



Retail Property **For Sale**

450 BUSCH DR, JACKSONVILLE, FL 32218

450 BUSCH DR

NEW BEGINNINGS
BAPTIST CHURCH
OF JACKSONVILLE

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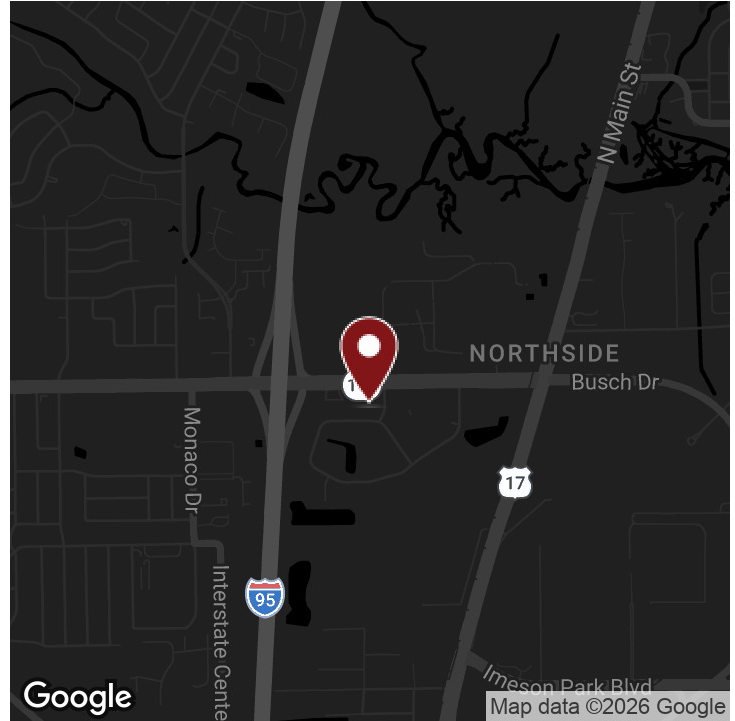
EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. SVR Commercial, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. SVR Commercial, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions,vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by SVR Commercial, LLC in compliance with all applicable fair housing and equal opportunity laws.

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OFFERING SUMMARY

Sale Price:	\$2,000,000
Building Size:	14,341 SF
Lot Size:	2.25 Acres
Number of Units:	7
Price / SF:	\$139.46
Cap Rate:	6.5%
NOI:	\$131,678
Year Built:	1989
Zoning:	CCG-1

PROPERTY OVERVIEW

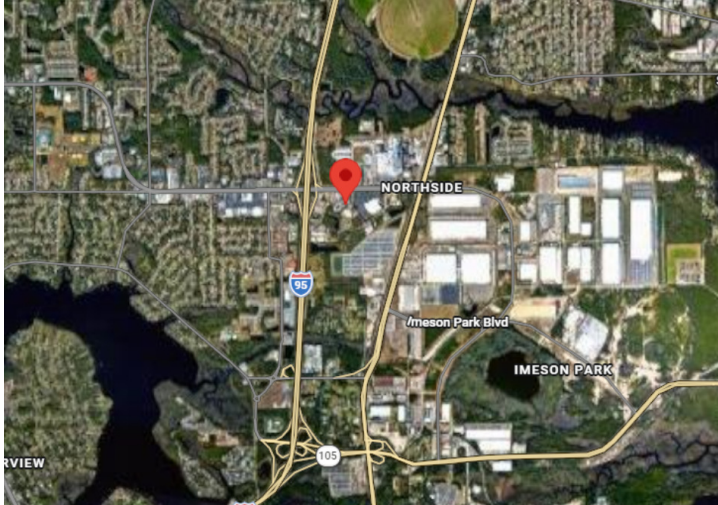
The Property is an easy commute for Jacksonville residents. It is also conveniently located approximately a mile down the road from the Orange Park Mall, and within the retail district that includes many nearby retailers, such as, Amazon, Publix, Sam's Club, Starbucks, Bank of America, United States Postal Service, and many more. This shopping center also has excellent ingress/egress due to easy access to I-95 via Busch Drive or North Main St in the Northside Jacksonville Corridor.

