



INDUSTRIAL STORAGE PROPERTY FOR SALE

# BULLS BAY STORAGE

THREE PROPERTY PORTFOLIO - JACKSONVILLE, FL



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# PORTFOLIO INFORMATION

846 BULLS BAY HWY, JACKSONVILLE, FL 32220

Portfolio Price

\$7,000,000

## LOCATION INFORMATION

Building Name	Bulls Bay Storage
Street Address	846 Bulls Bay Hwy
City, State, Zip	Jacksonville, FL 32220
Lot Size	3.57 AC

Building Name	Normandy Truck Parking
Street Address	9501 Normandy Rd
City, State, Zip	Jacksonville, FL, 32220
Lot Size	3.57 AC

Building Name	Old Kings Truck Parking
Street Address	8721 Old Kings Rd
City, State, Zip	Jacksonville, FL, 32220
Lot Size	5.02 AC

## PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Truck Terminal/Hub/Transit
Total Lot Size	12.16 AC

## PORTFOLIO FINANCIALS

Total Income	\$470,922
Total Expenses	(\$102,438)
Total Net Income	<b>\$368,484</b>

## PRO-FORMA PORTFOLIO FINANCIALS

Total Income	\$631,500
Total Expenses	(\$126,300)
Total Net Income	\$505,200



*PROPERTY 1*

**Bulls Bay - 846 Bulls Bay Hwy**

**Bulls Bay Storage**

TRACTOR TRAILER PARKING AND RV STORAGE

# BULLS BAY PROPERTY INFORMATION

846 BULLS BAY HWY, JACKSONVILLE, FL 32220

Sale Price	\$1,932,174
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## LOCATION INFORMATION

Property Name	Bulls Bay Storage
Street Address	846 Bulls Bay Hwy
City, State, Zip	Jacksonville, FL 32220
County	Duval

## PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Truck Terminal/Hub/Transit
Zoning	IH
Lot Size	3.57 AC
APN #	006084-0200



# RENT ROLL (BULLS BAY)

846 BULLS BAY HWY, JACKSONVILLE, FL 32220

846 Bulls Bay Hwy											
Lot #	Amount	Rent Increase	Lot #	Amount	Rent Increase	Lot #	Amount	Rent Increase	Lot #	Amount	Rent Increase
1	\$ 150.00	\$ 200.00	25	\$ 150.00	\$ 200.00	49	\$ 150.00	\$ 200.00	73	\$ 125.00	\$ 135.00
2	\$ 150.00	\$ 200.00	26	\$ 150.00	\$ 200.00	50	\$ 150.00	\$ 200.00	74	\$ 125.00	\$ 135.00
3	\$ 150.00	\$ 200.00	27	\$ 150.00	\$ 200.00	51	\$ 150.00	\$ 200.00	75	\$ 125.00	\$ 135.00
4	\$ 170.00	\$ 200.00	28	\$ 150.00	\$ 200.00	52	\$ 150.00	\$ 200.00	76	\$ 125.00	\$ 135.00
5	\$ 150.00	\$ 200.00	29	\$ 150.00	\$ 200.00	53	\$ 150.00	\$ 200.00	77	\$ 125.00	\$ 135.00
6	\$ 150.00	\$ 200.00	30	\$ 150.00	\$ 200.00	54	\$ 150.00	\$ 200.00	78	\$ 125.00	\$ 135.00
7	\$ 150.00	\$ 200.00	31	VACANT	\$ 200.00	55	\$ 150.00	\$ 200.00	79	\$ 125.00	\$ 135.00
8	VACANT	\$ 200.00	32	\$ 150.00	\$ 200.00	56	\$ 150.00	\$ 200.00	80	\$ 125.00	\$ 135.00
9	\$ 150.00	\$ 200.00	33	\$ 150.00	\$ 200.00	57	\$ 150.00	\$ 200.00	81	\$ 125.00	\$ 135.00
10	\$ 150.00	\$ 200.00	34	\$ 150.00	\$ 200.00	58	\$ 150.00	\$ 200.00			
11	\$ 150.00	\$ 200.00	35	\$ 150.00	\$ 200.00	59	\$ 150.00	\$ 200.00	Monthly	\$11,110.00	\$ 14,880.00
12	\$ 150.00	\$ 200.00	36	\$ 150.00	\$ 200.00	60	\$ 100.00	\$ 135.00	Annual	\$133,320.00	\$ 178,560.00
13	\$ 170.00	\$ 200.00	37	\$ 150.00	\$ 200.00	61	\$ 120.00	\$ 135.00	Vacancy (5%)	\$6,666.00	\$ 8,928.00
14	\$ 170.00	\$ 200.00	38	\$ 170.00	\$ 200.00	62	\$ 150.00	\$ 200.00	Expenses (20%)	\$26,664.00	\$35,712.00
15	\$ 110.00	\$ 135.00	39	\$ 50.00	\$ 50.00	63	\$ 150.00	\$ 200.00	NOI	\$99,990.00	\$ 142,848.00
16	\$ 150.00	\$ 200.00	40	\$ 125.00	\$ 135.00	64	\$ 150.00	\$ 200.00	Price	\$ 1,932,173.91	\$1,932,173.91
17	\$ 150.00	\$ 200.00	41	\$ 150.00	\$ 200.00	65	VACANT	\$ 200.00	Cap Rate	5.18%	7.39%
18	\$ 150.00	\$ 200.00	42	\$ 150.00	\$ 200.00	66	\$ 150.00	\$ 200.00			
19	\$ 150.00	\$ 200.00	43	\$ 150.00	\$ 200.00	67	\$ 150.00	\$ 200.00			
20	\$ 110.00	\$ 135.00	44	\$ 150.00	\$ 200.00	68	\$ 150.00	\$ 200.00			
21	\$ 110.00	\$ 135.00	45	\$ 150.00	\$ 200.00	69	\$ 150.00	\$ 200.00			
22	\$ 110.00	\$ 135.00	46	\$ 150.00	\$ 200.00	70	\$ 150.00	\$ 200.00			
23	\$ 110.00	\$ 135.00	47	\$ 150.00	\$ 200.00	71	\$ 150.00	\$ 200.00			
24	\$ 110.00	\$ 135.00	48	\$ 150.00	\$ 200.00	72	\$ 150.00	\$ 200.00			

