

# RE/MAX COMMERCIAL<sup>®</sup>

(DFK,RFH LQGHSHQGHQWO\ RZQHG DQG RSHUDWHG

526, 6+(3\$5' 5( 0\$; &200(5&  
6: )HGHUD(  
6WXDUW )/

)25 6\$/( /(\$6( | 5(7\$, /3523(57<

/, % ( 5 7 < 6 7 \$ 5 3 / \$ = \$ 8 6 + : <  
6 ( % 5 , 1 \*

6287+ \*(25\*( %28/(9\$5' \_ 6(%5,1\* )/

35(6(17(' % .

526, 6+(3\$5  
&RPPHUFLDO

)/

/, % (57 < 67 \$ 5 3 / \$ = \$ 86 + : < , 1 6 ( %

# 7 \$ % / ( 2 ) & 2 1 7 ( 1 7 6

7 \$ % / ( 2 ) & 2 1 7 ( 1 7 6

3 5 2 3 ( 5 7 < , 1 ) 2 5 0 \$ 7 , 2 1

3 5 2 3 ( 5 7 < 6 8 0 0 \$ 5 <

3 5 2 3 ( 5 7 < ' ( 6 & 5 , 3 7 , 2 1

& 2 0 3 / ( 7 ( + , \* + / , \* + 7 6

\$ ' , 7 , 2 1 \$ / 3 + 2 7 2 6

/ 2 & \$ 7 , 2 1 , 1 ) 2 5 0 \$ 7 , 2 1

5 ( \* , 2 1 \$ / 0 \$ 3

/ 2 & \$ 7 , 2 1 0 \$ 3

\$ ( 5 , \$ / 0 \$ 3

7 1 2 1 0 1 0

& 2 1 ) , ' ( 1 7 , \$ / , 7 < ' , 6 & / \$ , 0 ( 5

7KH LQIRUPDWLRQ FRQWDLQHGHUHQWPHPRORZLXPJLV SURSULHWGHUQVLDQGVVWUULFWLQGVFRQGHG WR EH UHYLHZ IURP 5RVL 6KHS DUG 5( 0\$; &RPPHUF LDO DQG LW VKRXOG QRW EH PDGH DYDLODEOH WR DQ\ RWKHU SHUVR &RPPHUF LDO

%\ WDNLQJ SRVVHVVL RQ RI DQG UHYLHZLQJ WKH LQIRUPDWLRQ FRQWDLQHGHUHLQ WKH UHFLSLHQWQDFHUH

7KH UHFLSLHQW IXUWKHU DJUHHV WKDW UHFLSLHQW ZLOO QRWUSQRVPHPRSDRQGXPS,0LWXWHDDQ\QRDUQWRUHU\ SOHDVH SURPSWO\ UHULXUCMRRUDRQGXPR 5RVL 6KHS DUG 5( 0\$; &RPPHUF LDO

7KLVHULQJ PHPRUDQGXP KDV EHHQ SUHSDUHGRHSURDQLGHUQXPPDUSK\WQFBOLLQIRUPDWLRQ WR SURVSHFWL SUHOLPLQDU\ OHYHO RI LQWHUHVW LQ WKH VXEMHFW SURSHU\

7KH LQIRUPDWLRQ FRQWDLQHGHUHLQ LV QRW D VXEVWLWXWH IRU D WKRURXJK GXH GLOLJHQFH LQYHVWL

5RVL 6KHS DUG 5( 0\$; &RPPHUF LDO KDV QRW PDGH DQ\ LQYHVWLJDWL RQ DQG PDNHV QR ZDUUDQW\ RU U VXEMHFW SURSHU\ WKH, QDQFLD OS SRUWHFWHDDQFH RI WKH SURSHU\ WKH VLJH DQG VTXDUH IRRWDJH RI DEVHQFH RI FRQWDLQDWLQJ VXEVWDQFHV 3&%V RU DVEHVWRV WKH FRPSOLDQFH ZLWK ORFDO VWDWH WKHUHQDQDQFLDO FRQLWL RQ EXVLQHVV SURVSHFWV RI DQ\ WHQDQW RU DQ\ WHQDQWLVSODQV RU LQV

