



IGP BOAT AND RV STORAGE

145 Bronz Glow - St. Augustine, FL 32095

In Cooperation With SIG RE Services, LLC - Lic. #CQ1055229
BoR: Andrew Ackerman - Lic. FL #BK3369953

www.SIGnnn.com

EXCLUSIVELY MARKETED BY



JAMES BLANDA

PA #RS343825
267.435.8095 | DIRECT
jblanda@SIGnnn.com



JT FAMULARO

FL #SL3546270
754.255.7258 | DIRECT
jt@SIGnnn.com



ANDREW ACKERMAN

FL #BK3369953
770.626.0445 | DIRECT
aackerman@SIGnnn.com

In Cooperation With SIG RE Services, LLC - Lic. #CQ1055229
BoR: Andrew Ackerman - Lic. FL #BK3369953

TABLE OF CONTENTS



1	INVESTMENT OVERVIEW	4	AREA OVERVIEW
5	Executive Summary	17	City Overview
6	Investment Highlights		
2	FINANCIAL ANALYSIS	5	TENANT OVERVIEW
8	Rent Roll	19	Tenant Profile
9	Income & Expenses	20	Confidentiality Agreement
3	PROPERTY INFORMATION		
11	Location Map		
12	Property Images		
13	Aerial Map		
14	Retailer Map		
15	Demographics Map & Report		

CONFIDENTIALITY & DISCLAIMER

© 2023 Sands Investment Group (SIG). The information contained in this 'Offering Memorandum', has been obtained from sources believed to be reliable. Sands Investment Group does not doubt its accuracy; however, Sands Investment Group makes no guarantee, representation or warranty about the accuracy contained herein. It is the responsibility of each individual to conduct thorough due diligence on any and all information that is passed on about the property to determine its accuracy and completeness. Any and all projections, market assumptions and cash flow analysis are used to help determine a potential overview on the property, however there is no guarantee or assurance these projections, market assumptions and cash flow analysis are subject to change with property and market conditions. Sands Investment Group encourages all potential interested buyers to seek advice from your tax, financial and legal advisors before making any real estate purchase and transaction.



SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Exclusively Offer For Sale the IGP Boat & RV Storage Located at 145 Bronz Glow in St. Augustine, FL. This Deal Includes a Storage Facility Situated on 3.45 Acres of Land That Has Limited Competition in Immediate Market and is 100% Occupied, Providing For a Unique Investment.

Sale Price	\$2,980,000
------------	-------------

OFFERING SUMMARY

Cap Rate:	6.01%
NOI:	\$179,000

BUILDING INFORMATION

Street Address:	145 Bronz Glow
City, State, Zip:	St. Augustine, FL 32095
County:	St. Johns
Lot Size:	3.45 AC



INVESTMENT HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Limited Competition in Immediate Market
- **Value-Add:** 100% Occupied With a Waiting List and Below Market Rents
- **Value-Add:** High Demand For Covered Parking Which Can Charge \$100-150 Premium Per Spot
- Currently 106 Uncovered Spots With 16 Covered Spots
- Gated Access With Keypad For Little to No Management Needed
- Security Cameras on the Premises For Increased Security
- **Growing Economy:** Within a 5-Mile Radius the Population Has Increased By 13.7% Since 2010
- Income Tax Free State
- Located 1-Mile Off of US-1 Which Sees Over 16,000 Vehicles Per Day



