

A photograph of a Winn-Dixie grocery store exterior. The building is a single-story structure with a light-colored facade and a dark blue metal roof. The 'Winn-Dixie' logo is prominently displayed in red, three-dimensional letters on the upper left side of the building. The entrance area features a covered walkway supported by stone pillars. The sky is clear and blue, and there are some green plants in the foreground.

Winn-Dixie

AMELIA

PLAZA

Fernandina Beach, Florida

CONFIDENTIAL OFFERING MEMORANDUM

A Newmark Knight Frank / Retail Investment Opportunity



Newmark Knight Frank (“Advisor”) serves as the exclusive advisor in connection with the solicitation of offers for the purchase of Amelia Plaza (the “Property”). The solicitation and potential sale is to be governed by this Confidential Offering Memorandum, as it may be modified or supplemented (“Offering Memorandum”), and the Purchase Agreement governing the sale of the Property. Prospective purchasers are advised that as part of the solicitation process, Seller will be evaluating a number of factors including the current financial qualifications of the prospective purchaser. Prospective purchasers are further advised that the Seller expressly reserves the right, in its sole and absolute discretion, to evaluate the terms and conditions of any offer and to reject any offer without providing a reason therefore. Further, Seller reserves the right to terminate the solicitation process at any time prior to final execution of the Purchase Agreement.

The information contained in the Offering Memorandum is confidential, furnished solely for the purpose of a review by a prospective purchaser of the Property, and is not to be used for any other purpose or made available to any other person without the express written consent of the Seller or Advisor. Prospective purchasers should also conduct their own due diligence, including, but not limited to, engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at the Property or used in the construction or maintenance of the building(s) at the Property.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Advisor or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees or agents, for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property. Prospective purchasers are not to construe the contents of the Offering Memorandum or any prior or subsequent communications from Seller or Advisor or their affiliates or any of their respective officers, directors, shareholders, owners, employees or agents as legal, tax or other advice. Prior to submitting an offer, prospective purchasers should consult with their own business advisors, legal counsel and tax professionals to determine the consequences of an investment in the Property and arrive at an independent evaluation of such investment.



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EXECUTIVE SUMMARY

AMELIA PLAZA

01



AMELIA PLAZA
Winn-Dixie
metro
SUBWAY
boost mobile
cricket

Walmart

A photograph of a Winn-Dixie grocery store exterior. The large red sign with a checkmark is prominent on the light-colored facade. The building has a modern design with a dark blue metal roof over the entrance area. The sky is clear and blue.

Newmark Knight Frank, as exclusive advisor, is pleased to present for sale Amelia Plaza – a 91,627 SF, 74% occupied Winn-Dixie anchored shopping center in Fernandina Beach, Florida (Amelia Island/Jacksonville MSA). Winn-Dixie (Southeastern Grocers, Inc.), a Jacksonville-based grocer has 550 locations across the Southeast U.S. After Winn-Dixie, 100% of the property’s occupied shop space is leased to e-commerce resistant tenants. Moreover, the property’s current 23,000+ square feet of vacancy presents investors with rare value-add opportunity in a grocery-anchored investment.

Located adjacent to the island’s only Walmart, Amelia Plaza enjoys a competitive advantage within the market. Walmart owns its site which it has occupied since 1986, exhibiting its commitment to the market and the real estate. The subject property also boasts strong fundamentals that include a corner location, signalized intersection and a healthy combined average daily traffic count exceeding 33,000 VPD. As part of the Jacksonville MSA, Fernandina Beach (Amelia Island) is a part of one of the country’s fastest growing MSAs. In fact, Jacksonville was the 7th fastest growing city in 2018 and grew at a rate of 14.1% from 2010 – 2018 – placing 29th in the U.S.

FINANCIAL OVERVIEW

Price:	\$4,920,000
As-Is NOI:	\$418,070
Cap Rate:	8.5%
Debt:	Delivered Free and Clear

PROPERTY DETAILS

Address:	1722 South 8th Street, Fernandina Beach, FL 32034
Size:	91,627 SF / 10.8 Acres
Ownership Interest:	Fee Simple
Anchor:	Winn-Dixie (Southeastern Grocers, Inc.)
National Tenants:	Winn-Dixie, Subway, Metro PCS, Boost Mobile, Cricket Wireless
Year Built:	1977 (multiple renovations)
Occupancy:	74%

GROCERY ANCHORED CENTER

- A staple in the Southeastern U.S. since 1925, Winn-Dixie is a subsidiary of Southeastern Grocers, Inc. with approximately 550 stores
- At Amelia Plaza, Winn-Dixie boasts very solid sales with a healthy rent-to-sales ratio less than 3.8%
- The Jacksonville MSA is home to Winn-Dixie's corporate headquarters and distribution facilities



SIGNIFICANT VALUE-ADD OPPORTUNITY VIA LEASE-UP

- 74% leased with 8 suites available; 11,880 SF are contiguous, offering investors an array of different re-tenanting options
- Upon stabilization, new ownership can conservatively add nearly \$400,000 to the NOI – translating to a significant increase in value

E-COMMERCE RESISTANT TENANT MIX

- An astounding 100% of the occupied shop space is leased to e-commerce resistant tenants
- Complementing Winn-Dixie, other tenant uses include a nail salon, martial arts, hair salon, a lab-testing provider, wireless service providers and three restaurants

STRONG PROPERTY FUNDAMENTALS

- **Walmart Shadow Anchored:** The subject property is strategically located immediately adjacent to a Walmart store whose site is corporately owned and has been open since 1986
- **Corner, Fully-Signalized Intersection:** The property benefits from its location at the signalized corner of 8th Street and TJ Courson Road
- **Solid Traffic Counts:** Combined traffic count exceeding 33,000 VPD



AFFLUENT & TOURIST TRADE AREA WITH ENHANCED SPENDING PATTERNS

- The Property's location on Amelia Island allows it to serve as the most convenient shopping destination for the seasonal and permanent population of the market
- Within a five minute drive of the Property, the average household income is \$94,241 and the educational attainment rate is over 59%. Similarly, the average household income is \$98,754 and median home value is \$388,000 within a five mile radius of the Property.



**JACKSONVILLE,
FLORIDA MSA – HIGH
GROWTH MARKET**

- In 2018, Jacksonville was the 7th fastest growing city in the U.S and the MSA also grew at a rate of 14.1% from 2010 – 2018 which ranked 29th in the U.S
- Over the next five years, the population is expected to increase 8.4% to more than 1.7 million residents
- Jacksonville’s year over year job growth is currently ranked #11 for Major U.S. metros in 2018
- Jacksonville is forecasted 60,000 for job growth over the next 5 years
- Just north of Jacksonville, Fernandina Beach/ Amelia Island residents are benefiting from the economic growth of a region highlighted by the opening of over 3 million square feet of Amazon fulfillment centers and a Port deepening project that is projected to add thousands of jobs to the region





OFFERING TERMS

Seller is offering its interest in this asset on an all cash, “as-is” basis. Newmark Knight Frank requests that all interested parties submit bids in writing.