# PROFIT AND LOSS

846 BULLS BAY HWY, JACKSONVILLE, FL 32220

Current Income					
Unit/Space type	Income	Method	Units/SF	Annual	% of PGI
Rental Income	\$142.00	Avg \$/Month	81	\$138,024	100.00%
<b>Total Rental Income:</b>				<b>\$138,024</b>	100.00%
Expense Reimbursements:				\$0	0%
Other Income:				\$0	0.00%
Potential Gross Income:				\$138,024	100.00%
Vacancy & Collection Loss:				\$7,792	5.65%
<b>Effective Gross Income:</b>				<b>\$130,232</b>	94.35%
Expense	Amount	Method	Annual	\$/SF	
Tax Expense	\$4,931	\$/Year	\$4,931	\$0.06	
Insurance	\$4,406	\$/Year	\$4,406	\$0.05	
Management/Payroll	\$8,500	\$/Year	\$8,500	\$0.10	
Total Utilities	\$2,238	\$/Year	\$2,238	\$0.03	
Repairs & Maintenance	\$3,907	\$/Year	\$3,907	\$0.05	
Professional Services	\$1,440	\$/Year	\$1,440	\$0.02	
General Administrative	\$0	\$/Year	\$0	\$0.00	
Misc.	\$2,500	\$/Year	\$2,500	\$0.03	
<b>Total Expenses:</b>			\$27,922		
Expense Ratio:			21.44%		
<b>Net Operating Income:</b>			\$102,310		
Capitalization Rate:			5.30%		
<b>Total Sale Price:</b>			<b>\$1,932,174</b>		



# PHOTOS

846 BULLS BAY HWY, JACKSONVILLE, FL 32220





# BULLS BAY PICTURES

846 BULLS BAY HWY, JACKSONVILLE, FL 32220







*PROPERTY 2*

**Normandy-9501 NORMANDY RD**

**Bulls Bay Storage**

TRACTOR TRAILER PARKING AND RV STORAGE

# NORMANY PROPERTY INFORMATION

9501 NORMANDY RD, JACKSONVILLE, FL 32221

Sale Price	\$2,623,478
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## LOCATION INFORMATION

Building Name	Normandy
Street Address	9501 Normandy Rd
City, State, Zip	Jacksonville, FL 32221
County	Duval

## PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Self Storage
Zoning	PUD
Lot Size	3.57 Acres
APN #	009067-0100





# RENT ROLL (NORMANDY RD)

9501 NORMANDY RD, JACKSONVILLE, FL 32221

## 9501 Normandy Rd

Tag #	Amount	Rent Increase	Tag #	Amount	Rent Increase	Tag #	Amount	Rent Increase			
Garage	\$500.00	\$ 500.00	18	\$100.00	\$ 135.00	40	\$150.00	\$ 200.00	Monthly	\$ 15,085.00	\$ 18,130.00
1 Story			19	\$100.00	\$ 135.00	41	\$150.00	\$ 200.00	Annual	\$ 181,020.00	\$ 217,560.00
1 Story	\$700.00	\$ 700.00	20	\$150.00	\$ 200.00	42	\$150.00	\$ 200.00	Expenses (20%)	\$ 36,204.00	\$ 43,512.00
2 Story House	\$1,300.00	\$ 1,300.00	21	\$150.00	\$ 200.00	43	\$150.00	\$ 200.00	NOI	\$ 144,816.00	\$ 174,048.00
Front Lot	\$900.00	\$ 900.00	22	\$150.00	\$ 200.00	44	\$150.00	\$ 200.00	Price	\$ 2,623,478.26	\$ 2,623,478.26
1	\$0.00	\$ 200.00	23	\$150.00	\$ 200.00	45	\$150.00	\$ 200.00	Cap Rate	5.52%	6.63%
2	\$170.00	\$ 200.00	24	\$150.00	\$ 200.00	46	\$150.00	\$ 200.00			
3	\$170.00	\$ 200.00	25	\$100.00	\$ 135.00	47	\$150.00	\$ 200.00			
4	\$170.00	\$ 200.00	26	\$150.00	\$ 200.00	48	\$150.00	\$ 200.00			
5	\$170.00	\$ 200.00	27	\$120.00	\$ 135.00	49	\$170.00	\$ 200.00			
6	\$150.00	\$ 200.00	28	\$120.00	\$ 135.00	50	\$150.00	\$ 200.00			
7	\$150.00	\$ 200.00	Corner Lot	\$300.00	\$ 350.00	51	\$150.00	\$ 200.00			
8	\$150.00	\$ 200.00	29	\$150.00	\$ 200.00	52	\$120.00	\$ 200.00			
9	\$150.00	\$ 200.00	30	\$150.00	\$ 200.00	53	\$170.00	\$ 200.00			
10	\$150.00	\$ 200.00	31	\$150.00	\$ 200.00	54	\$120.00	\$ 135.00			
11	\$150.00	\$ 200.00	32	\$170.00	\$ 200.00	55	\$120.00	\$ 135.00			
12	\$150.00	\$ 200.00	33	\$170.00	\$ 200.00	56	\$150.00	\$ 200.00			
13	\$300.00	\$ 350.00	34	\$150.00	\$ 200.00	57	\$100.00	\$ 135.00			
14	\$150.00	\$ 200.00	35	\$150.00	\$ 200.00	Office m2m	\$2,700.00	\$ 3,000.00			
15	\$150.00	\$ 200.00	36	\$150.00	\$ 200.00			Re			
16	\$150.00	\$ 200.00	37	\$150.00	\$ 200.00						
17	\$150.00	\$ 200.00	38	\$150.00	\$ 200.00						
Corner Lot	\$325.00	\$ 350.00	39	\$150.00	\$ 200.00						

# PROFIT AND LOSS

9501 NORMANDY RD, JACKSONVILLE, FL 32221

Current Income					
Unit/Space type	Income	Method	Units/SF	Annual	% of PGI
Truck Rental Income	\$152.29	Avg \$/Month	59	\$107,821	59.56%
1 Story Residential	\$700.00	\$/Month	1	\$8,400.00	4.64%
1 Story Residential	\$0.00	\$/Month	1	\$0.00	0.00%
2 Story Residential	\$1,300.00	\$/Month	1	\$15,600.00	8.62%
Front Lawn	\$900.00	\$/Month	1	\$10,800.00	5.97%
Garage	\$500.00	\$/Month	1	\$6,000.00	3.31%
Office	\$2,700.00	\$/Month	1	\$32,400.00	17.90%
<b>Total Rental Income:</b>				<b>\$181,021</b>	100.00%
Expense Reimbursements:				\$0	0%
Other Income:				\$0	0.00%
Potential Gross Income:				\$181,021	100.00%
Vacancy & Collection Loss:				\$9,051	5.00%
<b>Effective Gross Income:</b>				<b>\$171,970</b>	95.00%
Expense	Amount	Method	Annual		
Tax Expense	\$8,530	\$/Year	\$8,530		
Insurance	\$6,631	\$/Year	\$6,631		
Management/Payroll	\$5,761	\$/Year	\$5,761		
Total Utilities	\$8,978	\$/Year	\$8,978		
Repairs & Maintenance	\$5,159	\$/Year	\$5,159		
Professional Services	\$1,738	\$/Year	\$1,738		
General Administrative	\$0	\$/Year	\$0		
Misc.	\$2,500	\$/Year	\$2,500		
<b>Total Expenses:</b>			<b>\$39,297</b>		
Expense Ratio:			22.85%		
<b>Net Operating Income:</b>			<b>\$132,674</b>		
Capitalization Rate:			5.06%		
<b>Total Sale Price:</b>			<b>\$2,623,478</b>		



