

Marcus & Millichap
OFFERING MEMORANDUM



SLEEP INN & SUITES

BY CHOICE HOTELS

K I N G S L A N D G E O R G I A

1321 Hospitality Ave, Kingsland, GA 31548

NON-ENDORSEMENT AND DISCLAIMER NOTICE

CONFIDENTIALITY AND DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure 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. Marcus & Millichap has not made any 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 Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap 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.

SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making. Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR
MARCUS & MILLICHAP AGENT FOR MORE DETAILS.**

Marcus & Millichap

OFFICES THROUGHOUT THE U.S. AND CANADA
WWW.MARCUSMILLICHAP.COM

EXCLUSIVELY
LISTED BY

Marcus & Millichap

AHMED KABANI

Senior Vice President of Investments

Miami Office

Direct: (786) 522-7023

Ahmed.Kabani@marcusmillichap.com

License: FL SL3115103

LUIS GARINO

Associate

Miami Office

Direct: (786) 522-7124

Luis.Garino@marcusmillichap.com

License: FL SL3331060

T
A
B
L
E

O
F

C
O
N
T
E
N
T
S

01

EXECUTIVE SUMMARY

02

PROPERTY OVERVIEW

03

FINANCIAL ANALYSIS

04

MARKET OVERVIEW



**THE PROPERTY WAS COMPLETELY GUTTED
AND RENOVATED IN 2020, TOTALING OVER
\$1,200,000 ON RENOVATIONS SINCE 2019**

Marcus & Millichap

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. Marcus & Millichap Real Estate Investment Services is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2021 Marcus & Millichap.