AMELIA PLAZA

INVESTMENT CONTACTS

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ONLINE DOCUMENT CENTER

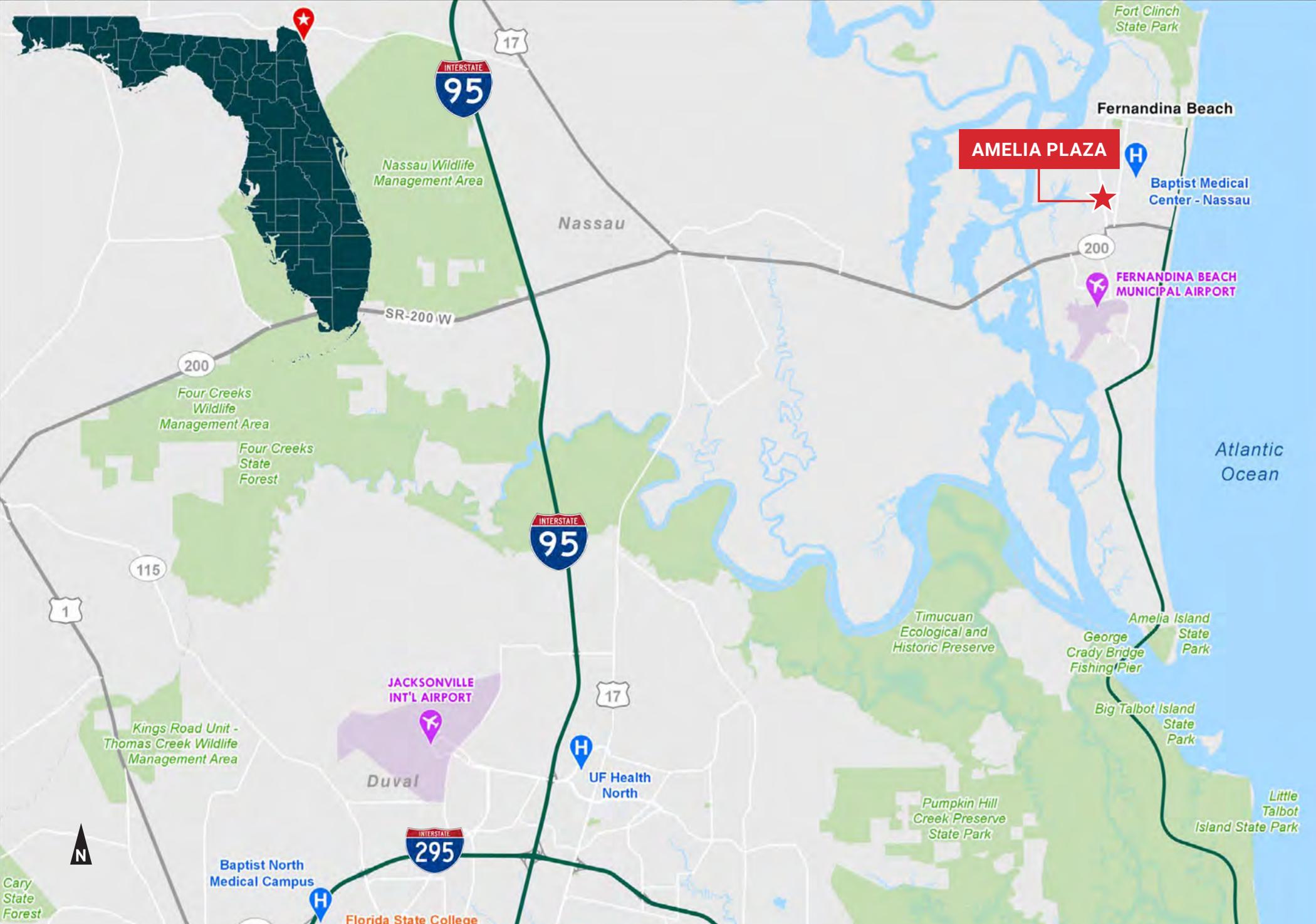
For additional information on this offering, please access Amelia Plaza’s online document center. The Owner encourages prospective investors to review the online information to assist in formulating a qualified offer.



PROPERTY DESCRIPTION

AMELIA PLAZA

02





AMELIA PLAZA TENANTS & AVAILABILITY

10	Subway	1,200 SF	70	Split Open & Melt	1,200 SF	120C	AVAILABLE	2,400 SF	180	AVAILABLE	1,767 SF
20	Metro PCS	800 SF	80	AVAILABLE	10,080 SF	140	Kabuki Japanese Restaurant	3,200 SF	190	AVAILABLE	2,480 SF
30	Cricket Wireless	1,000 SF	90	Winn-Dixie	45,965 SF	150	Fernandina Dojo	4,328 SF	200	Consolidated Lab	746 SF
40	Boost Mobile	1,000 SF	100	New China Buffet	3,600 SF	160	New York Nails	4,072 SF	210	AVAILABLE	1,413 SF
50	AVAILABLE	1,800 SF	120B	AVAILABLE	1,616 SF	170	Swayze Hair Design	1,061 SF	220	AVAILABLE	1,899 SF







SITE AREA

10.80 Acres

ZONING

C-2 (Commercial General)

PARKING

428 total spaces including 17 designated handicapped spaces

YEAR BUILT

1977; Several renovations have occurred since the original construction

EXTERIOR WALLS

The exterior walls consist of painted hard coat stucco-covered concrete block, brick and EIFS trim

FOUNDATION

Concrete slab-on-grade with masonry block wall construction. The walls have exterior painted surfacing.

STRUCTURAL SYSTEM

Metal deck supported by a combination of steel joists, trusses, columns, and reinforced concrete pilasters

ROOF

Winn Dixie building roof installed on 8/1/2017 and consists of mechanically fastened TPO and is accompanied by a 20-year transferrable manufacturer’s warranty.

HVAC

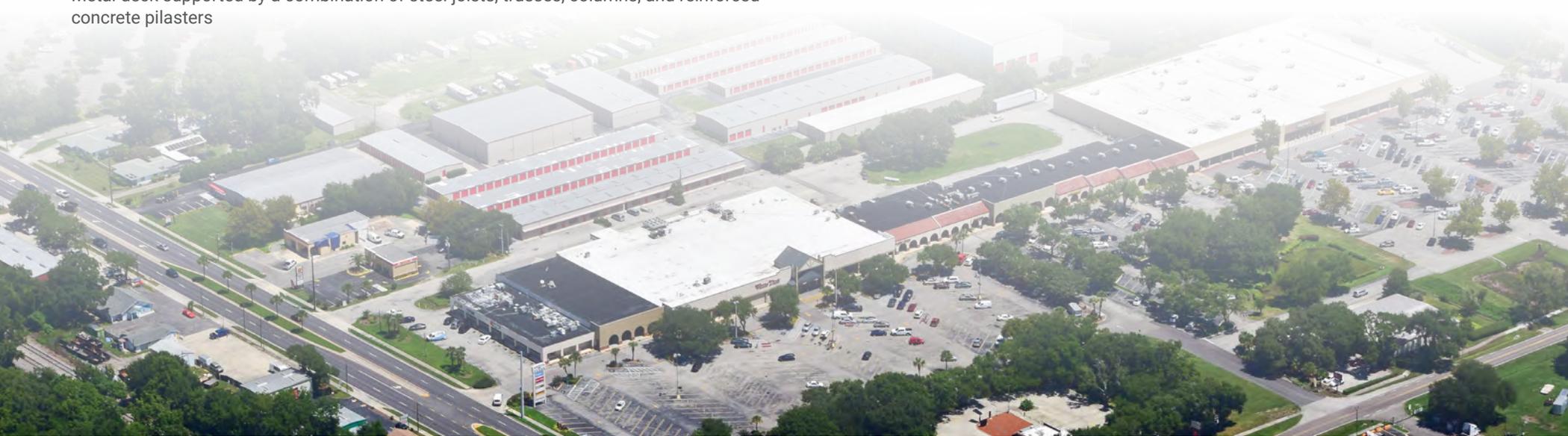
Tenant spaces are heated and cooled by roof-mounted package units. Tenants are responsible for repairs and maintenance to the units and the Landlord has limited responsibility with HVAC replacement.

MUNICIPAL SERVICES & UTILITIES

- Potable Water Supply – City of Fernandina Beach
- Sewage Disposal System – City of Fernandina Beach
- Electrical Service – Florida Public Utilities

2019 REAL ESTATE TAX SUMMARY

PARCEL NUMBER	FAIR MARKET VALUE	2019 TAX AMOUNT
00-00-30-0800-0012-0000	\$5,267,393.00	\$108,529.89
TOTAL	\$5,267,393.00	\$108,529.89





