

SPRINGS PLAZA

9405 SE MARICAMP RD
OCALA, FL 34472

Bartow McDonald IV
Managing Director
352.274.3800
bartow.mcdonald@svn.com

Property Summary



OFFERING SUMMARY

Sale Price:	\$1,275,000
Cap Rate:	8.65%
NOI:	\$110,245
Lot Size:	3.65 Acres
Year Built:	1972
Building Size:	15,533 SF
Zoning:	B-2
Market:	North Central Florida
Submarket:	Ocala
Price / SF:	\$82.08

PROPERTY OVERVIEW

Springs Plaza is a 100% occupied retail strip center for sale on Maricamp Rd in Ocala, FL. The plaza's tenant mix are mainly service related and local "mom and pop." The two largest tenants have just renewed five year leases. Excellent income producing investment opportunity with an annual net income of \$110,000. 303' on Maricamp Rd with two curb cuts and a dedicated turn lane. All nine HVAC have compressors less than four years old. Financials and rent roll available with executed confidentiality agreement.

PROPERTY HIGHLIGHTS

- 100% Occupied
- 8.65 CAP
- Below Market Rents
- 2-5 yr Gross Leases
- 150 Parking Spaces
- 10 Year Old Roof
- Four Year Old Exterior Paint
- Florida Retail Investment

