

SPRINGS PLAZA

9405 SE MARICAMP RD
OCALA, FL 34472

Bartow McDonald IV
Managing Director
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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



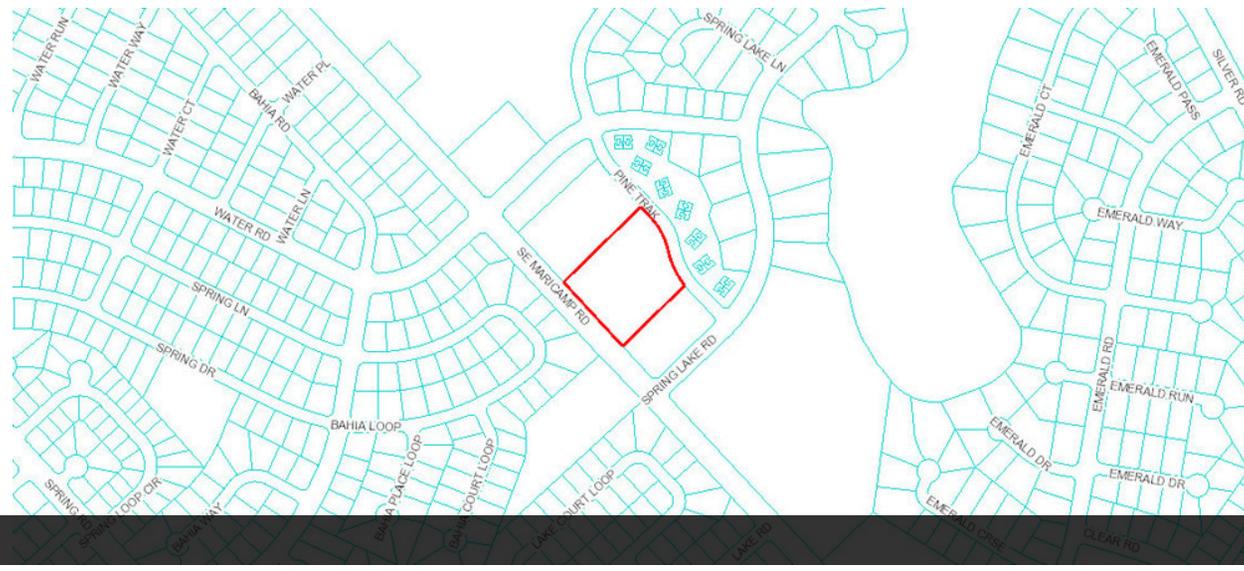
Springs Plaza



Maps

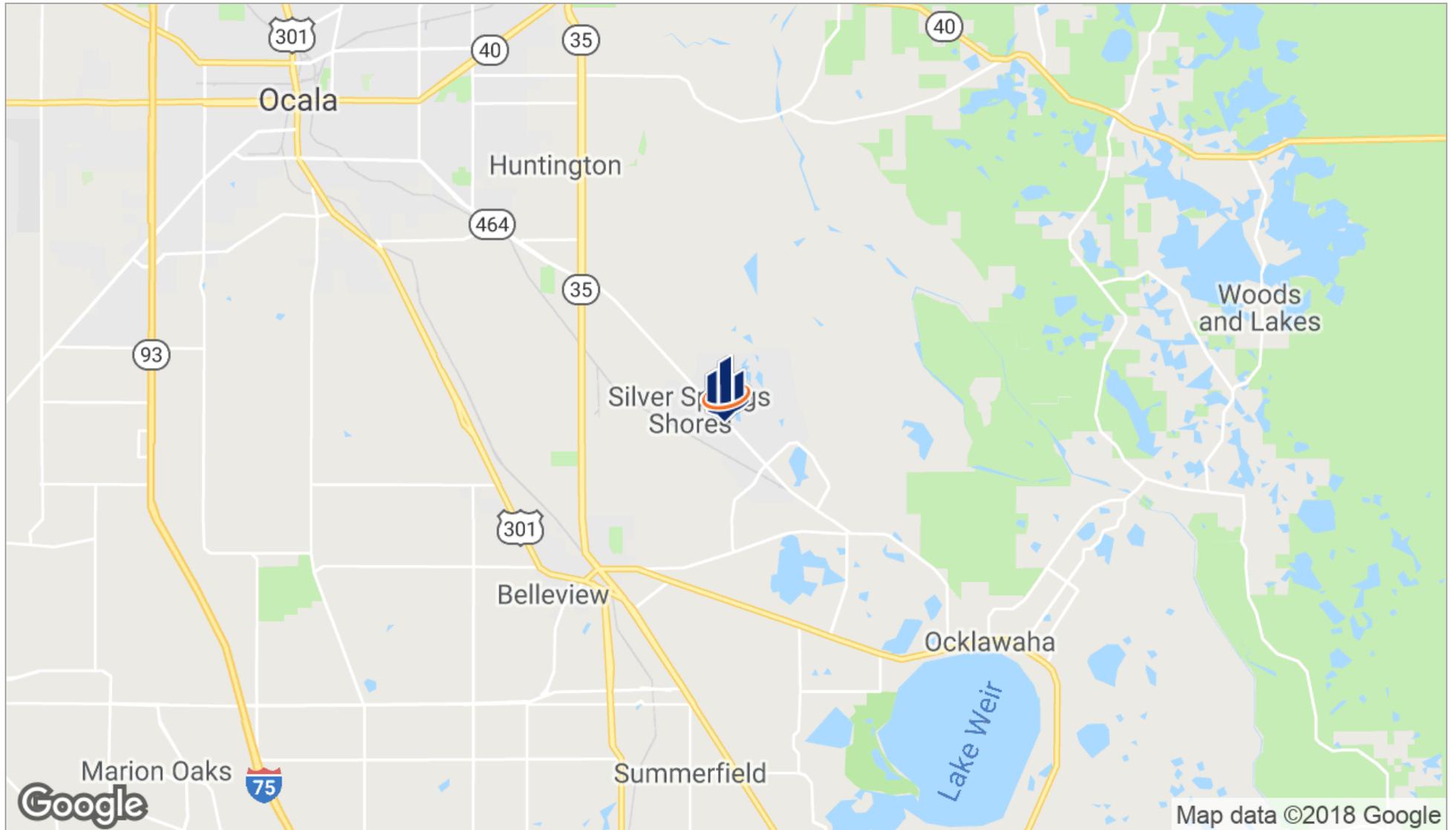