7KH LQIRUPDWLRQ FRQWDLQHGHUHLQPHPRUDRQXP KDV EHHQ REWDLQHGHUHQWVHXUFHV ZH EHOLHYH UHOLDEOH K YHULHG DQG ZLOO QRW YHULI\ DQ\ RI WKH LQIRUPDWLRQ FRQWDLQHGHUHLQ QRU KDV 5RVL 6KHS DUG PDWWHUUV DQG PDNHV QR ZDUUDQW\ RU UHSUHVHQDWL RQ ZKDWVRHYHU UHJDUGLQJ WKH DFFXUDF\ RU FRP:

\$OO SRWHQWLDO EX\HUV PXVW WDNH DSSURSULDWH PHDVXUV WR YHULI\ DOO RI WKH LQIRUPDWLRQ VHW II 3URVSHFWLYH EX\HUV VKDOO EH UHVSQVLEOH IRU WKHLU FRVWV DQG H[SHQVHV RI LQYHVWLJDWLQJ WKH V

) 2 5 6 \$ / ( / ( \$ 6 (

5 ( 7 \$ , / 3 5 2 3 ( 5 7 <

5 2 6 , 6 + ( 3 \$ 5 ' 5 ( 0 \$ ; & 2 0 0 ( 5 & (DFK, FH LQGHSHQGHQWO\ RZQH DQG RSHUDWH

6: )HGHUDC 6WXDUW )

5 2 6 , 6 + ( 3 \$ 5 ' 5 ( 0 \$ ; & 2 0 0 ( 5 &  
6 : ) H G H U D ( <  
6 W X D U W ) /

( D F K , F H L Q G H S H Q G H Q W O \ R Z Q H G D Q G R S H U D W H G

3 5 2 3 ( 5 7 <  
, 1 ) 2 5 0 \$ 7 , 2 1

, 1 7 + , 6 6 ( & 7 , 2 1  
3 5 2 3 ( 5 7 < 6 8 0 0 \$ 5 <  
3 5 2 3 ( 5 7 < ' ( 6 & 5 , 3 7 , 2 1  
& 2 0 3 / ( 7 ( + , \* + / , \* + 7 6  
\$ ' , 7 , 2 1 \$ / 3 + 2 7 2 6

3523(57<,1)250\$7,2 | /,%(57<67\$5 3/\$=\$ 86 +:<,1 6(%)

# 3523(57<6800\$5<

3523(57<'(6&5,37,21

/LEHUW\ 6WDU 3ODJD DW 6 \*HRUJH %  
DGG RSSRUWXQLW\ IHDWXULQJ VWDEL  
XSVLGH SRWHQWLDO IURP LWV UHPDI  
SURSHUW\ FRPSULVHV YFHWSDFW  
VT IW FXUUHQWO\ OHDVHG WR  
SURIHVVLQRQW QROGSURHUYLPH WHQDQI  
FHQWHU LQFOXGHV DQ XSVFDOH XSVV  
EHGURRP EDWK DSDUWPHQWGHXDWHD  
WHUP UHQWDO SURYLGLQJ IXUWKHU  
SRWHQWLDO

7KH VLWHLV YDFDQW VT IW FDQ  
LQ DQQXDO UHQW ZKHQ OHDVH  
HQQDQFLQJ RYHUDOO UHWXUW FRKHSH  
FRQVWUXFWLRQ D JDEOH URRI FH  
VXUIDFH SDUNLQJ PRQXPHQW VLJQDWH  
6LWXDWHG LQ D VWUDWHJLF FRUULGRU  
LV SULPHG IRU LQFRPH JURZWK DQG  
LGHDO IRU LQYHVWRUV VHHNLQJ ERWK  
FRZ LQ D WKULYLQJ &HQWUDO )ORULGD