Springs Plaza



Springs Plaza



Springs Plaza



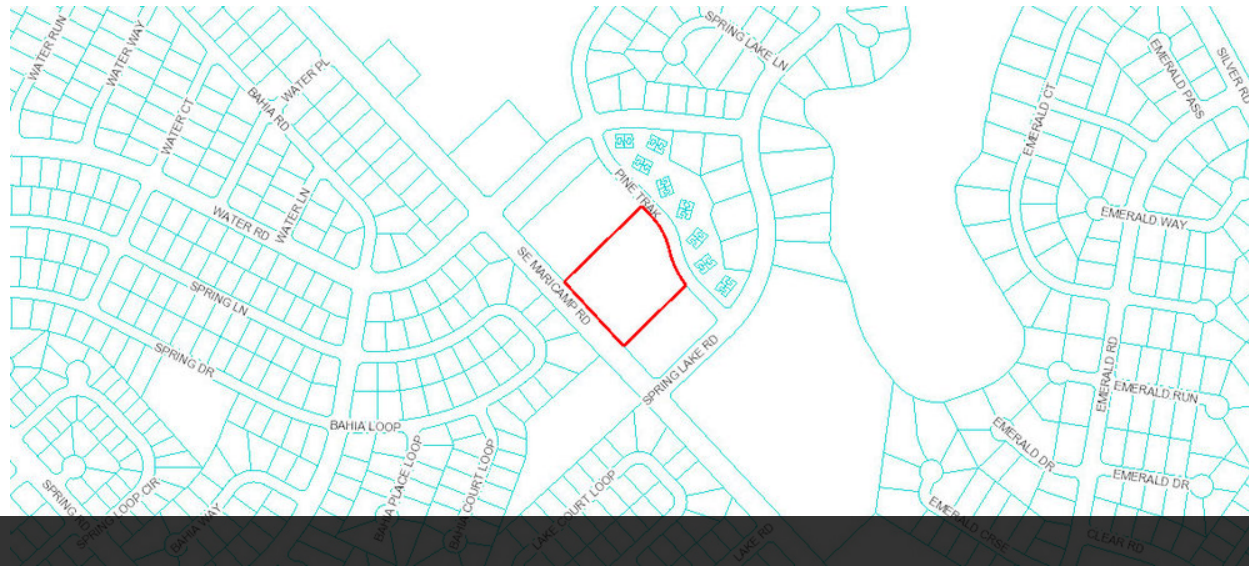
Springs Plaza



Maps

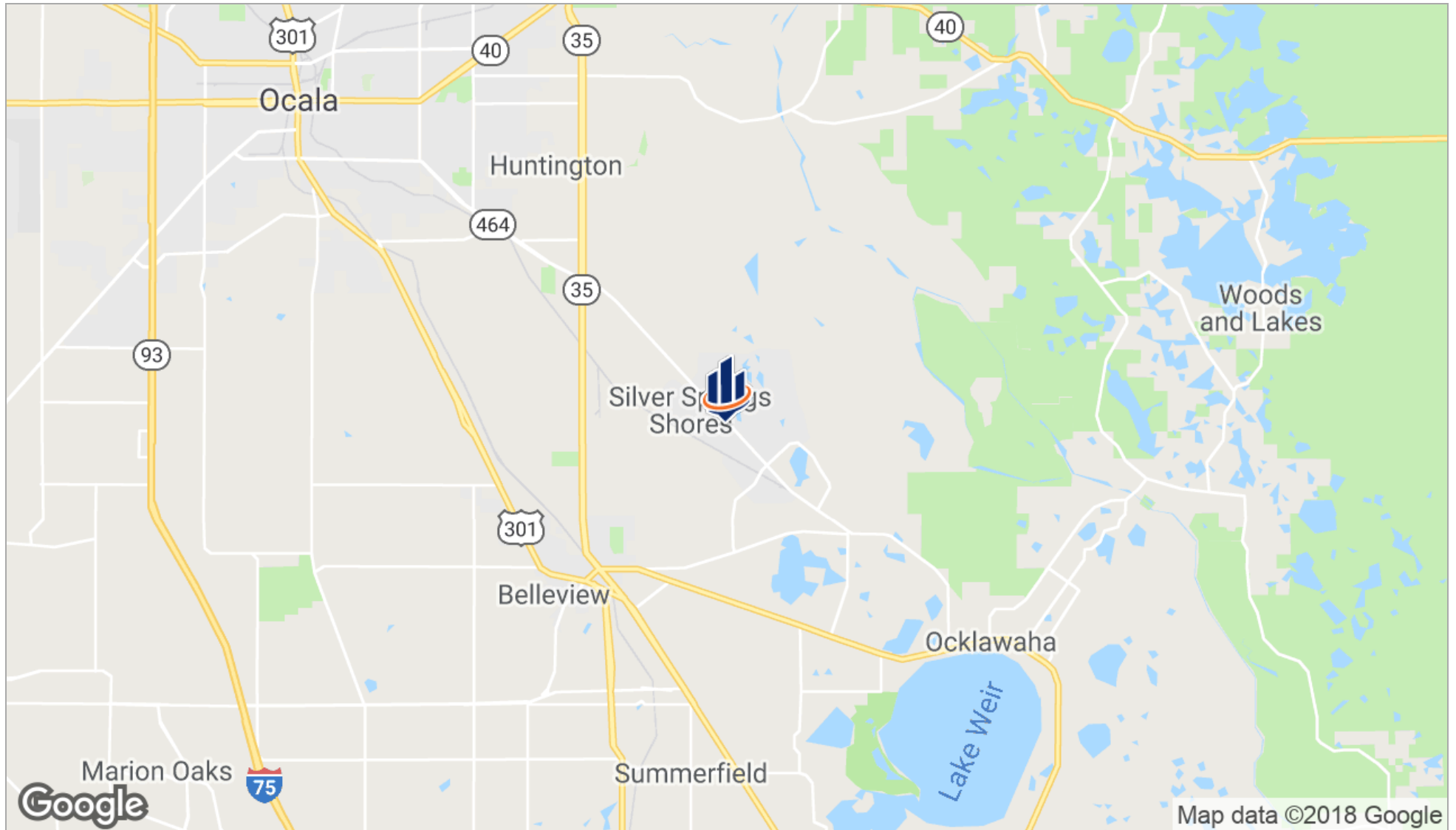


Aerial Map

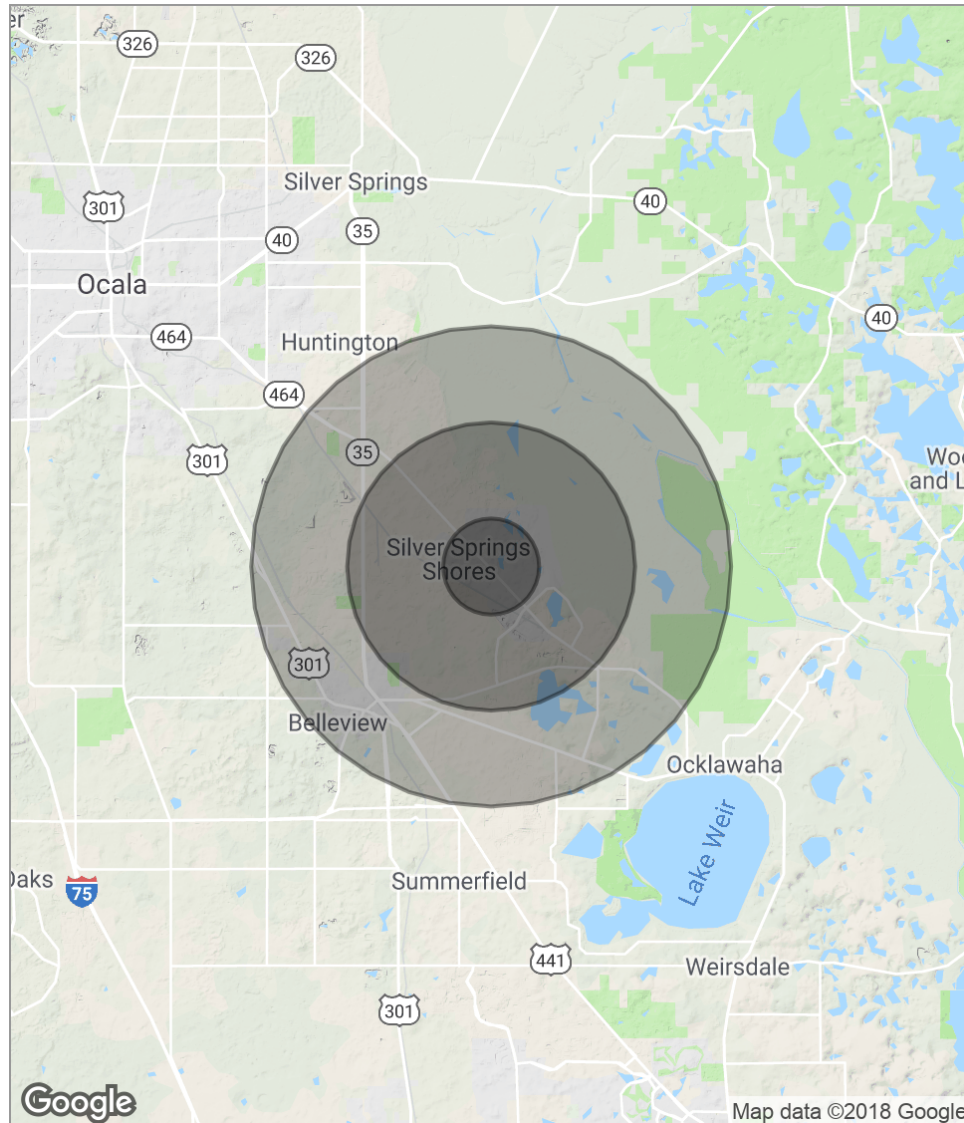


Parcel Map

Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,978	21,514	49,514
Median age	36.6	38.6	43.0
Median age [male]	34.1	36.7	42.0
Median age [Female]	38.0	39.7	43.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,406	7,941	19,412
# of persons per HH	2.8	2.7	2.6
Average HH income	\$47,303	\$51,267	\$51,744
Average house value		\$139,839	\$154,664

** Demographic data derived from 2010 US Census*

Advisor Bio

BARTOW MCDONALD IV

Managing Director



2452 NE 3rd Street
Suite B
Ocala, FL 34470
T 352.274.3800
C 352.274.3800
bartow.mcdonald@svn.com
FL #SL3143865

PROFESSIONAL BACKGROUND

Bartow McDonald IV is an entrepreneur who serves as managing director for SVN in Ocala, FL, where he enjoys working on commercial real estate deals in North Central Florida.

Prior to joining SVN, McDonald served as the vice president of acquisitions and development for Cope Properties, Inc. in Ocala, Florida where he was responsible for the acquisition, entitlement, and marketing of portfolio and client properties.

Previously, McDonald served as the founder and chief executive officer of two start-up companies; Bluewire, a service based electrical solutions company and StoreParts, an e-commerce company that supplied supply chain management technology to the supermarket and food retail industries.

Before starting two companies, McDonald spent six years working for a fast-growing international manufacturing firm, where he gained in-depth industrial experience through his leadership positions in manufacturing operations, distribution, logistics, and marketing.

In the early 1990's, McDonald served in college leadership with Young Life and interned with the Southwestern Company and Merrill Lynch.

McDonald currently serves on the board of directors for RMI (Reciprocal Ministries International). He previously served as board member for Ocala Chamber of Commerce, the Central Florida Commercial Association of Realtors, chairman of the regional advisory board of directors for RBC Bank and as a director on the advisory board for Wachovia Bank. In addition, he has participated as a conference speaker for the Florida Venture Capital Forum, the Food Marketing Institute and has been quoted in the Wall Street Journal and Forbes.

McDonald earned his MBA and Bachelor of Science from the University of Florida in Gainesville, Florida.

Sight fishing and bow hunting are two things that will get him up before sunrise.

EDUCATION

MBA, University of Florida

BS, University of Florida

Disclaimer

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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 Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure 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 Offering Brochure 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 Offering Brochure, 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 Offering Brochure 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 Offering Brochure 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.