SECTION 2

FINANCIAL ANALYSIS

RENT ROLL

Spot #	Size	Price/Rate	Spot #	Size	Price/Rate	Spot #	Size	Price/Rate	Spot #	Size	Price/Rate	Spot #	Size	Price/Rate
1	12 x 25	\$150.00	26	12 x 30	\$150.00	51	12 x 30	\$150.00	76	12 x 30	\$150.00	101	-	-
2	12 x 25	\$150.00	27	12 x 30	\$150.00	52	12 x 30	\$150.00	77 Covered	-	\$300.00	102 Covered	12 x 30	\$300.00
3	12 x 25	\$140.00	28	12 x 30	\$150.00	53	12 x 30	\$150.00	78	12 x 30	\$150.00	103	12 x 30	\$120.00
4	12 x 25	\$150.00	29	12 x 30	\$250.00	54	12 x 30	\$150.00	79	12 x 30	\$150.00	104	-	-
5	12 x 25	\$125.00	30	12 x 30	\$150.00	55	12 x 35	\$110.00	80	12 x 35	\$250.00	105	10 x 12	\$100.00
6	12 x 25	\$150.00	31	12 x 30	\$150.00	56	12 x 30	\$150.00	81 Covered	12 x 35	\$225.00	106 Covered	12 x 35	\$250.00
7	12 x 25	\$120.00	32	12 x 30	\$150.00	57	12 x 40	\$275.00	82	12 x 35	\$150.00	107	12 x 35	\$240.00
8	12 x 25	\$150.00	33	12 x 30	\$150.00	58	12 x 30	\$150.00	83	12 x 35	\$225.00	108	12 x 35	\$150.00
9	12 x 25	\$150.00	34	12 x 30	\$150.00	59	12 x 35	\$250.00	84	12 x 35	\$150.00	109	12 x 35	\$150.00
10	12 x 25	\$150.00	35	12 x 30	\$150.00	60	12 x 30	\$150.00	85	12 x 35	\$150.00	110	12 x 35	\$150.00
11	12 x 25	\$150.00	36	12 x 30	\$150.00	61	-	-	86	12 x 35	\$150.00	111	12 x 35	\$150.00
12	12 x 30	\$130.00	37	12 x 30	\$150.00	62	12 x 30	\$150.00	87	-	-	112	12 x 35	\$150.00
13	12 x 30	\$125.00	38	12 x 30	\$150.00	63	12 x 30	\$150.00	88	12 x 35	\$150.00	113	12 x 35	\$150.00
14	12 x 30	\$150.00	39	12 x 30	\$150.00	64	12 x 40	\$150.00	89	12 x 35	\$150.00	114	12 x 35	\$150.00
15	12 x 30	\$150.00	40	12 x 30	\$150.00	65	12 x 35	\$150.00	90	12 x 40	\$300.00	115	12 x 35	\$130.00
16	12 x 20	\$150.00	41	12 x 30	\$120.00	66	-	-	91	12 x 40	\$150.00	116	12 x 30	\$150.00
17	12 x 30	\$150.00	42	12 x 30	\$250.00	67	12 x 40	\$300.00	92	-	-	117	12 x 35	\$150.00
18	12 x 30	\$150.00	43	12 x 30	\$150.00	68	12 x 40	\$150.00	93	-	-	118	8 x 10	\$80.00
19	12 x 25	\$150.00	44	12 x 30	\$150.00	69	12 x 30	\$150.00	94	20 x 40	\$450.00	119	-	-
20	12 x 25	\$150.00	45	12 x 30	\$150.00	70	12 x 30	\$150.00	95	12 x 35	\$150.00	120	12 x 30	\$150.00
21	12 x 25	\$150.00	46	12 x 30	\$150.00	71	12 x 30	\$150.00	96	12 x 30	\$150.00	121	12 x 30	\$120.00
22	12 x 25	\$150.00	47	12 x 30	\$150.00	72	12 x 30	\$150.00	97	12 x 30	\$150.00	122	-	-
23	12 x 30	\$150.00	48	12 x 30	\$150.00	73	-	-	98	12 x 30	\$150.00	59A	12 x 35	\$150.00
24	12 x 30	\$150.00	49	12 x 30	\$250.00	74	12 x 30	\$150.00	99	12 x 30	\$150.00	59B Covered	12 x 35	\$250.00
25	12 x 30	\$150.00	50	12 x 30	\$100.00	75	12 x 30	\$160.00	100	12 x 30	\$150.00	Total	-	\$18,645.00