3523(57<+,\*+/,\*+76

)25 6\$/( /(\$6(  
5(7\$,/3523(57<

526, 6+(3\$5' 5( 0\$; &200(5&  
(DFK,FRH LQGHSHQGHQWO\ RZQHG DQG RSHUDWHG

2))(5,1\* 6800\$5<

6DOH 3ULFH	
/HDVH 5DWH	6) \U *U
1XPEHU RI 8QLWV	
\$YDLODEOH 6)	6
/RW 6LJH	\$FU
%XLOGLQJ 6LJH	6
12,	
&DS 5DWH	

'(02\*5\$3+,&6 0,/( 0,/(6 0,/(6

7RWDO +RXVHKROGV	
7RWDO 3RSXODWLRQ	
\$YHUDJH ++ ,QFRPH	

# 3 5 2 3 ( 5 7 < ' ( 6 & 5 , 3 7 , 2 1

## 3 5 2 3 ( 5 7 < ' ( 6 & 5 , 3 7 , 2 1

/LEHUW\ 6WDU 3ODJD DW 6 \*HRUJH %  
DGG RSSRUWXQLW\ IHDWXULQJ VWDEL  
XSVLGH SRWHQWLDO IURP LWV UHPDI  
SURSHUW\ FRPSULVHV YFHWWRDFW  
VT IW FXUUHQWO\ OHDVHG WR  
SURIHVVLVRQDOW QDQGSURHUULFH WHQDQI  
FHQWHU LQFOXGHV DQ XSVFDOH XSVV  
EHGURRP EDWK DSDUWPHQWGHXDWHD  
WHUP UHQWDO SURYLGLQJ IXUWKHU  
SRWHQWLDO

7KH VLWHLV YDFDQW VT IW FDQ  
LQ DQQXDO UHQW ZKHQ OHDVH  
HQKDQFLQJ RYHUDOO UHWXUW FRGHG  
FRQVWUXFWLRQ D JDEOH URRI FH  
VXUIDFH SDUNLQJ PRQXPHQW VLJQLJH  
6LWXDWHG LQ D VWUDWHJLF FRUULGRU  
LV SULPHG IRU LQFRPH JURZWK DQG  
LGHDO IRU LQYHVWRUV VHHNLQJ ERWK  
FRZ LQ D WKULYLQJ &HQWUDO )ORULGD

## / 2 & \$ 7 , 2 1 ' ( 6 & 5 , 3 7 , 2 1

/LEHUW\ 6WDU 3ODJD DW 6 \*HRUJ  
ORFDWHG UHWDFHOFBQWHRU LQ VRXWK  
WKH SURSHUW RRGHUQ DPHQLW  
VLJQDJH DQG SOHQW\ RI RQ VLWH SDU  
R D PDLQ FRUULGRUW DQIGREPHQWURQJ  
HDV\ DFFHVV WR 86 +LJKZD\ PDNLG  
FXVWRPHUV DQG HPSOR\HHV

7KH ORFDWLRQ LV VXUURXQGHHG E\ HV  
DQG D JURZLQJ FRPPHUFLO DUHD S)  
UHVWDXUDQWV EDQNV DQG HVVHQWL  
JUHDW IRU DQ\ RQH ORRNLQJ WR VHUYI  
\$YRQ 3DUN :LWK LWV SURPLQHGW \$U  
ORFDWLRQ /LEHUW\ 6WDU 3ODJD VWDQ  
IRU SURIHVVLVRQDO UHWDLQ RU PH  
YLVLELOLW\ DQG JURZWK RSSRUWXQLW