Aerial Map

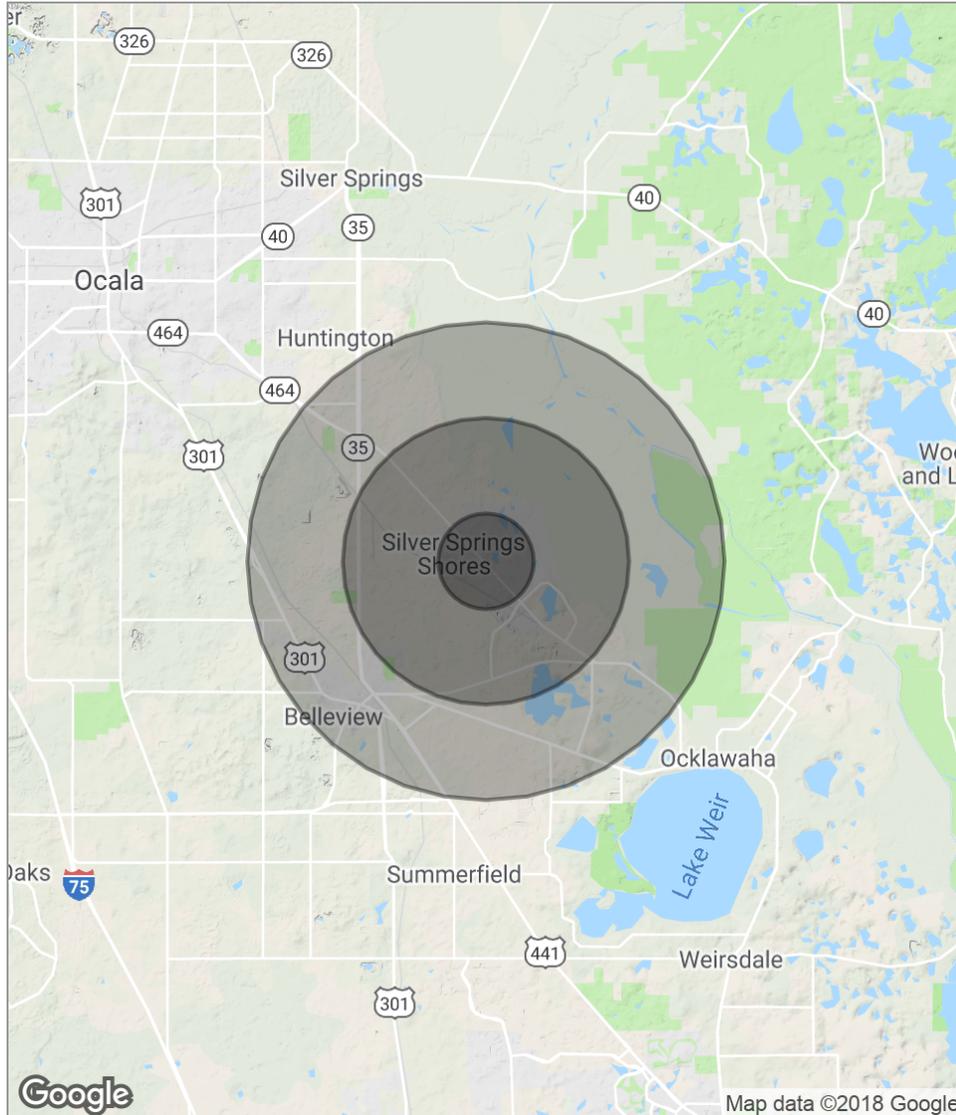


Parcel Map

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

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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

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