

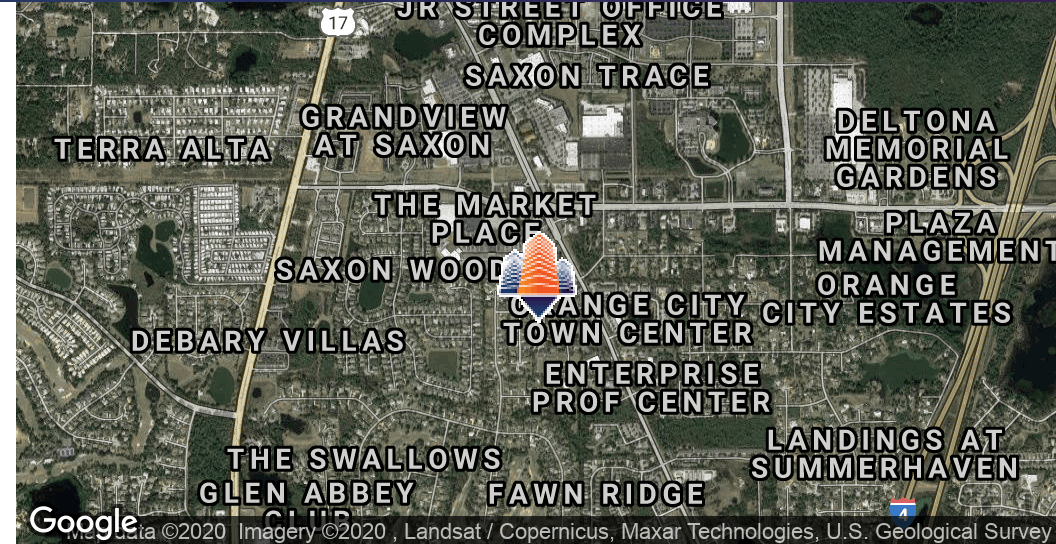
Orange City Office Building

2705 Rebecca Lane, Orange City, FL 32763



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PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 5,250 SF medical office building on +/- .60 acre
- Currently 100% leased to two medical tenants with a successful history at the property.
- The property is exceptionally positioned for stable, long-term income growth and capital appreciation
- Current leases in place below market rates
- Property is priced below replacement cost
- Located in a busy medical park
- Built in 1997
- Zoned Commercial, Orange City

OFFERING SUMMARY

Sale Price:	\$650,000
Price/SF:	\$123.81
Lot Size:	+/- 0.6 Acres
Building Size:	5,250 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,630	17,187	35,105
Total Population	3,931	41,730	88,659
Average HH Income	\$58,840	\$56,493	\$57,588

