

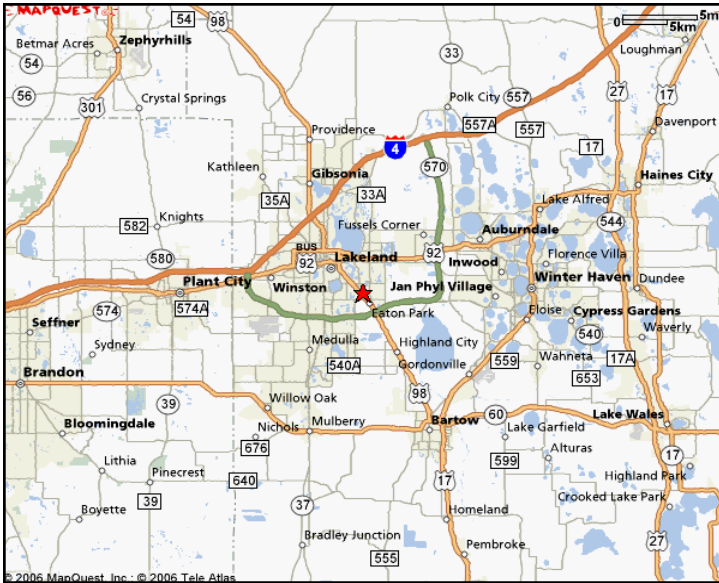
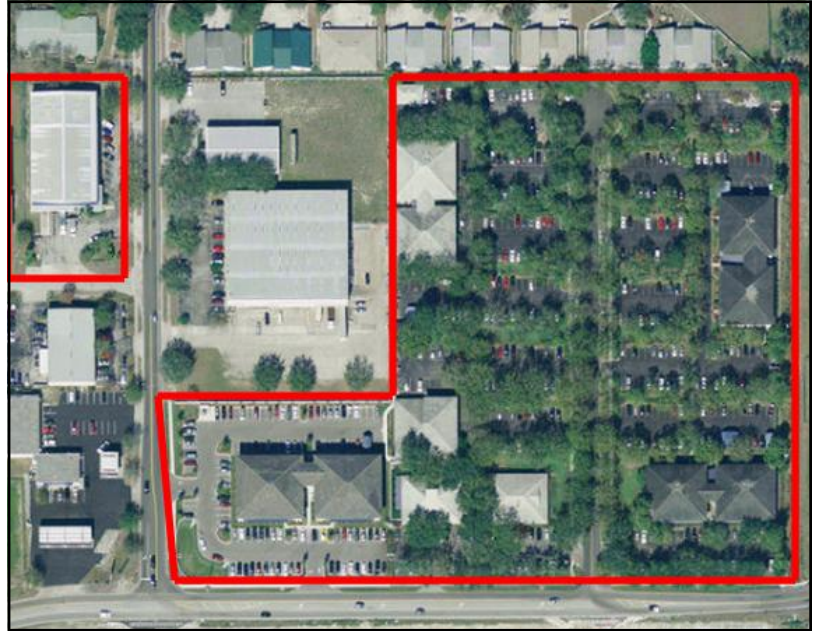


FOR SALE

130,000 SF Office Campus
Lakeland, Florida

Available Space:

This 123,699 SF office campus, net leased to Summit Consulting, Inc. (a wholly owned subsidiary of Liberty Mutual Insurance Company), sits underneath a canopy of oak trees and offers more than six parking spaces per 1000 square feet. Summit has operated out of this location since 1981 and has recently exercised a five year renewal that commences on October 1, 2010. This campus offers opportunities for expansion on existing land and two buildings were constructed in a manor that allows addition floors to be added without interrupting the tenant.



Location:

This property is located less than 1 mile from the Polk County Parkway (SR 570) and offers convenient access to both Tampa and Orlando. This site has served as an ideal location for the current tenant's headquarters over the last 30 years and should continue in the foreseeable future.

For more information, please contact Cory Petcoff at 863-607-4100 or cory@baronrealty.com.

BARON REALTY, INC.
CORY T. PETCOFF
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Pricing & Financial Analysis

Financial Overview

LOCATION

2320 Commerce Point Drive
Lakeland, Florida 33801

Price	\$	16,560,703
Down Payment		30%
Rentable Square Feet		123,669
Price/SF	\$	133.91
CAP Rate		8.50%
Year Built		1981-2003
Lot Size		10.55 MOL Acres
Type of Ownership		Fee Simple

ANNUALIZED OPERATING DATA

Base Rent		\$	1,460,586
Landlord Expense Responsibility		\$	52,926
Net Operating Income		\$	1,407,660
Debt Service		\$	983,200
Debt Coverage Ratio			1.50
Net Cash Flow After Debt Service	8.54%	\$	424,460
Principal Reduction		\$	177,343
Total Return	12.11%	\$	601,803