## 6 , 7 ( ' ( 6 & 5 , 3 7 , 2 1

/LEHUW\ 6WDU 3ODJD DW 6 \*HRUJH %OFY  
DQG UHWDLQ VLWH LQ RQH RI 6HEULQJI  
FRUULGRUV 6LWXDWHHG +GLJHDFWO\ ZR WK DG  
HQWUDQFH VLJQ WKH SURSHUW\ KBBQH ,GF  
FRXQWV DQG SURPLQHGW IURQWDJH 7KH  
EXLOW LPSURYHPHQWV RQ DSSUR\HFWLQHO  
RQ VLWH SDUNLQJ ZLWK GHORZDMSBHDQ

# & 2 0 3 / ( 7 ( + , \* + / , \* + 7 6

3 5 2 3 ( 5 7 < + , \* + / , \* + 7 6

- VT DWDLODEOH DW /LEHUW\ 6WDL
- 3ULYD,WHHR IRU IRFXVHG ZRUN DQG SI
- 6SDFLRXV FRQIHUHQFH URRP LGHDO I  
FROODERUDWLRQ
- 3ULYDWH DQG &RPPRQ 5HVWURRPV GI
- 0RGHUQ[LEOH OD\RXW VXLWHG IRU SI  
RU VHUYLFH EXVLQHVVHV
- &HQWUDO DLU, QISVWUDGHO DQG DPSOH S
- 2SSRUWXQLWHURQVJFRUDWLRQV
- 3ULPH ORFDWLRQ RQ 86 MXVWURU\  
H[FHOHQW YLVLELOLW\ DQG DFFHVV
- +LJKODQGV &RXQW\ YDOXH DGG LQY  
FDVIRZ DQG SURMHFWHG DQQXD  
XS RI FXUUHQW YDFDQW VSDFH
- 0RGHUQ VWULS FHQWHU IHDWXULQJ  
DQG D JDEOH URRI IRU ODVWLQJ
- 'LYHUVH WHQDQW PL[ ZLWK PHGLFD  
QRQSMR DQG VHUYLFH WHQDQWV LQ
- 8QLTXH XSVWDLUV UHVLGHQWLDO X  
UHQWHG VKRUW WHUP IRU DGGLWLRQ
- \$PSOH SDUNLQJ ZLWK WRWDO VSI  
PRQXPHQW VLJQDJH RQ KLJKO\ YLVLE
- )XOO PXQLFLSDO XWLWLWLV DQG C  
V\WHPV
- &ORVH WR PDMRU URDGZD\V HPSOR  
VHUYLFHV
- ,GHDO IRU RZQHU XVHU LQYHVWRU  
&HQWUDO )ORULGD JURZWK DQG PL[H