FINANCIAL ANALYSIS

AMELIA PLAZA

03

TENANT	SQUARE FEET	START DATE	LEASE EXPIRATION	BASE RENT PSF	RECOVERIES PSF	BASE RENT	Oper. Exp. Recoveries	GROSS RENT
Winn-Dixie	45,965	9/24/86	7/22/22	\$5.00	\$3.71	\$229,824	\$170,544	\$400,368
Fernandina Dojo [Pending] [1]	4,328	2/1/20	1/31/25	\$8.25	\$4.37	\$35,712	\$18,913	\$54,625
New York Nails	4,072	6/22/04	3/31/25	\$16.39	\$4.83	\$66,744	\$19,668	\$86,412
New China Restaurant	3,600	3/1/18	2/28/21	\$16.00	\$0.00	\$57,600	\$0	\$57,600
Kabuki Japanese Restaurant	3,200	10/1/91	4/30/27	\$16.44	\$4.37	\$52,608	\$13,980	\$66,588
Subway	1,200	8/1/18	7/31/23	\$21.79	\$4.17	\$26,148	\$5,004	\$31,152
Split Open and Melt [Pending] [1]	1,200	1/1/20	12/31/24	\$14.00	\$3.73	\$16,800	\$4,476	\$21,276
Swayze Hair Design	1,061	3/4/16	3/31/21	\$15.30	\$4.50	\$16,236	\$4,776	\$21,012
Cricket Wireless [1]	1,000	10/1/19	9/30/24	\$18.00	\$5.50	\$18,000	\$5,500	\$23,500
Boost Mobile	1,000	6/19/17	5/30/20	\$14.96	\$4.66	\$14,964	\$4,656	\$19,620
Metro PCS	800	8/21/13	10/31/21	\$18.00	\$0.00	\$14,400	\$0	\$14,400
Consolidated Lab	746	11/1/18	10/31/21	\$16.95	\$4.17	\$12,648	\$3,108	\$15,756
TOTAL OCCUPIED	68,172			\$8.24	\$3.68	\$561,684	\$250,625	\$812,309
Suite 50	1,800						Amortization Revenue	\$5,223
Suite 80	10,080							
Suite 120B	1,616						EFFECTIVE GROSS INCOME	\$817,532
Suite 120C	2,400						EXPENSES	
Suite 180	1,767						Operating Expenses	(\$172,649)
Suite 190	2,480						Insurance	(\$89,670)
Suite 210	1,413						Real Estate Tax	(\$108,530)
Suite 220	1,899						Management Fee [3.50% of EGR]	(\$28,614)
TOTAL VACANCY	23,455						TOTAL EXPENSES	(\$399,463)
TOTAL SF	91,627						NET OPERATING INCOME	\$418,070

NOTES:

[1] Estimated commencement date

FINANCIAL ANALYSIS | Financial Assumptions

GLOBAL		MARKET LEASING ASSUMPTIONS					
ANALYSIS PERIOD		Total Vacant	23,455				
Commencement Date	January 1, 2020	Absorption Period Start Date	Jan-21				
End Date	December 31, 2029	Absorption Period	24 Month(s)				
Term	10 Years	Category:	Anchor 30,000 SF+	Large In-Line 6,001 - 11,000 SF	In-Line 3,001 - 6,000 SF	In-Line 1,501 - 3,000 SF	Small In-Line 0-1,500 SF
AREA MEASURES		2020 Annual Market Rent	\$7.00 PSF	\$10.00 PSF	\$13.00 PSF	\$15.00 PSF	\$18.00 PSF
Building Square Footage (RSF)	91,627 SF	Annual Rent Adjustment	0.00% [1]	2.50%	2.50%	2.50%	2.50%
VACANCY LOSS / ABSORPTION & TURNOVER		Lease Term	10 Years	10 Years	5 Years	5 Years	5 Years
	10.00%	Expense Recovery Type	NNN	NNN	NNN + Mgmt; 15% Admin on CAM	NNN + Mgmt; 15% Admin on CAM	NNN + Mgmt; 15% Admin on CAM
	<i>Excludes: Winn-Dixie</i>	2020 Tenant Improvements					
GENERAL GROWTH RATE		New	\$10.00 PSF	\$10.00 PSF	\$5.00 PSF	\$5.00 PSF	\$5.00 PSF
	2.50%	Renewal	\$0.00 PSF	\$0.00 PSF	\$0.00 PSF	\$0.00 PSF	\$0.00 PSF
REVENUES		Weighted Average	\$2.50 PSF	\$2.50 PSF	\$1.25 PSF	\$1.25 PSF	\$1.25 PSF
MARKET RENT GROWTH		COMMISSIONS					
2021 - 2.50%	2026 - 2.50%	New	4.00%	6.00%	6.00%	6.00%	6.00%
2022 - 2.50%	2027 - 2.50%	Renewal	2.00%	0.00%	0.00%	0.00%	0.00%
2023 - 2.50%	2028 - 2.50%	Weighted Average	2.50%	1.50%	1.50%	1.50%	1.50%
2024 - 2.50%	2029 - 2.50%	RETENTION RATIO					
2025 - 2.50%	2030 - 2.50%	New	75%	75%	75%	75%	75%
EXPENSES		Weighted Average	75%	75%	75%	75%	75%
GROWTH RATES		DOWNTIME					
Operating Expenses	2.50%	New	12 Month(s)	8 Month(s)	6 Month(s)	6 Month(s)	6 Month(s)
Capital Reserves	0.00%	Weighted Average	3.0 Month(s)	2.0 Month(s)	1.5 Month(s)	1.5 Month(s)	1.5 Month(s)
Property Taxes	2.50%	Notes:					
Property Taxes Reassessed [2]	Yes	[1] 10% increase in base rent in year 6 of any new lease					
OPERATING EXPENSE SOURCE		[2] Taxes are assumed to decrease in year two to reflect expected sales price					
	2019 Budget						
MANAGEMENT FEE [% of EGR]							
	3.50%						

FINANCIAL ANALYSIS | 10-Year Pro Forma Cash Flow

FISCAL YEAR	January 1 - December 31	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
	CY YEAR 1										
	\$/SF/YR										
REVENUES											
Gross Potential Rent	\$9.52	\$872,500	\$881,625	\$895,504	\$909,717	\$923,617	\$927,961	\$939,005	\$944,972	\$981,408	\$1,002,224
Absorption & Turnover Vacancy	(\$3.35)	(\$307,212)	(\$207,417)	(\$17,651)	(\$3,877)	\$0	(\$13,376)	(\$52,333)	(\$17,321)	(\$15,812)	\$0
Total Minimum Rent	6.17	565,288	674,208	877,853	905,840	923,617	914,585	886,672	927,651	965,596	1,002,224
Other Income											
Total Expense Recoveries	2.77	253,964	296,902	375,166	390,534	401,284	403,248	400,849	420,820	430,230	445,891
Amortization Revenue	0.06	5,223	4,577	3,409	3,409	2,133	2,133	0	0	0	0
Total Reimbursements	2.83	259,187	301,479	378,575	393,943	403,417	405,381	400,849	420,820	430,230	445,891
TOTAL GROSS INCOME	9.00	824,475	975,687	1,256,428	1,299,783	1,327,034	1,319,966	1,287,521	1,348,471	1,395,826	1,448,115
Vacancy Loss	0.00	0	0	(72,879)	(85,424)	(91,186)	(77,977)	(46,534)	(76,316)	(81,911)	(100,859)
EFFECTIVE GROSS REVENUE	9.00	824,475	975,687	1,183,549	1,214,359	1,235,848	1,241,989	1,240,987	1,272,155	1,313,915	1,347,256
EXPENSES											
Landscaping Expenses	(0.47)	(43,204)	(44,284)	(45,390)	(46,526)	(47,689)	(48,881)	(50,103)	(51,356)	(52,640)	(53,956)
Irrigation - Water & Repairs	(0.06)	(5,894)	(6,041)	(6,192)	(6,347)	(6,506)	(6,668)	(6,835)	(7,006)	(7,181)	(7,360)
Parking Lot Sweeping	(0.48)	(44,280)	(45,387)	(46,522)	(47,685)	(48,877)	(50,099)	(51,351)	(52,635)	(53,951)	(55,300)
Canopy Repairs	(0.01)	(1,076)	(1,103)	(1,131)	(1,159)	(1,188)	(1,218)	(1,248)	(1,279)	(1,311)	(1,344)
Pylon Signs & Traffic Signals	(0.03)	(2,563)	(2,626)	(2,692)	(2,760)	(2,829)	(2,899)	(2,971)	(3,046)	(3,122)	(3,200)
Roof & HVAC Repairs	(0.09)	(8,456)	(8,668)	(8,885)	(9,106)	(9,334)	(9,568)	(9,807)	(10,052)	(10,303)	(10,560)
Fire Sprinkler - R/M	(0.01)	(882)	(904)	(926)	(949)	(973)	(997)	(1,022)	(1,048)	(1,074)	(1,101)
Fire Sprinkler - Expenses	(0.03)	(3,116)	(3,194)	(3,274)	(3,356)	(3,439)	(3,526)	(3,614)	(3,704)	(3,797)	(3,891)
Sidewalk Repairs	(0.09)	(7,893)	(8,090)	(8,292)	(8,499)	(8,712)	(8,930)	(9,153)	(9,382)	(9,616)	(9,857)
Painting	(0.01)	(513)	(525)	(538)	(552)	(566)	(580)	(594)	(609)	(624)	(640)
Plumbing Repairs	(0.03)	(3,075)	(3,152)	(3,231)	(3,311)	(3,394)	(3,479)	(3,566)	(3,655)	(3,747)	(3,840)
Electricity	(0.22)	(20,480)	(20,991)	(21,516)	(22,054)	(22,606)	(23,171)	(23,750)	(24,344)	(24,952)	(25,576)
Management Fees	(0.31)	(28,857)	(34,149)	(41,424)	(42,503)	(43,255)	(43,470)	(43,434)	(44,525)	(45,987)	(47,154)
Real Estate Taxes	(1.18)	(108,530)	(99,930)	(102,428)	(104,989)	(107,614)	(110,304)	(113,062)	(115,888)	(118,785)	(121,755)
Insurance Costs	(1.00)	(91,912)	(94,210)	(96,565)	(98,979)	(101,453)	(103,990)	(106,589)	(109,254)	(111,986)	(114,785)
Non-CAM Electric	(0.20)	(17,935)	(14,514)	(10,909)	(7,116)	(4,168)	(4,272)	(4,379)	(4,488)	(4,601)	(4,716)
Non-CAM Repair & Maintenance	(0.01)	(1,025)	(893)	(673)	(442)	(283)	(290)	(297)	(305)	(312)	(320)
Non-CAM Water \ Sewer	(0.06)	(5,696)	(4,610)	(3,465)	(2,260)	(1,324)	(1,357)	(1,391)	(1,426)	(1,461)	(1,498)
Non-CAM Water- Master Meter	(0.01)	(1,227)	(993)	(746)	(487)	(285)	(292)	(300)	(307)	(315)	(323)
Non-CAM Window Cleaning	(0.08)	(6,953)	(5,626)	(4,229)	(2,758)	(1,616)	(1,656)	(1,697)	(1,740)	(1,783)	(1,828)
Non-CAM HVAC Vacant	(0.01)	(974)	(788)	(592)	(386)	(226)	(232)	(238)	(244)	(250)	(256)
TOTAL EXPENSES	(4.42)	(404,541)	(400,678)	(409,620)	(412,224)	(416,337)	(425,879)	(435,401)	(446,293)	(457,798)	(469,260)
NET OPERATING INCOME	4.58	419,934	575,009	773,929	802,135	819,511	816,110	805,586	825,862	856,117	877,996
CAPITAL COSTS											
Tenant Improvement	(0.01)	(1,281)	(76,382)	(110,632)	(1,656)	0	(7,352)	(26,799)	(8,751)	(8,630)	0
Leasing Commission	(0.02)	(1,419)	(71,551)	(73,493)	(1,834)	0	(6,328)	(24,757)	(8,194)	(7,480)	0
Capital Reserves	(0.20)	(18,325)	(18,325)	(18,325)	(18,325)	(18,325)	(18,325)	(18,325)	(18,325)	(18,325)	(18,325)
TOTAL CAPITAL COSTS	(0.23)	(21,025)	(166,258)	(202,450)	(21,815)	(18,325)	(32,005)	(69,881)	(35,270)	(34,435)	(18,325)
OPERATING CASH FLOW	4.35	398,909	408,751	571,479	780,320	801,186	784,105	735,705	790,592	821,682	859,671