TENANT SUMMARY

Tenant Trade Name	Summit, Inc. Wholly Owned Subsidiary of Liberty
Ownership	Mutual
Tenant	Corporate Store
Lease Guarantor	Corporate Guarantee
Lease Type	Triple Net
Roof and Structure	Landlord Responsible
Lease Term	5 Years
Lease Expiration Date	9/30/2015
Term Remaining on Lease	5 Years
Increases	N/A

FINANCING

FIRST TRUST DEED

Loan Amount	\$11,592,492.10
Loan Type	Proposed New
Interest Rate	7.00%
Amortization	25 Years
Loan to Value	70%





Picture, if you will, the perfect combination of small-town community spirit and hospitality coupled with big-city excitement and amenities. Got it? Now, position your thoughts in the perfect geographic location for ideal year-round climate, world-class attractions and well-balanced economic growth. Combine these thoughts and mix them with a community population base of about 220,000 diverse and amazingly friendly people and you have the essence of Lakeland, Florida.

Lakeland is perfectly located in the heart of Central Florida, midway between Tampa and Orlando, the two most progressive big cities in the state. Lakeland represents the heart of this central Florida super region that will soon be connected by high speed rail. More than 8.5 million people live within a 100 mile radius of Lakeland. No other city in the Southeast can say that; not Miami, Charlotte, Atlanta, or even Dallas!

The business world looks at Lakeland as a perfect hub for reaching the world's economic centers because of its location and proximity to two international airports, a deep water port, two interstate highways and passenger and freight rail. The access to a skilled employment base and exceptional quality of life have contributed to making Lakeland the corporate headquarters or regional office site for major corporations like Publix Supermarkets, GEICO, FedEx, Marriott Vacation Club, Lockheed Martin, WellDyneRx, and Summit Consulting.

Lakeland's employment opportunities are enhanced by nearby world class educational facilities including Florida Southern College, USF and USF Polytech, Polk State College, UCF, Southeastern College, Webber College, Travis Vocational/Technical School and many more.

Lakeland also represents outstanding values in commercial and residential real estate. Combine this with reasonable tax rates, moderate utility costs, and a broad employment base and you will find an enhanced the pro-business environment championed by local leadership groups like The Lakeland Downtown Development Authority, Lakeland Economic Development Council, and the Polk County Economic Development Council.



Whether living here or visiting, people from all over the country agree-Lakeland is a delightful combination of lifestyle, amenities and economic stability for healthy long-term growth and prosperity.



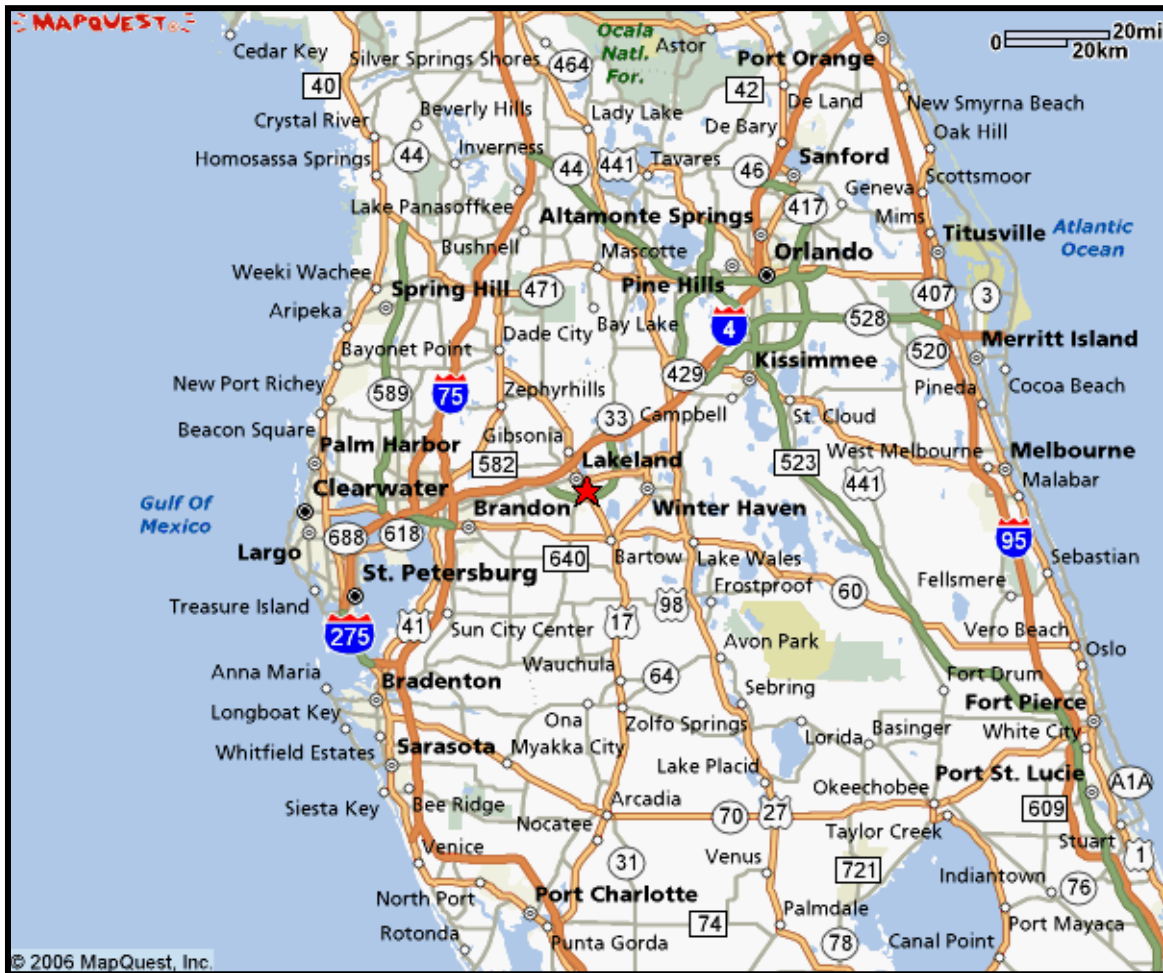
Pictured Above: Hollis Gardens located in beautiful Downtown Lakeland