SLEEP INN & SUITES

BY CHOICE HOTELS

01

EXECUTIVE SUMMARY

Offering Overview

Regional Map

Summary of Offering/Terms

Investment Overview

Investment Highlights

Surrounding Area Infrastructure

Sleep
INN
BY CHOICE HOTELS

SLEEP INN & SUITES BY CHOICE HOTELS

K I N G S L A N D G E O R G I A



72

ROOMS

3

STORIES

2020

RENOVATION

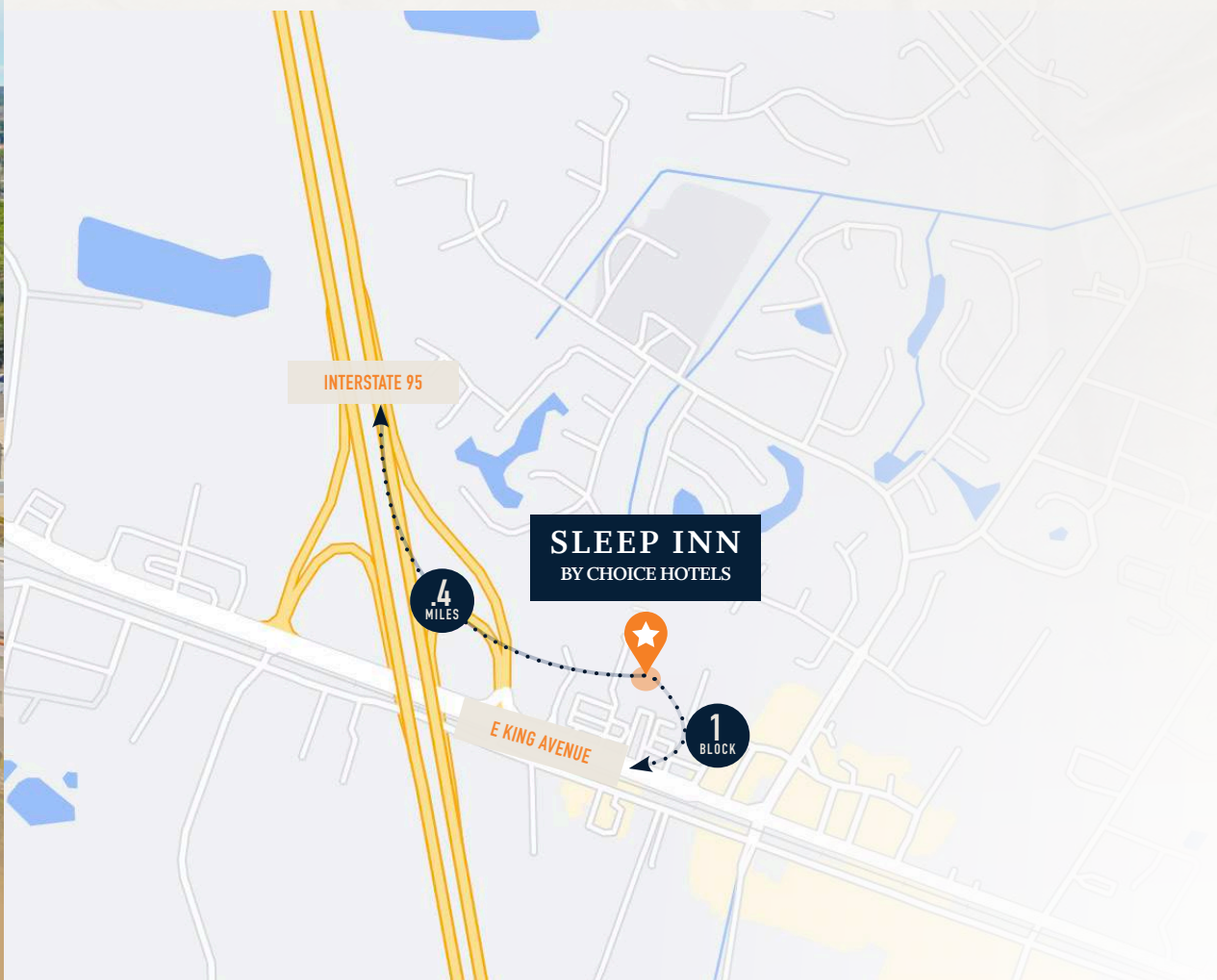
1.23

TOTAL
ACRES

30

MINUTES FROM
JACKSONVILLE AIRPORT

AN AMENITY RICH ASSET IN HISTORIC KINGSLAND



OFFERING SUMMARY

Pricing	\$6,200,000
Address	1321 Hospitality Ave, Kingsland, GA 31548
Rooms	72
Stories	3
Year Built/Renovated	2006/2020
Corridor	Interior

SUMMARY OF TERMS

Interested Offer

Marcus & Millichap is pleased to exclusively offer for sale **Sleep Inn & Suites by Choice Hotels**, located in Kingsland, Georgia. New ownership of the Sleep Inn & Suites by Choice Hotels will be acquiring a premier hotel just outside Jacksonville, Florida.

Sales Terms

This property is being offered at \$6,200,000. Please call for offers.

Property Tours

Prospective purchasers are encouraged to visit the subject property prior to submitting offers. However, all property tours must be arranged with the Marcus & Millichap listing agents.

At no time shall the tenants, on-site management or staff be contacted without prior approval.

Marcus & Millichap

INVESTMENT OVERVIEW

RATED #1 TRIP ADVISOR TRAVELER'S CHOICE HOTEL IN ITS MARKET FOR 2021

Marcus & Millichap has been exclusively retained to offer for sale the fee simple interest in the 72-room, 2020- renovated, Sleep Inn & Suites, located in Kingsland, Georgia - a popular and growing market just outside of Jacksonville Florida. The 1.23-acre property is a three-story independent hotel located directly off the intersection of East King Avenue and Interstate 95.

The newly renovated property hosts a variety of demand generators including: Okefenokee Trail, the historic Kingsland Royal District, Crooked River State Park, and several restaurants and retail centers. Each of these demand drivers is easily accessible from the property. The property is also less than 30 minutes away from Jacksonville, Florida. The Sleep Inn Kingsland offers investors the opportunity to acquire an amenity-rich property in a quickly expanding market.



INVESTMENT HIGHLIGHTS



HIGHLY DESIRABLE ROOM AND SUITES, LESS THAN 20 MINUTES AWAY FROM JACKSONVILLE AIRPORT, 15 MINUTES AWAY FROM KINGSBAY NAVAL SUBMARINE BASE AND OTHER KINGSLAND ATTRACTIONS

- 60 standard rooms and 12 suites
- Property also includes an extra room that is used as Manager's apartment
- Strategically located in Kingsland, Georgia.



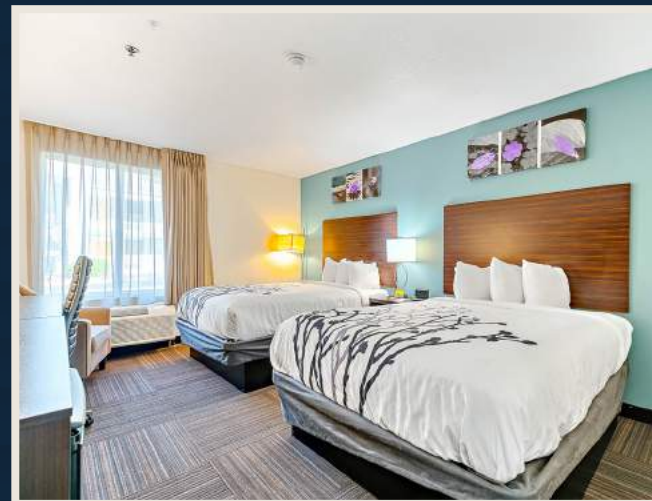
FAVORABLE FINANCIAL PROFILE WITH UNLIMITED UPSIDE

- Offered at a 3.5x Revenue Multiple (2021).
- Operationally, the hotel has achieved a gross revenue of \$1,747,219 in 2021