# ADDITIONAL PHOTOS

**FOR SALE & LEASE**  
RETAIL PROPERTY

ROSI SHEPARD - RE/MAX COMMERCIAL  
Each office independently owned and operated

**P. 7**

729 SW Federal Hwy  
Stuart, FL 34994

Each office independently owned and operated

# 2

## LOCATION INFORMATION

### IN THIS SECTION

REGIONAL MAP

LOCATION MAP

AERIAL MAP

SITE PLANS

# REGIONAL MAP

**FOR SALE & LEASE**  
RETAIL PROPERTY

ROSI SHEPARD - RE/MAX COMMERCIAL  
Each office independently owned and operated

# LOCATION MAP

**FOR SALE & LEASE**  
RETAIL PROPERTY

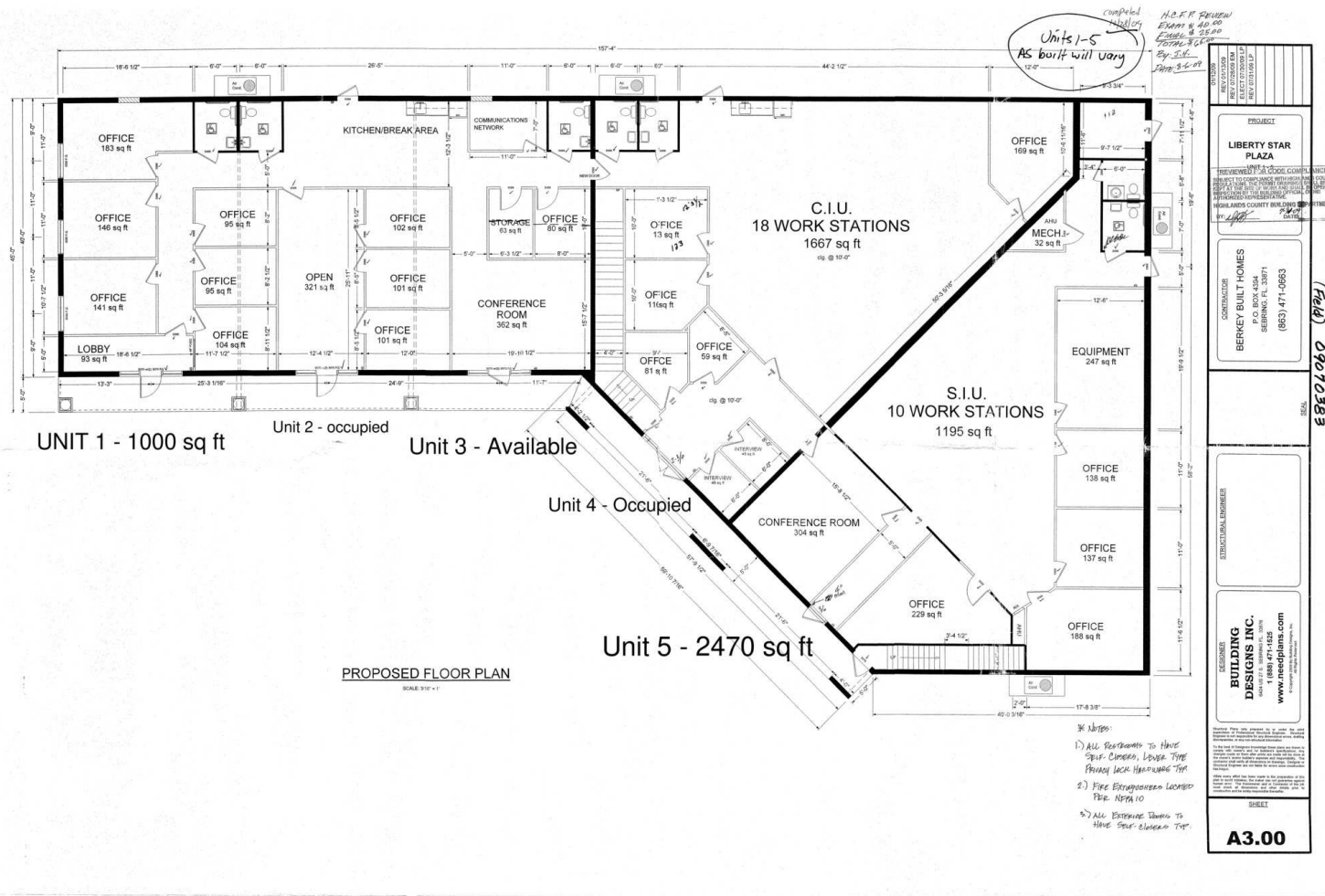
ROSI SHEPARD - RE/MAX COMMERCIAL  
Each office independently owned and operated

# AERIAL MAP

**FOR SALE & LEASE**  
RETAIL PROPERTY

ROSI SHEPARD - RE/MAX COMMERCIAL  
Each office independently owned and operated

# BUILDING B 1ST FLOOR



**FOR SALE & LEASE**  
RETAIL PROPERTY

ROSI SHEPARD - RE/MAX COMMERCIAL  
Each office independently owned and operated

# 3

## FINANCIAL ANALYSIS

### **IN THIS SECTION**

FINANCIAL SUMMARY

RENT ROLL

# FINANCIAL SUMMARY

## INVESTMENT OVERVIEW

Price	\$4,000,000
Price per SF	\$182
Price per Unit	\$571,429
GRM	19.42
CAP Rate	5.17%
Cash-on-Cash Return (yr 1)	5.17%
Total Return (yr 1)	\$206,861