INCOME & EXPENSES

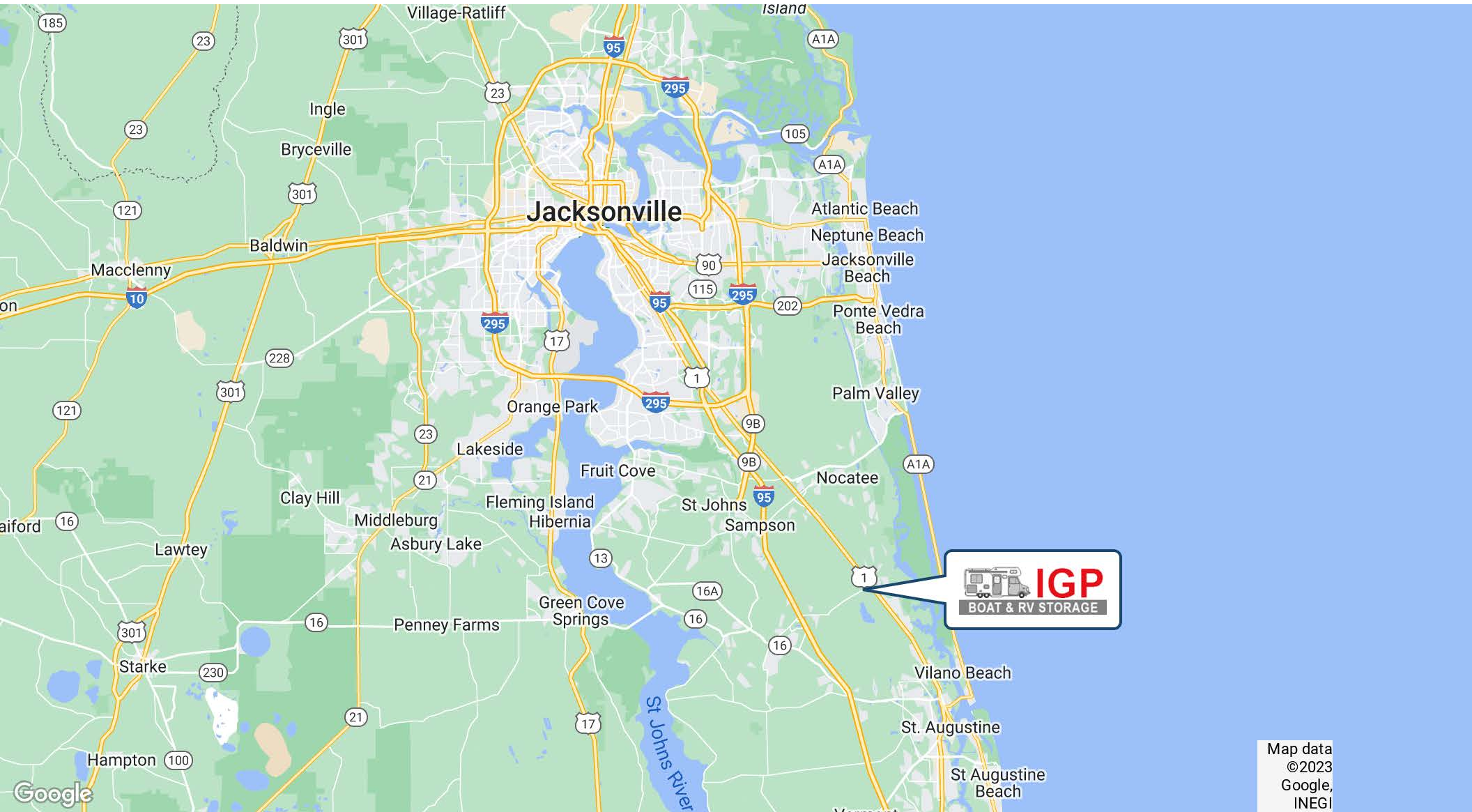
IGP Boat and RV Storage 145 Bronz Glow Way Saint Augustine, FL 32095		
	Actual	Pro Forma
Gross Potential Income	\$226,500	\$263,460
Economic Occupancy	93.27%	93.00%
Net Rental Income	\$211,250	\$245,018
House Rental	-	-
Merchandise Income	-	\$2,450
Ancillary Income (Late/Admin Fees)	-	\$9,801
Total Operating Income	\$211,250	\$257,269
Controllable Expenses		
Licenses & Permits	\$578	\$578
Utilities	\$4,900	\$4,900
Repairs & Maintenance	\$6,280	\$6,280
Supplies	\$1,392	\$1,392
Office/Admin (incl credit card fees)	\$7,277	\$7,277
Payroll	\$3,730	\$3,730
Total Controllable Expenses	\$24,157	\$24,157
Non-Controllable Expenses		
Real Estate Taxes	\$4,000	\$15,600
Insurance	\$4,000	\$4,000
Total Non-Controllable Expenses	\$8,000	\$19,600
Total Operating Expenses	\$32,157	\$43,757
Expense Ratio	15.22%	17.01%
Net Operating Income	\$179,093	\$213,511