# PHOTOS (NORMANDY RD)

9501 NORMANDY RD, JACKSONVILLE, FL 32221





# PHOTOS (NORMANDY RD)

9501 NORMANDY RD, JACKSONVILLE, FL 32221







*PROPERTY 3*

**Old Kings - 8721 OLD KINGS RD**

**Bulls Bay Storage**

TRACTOR TRAILER PARKING AND RV STORAGE

# OLD KINGS PROPERTY INFORMATION

8721 OLD KINGS ROAD, JACKSONVILLE, FL 32219

Sale Price	\$2,445,217
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## LOCATION INFORMATION

Building Name	Bulls Bay Storage - Old Kings
Street Address	8721 Old Kings Road
City, State, Zip	Jacksonville, FL 32219
County	Duval

## PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Self Storage
Zoning	IL
Lot Size	5.02 AC
APN #	002822-0050





# RENT ROLL (OLD KINGS RD)

8721 OLD KINGS ROAD, JACKSONVILLE, FL 32219

8721 Old Kings Rd														
Lot #	Amount	Rental Increase	Lot #	Amount	Rental Increase	Lot #	Amount	Rental Increase	Lot #	Amount	Rental Increase	Lot #	Amount	Rental Increase
1	\$ 80.00	\$ 100.00	24	\$ 150.00	\$ 200.00	46	\$ 150.00	\$ 200.00	66	\$ 150.00	\$ 200.00	89		\$ 200.00
2	\$ 100.00	\$ 135.00	25	\$ 170.00	\$ 200.00	47	\$ 150.00	\$ 200.00	67	\$ 150.00	\$ 200.00	90	\$ 150.00	\$ 200.00
3	\$ 100.00	\$ 135.00	26	\$ 150.00	\$ 200.00	48A	\$ 100.00	\$ 135.00	68	\$ 150.00	\$ 200.00	91	\$ 170.00	\$ 200.00
4		\$ 135.00	27	\$ 150.00	\$ 200.00	48B	\$ 100.00	\$ 135.00	69	\$ 150.00	\$ 200.00	92	\$ 150.00	\$ 200.00
5		\$ 135.00	28	\$ 170.00	\$ 200.00	49	\$ 150.00	\$ 200.00	70	\$ 150.00	\$ 200.00	93	\$ 150.00	\$ 200.00
6	\$ 150.00	\$ 200.00	29	\$ 150.00	\$ 200.00	50	\$ 150.00	\$ 200.00	71	\$ 150.00	\$ 200.00	94	\$ 100.00	\$ 135.00
7	\$ 100.00	\$ 135.00	30	\$ 150.00	\$ 200.00	51	\$ 170.00	\$ 200.00	72	\$ 150.00	\$ 200.00	95 - Short	\$ 100.00	\$ 135.00
8	\$ 100.00	\$ 135.00	31	\$ 150.00	\$ 200.00	52A	\$ 100.00	\$ 135.00	73	\$ 150.00	\$ 200.00	96 - Short	\$ 120.00	\$ 135.00
9	\$ 100.00	\$ 135.00	32	\$ 150.00	\$ 200.00	52B	\$ 100.00	\$ 135.00	74	\$ 150.00	\$ 200.00	97	\$ 150.00	\$ 200.00
10	\$ 100.00	\$ 135.00	33	\$ 150.00	\$ 200.00	53	\$ 150.00	\$ 200.00	75		\$ 200.00	98	\$ 170.00	\$ 200.00
11	\$ 100.00	\$ 135.00	34	\$ 150.00	\$ 200.00	54	\$ 150.00	\$ 200.00	76	\$ 150.00	\$ 200.00	99 - Short	\$ 120.00	\$ 135.00
12	\$ 120.00	\$ 135.00	35	\$ 150.00	\$ 200.00	55	\$ 170.00	\$ 200.00	77		\$ 200.00	100	\$ 100.00	\$ 135.00
13 35 fts	\$ 100.00	\$ 135.00	36		\$ 200.00	56	\$ 170.00	\$ 200.00	78	\$ 150.00	\$ 200.00	101	\$ 120.00	\$ 135.00
14	\$ 100.00	\$ 135.00	37	\$ 150.00	\$ 200.00	57	\$ 150.00	\$ 200.00	79	\$ 150.00	\$ 200.00	102	\$ 170.00	\$ 200.00
15	\$ 100.00	\$ 135.00	38	\$ 150.00	\$ 200.00	58A	\$ 120.00	\$ 135.00	80	\$ 150.00	\$ 200.00	103	\$ 170.00	\$ 200.00
16	\$ 100.00	\$ 135.00	39	\$ 150.00	\$ 200.00	58B	\$ 100.00	\$ 135.00	81	\$ 150.00	\$ 200.00	104	\$ 170.00	\$ 200.00
17	\$ 120.00	\$ 135.00	40	\$ 170.00	\$ 200.00	59	\$ 170.00	\$ 200.00	82	\$ 150.00	\$ 200.00			
18	\$ 250.00	\$ 300.00	41	\$ 150.00	\$ 200.00	60	\$ 170.00	\$ 200.00	83	\$ 150.00	\$ 200.00	Monthly	\$ 14,060.00	\$ 19,615.00
19	\$ 150.00	\$ 200.00	42	\$ 170.00	\$ 200.00	61		\$ 200.00	84	\$ 150.00	\$ 200.00	Annual	\$ 168,720.00	\$ 235,380.00
20	\$ 150.00	\$ 200.00	43A	\$ 80.00	\$ 100.00	62	\$ 150.00	\$ 200.00	85	\$ 150.00	\$ 200.00	Expenses (20%)	\$ 33,744.00	\$ 47,076.00
21	\$ 150.00	\$ 200.00	43B	\$ 100.00	\$ 135.00	63	\$ 150.00	\$ 200.00	86	\$ 150.00	\$ 200.00	NOI	\$ 134,976.00	\$ 188,304.00
22 75 ft spot	\$ 150.00	\$ 200.00	44		\$ 135.00	64	\$ 150.00	\$ 200.00	87	\$ 150.00	\$ 200.00	Price	\$ 2,445,217.39	\$ 2,445,217.39
23	\$ 150.00	\$ 200.00	45	\$ 150.00	\$ 200.00	65	\$ 150.00	\$ 200.00	88	\$ 150.00	\$ 200.00	Cap	5.52%	7.70%