## OPERATING DATA

Gross Scheduled Income	\$206,000
Operating Expenses	\$52,616
Net Operating Income	\$206,861
Pre-Tax Cash Flow	\$206,861

## FINANCING DATA

Down Payment	\$4,000,000
--------------	-------------

# RENT ROLL

SUITE	TENANT NAME	SIZE SF	PRICE / SF / YEAR	ANNUAL RENT
-	SOS	1,000 SF	\$20.40	\$20,400
-	Bread For Life	3,500 SF	\$16.28	\$56,980
-	TCMA	6,000 SF	\$19.09	\$114,540
-	AirBnB	3,000 SF	\$8.97	\$26,925
<b>TOTALS</b>		<b>13,500 SF</b>	<b>\$64.74</b>	<b>\$218,845</b>
<b>AVERAGES</b>		<b>3,375 SF</b>	<b>\$16.19</b>	<b>\$54,711</b>

**FOR SALE & LEASE**  
RETAIL PROPERTY

ROSI SHEPARD - RE/MAX COMMERCIAL  
Each office independently owned and operated

**P. 15**

729 SW Federal Hwy  
Stuart, FL 34994

# 4

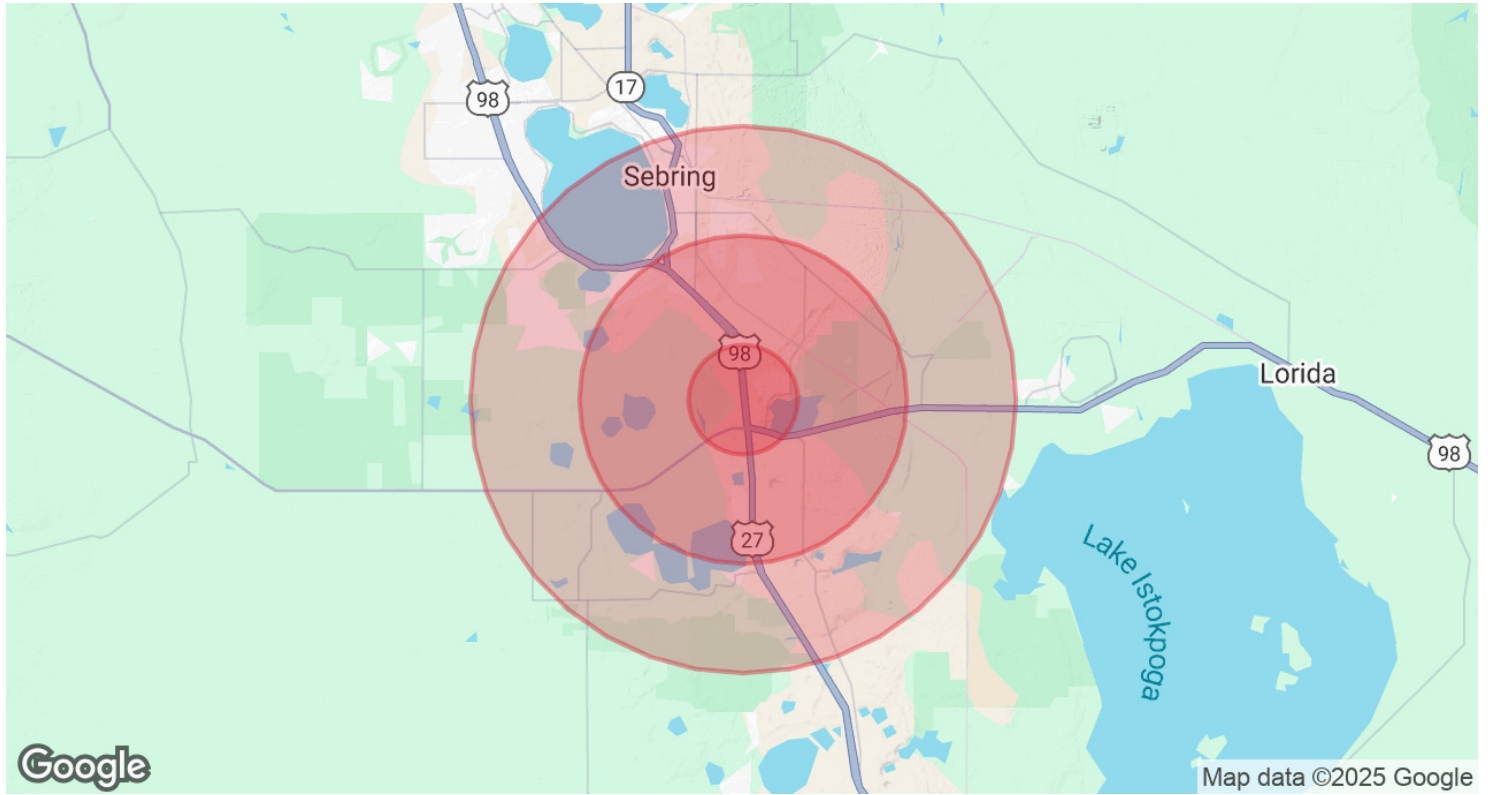
## DEMOGRAPHICS

### IN THIS SECTION

DEMOGRAPHICS MAP & REPORT

ADVISOR BIO 1

# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	722	7,497	24,258
Average Age	51	55	50
Average Age (Male)	51	54	49
Average Age (Female)	50	55	50

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	308	3,562	10,686
# of Persons per HH	2.3	2.1	2.3
Average HH Income	\$57,694	\$53,800	\$61,614
Average House Value	\$160,754	\$161,717	\$209,169

Demographics data derived from AlphaMap

**FOR SALE & LEASE**  
RETAIL PROPERTY

**P. 17**

# ADVISOR BIO 1



**ROSI SHEPARD**

Commercial Advisor

rosis@remax.net

Direct: **772.288.0287** | Cell: **772.323.7037**

FL #3320083

## PROFESSIONAL BACKGROUND

Rosi M. Shepard is a highly accomplished commercial real estate advisor, entrepreneur, and seasoned community leader serving Stuart, FL and surrounding markets. With over 10 years at RE/MAX, Rosi specializes in commercial, industrial, agricultural, and investment properties, consistently earning outstanding reviews for her expertise, professionalism, and integrity.