SECTION 3

PROPERTY INFORMATION

LOCATION MAP



PROPERTY IMAGES



AERIAL MAP



RETAILER MAP



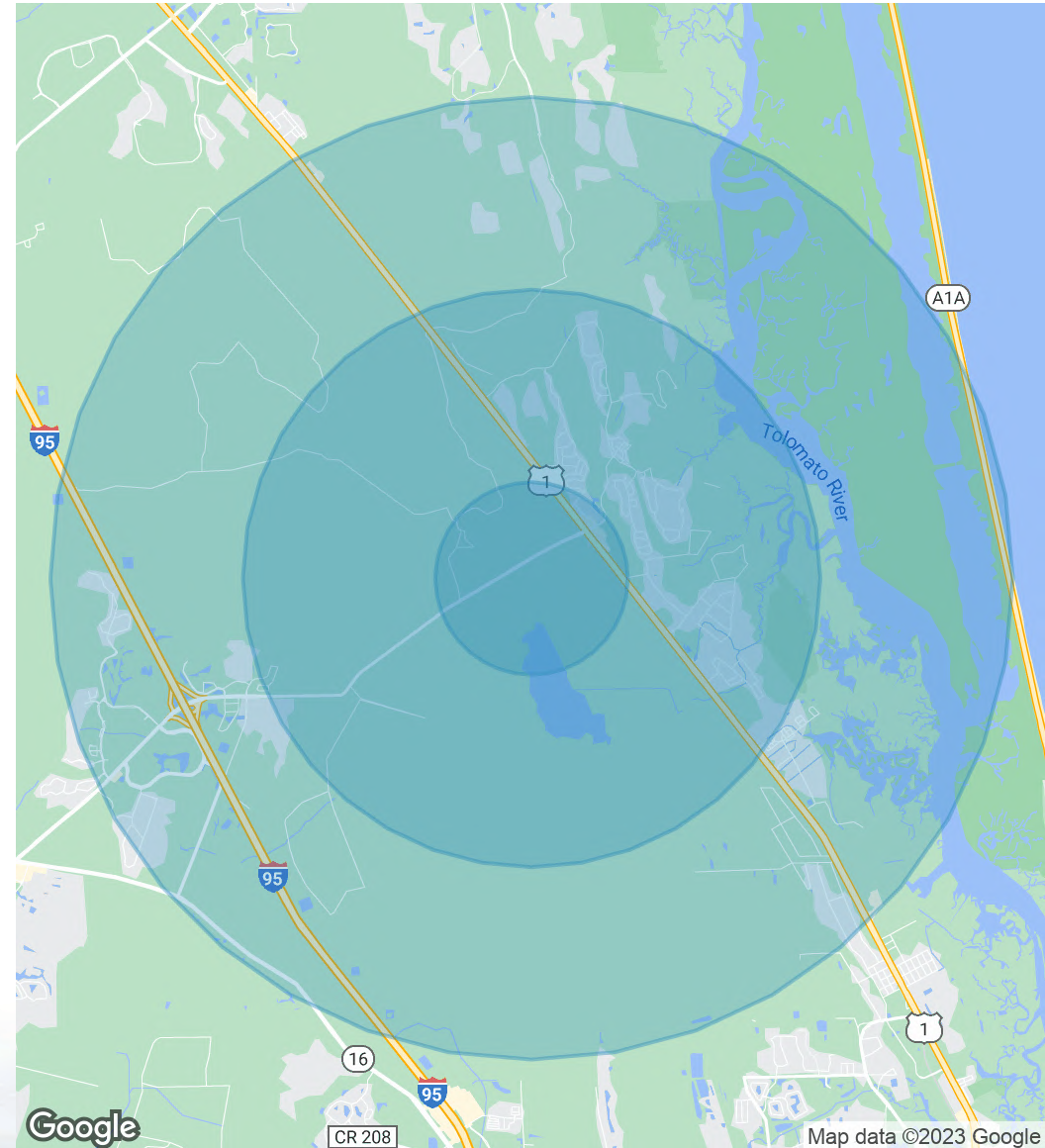
Google

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	887	9,737	22,778
Average Age	39.4	41.4	45.2
Average Age (Male)	38.7	40.6	45.1
Average Age (Female)	38.8	42.0	45.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	325	3,693	8,398
# of Persons per HH	2.6	2.7	2.4
Average HH Income	\$170,908	\$151,610	\$138,905
Average House Value	\$416,964	\$389,502	\$366,472

