



Beaulerc Bay Apartments

9047 San Jose Blvd.
Jacksonville, FL 32257



SPECTRUM
REALTY SERVICES LLC

CONFIDENTIALITY AGREEMENT

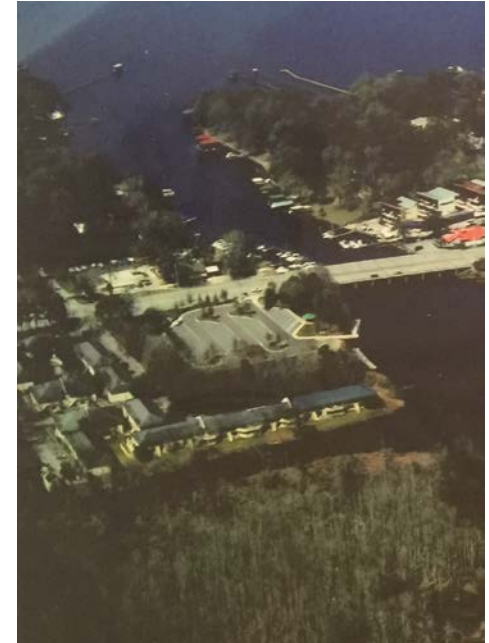
The Seller/Assignor has prepared an OVERVIEW intended solely for your limited use in determining whether you desire to express any further interest in the acquisition/assignment of the contract for Beauclerc Bay Apartments (the "Property/Business").

The OVERVIEW does not purport to provide a complete or fully accurate summary of the Property/Business or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective Purchasers/Assignees may need or desire. All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Seller/Assignor and, therefore, are subject to material variation. This OVERVIEW does not constitute an indication that there has been no change in the business or affairs of the Property/Business or the Seller/Assignor since the date of preparation of the OVERVIEW. Additional information will be made available to interested and qualified prospective Purchasers/Assignees.

Neither Seller/Assignor nor any of their respective officers, brokers or principals has made or will make any representations or warranties, express or implied, as to the accuracy or completeness of the OVERVIEW or any of its contents, and no legal commitment or obligation shall arise by reason of the OVERVIEW or its contents. Analysis and verification of the information contained in the OVERVIEW is solely the responsibility of the prospective Purchaser/Assignee, with the Property/Business to be sold on an as is, where-is basis without any representations as to the environmental condition of the Property/Business.

Seller/Assignor and broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to acquire/receive assignment of the contract for the Property/Business and/or terminate discussions with any entity at any time with or without notice. Seller/Assignor has no legal commitment or obligations to any entity reviewing this OVERVIEW or making an offer to acquire/receive assignment of the contract for the purchase of the Property/Business unless and until such acquisition/assignment of the contract for the Property/Business is approved by Seller/Assignor in its sole discretion, a written agreement for acquisition/assignment of the contract for the Property/Business unless and until such acquisition/assignment of the contract for the Property/Business is approved by Seller/Assignor in its sole discretion, a written agreement for acquisition/assignment of the contract for the Property/Business has been fully delivered, and approved by Seller/Assignor, its legal counsel and any conditions to the Seller's/Assignor's obligations thereunder have been satisfied or waived.

This OVERVIEW and its contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein called the "Contents"), are of confidential nature. By accepting this OVERVIEW, you agree that you will hold and treat the OVERVIEW and the Contents in the strictest confidence, that you will not photocopy or duplicate the OVERVIEW or any part thereof, that you will not disclose the OVERVIEW or any of the Contents to any other entity (except in the case of principal, who shall be permitted to disclose to your employees, contractors, investors and outside advisors retained by you or to third-party institutional lenders for financing sought by you, if necessary, in your opinion, to assist in your determination of whether or not to make a proposal) without the prior authorization of the Seller/Assignor or broker, and that you will not use the OVERVIEW or any of the Contents in any fashion or manner detrimental to the interest of the Seller/Assignor or Broker, or Tenants.