FINANCIAL ANALYSIS | Rent Roll

TENANT INFORMATION						BASE RENT					
Tenant Name	Status	Suite #	Lease Start	Lease End	SF	Date	\$/SF/Yr	Current Rent/Yr	Current Rec/Yr	Current Rec/SF/Yr	Recovery Method
Winn-Dixie	Contract	90	9/24/86	7/22/22	45,965	7/22/17	\$5.00	\$229,825	\$170,544	\$3.71	NNN + 15% Admin Fee on CAM
	Option		7/23/22	7/22/27		7/23/22	\$5.00				
	Option		7/23/27	7/22/32		7/23/27	\$5.00				
Fernandina Dojo	Contract	150	2/1/20	1/31/25	4,328	2/1/20	\$8.25	\$35,706	\$18,913	\$4.37	NNN + 15% Admin Fee on CAM & Insurance
						2/1/23	\$8.50				
						2/1/24	\$8.75				
New York Nails	Contract	160	6/22/04	3/31/25	4,072	2/1/25	\$9.19				NNN + 15% Admin Fee on CAMIT; Reimburses after Anchor
New York Nails	Contract	160	6/22/04	3/31/25	4,072	4/1/19	\$16.39	\$66,740	\$19,668	\$4.83	NNN + 15% Admin Fee on CAMIT; Reimburses after Anchor
						4/1/20	\$16.88				
						4/1/21	\$17.39				
						4/1/22	\$17.91				
						4/1/23	\$18.45				
4/1/24	\$19.00										
New China Restaurant	Contract	100	3/1/18	2/28/21	3,600	3/1/18	\$16.00	\$57,600	\$0	\$0.00	Gross
Kabuki Japanese Restaurant	Contract	140	10/1/91	4/30/27	3,200	5/1/19	\$16.44	\$52,608	\$13,980	\$4.37	NNN + 15% Admin Fee on CAM & Insurance
						5/1/20	\$16.94				
						5/1/21	\$17.45				
						5/1/22	\$17.97				
						5/1/23	\$18.24				
						5/1/24	\$18.51				
						5/1/25	\$18.79				
5/1/26	\$19.07										
Subway	Contract	10	8/1/18	7/31/23	1,200	8/1/19	\$21.79	\$26,148	\$5,004	\$4.17	NNN + 15% Admin Fee on CAMIT; Reimburses after Anchor
						8/1/20	\$22.44				
						8/1/21	\$23.11				
						8/1/22	\$23.80				
Split Open and Melt	Contract	70	1/1/20	12/31/24	1,200	1/1/20	\$14.00	\$16,800	\$4,476	\$3.73	NNN
						1/1/21	\$14.42				
						1/1/22	\$14.85				
						1/1/23	\$15.30				
						1/1/24	\$15.76				
	Option		1/1/25	12/31/29		1/1/25	\$16.23				
						3% Annual Increases					
Swayze Hair Design	Contract	170	3/4/16	3/31/21	1,061	3/4/16	\$15.30	\$16,233	\$4,776	\$4.50	NNN + 15% Admin Fee on CAMIT; Reimburses after Anchor
						4/1/20	\$15.76				

FINANCIAL ANALYSIS | Rent Roll

TENANT INFORMATION						BASE RENT					Recovery
Tenant Name	Status	Suite #	Lease Start	Lease End	SF	Date	\$/SF/Yr	Current Rent/Yr	Current Rec/Yr	Current Rec/SF/Yr	Method
Cricket Wireless	Contract	30	10/1/19	9/30/24	1,000	10/1/19	\$18.00	\$18,000	\$5,500	\$5.50	NNN + 15% Admin Fee on CAM & Insurance; Reimburses after Anchor; 5% year over year Cap on CAM
	Option		10/1/24	9/30/27		10/1/24	\$21.27	3% Annual Increases			
Boost Mobile	Contract	40	6/19/17	5/30/20	1,000	6/1/19	\$14.96	\$14,960	\$4,656	\$4.66	NNN + 15% Admin Fee on CAM & Insurance; Reimburses after Anchor
Metro PCS	Contract	20	8/21/13	10/31/21	800	8/21/13	\$18.00	\$14,400	\$0	\$0.00	Gross
Consolidated Lab	Contract	200	11/1/18	10/31/21	746	11/1/18	\$16.95	\$12,645	\$3,108	\$4.17	NNN + 15% Admin Fee on CAMIT; Reimburses after Anchor
Vacant		50	1/1/21	12/31/25	1,800	1/1/21	\$15.00	\$27,000			NNN + Mgmt; 15% Admin on CAM
Vacant		80	3/1/22	2/29/32	10,080	3/1/22	\$10.00	\$100,800			NNN
Vacant		120B	8/1/21	7/31/26	1,616	8/1/21	\$15.00	\$24,240			NNN + Mgmt; 15% Admin on CAM
Vacant		120C	7/1/21	6/30/26	2,400	7/1/21	\$15.00	\$36,000			NNN + Mgmt; 15% Admin on CAM
Vacant		180	4/1/21	3/31/26	1,767	4/1/21	\$15.00	\$26,505			NNN + Mgmt; 15% Admin on CAM
Vacant		190	7/1/21	6/30/26	2,480	7/1/21	\$15.00	\$37,200			NNN + Mgmt; 15% Admin on CAM
Vacant		210	10/1/21	9/30/26	1,413	10/1/21	\$18.00	\$25,434			NNN + Mgmt; 15% Admin on CAM
Vacant		220	5/1/21	4/30/26	1,899	5/1/21	\$15.00	\$28,485			NNN + Mgmt; 15% Admin on CAM