COMPLETELY RENOVATED IN 2020

- The property underwent over \$1,200,000 in renovations since 2019 and is expected to produce minimal PIP, if any, to the new buyer
- During its first Full-year of operations (2021), the property has outperformed every hotel on its Comp Set.





THREE STORY INTERIOR CORRIDOR HOTEL RENOVATED IN 2020

Marcus & Millichap

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. Marcus & Millichap Real Estate Investment Services is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2021 Marcus & Millichap.

SLEEP INN & SUITES

BY CHOICE HOTELS

02

PROPERTY OVERVIEW

Property Details

Hotel Amenities

Room Amenities





3

STORIES

1.23

ACRE LOT

60

STANDARD ROOMS

12


JUNIOR SUITES

Marcus & Millichap

HOTEL AMENITIES



- Saltwater-Mineral Pool
- On-site Arcade Games
- Electric Vehicle Charging Station
- Free WiFi
- Free Full Breakfast
- Vending Machines
- Fitness Center
- Popcorn Machine
- Picnic Area
- Free Coffee and Afternoon Tea
- Business Center
- Dog Run
- Sun Deck

A modern hotel room with a large bed, a desk with a chair, and a window with curtains. The room features a large bed with a dark wood headboard and a patterned duvet. A desk with a black office chair is visible on the left. A window with beige curtains is on the left wall. The room has a blue accent wall and a patterned carpet.

LOCATED NEAR...
NAVAL SUBMARINE BASE KINGS BAY
OKEFENOKEE TRAIL
THE HISTORIC KINGSLAND ROYAL DISTRICT
CROOKED RIVER STATE PARK
ST. MARYS RAILROAD EXPRESS
ST. MARYS SUBMARINE MUSEUM
THE CUMBERLAND ISLAND FERRY
THE GEORGIA BUREAU OF INVESTIGATION
SOUTHEAST GEORGIA HEALTH SYSTEM-CAMDEN CAMPUS

ROOM AMENITIES



The Sleep Inn & Suites has 60 standard rooms and 12 suites

- 2-Person and 1-Person Sofa beds
- Whirlpool Bath
- 42 and 50 inch Flat Screen TV Options
- Desk with Ergonomic Chair Desk
- Hair Dryer
- Iron and Ironing Board
- Microwave
- Massaging Shower Head
- Free WiFi
- Coffee and Tea Maker
- Mini-Fridge



**THE SLEEP INN & SUITES KINGSLAND ACHIEVED
A GROSS REVENUE OF \$1,747,219 IN 2021,
DEMONSTRATING THE STRENGTH OF THE ASSET AND
ITS IDEAL LOCATION**

Marcus & Millichap

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. Marcus & Millichap Real Estate Investment Services is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2021 Marcus & Millichap.