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Disclaimer: This information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Spectrum Realty Services, LLC and should not be made available to any other person or entity without the express written consent of Spectrum Realty Services, LLC. The Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Spectrum Realty Services, LLC has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial conditions of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Spectrum Realty Services, LLC has not verified, and will not verify, any of the information contained herein, nor has Spectrum Realty Services, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provide. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Project Highlights

Investment Highlights:

• Price	\$9,900,000
• No. Units	106
• Building Size	152,660 SF
• Lot Size	+/-5.5 Acres
• Price/Unit	\$93,396.23 /Unit
• Property Type	Multifamily
• Property Sub-type	Garden/Low-Rise
• Property Use Type	Investment
• Occupancy	98%
• No. Stories	2
• Year Built	1972
• Parking Ratio	1.39 / 1,000 SF
• Tax ID/APN	148709-0010

Financial Highlights:

• Trailing 12 Month Gross Rent	\$884,072
• Proforma 12 Month Gross Rent	\$1,216,800
• Trailing 12 Month NOI	\$284,289
• Proforma 12 Month NOI	\$605,808
• Capitalization Rate	3.5%
• Proforma Capitalization Rate	8.1%

Spectrum Realty Services, LLC presents Beauclerc Bay Apartments, a 106 unit, waterfront multifamily development. This value-add opportunity is in an A+ location in Jacksonville, Florida's premiere 32257 zip code.

Located less than a ¼ mile south of Baymeadows Road on the east side of San Jose Blvd., the property is situated on the banks of Goodby's Creek – fully navigable to the St. John's River and ultimately the Atlantic Ocean – and overlooks a nature preserve to the east (rear) of the property. To the north of the property is Goodby's Creek boat ramp and to the south is Watercrest, a 2016 built, state-of-the-art, assisted living facility.

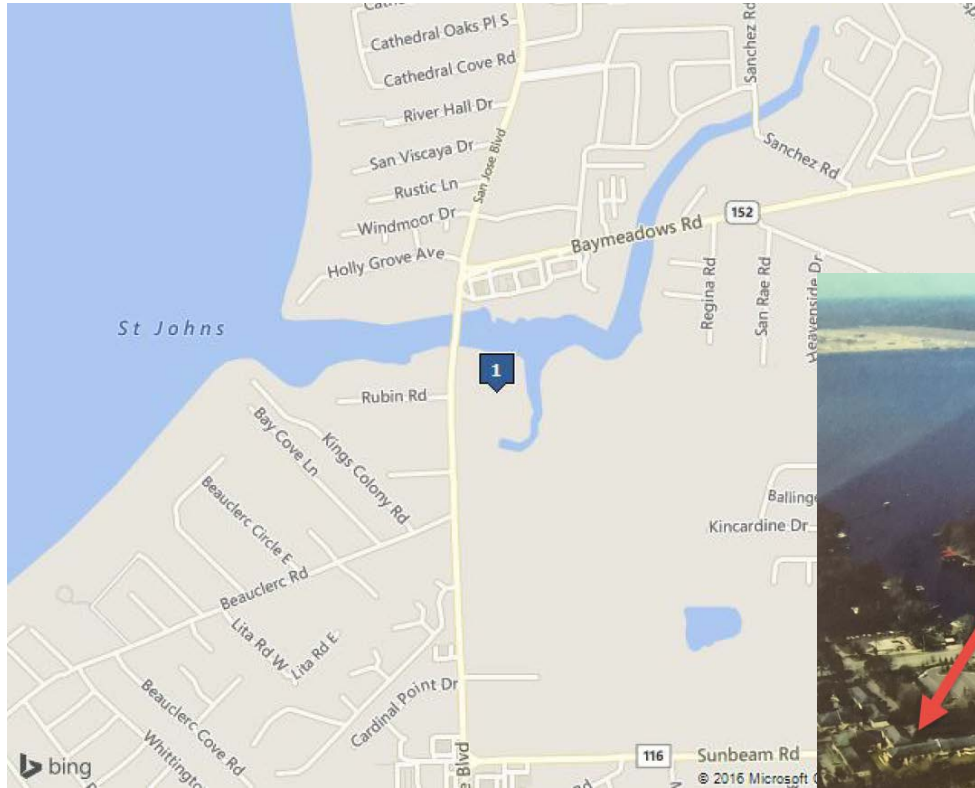
This property's prime location, +/-5.5 acres of navigable waterfront property, an occupancy rate of 98%, and below market rents allow for multiple investment opportunities. Buy the property as a value-add investment by increasing the rents and improving management efficiencies or redevelop the property as a prime waterfront infill project. The opportunities are limited only by your expertise, imagination and financial abilities.