OCCUPIED SF:	68,172
VACANT SF:	23,455
Total SF:	91,627



TENANT & LEASE OVERVIEW

AMELIA PLAZA

04



TENANT/TRADE NAME Winn Dixie Store #84
SQUARE FOOTAGE 45,965
ORIGINAL COMMENCEMENT DATE 9/24/1986
CURRENT TERM EXPIRATION 7/22/2022

PRO RATA SHARE Tenant's pro-rata share to be an apportionment made in the ratio which the square footage of the ground floor of Tenant's store building bears to the total square footage of the ground floor of all buildings from time to time existing in the shopping center

OPTIONS-TO-RENEW: Two, 5-Year Options

BASE RENT

	Lease Year	Annual Rent	Monthly Rent	PSF
	7/23/2017 - 7/22/2022	\$229,825	\$19,152	\$5.00
Option 1	7/23/2022 - 7/22/2027	\$229,825	\$19,152	\$5.00
Option 2	7/23/2027 - 7/22/2032	\$229,825	\$19,152	\$5.00

CAM REIMBURSEMENT Pro Rata Share; includes a management fee of not to exceed 15% of reimbursable costs

TAX REIMBURSEMENT Pro Rata Share

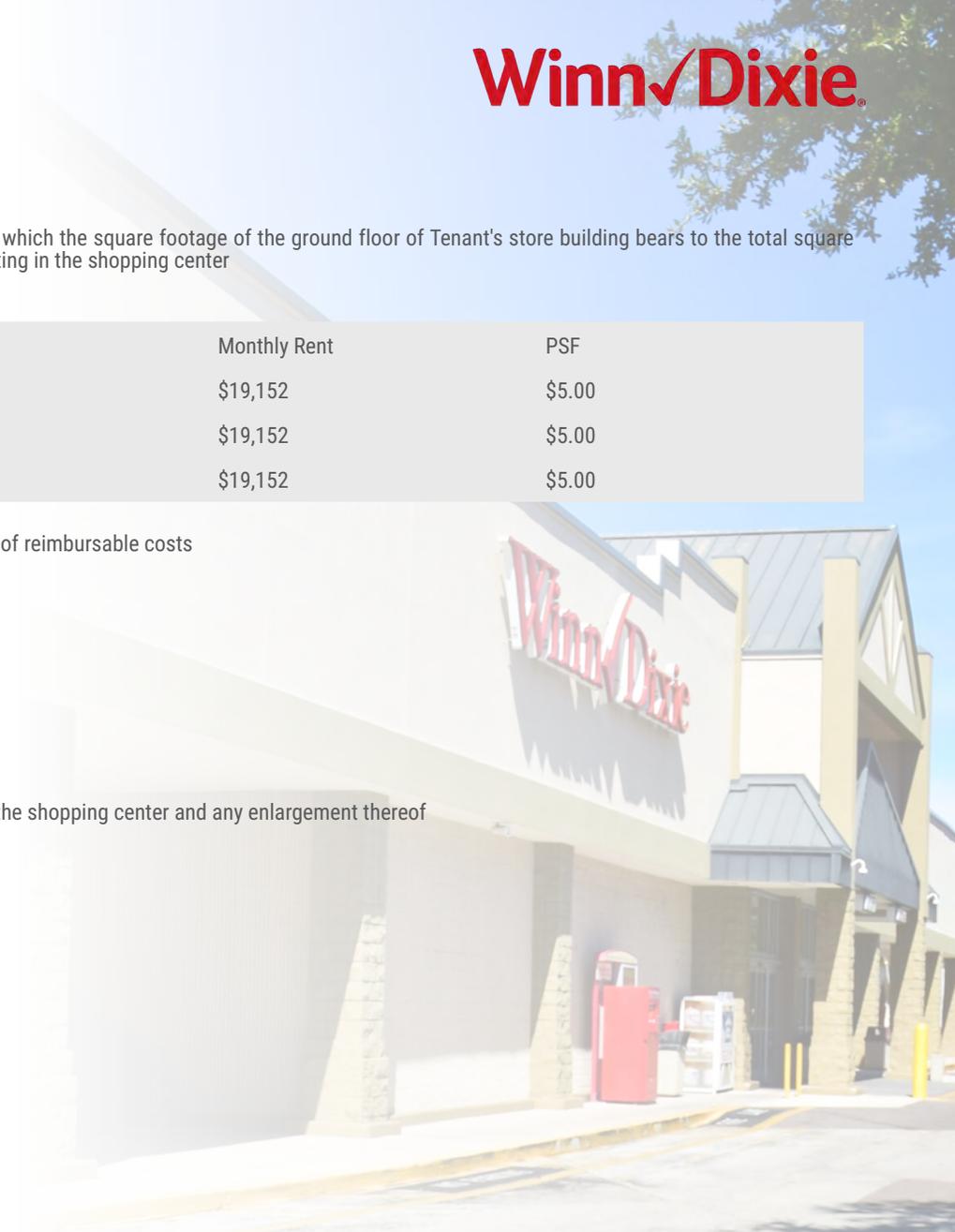
INSURANCE REIMBURSEMENT Pro Rata Share

LANDLORD REPAIRS/MAINTENANCE Foundation, Exterior, Roof & Structure

TENANT REPAIRS/MAINTENANCE Non-Structural repairs to the interior of the demised premises

HVAC Tenant responsible for repairs and maintenance

EXCLUSIVE USE Tenant shall have the exclusive right to operate a supermarket in the shopping center and any enlargement thereof





WINN-DIXIE

Size: 45,965 SF
 Lease Expiration: 7/22/22
 % of Building: 50.17%
 Website: winndixie.com

REVENUE (2018)	EMPLOYEES	NYSE
\$9.5B*	70,000*	(PRIVATELY HELD)

*SOUTHEASTERN GROCERS

Southeastern Grocers, home of BI-LO, Harveys, Winn-Dixie & Fresco y Mas grocery stores, is the fifth-largest traditional supermarket chain in the United States and headquartered in Jacksonville, Florida. Winn-Dixie operates approximately 550 stores in Florida, Alabama, Louisiana, Georgia, and Mississippi. The company has had its present name since 1955 and traces its roots back to 1925. Winn-Dixie is known for its private label Chek brand soft drinks, which are produced in over 20 different flavors plus diet and caffeine-free varieties – one of the widest assortments. Winn-Dixie has been known as “The Beef People” throughout its lifetime. As of March 9, 2012, Winn-Dixie became part of Bi-Lo Holdings, the parent company of both BI-LO and Winn-Dixie, ending 67 years of Davis family ownership. The combined company operates 750 stores in seven southeastern states, employing approximately 63,000 team members. The merged company is based at Winn-Dixie’s headquarters in Jacksonville. On October 8, 2013, all remaining Sweetbay Supermarket locations were rebranded as Winn-Dixie. Bi-Lo Holdings changed their name to Southeastern Grocers in 2015.



SUBWAY

Size: 1,200 SF
 Lease Expiration: 7/31/23
 % of Building: 1.31%
 Website: subway.com

REVENUE (2018)	EMPLOYEES	NASDAQ
\$10.4B	65,400	(PRIVATELY HELD)

Subway is an American privately held restaurant franchise that primarily sells submarine sandwiches (subs) and salads. It is one of the fastest-growing franchises in the world and, as of June 2017, had approximately 42,000 locations in more than 100 countries. More than half of the locations are in the United States. It also is the largest single-brand restaurant chain, and the largest restaurant operator, in the world. Subway’s international headquarters are in Milford, Connecticut, with five regional centers supporting the company’s international operations. The regional offices for European franchises are located in Amsterdam (Netherlands); the Australian and New Zealand locations are supported from Brisbane (Australia); the Asian locations are supported from offices in Beirut (Lebanon) and Singapore; and the Latin American support center is in Miami.