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INTERIOR PHOTOS



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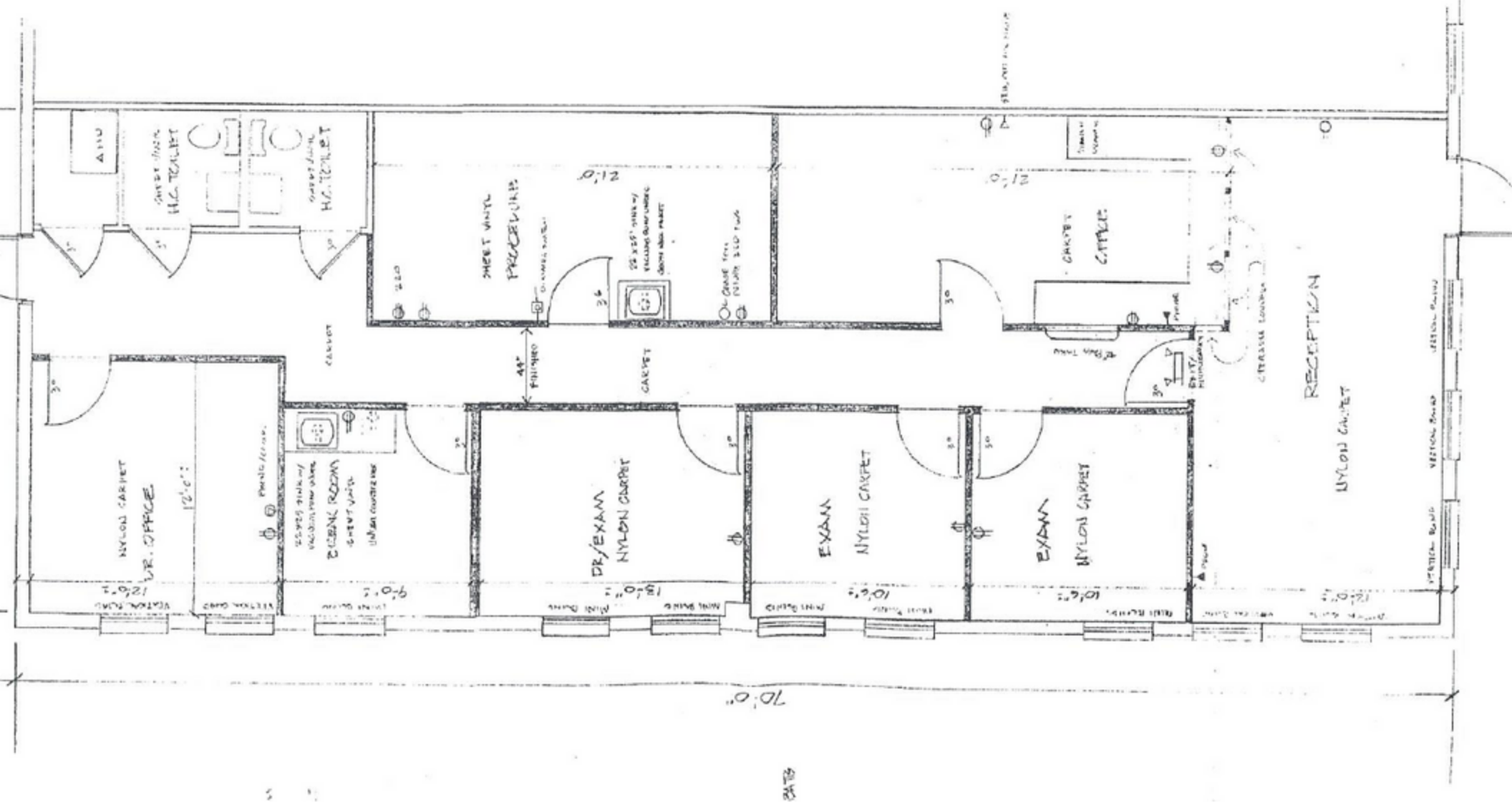
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EQUITY
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FLOOR PLAN SUITE A



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FLOOR PLAN SUITE B



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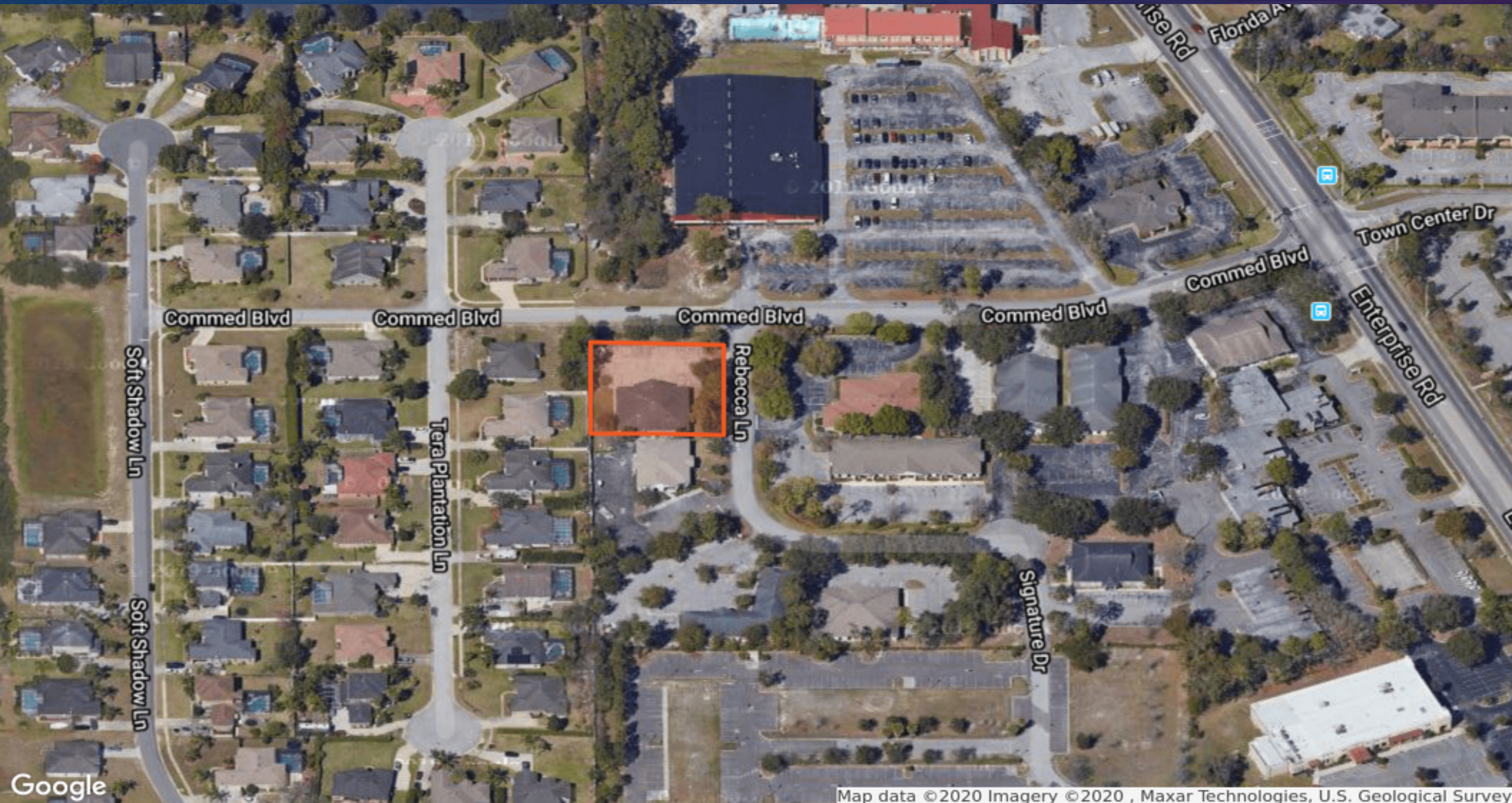
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PARCEL MAP