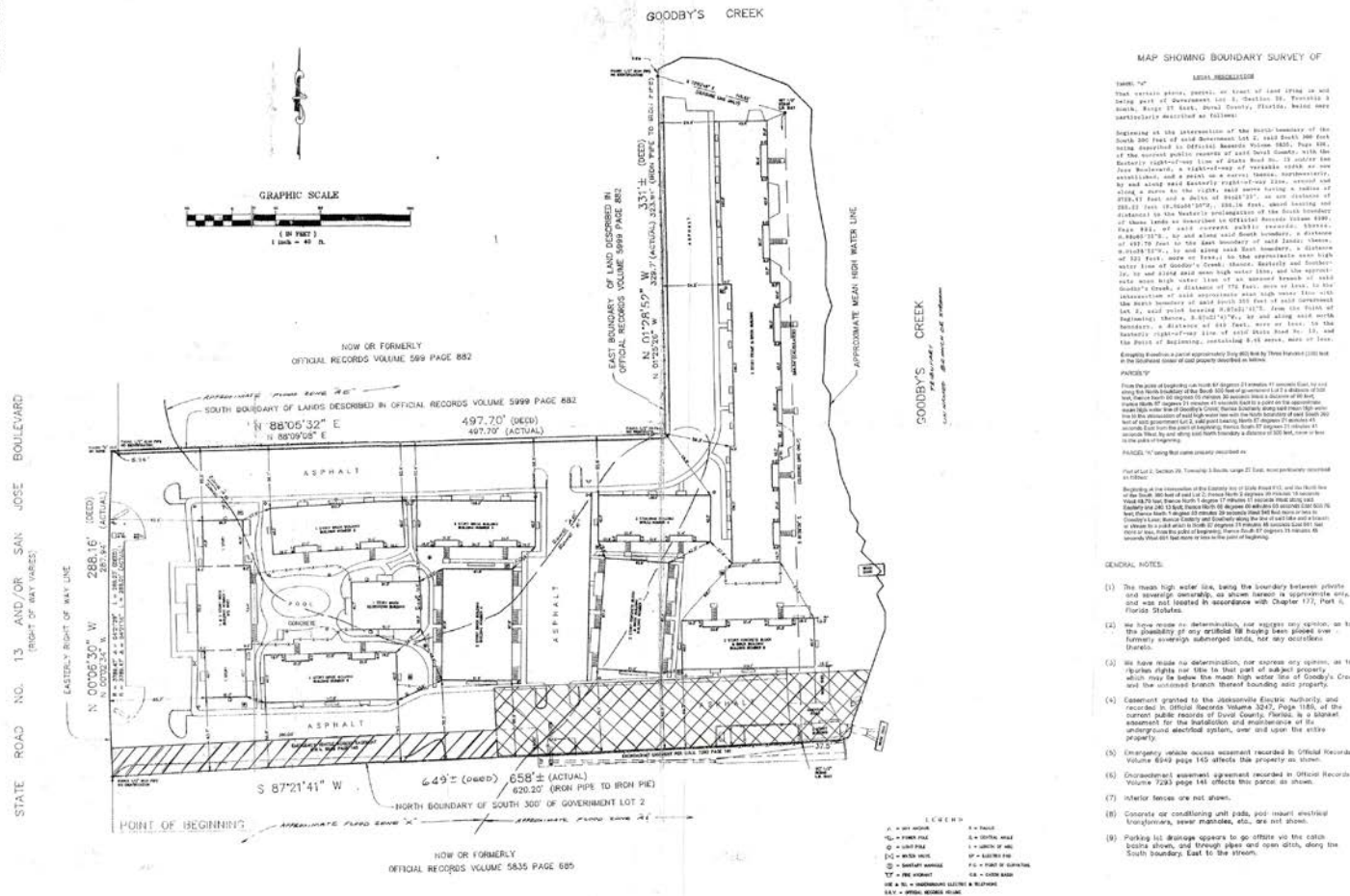
Unit Mix

- 1 Bedroom/1 Bathroom
 - 940 Sq. Ft.
 - 40 Units
- 2 Bedroom/1 Bathroom
 - 1,100 Sq. Ft.
 - 24 Units
- 2 Bedroom/2 Bathroom
 - 1,200 Sq. Ft.
 - 24 Units
- 3 Bedroom/2 Bathroom
 - 1,500 Sq. Ft.
 - 18 units



Location







City of Jacksonville: Property Appraiser – Property Details

Property Appraiser - Property Details

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BEAUCLERC BAY APARTMENTS LTD
PO BOX 331441
ATLANTIC BEACH, FL 32233-1414

Primary Site Address
9047 SAN JOSE BLVD
Jacksonville FL 32257

Official Record Book/Page
04827-00792

Title #
7529

9047 SAN JOSE BLVD Property Detail

RE #	148709-0010
Tax District	GS
Property Use	0300 Multi-Family Units 10 or More
# of Buildings	11
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	268170

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification. [Learn how the Property Appraiser's Office values property.](#)

Value Summary

	2016 Certified	2017 In Progress
Value Method	Income	Income
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$1,386,000.00	\$1,386,000.00
Land Value (Agricult.)	\$0.00	\$0.00
Just (Market) Value	\$3,114,900.00	\$3,114,900.00
Assessed Value	\$2,867,590.00	\$3,114,900.00
Cap Diff/Portability Amt	\$247,310.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$2,867,590.00	See below

Taxable Values and Exemptions – In Progress