CRICKET WIRELESS

Size: 1,000 SF
 Lease Expiration: 9/30/24
 % of Building: 1.09%
 Website: cricketwireless.com

REVENUE (2018)	EMPLOYEES	NYSE
\$170.8B*	258,000*	T*

*AT&T

AT&T Inc. provides telecommunication, media, and technology services worldwide. The company operates through four segments: Communications, WarnerMedia, Latin America, and Xandr. The Communications segment provides wireless and wireline telecom, video, and broadband and Internet services; video entertainment services using satellite, IP-based, and streaming options; and audio programming services under the AT&T, Cricket, AT&T PREPAID, and DIRECTV brands to residential and business customers. This segment also sells handsets, wirelessly enabled computers, and wireless data cards manufactured by various suppliers for use with company's voice and data services, as well as various accessories, such as carrying cases and hands-free devices through the company-owned stores, agents, and third-party retail stores. The company was formerly known as SBC Communications Inc. and changed its name to AT&T Inc. in November 2005. AT&T Inc. was founded in 1983 and is based in Dallas, Texas. Atlanta-based Cricket Wireless won the J.D. Power Award for Wireless Customer Care for the 2019 Volume 1 study for Non-Contract Full-Service providers. This win marks the first time Cricket has taken the top spot in the customer care Non-Contract Full-Service study. Cricket serves more than 10 million subscribers – an increase of more than 5 million since joining the AT&T family five years ago. As of March 11, 2019, Cricket operated approximately 5,000 retail stores in all 50 states and in Washington, DC.



BOOST MOBILE

Size: 1,000 SF
 Lease Expiration: 5/30/20
 % of Building: 1.09%
 Website: boostmobile.com

REVENUE (2018)	EMPLOYEES	NYSE
\$33.6B*	28,500*	S*

*SPRINT

Boost Mobile is a wireless telecommunications brand used by two independent companies in Australia and the United States. Boost Mobile was originally founded in 2000 by Peter Adderton in Australia. In Australia, it is operated by Boost Tel Pty Limited using the Telstra wireless network, where as in the United States it's operated by Boost Worldwide, Inc, a Sprint Corporation subsidiary. Boost Mobile uses Sprint Corporation's network to provide wireless service to its consumers in USA. Boost Mobile has the newest and latest phones sold at more than 10,000 independent wireless dealer locations and Walmart stores, as well as online at boostmobile.com. Sprint Corporation, together with its subsidiaries, provides a range of wireless and wireline communications products and services to consumers, businesses, government subscribers, and resellers in the United States, Puerto Rico, and the United States Virgin Islands. It operates in two segments, Wireless and Wireline. Sprint Corporation offers its services under the Sprint, Boost Mobile, Virgin Mobile, and Assurance Wireless brands. Sprint Corporation has a strategic partnership with Inseego Corp. to deliver IoT solutions for aviation, transportation, logistics, and manufacturing industry verticals. The company was founded in 1899 and is headquartered in Overland Park, Kansas. Sprint Corporation is a subsidiary of SoftBank Group Corp.



METRO PCS

Size: 800 SF
 Lease Expiration: 10/31/21
 % of Building: 0.87%
 Website: metrobytmobile.com

REVENUE (2018)	EMPLOYEES	NASDAQ
\$43.2B*	52,000*	TMUS*

*T-MOBILE

T-Mobile US, Inc., together with its subsidiaries, provides mobile communications services in the United States, Puerto Rico, and the United States Virgin Islands. The company offers voice, messaging, and data services to 83.1 million customers in the postpaid, prepaid, and wholesale markets. It also provides wireless devices, including smartphones, tablets, and other mobile communication devices, as well as accessories that are manufactured by various suppliers. In addition, the company offers services, devices, and accessories under the T-Mobile and Metro by T-Mobile brands through its owned and operated retail stores, third party distributors, and its Websites. It also sells its devices to dealers and other third party distributors for resale through independent third-party retail outlets and various third-party Websites. As of December 31, 2018, T-Mobile US, Inc. operated approximately 2,200 T-Mobile and MetroPCS retail locations, including stores and kiosks. The company was founded in 1994 and is headquartered in Bellevue, Washington. T-Mobile US, Inc. is a subsidiary of Deutsche Telekom AG.





TRADE AREA OVERVIEW

AMELIA PLAZA

05

ATLANTIC OCEAN



THE RITZ-CARLTON

THE SHOPS AT AMELIA MARKET

 Harris Teeter

 BROOKS Rehabilitation

Fernandina Beach Municipal Airport

Walgreens

 Krytal

 Alvin's Island

ISLAND WALK

 Publix

 H&R BLOCK

 UPS

 STAPLES

 bealls OUTLET

MATTRESS FIRM

 GNC

 FedEx Office

 PET SUPERMARKET

 US A BANK

 at&t

CVS pharmacy

FIREHOUSE SUBS

ZAXBY'S

DUNKIN'

Advance Auto Parts

AMELIA PLAZA

 Winn-Dixie

 metro

 SUBWAY

 boost mobile

 cricket

Walmart

14,813 VPD

S. 14th St.

18,626 VPD

S. 8th St.
 The Buccaneer Trail (Hwy 17A)

JACKSONVILLE

ATLANTIC OCEAN

KINGSLEY CREEK



THE SHOPS AT AMELIA MARKET

Harris Teeter

BROOKS Rehabilitation

Fernandina Beach Municipal Airport

Ocean Breeze

ISLAND WALK

Publix

STAPLES

ups

bealls OUTLET

Mattress Firm

GNC

FedEx Office

at&t

CVS pharmacy

FIREHOUSE SUBS

McDonald's

DUNKIN'

Advance Auto Parts

ZAXBY'S

AMELIA PLAZA

Winn-Dixie

metro

boost mobile

cricket

Walmart

Amelia Crossing

COMCAST

14,813 VPD

S. 14th St.

18,626 VPD

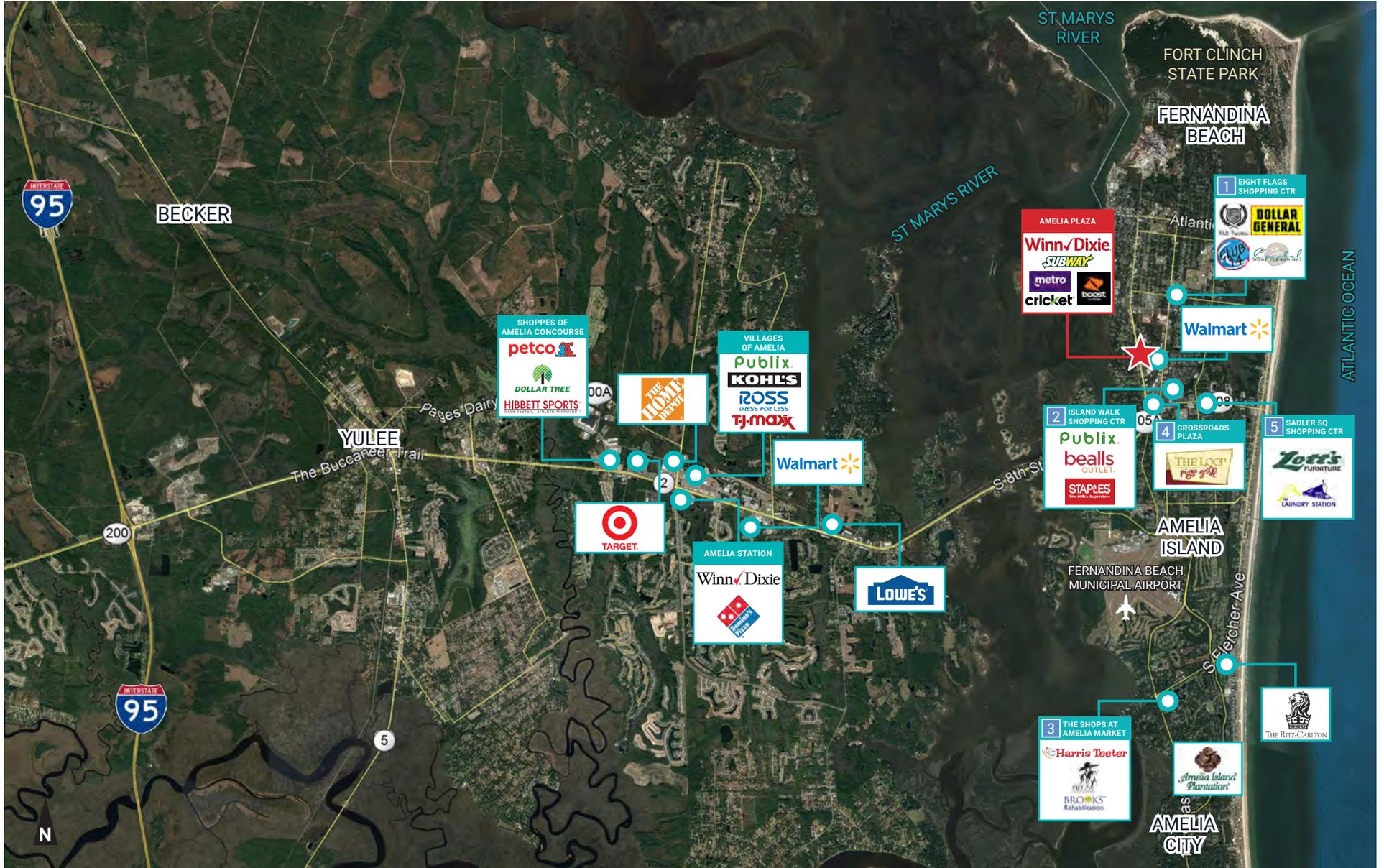
S 8th St

The Bircanear Trail (Hwy A1A)