Her career began in the auto body repair industry, progressing from body repair technician to body shop manager in esteemed shops including Fort Lauderdale Lincoln Mercury Rolls Royce and Vic Koenig Chevrolet. Rosi later transitioned into land and environmental management, developing deep skills with The Florida Department of Environmental Protection as a Park Ranger and then the Division of Forestry as a wildland firefighter and certified burn manager, leading prescribed burns on over 60,000 acres and operating heavy equipment for firebreaks and land maintenance.

Rosi is the owner and Chief Financial Officer of Tough RoofScapes LLC, a roofing maintenance and repair company based in Martin County, where she leads commercial and residential teams. Her background exemplifies entrepreneurial spirit and adaptability.

Her leadership roles include Board Member at Large for the East Coast District CCIM, committee person for Government Affairs at MCRTC, past director for MCRTC, and past president of the Junior League of Martin County. She has also served as Director for Martin County Healthy Start, Inc. and currently is Secretary on the board, reflecting her dedication to community service.

Rosi’s business philosophy is founded on integrity, expertise, and service, resulting in lasting client relationships and a thriving referral network. She leverages her technical background, land management experience, and hands-on operational skills to provide unparalleled value to her real estate and business clients.

**Rosi Shepard - RE/MAX Commercial**  
729 SW Federal Hwy  
Stuart, FL 34994

**FOR SALE & LEASE**  
RETAIL PROPERTY

**P. 18**