SLEEP INN & SUITES

BY CHOICE HOTELS

03

FINANCIAL
ANALYSIS

Pro Forma Summary

Sleep
INN
BY CHOICE HOTELS

FINANCIAL SUMMARY & PROJECTIONS

	2021		2022 (PROJECTIONS)		2023 (PROJECTIONS)		2024 (PROJECTIONS)		2025 (PROJECTIONS)	
Departmental Revenue										
Rooms	1,644,696	94.13%	1,685,813	94.19%	1,727,959	94.19%	1,771,158	94.19%	1,815,437	94.19%
Other Income	108,761	6.22%	110,431	6.17%	113,191	6.17%	116,021	6.17%	118,922	6.17%
Returns and Allowances	(6,238)	-0.36%	(6,264)	-0.35%	(6,421)	-0.35%	(6,581)	-0.35%	(6,746)	-0.35%
Total Revenue	1,747,219	100.00%	1,789,801	100.00%	1,834,546	100.00%	1,880,409	100.00%	1,927,420	100.00%
Cost of Goods Sold										
Food	53,115	3.04%	54,410	3.04%	55,770	3.04%	57,164	3.04%	58,594	3.04%
Hotel Supplies	61,502	3.52%	63,001	3.52%	64,576	3.52%	66,190	3.52%	67,845	3.52%
Cleaning Supplies	1,747	0.10%	1,790	0.10%	1,835	0.10%	1,880	0.10%	1,927	0.10%
Laundry Supplies	11,007	0.63%	11,276	0.63%	11,558	0.63%	11,847	0.63%	12,143	0.63%
Franchise Fee	130,692	7.48%	133,877	7.48%	137,224	7.48%	140,655	7.48%	144,171	7.48%
Bank Charges	175	0.01%	179	0.01%	183	0.01%	188	0.01%	193	0.01%
Total Departmental Expenses	258,239	14.78%	264,533	14.78%	271,146	14.78%	277,925	14.78%	284,873	14.78%
Gross Profit	1,488,980	85.22%	1,525,268	85.22%	1,563,400	85.22%	1,602,485	85.22%	1,642,547	85.22%
Operating Expenses										
Salaries and Wages	322,886	18.48%	330,755	18.48%	339,024	18.48%	347,500	18.48%	356,187	18.48%
Payroll Taxes	29,004	1.66%	29,711	1.66%	30,453	1.66%	31,215	1.66%	31,995	1.66%
Commissions	70,063	4.01%	71,771	4.01%	73,565	4.01%	75,404	4.01%	77,290	4.01%
Taxes and Licenses	6,290	0.36%	6,443	0.36%	6,604	0.36%	6,769	0.36%	6,939	0.36%
Professional Fees	8,212	0.47%	8,412	0.47%	8,622	0.47%	8,838	0.47%	9,059	0.47%
Charge Cards Discounts	42,807	2.45%	43,850	2.45%	44,946	2.45%	46,070	2.45%	47,222	2.45%
Bad Debt	52	0.00%	54	0.00%	55	0.00%	56	0.00%	58	0.00%
Dues and Subscriptions	1,398	0.08%	1,432	0.08%	1,468	0.08%	1,504	0.08%	1,542	0.08%
Advertising	82,643	4.73%	84,658	4.73%	86,774	4.73%	88,943	4.73%	91,167	4.73%
Telephone	21,141	1.21%	21,657	1.21%	22,198	1.21%	22,753	1.21%	23,322	1.21%
Office Supplies & Expense	1,572	0.09%	1,611	0.09%	1,651	0.09%	1,692	0.09%	1,735	0.09%
Garbage Disposal	2,446	0.14%	2,506	0.14%	2,568	0.14%	2,633	0.14%	2,698	0.14%
Pest Control	1,223	0.07%	1,253	0.07%	1,284	0.07%	1,316	0.07%	1,349	0.07%
Furniture and Equipment	699	0.04%	716	0.04%	734	0.04%	752	0.04%	771	0.04%
Repair & Maintenance	10,833	0.62%	11,097	0.62%	11,374	0.62%	11,659	0.62%	11,950	0.62%
Lawn Care	3,494	0.20%	3,580	0.20%	3,669	0.20%	3,761	0.20%	3,855	0.20%
Pool & Maintenance	1,223	0.07%	1,253	0.07%	1,284	0.07%	1,316	0.07%	1,349	0.07%
Contract Labor	4,717	0.27%	4,832	0.27%	4,953	0.27%	5,077	0.27%	5,204	0.27%
Utilities	68,666	3.93%	70,339	3.93%	72,098	3.93%	73,900	3.93%	75,748	3.93%
Total Operating Expense	679,371	38.88%	695,928	38.88%	713,326	38.88%	731,160	38.88%	749,439	38.88%
Gross Operating Income	809,609	46.34%	829,340	46.34%	850,074	46.34%	871,325	46.34%	893,108	46.34%
Operating Expenses										
Insurance	34,944	2.00%	35,796	2.00%	36,691	2.00%	37,608	2.00%	38,548	2.00%
Management Fee	52,417	3.00%	53,694	3.00%	55,036	3.00%	56,412	3.00%	57,823	3.00%
Property & Other Taxes	48,922	2.80%	50,114	2.80%	51,367	2.80%	52,651	2.80%	53,968	2.80%
Net Operating Income	673,326	38.54%	689,736	38.54%	706,979	38.54%	724,653	38.54%	742,770	38.54%

Source and Use of Funds	
Acquistion Price	\$6,200,000
PIP	\$0
Franchise Application Fee	\$75,000
Working Capital	\$100,000
Financing Costs (1.00%)	\$50,000
Acquisition - Soft Costs	\$50,000
Total Acquisition Price	\$6,475,000
Equity (21.3%)	\$1,475,000
First Loan	\$5,000,000
Number of Rooms	72
Total Cost Per Room	\$89,931