PROPERTY HIGHLIGHTS

- Stable income with upside potential
- Value-add opportunity through lease-up and rent growth
- Strong Jacksonville market fundamentals
- Strong visibility and accessibility
- Potential for significant NOI expansion and cap rate compression

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LOCATION DESCRIPTION

SVR Commercial LLC as exclusive advisor is privileged to present a value-add retail investment opportunity at 450 Busch Drive in Jacksonville, Florida. This asset offers immediate cash flow with significant upside through lease optimization, rent growth, and strategic repositioning.

Investors can enhance returns by increasing below-market rents, renewing existing tenants at market rates, and improving the center. Additionally, planned property enhancements are expected to drive higher rental revenue and overall asset value. Given the site's visibility and accessibility, the property is well-positioned for long-term appreciation and income growth.

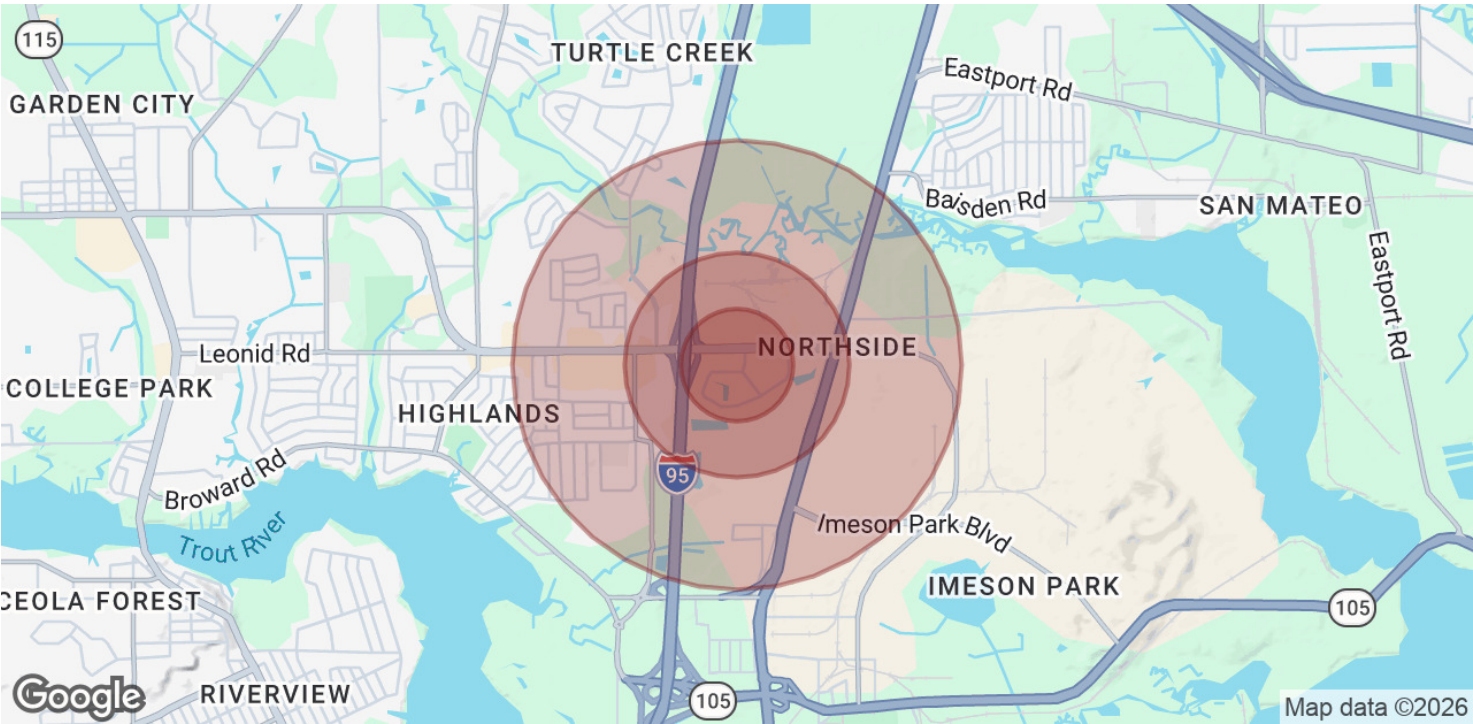


SECTION 1

PROPERTY INFORMATION

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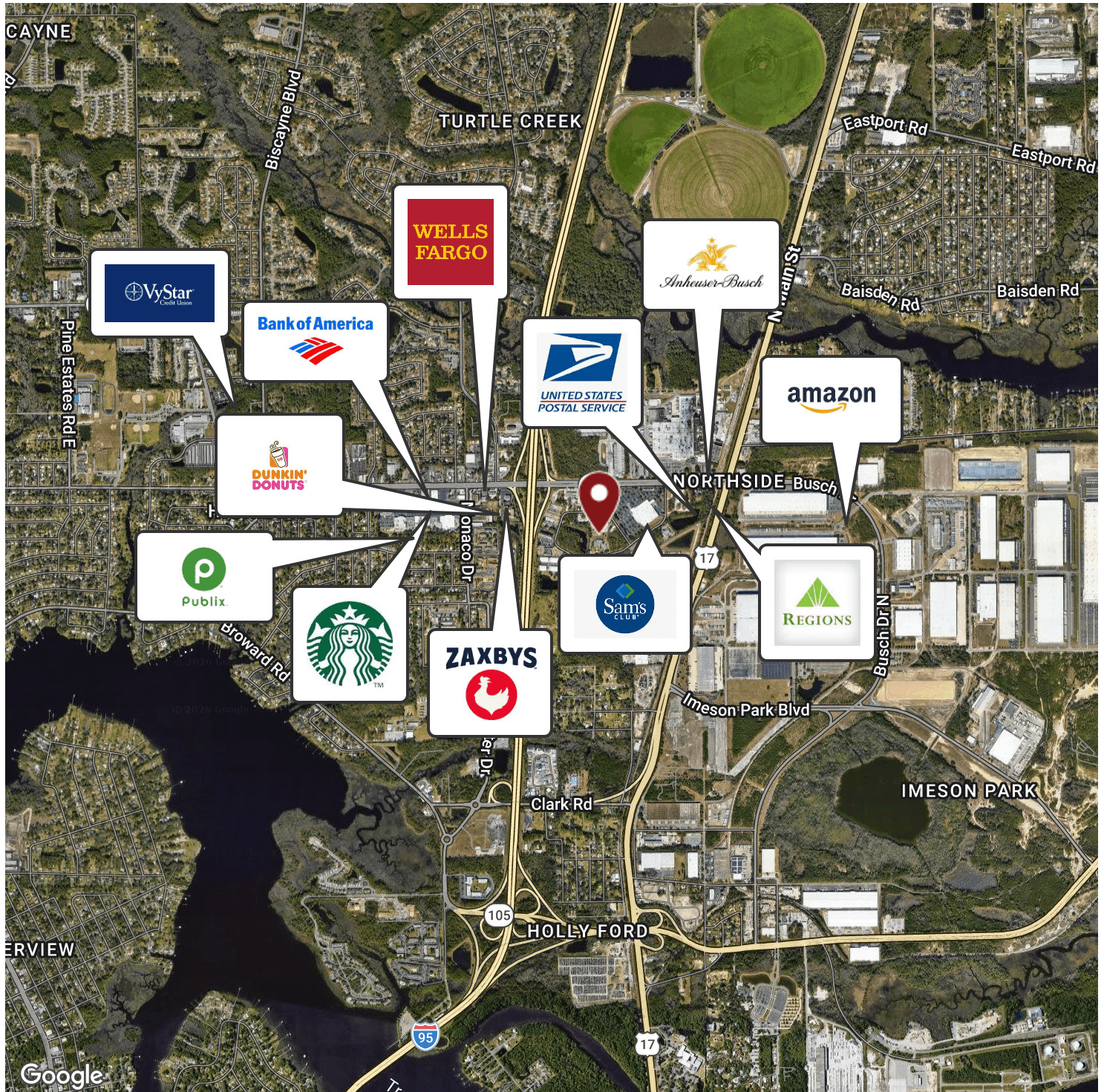
POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	175	985	4,583
Average Age	34.2	32.4	31.8
Average Age (Male)	25.5	26.1	27.6
Average Age (Female)	38.0	36.4	36.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	65	345	1,586
# of Persons per HH	2.7	2.9	2.9
Average HH Income	\$80,176	\$67,915	\$63,380
Average House Value	\$446,879	\$245,790	\$200,204