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AREA MAP



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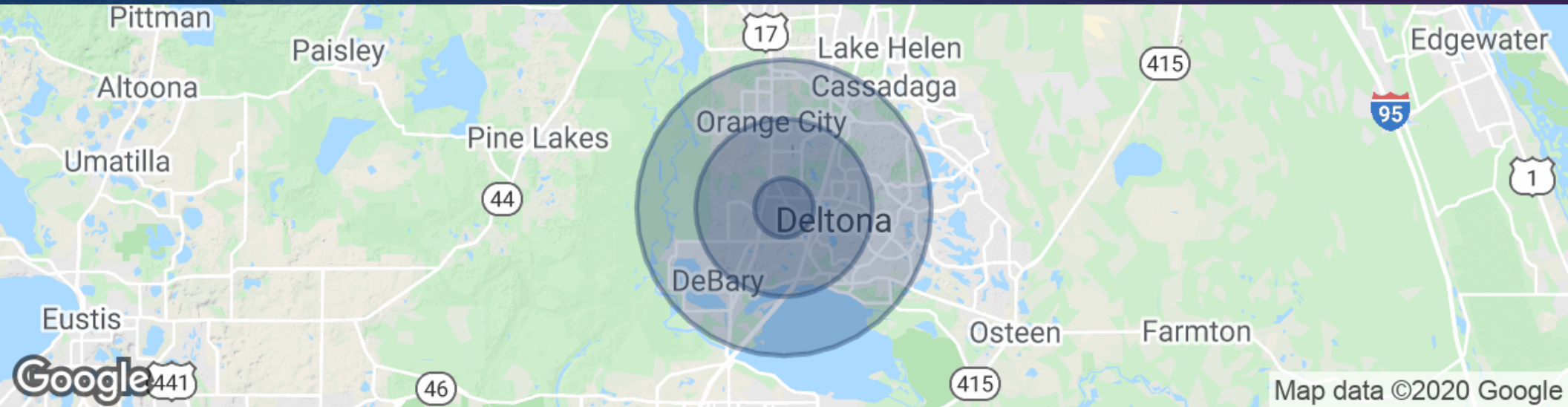
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,931	41,730	88,659
Median age	41.9	43.5	42.8
Median age (Male)	40.3	42.0	41.3
Median age (Female)	43.6	45.0	44.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,630	17,187	35,105
# of persons per HH	2.4	2.4	2.5
Average HH income	\$58,840	\$56,493	\$57,588
Average house value	\$266,953	\$204,300	\$189,932

* Demographic data derived from 2010 US Census

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