First Loan					
Loan Amount	\$5,000,000			Monthly Payment:	\$29,962
Interest Rate	5.25%			Annual Payment:	\$359,549
LTC	77.22%			Loan Type:	SBA
Ammortization Period	25 Years			Loan Term:	25 Years
	Year 1	Year 2	Year 3	Year 4	Year 5
Beginning Balance	\$5,000,000	\$4,909,071	\$4,804,767	\$4,694,854	\$4,579,029
Annual Payment	\$359,544	\$359,544	\$359,544	\$359,544	\$359,544
Portion to Interest	\$260,130	\$254,784	\$252,250	\$246,480	\$240,399
Portion to Principal	\$99,414	\$104,760	\$107,294	\$113,064	\$119,145
Ending Balance	\$4,909,071	\$4,804,767	\$4,694,854	\$4,579,029	\$4,456,975

Cash Flow Summary					
	2022	2023	2024	2025	2026
NOI	\$689,736	\$706,979	\$724,653	\$742,770	\$761,339
Loan Payments	\$359,544	\$359,544	\$359,544	\$359,544	\$359,544
Cash Flow After Debt Service	\$330,192	\$347,435	\$365,109	\$383,226	\$401,795
Debt Service Coverage Ratio	1.92	1.97	2.02	2.07	2.12

Capital Gain Calculation	
Last Year NOI	\$761,339
Terminal Cap Rate	11.00%
Gross Sale Price	\$6,921,264
Price per Door	\$96,129
Selling Costs	4.00%
Net Sale Price	\$6,644,413
Loan Balance at Sale	\$4,456,975
Initial Equity	\$1,475,000
Capital Gain	\$712,438

Leveraged IRR Analysis						
	2022	2023	2024	2025	2026	
Cash Flow After Debt Service	\$330,192	\$347,435	\$365,109	\$383,226	\$401,795	
Net Sale Price					\$6,644,413	
Loan Balance at Sale					\$4,456,975	
Net Cash Flow	\$330,192	\$347,435	\$365,109	\$383,226	\$2,589,233	
Cash on Cash Return	22.39%	23.55%	24.75%	25.98%	175.54%	
Avg Cash on Cash Return	24.78%					
Five-Year Leveraged IRR	29.56%					

Total Return

\$2,540,195



LOCATED NEAR JACKSONVILLE – THE LARGEST
CITY BY LANDMASS IN THE CONTINENTAL U.S.

Marcus & Millichap

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property. Marcus & Millichap Real Estate Investment Services is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2021 Marcus & Millichap.

SLEEP INN & SUITES

BY CHOICE HOTELS

04

MARKET OVERVIEW

Location Highlights

Location Overview

Orlando International Airport

Nearby Development

Points of Interest

Employment Outlook

Demographic Highlights

JACKSONVILLE



JACKSONVILLE HAD A 2020 POPULATION OF OVER 1.6 MILLION PEOPLE AND IS EXPECTED TO GROW 7.0% BY 2025



JACKSONVILLE HAS MORE THAN 840 SQUARE MILES MAKING IT THE LARGEST CITY BY LAND-MASS IN CONTINENTAL OR CONTIGUOUS UNITED STATES



JACKSONVILLE AIRPORT WAS RANKED NO. 1 FOR CUSTOMER SERVICE AMONG ALL NORTH AMERICAN AIRPORTS BY THE AIRPORTS COUNCIL INTERNATIONAL



JACKSONVILLE BOASTS THE LARGEST URBAN PARK SYSTEM IN THE NATION, IT IS 4X THE SIZE OF THE ISLAND OF MANHATTAN, IT HAS 80,000 ACRES OF PARKS, INCLUDING 7 STATE PARKS, 2 NATIONAL PARKS, A NATIONAL PRESERVE, AND OVER 400 CITY PARKS AND GARDENS.



JACKSONVILLE IS HOME TO 3 FORTUNE 500 COMPANIES: FIDELITY NATIONAL INFORMATION SERVICES, FIDELITY NATIONAL FINANCIAL, AND CSX



THE MILITARY EMPLOYS OVER 30,000 ACTIVE DUTY PERSONNEL AND NEARLY 20,000 CIVILIANS IN THE JACKSONVILLE AREA AND IS THE LARGEST EMPLOYER IN THE COUNTY



JAXPORT IS ONE OF THE LARGEST PORTS IN THE REGION AND IS EQUIPPED TO HANDLE CARGO AS WELL AS CRUISE SHIPS, THE LOCAL FERRY SERVICE, AND NAVAL STATIONS WHICH PROVIDES \$31 BILLION IN ANNUAL ECONOMIC IMPACT TO THE METRO AND GENERATES 138,500 JOBS IN FLORIDA.