TRAFFIC COUNTS	
International Golf Parkway	9,621 VPD
Dixie Hwy	16,420 VPD





SECTION 4

AREA OVERVIEW

CITY OVERVIEW



St. Augustine, FL



Flagler Hospital

ST. AUGUSTINE, FL

The City of St. Augustine is located within St. Johns County on the northeast coast of Florida. St. Augustine, Florida is 36 miles SE of Jacksonville, Florida. St. Augustine is the county seat of St. Johns County. St. Augustine is part of Florida's First Coast region and the Jacksonville metropolitan area. Access to the Atlantic Ocean is via the St. Augustine Inlet of the Matanzas River. According to the United States Census Bureau, the city has a total area of 10.7 square miles. St. Augustine is the biggest city in St. Johns County. Beautiful St. Augustine Florida is the oldest-continuously-inhabited European-established city in the US. The City of Saint Augustine had a population of 15,135 as of July 1, 2023.

The City's limited economy is concentrated in tourism, although major employers provide some diversification and security. The biggest economic sectors in St. Augustine are retail, education, and hospitality, while the largest industries in the Jacksonville metro area are retail, health care, social assistance, and hospitality. Flagler College, a four-year liberal arts college, the State Headquarters of the Florida National Guard, and the Florida State School for the Deaf and the Blind contribute greatly to a stable economy. Founded by the Spanish 456 years ago, St. Augustine's historical and resort attractions draw millions of visitors every year. Tourism is responsible for more than \$1.1 billion annually and 22,000 jobs for St. Johns County. It is estimated nearly 9.6 million tourists visit St. Johns County annually with St. Augustine being the principal destination. Major employers in the city include: St. Johns County School District, Flagler Health+, St. Johns County, Northrop Grumman and Florida NationalGuard Headquarters Office.

In St. Augustine one has numerous recreational options. During the sunny, mild afternoons of winter people can take a stroll around the city streets as well as check out its shopping areas with several book shops and antique stores. From November through February, the city celebrates the Nights of Lights celebration around town. Apart from that, one can also enjoy water sports, ghost tours, cozy carriage rides or boat and kayak excursions through the local rivers and creek. St. Augustine and Nearby Attractions include: Cathedral of St. Augustine, Old St. Johns County Jail, St. Augustine Lighthouse and Museum, Zorayda Castle, Castillo de San Marcos National Monument and Anastasia State Park. St. Augustine is just 20 minutes away from Jacksonville. There are large-scale events like the Jacksonville Jazz Festival and Springing the Blues, one of the largest and oldest blues festivals in the US. There are many museums, as well as a monthly outdoor art festival known as The Art Walk.



SECTION 5

TENANT OVERVIEW

TENANT PROFILE



TENANT OVERVIEW

Company:	Private
Locations:	1
Headquarters:	St. Augustine, FL
Website:	igprvandboatstorage.com

IGP BOAT & RV STORAGE

I.G.P. RV and Boat storage provides professional storage at affordable rates. The facility is fenced and secured with automated gate access and 24/7 surveillance. Water is available at each space for washing RV or boat. The property also has a convenient washdown station on property. Electricity is available throughout the storage facility every 50 feet. When you're storing your RV and/or boat with IGP, we appreciate the time and expense you've put in to your vehicle. That's why we go the extra mile to make certain your property is safe and secure while stored at our facility. With ample security lighting and 24 hour security cameras recording every move, you can rest assured, your vehicle is secure at IGP RV and Boat Storage. IGP RV and Boat Storage offers 24 online convenience to make your rental experience easier. IGP RV and Boat Storage is conveniently located near communities like Palencia, Nocatee and St Augustine.

CONFIDENTIALITY AGREEMENT

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum 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, and makes no warranty or representation, with respect to the income or expenses for the subject 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 condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



IGP BOAT AND RV STORAGE

145 Bronz Glow - St. Augustine, FL 32095

Exclusively Marketed by:

James Blanda // PA #RS343825

JT Famularo // FL #SL3546270

Andrew Ackerman // FL #BK3369953

267.435.8095 // jblanda@SIGnnn.com

754.255.7258 // jt@SIGnnn.com

770.626.0445 // aackerman@SIGnnn.com