TRADE AREA OVERVIEW | Competing Properties Survey

PROPERTY	GLA (SF)	TENANTS	QUOTED SHOP RENT	OCCUPANCY	AVAILABLE SF	YEAR BUILT
★ Amelia Plaza 1722 S 8th St Fernandina Beach, FL 32034	91,627	Winn-Dixie, Subway, Metro PCS, Cricket Wireless, Boost Mobile	N/A	74%	23,455	1977 / 1986
1 Eight Flags Shopping Center 1000-1132 S 14th St Fernandina Beach, FL 32034	101,665	B&B Theatres, Club 14 Fitness Club, Dollar General, Coastal Home Furnishings	\$8.00 - \$12.00	85%	14,787	1996
2 Island Walk Shopping Center 1910 S 14th St Fernandina Beach, FL 32034	213,656	Publix, Bealls Outlet, Staples, Coastal Cottage, Barberitos, Tonys Brick Oven Pizzeria	\$18.00 - \$24.00	90%	21,841	1897 / 1995
3 The Shops at Amelia Market 4802 First Coast Hwy Fernandina Beach, FL 32034	75,221	Harris Teeter, Fifis Fine Resale Apparel, Evelyne Talman, Brooks Rehabilitation	\$25.00	83%	12,733	2000
4 Crossroads Plaza 869 Sadler Rd Fernandina Beach, FL 32034	40,000	Locals Cocktail Lounge, Loop Pizza Grill	\$15.00	83%	7,000	1978
5 Sadler Square Shopping Center 2100-2138 Sadler Rd Fernandina Beach, FL 32034	113,429	Lott's Furniture, Ms. Carolyn's Restaurant, The Laundry Station	\$16.00 - \$20.00	77%	26,054	1987
TOTALS / AVERAGES* *does not include subject property	543,971			85%	82,415	



TRADE AREA OVERVIEW | Demographic Summary

ESTIMATED TOTAL POPULATION



5-YEAR PROJECTED POPULATION GROWTH



ESTIMATED AVERAGE HOUSEHOLD INCOME



	1-MILE	3-MILE	5-MILE
SUMMARY			
2019 Estimated Total Population	4,918	18,997	29,695
Daytime Population (Total Employees + Total Residential Population)	11,197	30,086	43,593
2019 Estimated Average Household Income	\$83,844	\$94,241	\$98,754
POPULATION			
2019 Estimated Total Population	4,918	18,997	29,695
2024 Forecast Total Population	5,003	19,579	31,308
2010 Census Total Population	4,628	17,213	25,161
Population Growth 2010 to 2019	3.34%	5.47%	9.38%
Forecasted Population Growth 2019-2024	1.71%	3.09%	5.41%
Female Population %	53.5%	51.8%	51.4%
Male Population %	46.5%	48.2%	48.6%
HOUSEHOLDS			
2019 Estimated Total Households	2,143	8,308	12,721
2024 Forecast Total Households	2,193	8,576	13,403
2010 Census Total Households	2,006	7,546	10,889
Forecasted Household Growth 2019-2024	2.32%	3.24%	5.36%
INCOME			
2019 Estimated Average Household Income	\$83,844	\$94,241	\$98,754
AGE			
2019 Estimated Median Age	53.1	52.4	51.4
RACE			
White	82.5%	85.9%	87.4%
Black or African American	11.1%	8.2%	7.2%
American Indian & Alaska Native	0.5%	0.5%	0.4%
Asian	0.8%	1.0%	1.0%
Native Hawaiian/Other Pacific Islander	0.2%	0.1%	0.1%
Some Other Race	2.7%	2.1%	1.8%
Two or More Races	2.3%	2.0%	2.0%

JACKSONVILLE, THE LARGEST CITY IN AREA IN THE CONTINENTAL UNITED STATES, IS A GROWING METROPOLITAN CITY IN NORTHEAST FLORIDA WITH APPROXIMATELY 1.5 MILLION RESIDENTS IN THE SMSA.



JACKSONVILLE OVERVIEW

Jacksonville, the largest city in area in the continental United States, is a growing metropolitan city in Northeast Florida with approximately 1.5 million residents in the SMSA. As a growing municipality, Jacksonville is recognized as a national leader in managing development. A growth management task force in 2005 formed a vision for the next 25 years: the overall strategy involves balancing commercial and residential development with transit and infrastructure capacity and the preservation of green space.

In addition to the miles of beaches and waterways, Jacksonville has many natural assets, one of the largest urban park systems in the country, and parks and preservation lands that are a key part of Jacksonville's quality of life. Home of the NFL's Jacksonville Jaguars, the city welcomed its first Super Bowl in 2005. This sports-loving city hosts a myriad of special events each year in a sports and entertainment complex in downtown and is also home to a major symphony orchestra.

With a growing population, a strong economy, diverse cultural and recreational opportunities and abundant natural resources, Jacksonville continues to distinguish itself as one of the nation's most dynamic and progressive cities.

QUICK 'JAX FACTS'

- The City of Jacksonville ranks as the 12th populous city in the United States with approximately 896,000 residents
- The Jacksonville metropolitan area, which includes three beach cities and Clay, Baker, Nassau and St. Johns counties, has an estimated population of more than 1,500,000 residents
- Jacksonville covers 841 square miles and is the largest city in the continental USA area-wise
- Joint management agreements with national and state park services give Jacksonville the largest urban park system in the United States
- Jacksonville International Airport (JIA) is 15 minutes from downtown by car. It is served by 15 major and regional airlines that offer 250 daily flights to and from most major cities in the country and is an international gateway.
- Four modern seaport facilities, including America's newest cruise port, make Jacksonville a full-service international seaport. JAXPORT's three marine terminals handled a total of 9.3 million tons of cargo and more than 693,000 vehicles in fiscal year 2017, making JAXPORT one of the largest import and export automobile centers in the United States.
- Shippers can take advantage of Jacksonville's location at the crossroads of three major railroads (CSX, Norfolk Southern and Florida East Coast Railway)
- Two major Interstate Highways – I-95 and I-10 – converge in Jacksonville. Additionally, I-75 is only 60 miles west of downtown Jacksonville.
- Four major U.S. Highways – U.S. 1, U.S. 17, U.S. 90 and U.S. 301 go through Jacksonville

BY CAR, JACKSONVILLE IS:

- 40 minutes from Fernandina Beach/Amelia Island
- 35 minutes from historic St. Augustine
- 2.5 hours from Orlando (Disney World)
- 6 hours from Atlanta

BY AIR, JACKSONVILLE IS:

- 60 minutes from Atlanta
- 45 minutes from Orlando
- 2.25 hours from New York
- 9 hours from London

STRATEGIC LOCATION

“AMERICA’S LOGISTICS CENTER” STRONG INTERMODAL SYSTEM OFFERING FAST ACCESS TO MAJOR MARKETS

- Jacksonville’s central location, with access to three Interstate highways, three major rail lines, two deep water ports, four marine terminals and a growing international airport has made Jacksonville “America’s Logistics Center”
- As the westernmost city on the eastern seaboard, Jacksonville has SAME DAY access to 50 million consumers in the Southeastern U.S. as well as easy access to the population of Latin America, the Caribbean and the rest of North America

ROADWAYS

- Jacksonville’s major roadways include I-10, I-95, I-295, US 1 and US 17. Jacksonville connects via I-10 to I-75, a major Interstate running North and South.
- Main intersection of the three major Southeast interstates, I-75, I-10 and I-95

RAILROADS

- Three railroads: CSX (headquartered in Jacksonville), Norfolk Southern and Florida East Coast Railway (FEC) cover entire region reaching 27 of the nation’s top 50 metropolitan areas

JACKSONVILLE PORT AUTHORITY (JAXPORT)