IN PAST DECADES, THE METRO'S POPULATION GROWTH HAS OUTPACED THAT OF THE NATION, A TREND THAT IS PROJECTED TO CONTINUE OVER THE NEXT FIVE YEARS.



JAX IS FLORIDA'S YOUNGEST CITY WITH AN AVERAGE AGE OF 36 - THE STATE OF FLORIDA AVERAGE AGE IS 42



Jacksonville metro is in the northeastern corner of Florida just south of the Georgia border. It is composed of five counties: Duval, Clay, St. Johns, Nassau and Baker, with the Atlantic Ocean providing its eastern border. Jacksonville's access to road, rail, sea and air transportation has made it an intermodule hub for the Southeast. JAXPORT is one of the largest ports in the region and is equipped to handle cargo as well as cruise ships and the local ferry service. Naval Air Station Jacksonville and Mayport Naval Station contribute to a strong military presence in the market. The metro houses 1.6 million people. With approximately 902,800 residents, Jacksonville is by far the largest city in the metro. No other city in the market contains more than 40,000 citizens.

DEMOGRAPHICS

The metro is projected to add roughly 109,300 people through 2025, resulting in the formation of nearly 46,700 households. A median home price of roughly \$297,600 sits well below the national level and that of South Florida metros, allowing 65 percent of households to own their home. Roughly 30 percent of people age 25 and older hold a bachelor's degree; among those residents, 10 percent also have earned a graduate or professional degree.

QUALITY OF LIFE

The Jacksonville area offers many recreational events and cultural opportunities. Jacksonville's beach communities consist of Atlantic Beach, Neptune Beach and Jacksonville Beach along 50 miles of shoreline, offering sport fishing, boating and water sport activities. The area is home to World Golf Village and the World Golf Hall of Fame. The Association of Tennis Professionals is also based in the area. Sports teams include the Jacksonville Jumbo Shrimp, a minor league baseball team, and the Jacksonville Jaguars of the NFL. TIAA Bank Field hosts the TaxSlayer.com Gator Bowl and the annual matchup between Florida and Georgia. Cultural opportunities and museums abound throughout the metro.



JACKSONVILLE INTERNATIONAL AIRPORT

THE 2018 FISCAL YEAR SET A RECORD FOR PASSENGER NUMBERS AT JACKSONVILLE INTERNATIONAL AIRPORT. BETWEEN SEPTEMBER 2018 AND AUGUST 2019, THE AIRPORT HANDLED 7,067,882 PASSENGERS, WHICH WAS A 16.41% INCREASE FROM THE PRIOR YEAR

BUSIEST DOMESTIC ROUTES; ATLANTA, CHARLOTTE, DALLAS/ FORT WORTH, BALTIMORE, AND CHICAGO

JAX CONCOURSE B EXPANSION WILL COST \$15.6 MILLION AND TAKE UP TO 18 MONTHS BEGINNING EARLY 2022

THE AIRPORT COVERS 7,911 ACRES

HOME OF JACKSONVILLE ANGB - A SMALL AIR FORCE BASE THAT EMPLOYS APPROXIMATELY 300 FULL-TIME MILITARY PERSONNEL AND 1,000 PART-TIME MILITARY PERSONNEL

Congratulations Team JAX for Ranking #1 as the Nation's Best Airport for Customer Satisfaction!

Ranked #1 for Customer Satisfaction



JAX
Jacksonville
International
Airport



NAVAL SUBMARINE BASE KINGS BAY

**PRINCIPAL SUBMARINE BASE
OF THE U.S. NAVY**

Naval Submarine Base Kings Bay is located alongside the Intra-coastal Waterway of south-east Georgia, 45 miles north of Jacksonville, Florida, US. The base is spread over 6,475 ha of land, 1,618 ha of which is protected wetland. The submarines enter the base through a long channel.