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value
No applicable exemptions

SJRWMD/FIND Taxable Value
No applicable exemptions

School Taxable Value
No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
04827-00792	1/17/1979	\$1,880,000.00	WD - Warranty Deed	Unqualified	Improved
05158-00960	7/31/1980	\$2,400,000.00	SW - Special Warranty	Unqualified	Improved
05647-02064	4/30/1983	\$3,200,000.00	SW - Special Warranty	Unqualified	Improved
06770-01046	9/11/1989	\$400,000.00	MS - Miscellaneous	Unqualified	Improved
06785-02145	9/22/1989	\$100.00	QC - Quit Claim	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	PVAC1	Paving Asphalt	1	0	0	79,507.00	\$41,503.00
2	LPCC1	Light Pole Concr	1	0	0	4.00	\$904.00
3	LITC1	Lighting Fixtures	1	0	0	4.00	\$762.00
4	PLXCS	Pools Sq Ft	1	0	0	902.00	\$11,040.00
5	FPPC6	Fireplace Prefab	10	0	0	1.00	\$434.00
6	DLWCS	Dock Wood Light Wgt	1	0	0	176.00	\$800.00
7	LPWC1	Light Pole Wood	1	0	0	1.00	\$117.00
8	LITC1	Lighting Fixtures	1	0	0	1.00	\$143.00
9	LPMC1	Light Pole Metal	1	0	0	22.00	\$6,185.00

http://apps.coj.net/PAO_PropertySearch/Basic/Detail.aspx?RE=1487090010

12/29/2016



City of Jacksonville: Property Appraiser – Property Details

Property Appraiser - Property Details

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10	LITC1	Lighting Fixtures	1	0	0	22.00	\$3,142.00
11	FWIC1	Fence Wrought Iron	1	0	0	224.00	\$12,217.00
12	DKWC2	Deck Wooden	5	0	0	3,160.00	\$13,430.00