- JAXPORT’s marine terminals handled 9.3 million tons of cargo in Fiscal Year 2017
- Recently, JAXPORT has invested \$600 million in infrastructure improvements and a newly authorized project to deepen the federal shipping channel to meet the needs of larger cargo ships transiting goods today
- JAXPORT supports more than 132,000 jobs and generates a total of \$27 billion in annual economic impact

JACKSONVILLE INTERNATIONAL AIRPORT (JIA)

- 91 non-stop daily flights to 27 U.S. cities
- 15% lower ticket price than east coast hubs and 2% lower than national average
- Earned top ranking for overall customer satisfaction in survey by Airports Council International
- After investing more than \$300 million to construct and expand the terminal and its three concourses, JIA is now one of the most modern airports in the world

- Additional airports include Jacksonville Executive at Craig Airport, Herlong Recreational Airport, Cecil Airport, St. Johns County Airport, Fernandina Beach Municipal Airport, Keystone Heights Airport and The Northeast Florida Regional Airport



BUSINESS LOCATION

AFFORDABLE CONSTRUCTION & REAL ESTATE

- The cost of constructing new facilities in Jacksonville is traditionally lower than the U.S. average
- Real estate lease rates are below most major metro areas

POSITIVE TAX ADVANTAGES

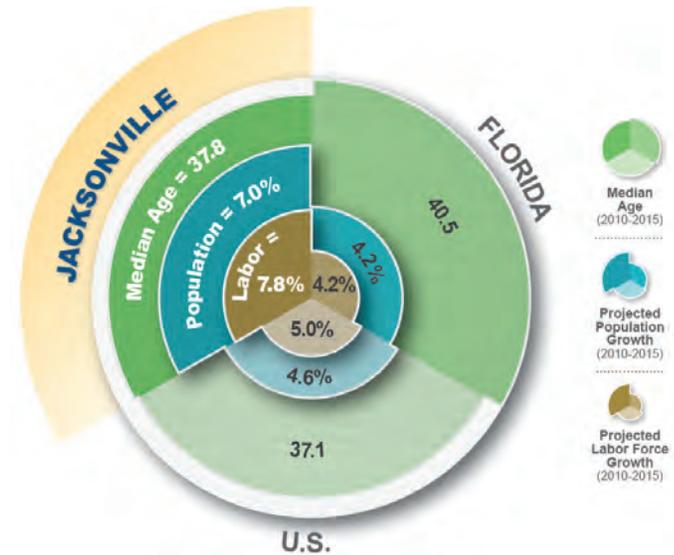
- NO corporate franchise tax
- NO state personal income tax
- NO taxes on inventories

DYNAMIC WORKFORCE

YOUNG & DYNAMIC WORKFORCE

- Northeast Florida’s population is more than 1.5 million and the total workforce is comprised of 750,000 people. The median age in Jacksonville is 37, providing a young and dynamic workforce equal in age to the national average and three years lower than the Florida average.
- Ranked in Next Generation Consulting’s Hotspots for Young Professionals: Jacksonville was the only Florida city with a population over 500,000 to rank for Young Professionals to live and work in the U.S.
- Steady Stream of Skilled Workers: Four area military installations provide employment to nearly 46,000 active duty, reserve a civilian men and women. Of the more than 3,000 personnel who exit the military each year, a majority choose to remain in the region.

TOP EMPLOYERS



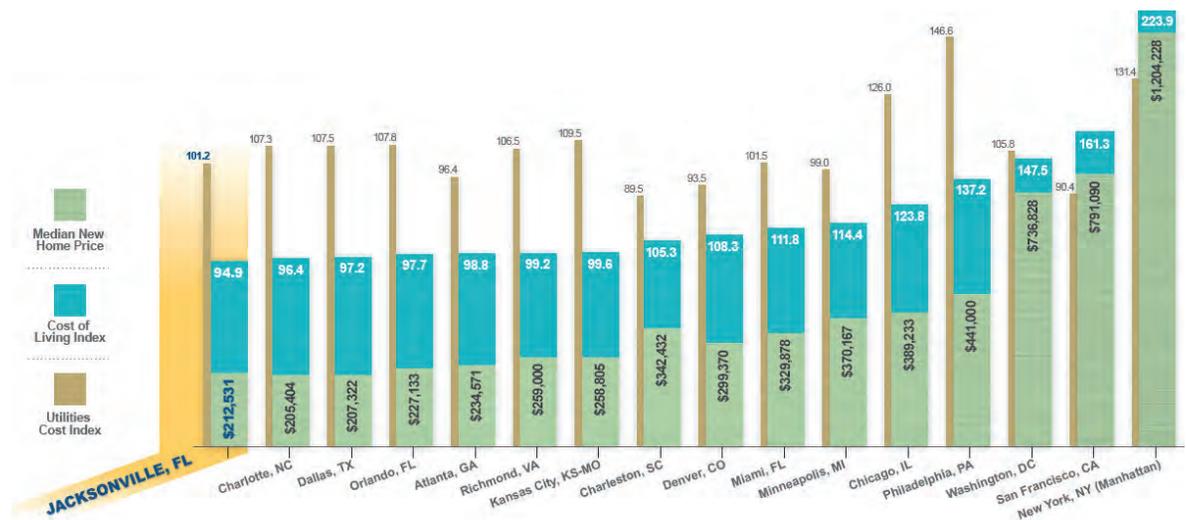
QUALITY OF LIFE

OUTSTANDING EDUCATIONAL OPPORTUNITIES

- Home to two of “America’s Top 10 High Schools”: Jacksonville is home to top-ranked public and private K-12 schools. Newsweek named two Jacksonville high schools, Stanton College Prep and Paxon School for Advanced Studies, in its America’s Top 10 High Schools list.
- University of North Florida: Division of Continuing Education offers a certification program in Supply Chain Management & Logistics Technology. Coggin College of Business offers bachelors and master’s degrees in its highly rated Transportation & Logistics program. Nearly 300 students enrolled in programs with 50 graduates annually.

QUALITY OF LIFE

- No. 1 Best City for Recreation: Northeast Florida is known for its outdoor recreational opportunities, featuring 90 miles of beaches along the Atlantic Ocean and the majestic St. Johns River for boating, fishing and kayaking. Parenting magazine ranked Jacksonville number one on the list of Ten Best Cities for Recreation. Jacksonville also boasts more than 131 square miles of city, state and national parks – making it the largest urban park system in the nation.
- Ninth Best City to Shop: Forbes magazine ranked Jacksonville as the ninth Best U.S. Shopping City. Jacksonville has several great shopping centers including the newest addition at St. Johns Town Center, an outdoor mall that also features a variety of high-end dining, nightlife, hotels and residential living options.
- A Sports Enthusiasts Playground: Sports enthusiasts can cheer for the NFL’s Jacksonville Jaguars and the Jacksonville Suns AA baseball team. The region also features more than 85 elite golf courses, including the famed Players Stadium Course at TPC Sawgrass and the World Golf Hall of Fame.
- World-Class Health Care: Our region offers a world class health care system, home to 1 of only 3 Mayo Clinic campuses in the U.S., and several other distinguished area hospitals and medical research facilities
- Top Art Destination: AmericanStyle magazine ranked Jacksonville as one of its Top 25 Arts Destinations. Culture lovers will appreciate the Museum of Contemporary Art, Cummer Museum and Gardens and Museum of Science and History, as well as the Jacksonville Zoo and Gardens. The area is also home to several performing arts venues and the world-renowned Jacksonville Symphony.
- Top City for Relocating Families: Jacksonville was ranked in the Top 10 of Mobility magazine’s Best Cities for Relocating Families. The average commute time to work is only 25 minutes. The average cost of a newly constructed 2,400 square foot home in Jacksonville is only \$205,715. Our region boasts more than 185 “A-rated” schools with a proven track record of superior performance.



FERNANDINA BEACH

Fernandina Beach, the northernmost city on Amelia Island, is one of the principal municipalities comprising Greater Jacksonville. The island is a beloved destination for visitors and residents alike and features several upscale resorts, world-class spas and championship golf courses together with charming bed and breakfast inns, historic sites and a variety of local festivals and events. Amelia Island has been voted among the Top 10 North American Islands by Conde Nast Traveler's Reader's Choice Awards for four consecutive years. Fernandina Beach on Amelia Island has a charming downtown district of eclectic shops and attractions and was ranked first among 17 destinations featured in the "Best Small Town Getaway" article in Southern Living magazine.



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