THE BASE'S POPULATION
IS MORE THAN 15,000

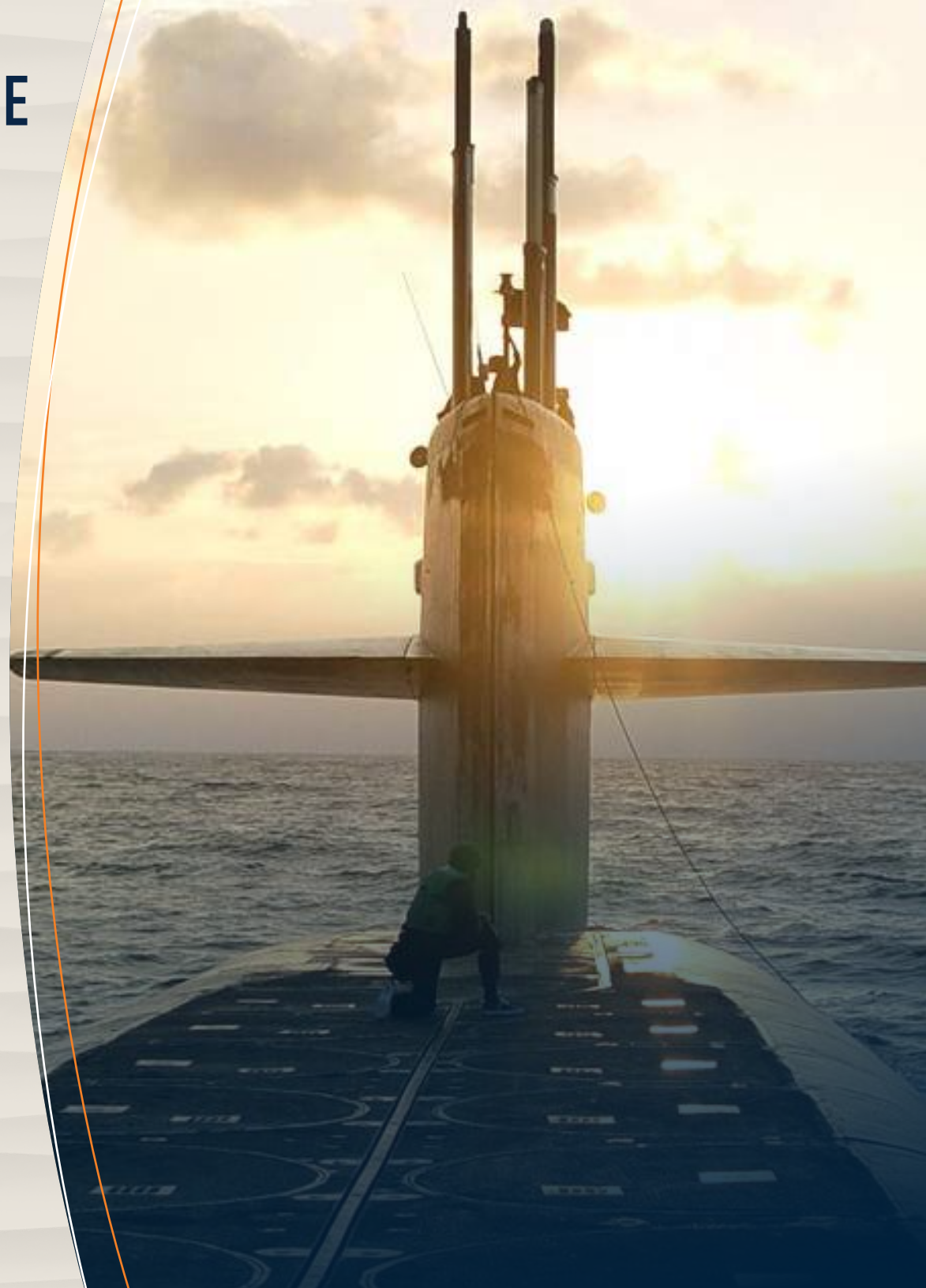
THE NAVAL BASE IS
UNDERGOING A MAJOR
RENOVATION WITH ESTI-
MATED COSTS OF \$840M.
THE RENOVATION
PROJECT WILL BE
COMPLETED BY JULY
2023.

THE TRIDENT TRAINING FACILITY (TTF) AT THE
BASE PROVIDES TECHNICAL TRAINING TO SAIL-
ORS TO OPERATE AND MAINTAIN
TRIDENT BALLISTIC MISSILE SUBMARINES AND
GUIDED MISSILE SUBMARINES AND SYSTEMS.
THE 520,000 SQFT TRAINING FACILITY FEATURES
CLASSROOMS, OFFICE SPACE AND TRAINING
SIMULATORS.