Land & Legal

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	0101	RES MD 8-19 UNITS PER AC	RMD-D	0.00	0.00	Common	6.16	Acreage	\$1,386,000.00

Legal

LN	Legal Description
1	29-35-27E 6.16
2	PT GOVT LOT 2 RECD O/R 6785-2145

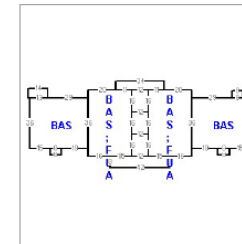
Buildings

Building 1
Building 1 Site Address
9047 SAN JOSE BLVD Unit
Jacksonville FL 32257

Building Type	0301 - APTS 1-3 STORY
Year Built	1972
Building Value	\$119,161.00

Type	Gross Area	Heated Area	Effective Area
Unfinished Storage	98	0	44
Base Area	1512	1512	1512
Base Area	1488	1488	1488
Finished upper story 1	1488	1488	1488
Finished Open Porch	336	0	101
Base Area	1488	1488	1488
Finished upper story 1	1488	1488	1488
Base Area	1512	1512	1512
Lobby Average	192	192	211
Base Area	192	192	192
Finished upper story 1	192	192	192
Unfin Open Porch	40	0	8
Unfin Open Porch	204	0	41
Unfin Open Porch	204	0	41
Fair Office	192	192	173
Finished upper story 1	192	192	192
Finished Open Porch	40	0	12
Unfin Open Porch	40	0	8
Total	10898	9936	10191

Element	Code	Detail
Exterior Wall	20	20 Face Brick
Roof Struct	4	4 Wood Truss
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	5	5 Drywall
Int Flooring	14	14 Carpet
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central
Comm Htg & AC	1	1 Not Zoned
Comm Frame	4	4 D-Wood Frame



Element	Code	
Bedrooms	1.000	
Baths	1.000	
Stories	2.000	
Rooms / Units	10.000	
Avg Story Height	8.000	

2016 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
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http://apps.coj.net/PAO_PropertySearch/Basic/Detail.aspx?RE=1487090010

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City of Jacksonville: Property Appraiser – Property Details

Property Appraiser - Property Details

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Gen Gov Ex B & B	\$2,867,590.00	\$0.00	\$2,867,590.00	\$29,827.89	\$32,810.68	\$31,717.55
Public Schools: By State Law	\$2,867,590.00	\$0.00	\$3,114,900.00	\$12,693.00	\$14,185.25	\$14,633.80
By Local Board	\$2,867,590.00	\$0.00	\$3,114,900.00	\$5,860.31	\$7,002.30	\$6,756.22
FL Inland Navigation Dist.	\$2,867,590.00	\$0.00	\$2,867,590.00	\$83.42	\$91.76	\$85.74
Water Mgmt Dist. SJRWMD	\$2,867,590.00	\$0.00	\$2,867,590.00	\$788.07	\$827.30	\$827.30
Gen Gov Voted	\$2,867,590.00	\$0.00	\$2,867,590.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$2,867,590.00	\$0.00	\$3,114,900.00	\$0.00	\$0.00	\$0.00
			Totals	\$49,252.69	\$54,917.29	\$54,020.61
	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$2,606,900.00	\$2,606,900.00	\$0.00	\$2,606,900.00		
Current Year	\$3,114,900.00	\$2,867,590.00	\$0.00	\$2,867,590.00		


2016 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

Property Record Card (PRC)

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

2016**2015****2014**

- To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here: 

More Information

[Contact Us](#) | [Parcel Tax Record](#) | [GIS Map](#) | [Map this property on Google Maps](#) | [City Fees Record](#)

Additional Property Photos



Additional Property Photos