2023 American Community Survey (ACS)

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SECTION 2

FINANCIAL ANALYSIS

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Cash Flow

Busch Plaza (Amounts in USD)
Jan, 2026 through Dec, 2035

	Actual	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
For the Years Ending	Year 1 Dec-2026	Year 2 Dec-2027	Year 3 Dec-2028	Year 4 Dec-2029	Year 5 Dec-2030	Year 6 Dec-2031	Year 7 Dec-2032	Year 8 Dec-2033	Year 9 Dec-2034	Year 10 Dec-2035	Total
Rental Revenue											
Potential Base Rent	161,552	208,115	235,881	242,235	249,178	259,688	269,495	277,156	285,470	293,993	2,482,763
Absorption & Turnover Vacancy	0	-12,195	-1,159	0	-3,658	-4,599	-14,138	0	-1,383	-4,241	-41,372
Free Rent	0	-36,586	-1,159	0	-10,974	-11,265	-42,413	0	-1,383	-12,722	-116,500
Scheduled Base Rent	161,552	159,335	233,564	242,235	234,547	243,824	212,945	277,156	282,704	277,031	2,324,891
Total Miscellaneous Rent	2,710	2,190	1,930	1,930	1,930	804	0	0	0	0	11,494
Total Rental Revenue	164,262	161,525	235,494	244,165	236,476	244,628	212,945	277,156	282,704	277,031	2,336,385
Other Tenant Revenue											
Total Expense Recoveries	48,217	58,642	74,161	77,222	81,657	89,354	88,497	98,453	100,068	100,402	816,672
Total Other Tenant Revenue	48,217	58,642	74,161	77,222	81,657	89,354	88,497	98,453	100,068	100,402	816,672
Total Tenant Revenue	212,479	220,166	309,655	321,387	318,134	333,982	301,441	375,609	382,771	377,433	3,153,058
Potential Gross Revenue	212,479	220,166	309,655	321,387	318,134	333,982	301,441	375,609	382,771	377,433	3,153,058
Vacancy & Credit Loss											
Vacancy Allowance	0	-10,571	-14,382	-16,069	-14,762	-14,230	-14,503	-18,780	-17,824	-17,519	-138,641
Total Vacancy & Credit Loss	0	-10,571	-14,382	-16,069	-14,762	-14,230	-14,503	-18,780	-17,824	-17,519	-138,641
Effective Gross Revenue	212,479	209,595	295,273	305,318	303,372	319,752	286,938	356,828	364,947	359,914	3,014,416
Operating Expenses											
Utilities	3,268	3,333	3,400	3,468	3,537	3,608	3,680	3,754	3,829	3,905	35,783
Repairs & Maintenance	18,692	19,066	19,448	19,836	20,233	20,638	21,051	21,472	21,901	22,339	204,676
Management	10,624	10,480	14,764	15,266	15,169	15,988	14,347	17,841	18,247	17,996	150,720
Insurance	18,242	18,606	18,979	19,358	19,745	20,140	20,543	20,954	21,373	21,800	199,741
Taxes	29,975	30,575	31,186	31,810	32,446	33,095	33,757	34,432	35,121	35,823	328,223
Total Operating Expenses	80,801	82,061	87,776	89,739	91,131	93,469	93,378	98,453	100,471	101,864	919,143
Net Operating Income	131,678	127,535	207,497	215,579	212,241	226,283	193,560	258,375	264,476	258,050	2,095,274
Leasing Costs											
Leasing Commissions	0	27,764	1,568	0	8,328	9,301	32,186	0	1,872	9,654	90,672
Total Leasing Costs	0	27,764	1,568	0	8,328	9,301	32,186	0	1,872	9,654	90,672
Total Leasing & Capital Costs	0	27,764	1,568	0	8,328	9,301	32,186	0	1,872	9,654	90,672
Cash Flow Before Debt Service	131,678	99,771	205,929	215,579	203,914	216,982	161,375	258,375	262,603	248,396	2,004,601
Cash Flow Available for Distribution	131,678	99,771	205,929	215,579	203,914	216,982	161,375	258,375	262,603	248,396	2,004,601

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