# PROFIT AND LOSS

8721 OLD KINGS ROAD, JACKSONVILLE, FL 32219

Current Income					
Unit/Space type	Income	Method	Units/SF	Annual	% of PGI
Rental Income	\$140.60	Avg \$/Month	108	\$182,218	100.00%
<b>Total Rental Income:</b>				<b>\$182,218</b>	100.00%
Expense Reimbursements:				\$0	0%
Other Income:				\$0	0.00%
Potential Gross Income:				\$182,218	100.00%
Vacancy & Collection Loss:				\$13,498	7.41%
<b>Effective Gross Income:</b>				<b>\$168,720</b>	92.59%
Expense		Amount	Method	Annual	
Tax Expense		\$7,508	\$/Year	\$7,508	
Insurance		\$6,631	\$/Year	\$6,631	
Management/Payroll		\$8,500	\$/Year	\$8,500	
Total Utilities		\$5,956	\$/Year	\$5,956	
Repairs & Maintenance		\$1,745	\$/Year	\$1,745	
Professional Services		\$1,440	\$/Year	\$1,440	
General Administrative		\$0	\$/Year	\$0	
Misc.		\$3,440	\$/Year	\$3,440	
<b>Total Expenses:</b>				\$35,220	
Expense Ratio:				20.87%	
<b>Net Operating Income:</b>				<b>\$133,500</b>	
Capitalization Rate:				5.46%	
<b>Total Sale Price:</b>				<b>\$2,445,217</b>	



