenditure Top 10 Categories			
Housing	\$15,954	\$16,137	\$16,425
Transportation	\$10,472	\$10,990	\$11,344
Shelter	\$9,343	\$9,515	\$9,696
Food	\$5,865	\$5,997	\$6,197
Personal Insurance and Pensions	\$4,368	\$4,625	\$4,799
Health Care	\$3,720	\$3,601	\$3,634
Utilities	\$3,463	\$3,492	\$3,536
Entertainment	\$2,112	\$2,140	\$2,190
Apparel	\$1,604	\$1,729	\$1,849
Household Furnishings and Equipment	\$1,351	\$1,358	\$1,382
POPULATION PROFILE	1 Miles	3 Miles	5 Miles
■ Population By Age			
2018 Estimate Total Population	10,903	83,988	172,986
Under 20	24.28%	27.16%	26.54%
20 to 34 Years	21.95%	22.34%	23.47%
35 to 39 Years	6.17%	6.53%	6.75%
40 to 49 Years	11.62%	12.15%	12.17%
50 to 64 Years	20.16%	18.85%	18.65%
Age 65+	15.80%	12.99%	12.43%
Median Age	37.96	35.37	35.00
■ Population 25+ by Education Level			
2018 Estimate Population Age 25+	7,556	55,831	115,512
Elementary (0-8)	1.68%	2.67%	2.49%
Some High School (9-11)	11.26%	9.15%	9.05%
High School Graduate (12)	35.31%	32.64%	30.80%
Some College (13-15)	25.75%	25.47%	25.62%
Associate Degree Only	9.28%	9.27%	9.62%
Bachelors Degree Only	11.24%	13.64%	15.15%
Graduate Degree	4.47%	5.40%	5.86%

Source: © 2018 Experian



Population

In 2018, the population in your selected geography is 172,986. The population has changed by 13.67% since 2000. It is estimated that the population in your area will be 182,411.00 five years from now, which represents a change of 5.45% from the current year. The current population is 47.73% male and 52.27% female. The median age of the population in your area is 35.00, compare this to the US average which is 37.95. The population density in your area is 2,203.96 people per square mile.



Households

There are currently 67,869 households in your selected geography. The number of households has changed by 14.38% since 2000. It is estimated that the number of households in your area will be 72,385 five years from now, which represents a change of 6.65% from the current year. The average household size in your area is 2.52 persons.



Income

In 2018, the median household income for your selected geography is \$47,814, compare this to the US average which is currently \$58,754. The median household income for your area has changed by 23.39% since 2000. It is estimated that the median household income in your area will be \$55,264 five years from now, which represents a change of 15.58% from the current year.

The current year per capita income in your area is \$24,700, compare this to the US average, which is \$32,356. The current year average household income in your area is \$62,684, compare this to the US average which is \$84,609.



Race and Ethnicity

The current year racial makeup of your selected area is as follows: 55.90% White, 31.72% Black, 0.13% Native American and 4.40% Asian/Pacific Islander. Compare these to US averages which are: 70.20% White, 12.89% Black, 0.19% Native American and 5.59% Asian/Pacific Islander. People of Hispanic origin are counted independently of race.

People of Hispanic origin make up 10.74% of the current year population in your selected area. Compare this to the US average of 18.01%.



Housing

The median housing value in your area was \$126,692 in 2018, compare this to the US average of \$201,842. In 2000, there were 38,324 owner occupied housing units in your area and there were 21,011 renter occupied housing units in your area. The median rent at the time was \$476.



Employment

In 2018, there are 67,872 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 60.06% of employees are employed in white-collar occupations in this geography, and 39.93% are employed in blue-collar occupations. In 2018, unemployment in this area is 5.31%. In 2000, the average time traveled to work was 27.00 minutes.