

Marcus & Millichap

**SHOPPING STRIP
TALL TREE PLAZA
971 Sebastian Boulevard
Sebastian , FL 32958**

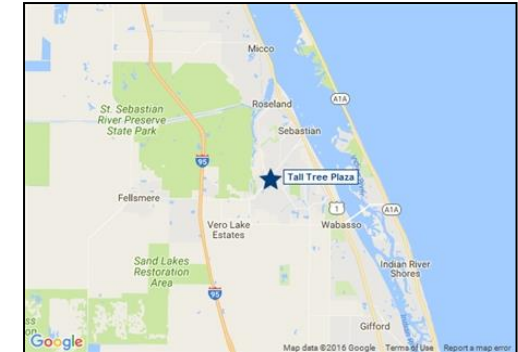


INVESTMENT HIGHLIGHTS

- ◆ Great Exposure With Excellent Visibility
- ◆ Upside in Occupancy
- ◆ Perfect Central Sebastian Location
- ◆ Ample Parking
- ◆ Direct Frontage on Busy Sebastian Boulevard, Which Provides High Traffic Counts of Over 18,000 Vehicles per Day
- ◆ Strong Residential Presence in Surrounding Area

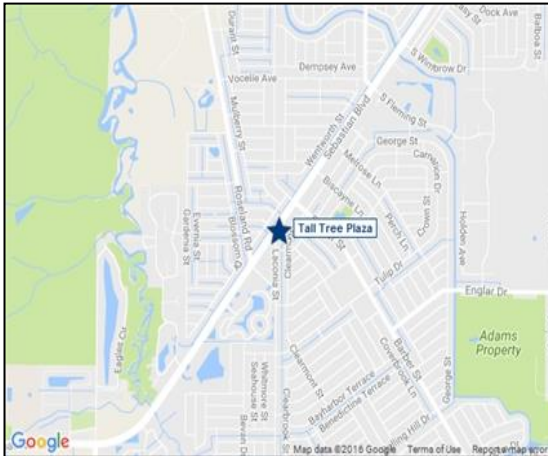
OFFERING SUMMARY

Price	\$800,000
Down Payment	(100%) \$800,000
Gross Leasable Area (GLA)	9,000
Price per Square Foot (GLA)	\$88.89
Year Built	2002
Lot Size	0.88 AC
Cap Rate - Current	1.17%
Cap Rate - Pro Forma	11.43%
Total Return - Current	1.17%
Total Return - Pro Forma	11.43%



Listed by:

ALEX D. ZYLBERGLAIT
Senior Vice President Investments
Tel: (786) 522-7056
Fax: (305) 675-8581
License: FL BK3015211
Alex.Zylbergla it@marcusmillichap.com
www.marcusmillichap.com/AlexDZylbergla it
www.TheZylbergla itGroup.com



INVESTMENT OVERVIEW

Marcus & Millichap is proud to present Tall Tree Plaza, a one-story retail building located in Sebastian, Florida. This building consists of 9,000 square feet of rentable space and is currently 36 percent occupied by Domino's Inc. and Legacy Martial Arts, LLC. Tall Tree Plaza is conveniently located on the south side of Sebastian Boulevard two blocks west of Barber Street. The property has 240 feet of frontage on Sebastian Boulevard, which has high traffic counts of over 18,000 vehicles per day (VPD). This building is centrally located in Sebastian and is surrounded by quaint residential neighborhoods.

Tall Tree Plaza was constructed in 2002 and has been exceptionally maintained. It provides professional curb appeal, high visibility signage opportunities, and ample parking. The property currently has high vacancy, which allows for an investor to lease the property at attractive market rents along with a strong national tenant presence. The interior layout allows for easy reconfiguration for any prospective tenant. This asset is extremely easy to manage and there is typically a long list of tenants looking to occupy this building given the location, convenience, and overall condition of the property.

OPERATING DATA

Income	Current	Pro Forma
Base Rent		
Occupied Space	\$34,059	\$108,900
Gross Potential Rent	\$34,059	\$108,900
Expense Reimbursements	\$4,652	\$25,247
Gross Potential Income	\$38,711	\$134,147
Vacancy/Collection Allowance		10% / \$10,890
Effective Gross Income	\$38,711	\$123,257
Total Expenses	\$29,320	\$31,857
Net Operating Income	\$9,391	\$91,400
Total Return	1.17% / \$9,391	11.43% / \$91,400

MAJOR TENANTS

- ◆ Domino's
- ◆ Legacy Martial Arts



EXPENSES

Real Estate Taxes	15,565	15,565
Insurance	3,561	3,561
Management Fee	1,161	3,698
Utilities	5,476	5,476
Repairs & Maintenance	3,557	3,557
Total CAM	\$9,033	\$9,033
Total Expenses	\$29,320	\$31,857
Expenses per SF	\$3.26	\$3.54

5201 Blue Lagoon Drive
 Suite 100
 Miami, FL 33126
 Tel: (786) 522-7000
 Fax: (786) 522-7010

www.marcusmillichap.com

Marcus & Millichap