# PHOTOS (OLD KINGS RD)

8721 OLD KINGS ROAD, JACKSONVILLE, FL 32219





# PHOTOS (OLD KINGS RD)

8721 OLD KINGS ROAD, JACKSONVILLE, FL 32219







SECTION 4

# DEMOGRAPHICS

# Bulls Bay Storage

TRACTOR TRAILER PARKING AND RV STORAGE

# DEMOGRAPHICS MAP & REPORT

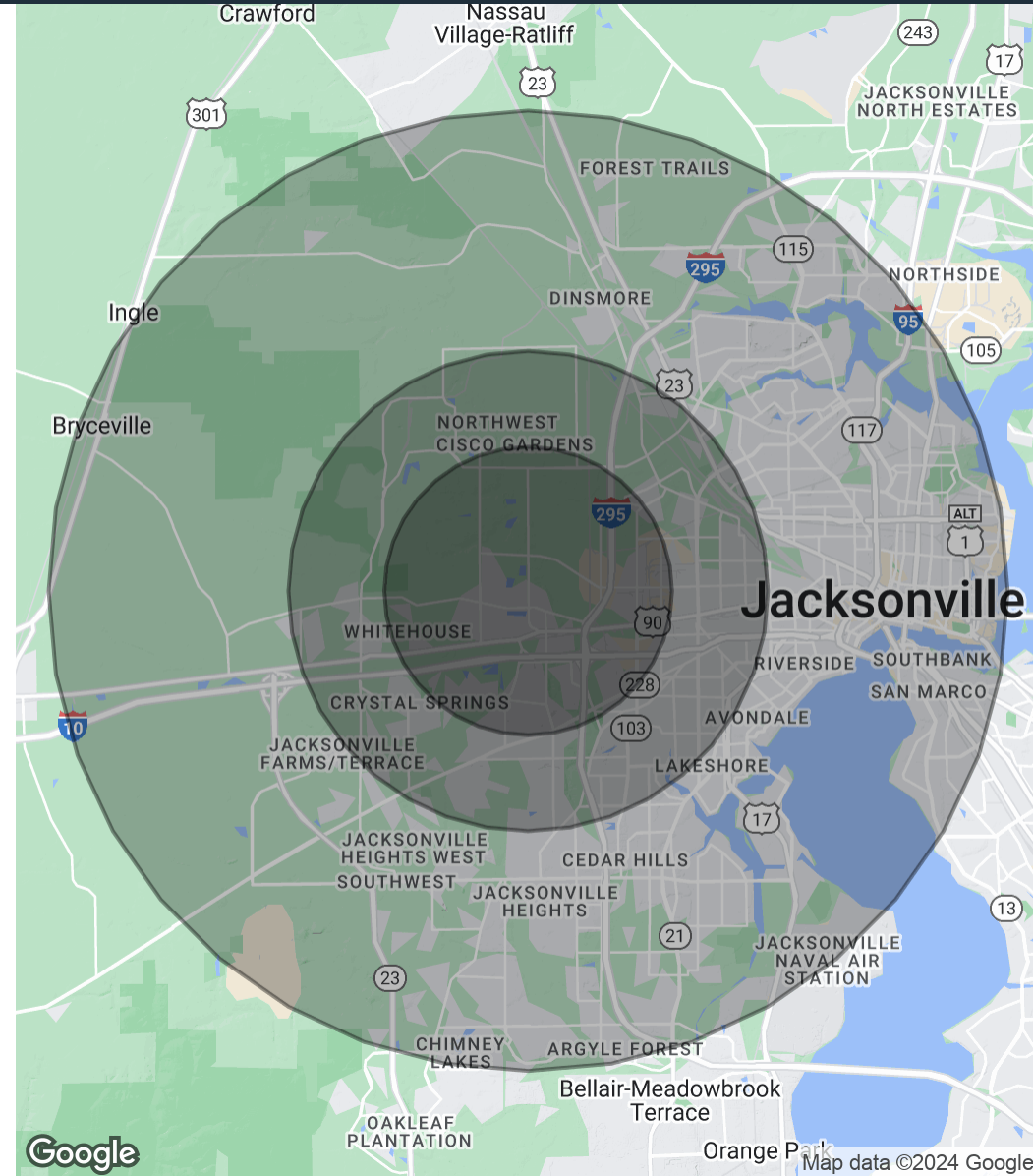
846 BULLS BAY HWY, JACKSONVILLE, FL 32220

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	21,985	100,619	410,951
Average Age	41	40	40
Average Age (Male)	40	39	38
Average Age (Female)	42	41	41

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	8,322	38,617	163,775
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$82,560	\$73,465	\$72,334
Average House Value	\$256,591	\$223,521	\$263,224

Demographics data derived from AlphaMap





# MEET THE TEAM

846 BULLS BAY HWY, JACKSONVILLE, FL 32220

## MEET THE TEAM



*Partner/Broker*  
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