PROPERTY PHOTOS



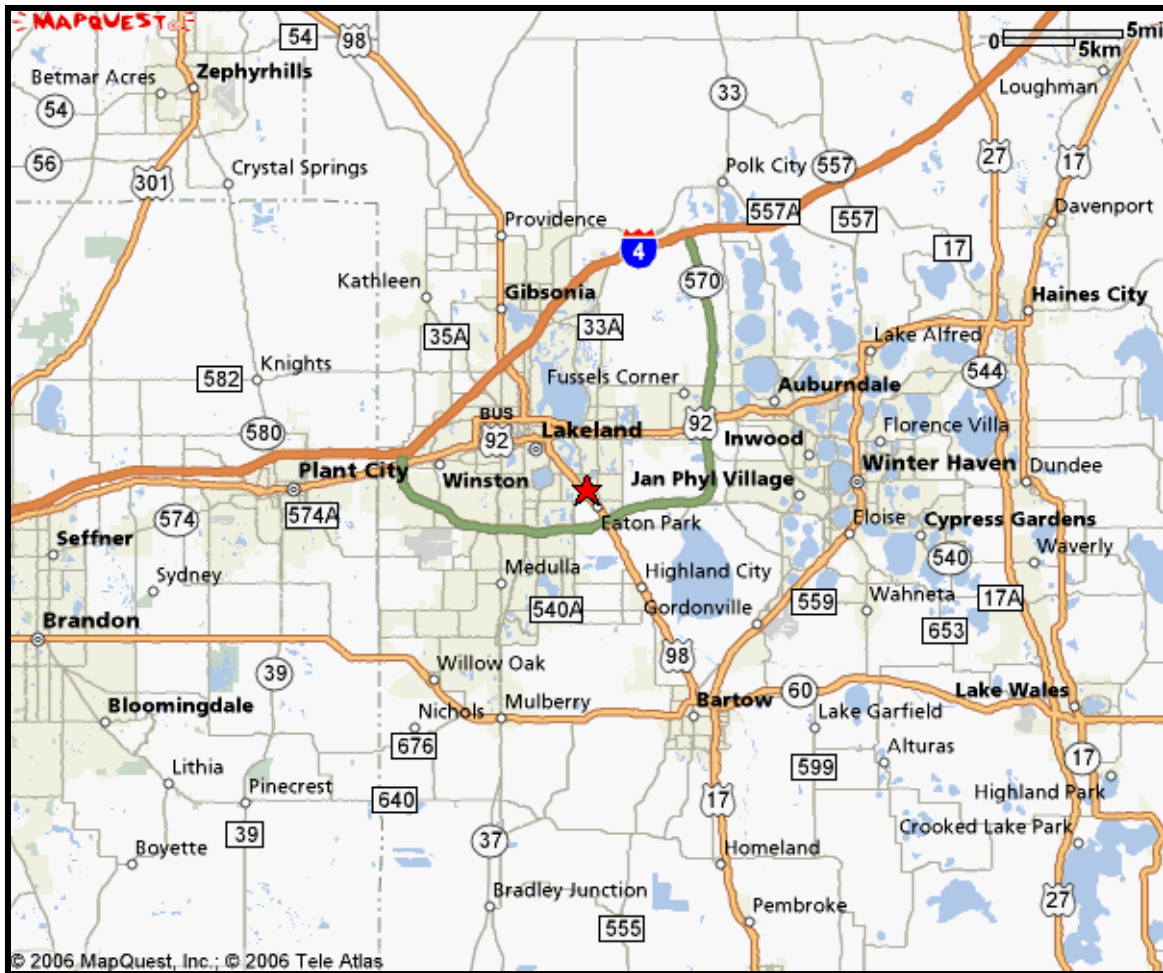
Summit Campus Lakeland, FL

Area Maps (1 of 4)



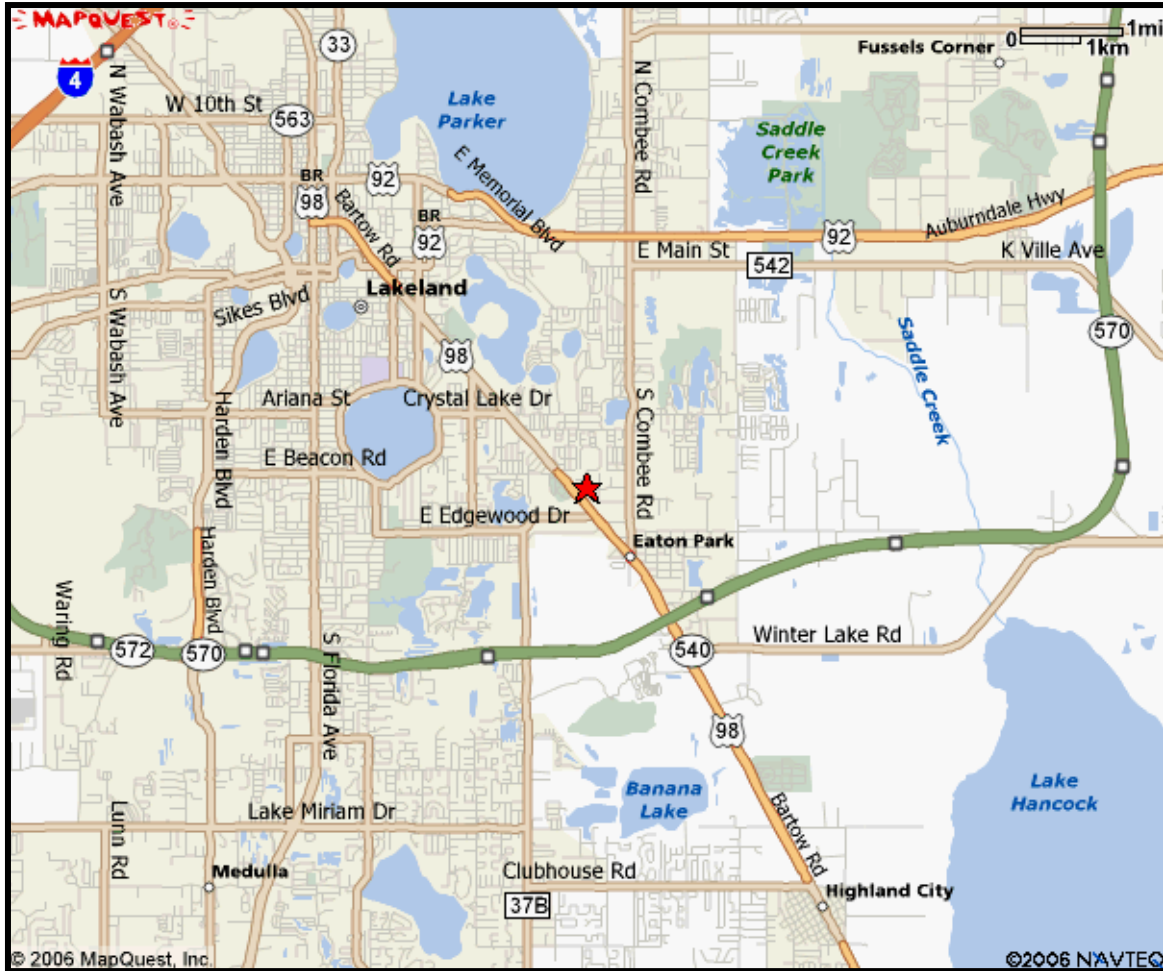
Summit Campus Lakeland, FL

Area Maps (2 of 4)



Summit Campus Lakeland, FL

Area Maps (3 of 4)



Summit Campus Lakeland, FL

Area Maps (4 of 4)