HOME PORT OF THE US
NAVY ATLANTIC FLEET'S
TRIDENT NUCLEAR-
POWERED SUBMARINES

THE FACILITY RECYCLED
221 TONS OF
MATERIALS AND 511
TONS OF SCRAP METALS
IN 2008

Marcus & Millichap



KINGSLAND POINTS OF INTEREST

1

KINGSBAY NAVAL SUBMARINE BASE

1216 USS Daniel Boone Ave bldg 1033, St Marys, GA 31558

2

SOUTHEAST GEORGIA HEALTH SYSTEM-CAMDEN CAMPUS

2000 Dan Proctor Dr, St Marys, GA 31558

3

LAUREL ISLAND LINKS

233 Marsh Harbour Pkwy, Kingsland, GA 31548

4

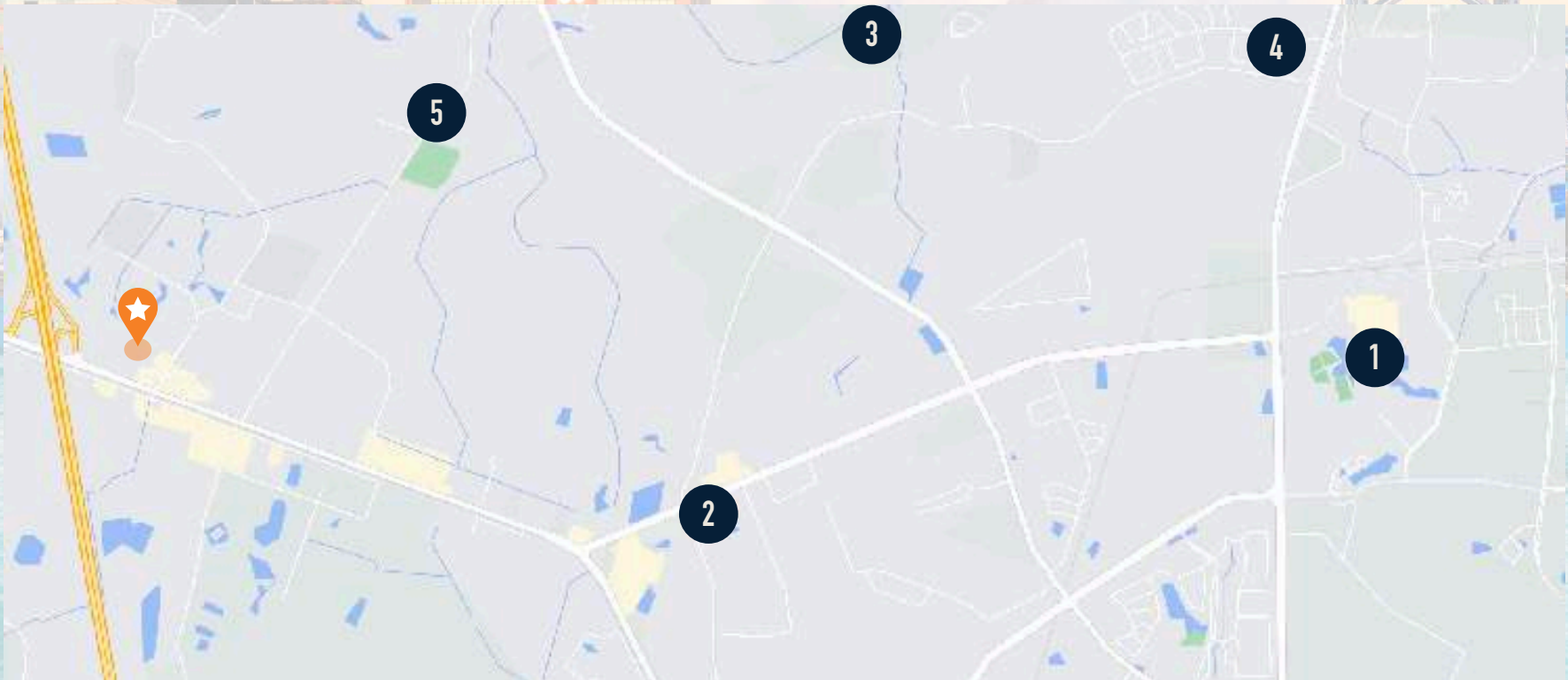
NAVY LODGE

1290 USS Andrew Jackson Dr, Kings Bay Base, GA 31547

5

GUM BRANCH NATURE PRESERVE

656 Gross Rd, Kingsland, GA 31548





TOP 10 EMPLOYERS FOR JACKSONVILLE (2021)

Rank	Company	Employees
1	Naval Air Station Jacksonville	20,000
2	Duval County Public Schools	13,113
3	Baptist Health	12,00
4	Mayo Clinic	7,280
5	Florida Blue Foundation	5,704
6	Bank of American	5,400
7	Amazon	5,000
8	University of Florida Health	4,200
9	Citi	4,000
10	JPMorgan Chase	3,900



SLEEP INN & SUITES

BY CHOICE HOTELS

EXCLUSIVELY
LISTED BY

Marcus & Millichap

AHMED KABANI

Senior Vice President of Investments

Miami Office

Direct: (786) 522-7023

Ahmed.Kabani@marcusmillichap.com

License: FL SL3115103

LUIS GARINO

Associate

Miami Office

Direct: (786) 522-7124

Luis.Garino@marcusmillichap.com

License: FL SL3331060