

**FOR  
SALE**

# HIGH-END MULTI-TENANT OFFICE PROPERTY

1049 Willa Springs Blvd Winter Springs, FL 32708



## PROPERTY HIGHLIGHTS

- 10,200 SF (4) tenant awarding winning office building built in 2004
- High-end office buildout with 1 suite as medical buildout
- 100% leased on month to month tenants (below market rents)
- .96 Acre size zoned Office with 50 parking spaces (5/1000)
- TPO Roof and package HVAC on the roof in excellent condition
- Behind the Publix shopping center at the SW Corner of Red Bug Lake Road and Tuskawilla Rd with tons of restaurants options
- Easy access to 417, 436, Aloma Ave (426), 434, Red Bug Road, and Tuskawilla Road surrounded by tons of residential
- Owner will lease back the space if desired at \$18 PSF MG if desired and new leases can be negotiated with the tenants at market rents
- **Up to 100% Financing Available (see broker for details)**
- **Sales Price: \$2,500,000** (\$244 PSF)



## **CONTACT**

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**Results Real Estate Partners, LLC**  
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www.ResultsREPartners.com

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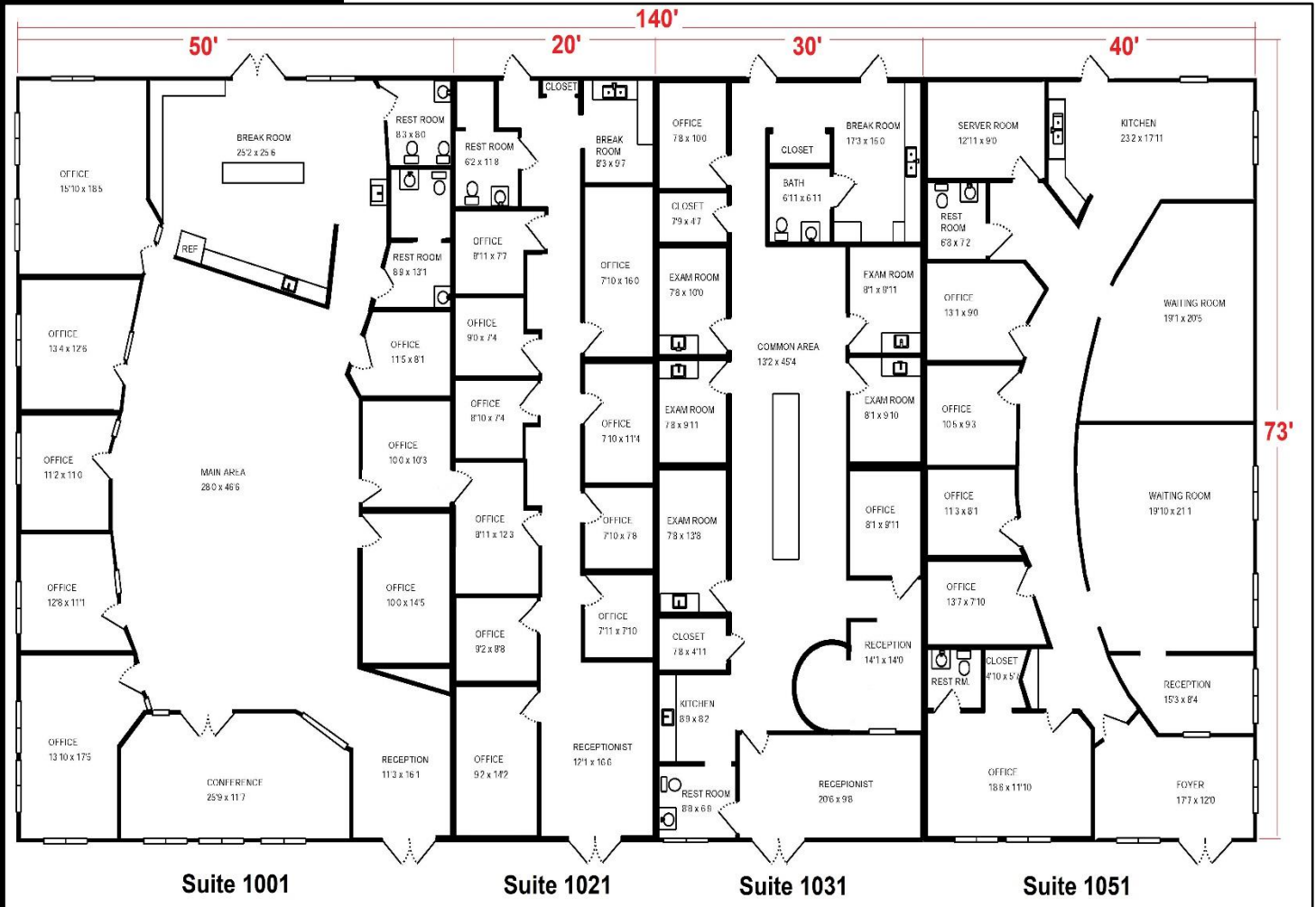


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### Premiere Center Investment Overview

Unit	Tenant	Monthly	Rate	Annual	SF +/-	%	Start Date	End Date	Deposit
1001	Premiere Show Group	\$ 4,572.26	\$ 15.03	\$ 54,867.12	3,650	36%	11/1/2018	MTM	\$ -
1021	Vacant	\$ -	\$ -	\$ -	1,450	14%			\$ -
1031	Vacant	\$ -	\$ -	\$ -	2,180	9%			\$ -
1051	Professional Imaging	\$ 3,521.72	\$ 22.00	\$ 64,240.00	2,920	29%	10/16/2003	MTM	\$ -
<b>Totals</b>		<b>\$ 8,093.98</b>	<b>\$ 9.52</b>	<b>\$ 97,127.76</b>	<b>10,200</b>				<b>\$ -</b>

Adjusted Gross Income \$ 97,127.76

#### Expenses

Property Taxes	\$ 9,487.00
Insurance Premium	\$ 5,000.00
Pest	\$ 372.00
Utilities	\$ 2,400.00
Lawn	\$ 1,800.00
<b>Total</b>	<b>\$ 19,059.00</b>

Net Operating Income \$ 78,068.76

	Size	%
Occupied	6,570	64%
Vacant	3,630	36%
<b>Total</b>	<b>10,200</b>	<b>100%</b>

#### Notes

- Leasing upside to renew or replace existing tenants at \$24 NNN
- Building was just painted and new awnings/sealcoat

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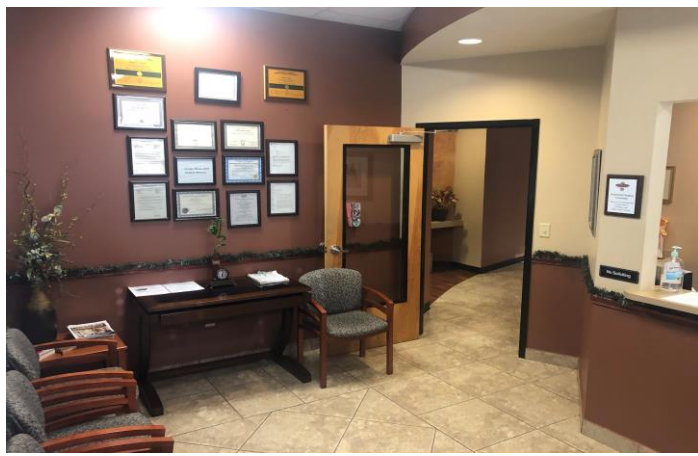
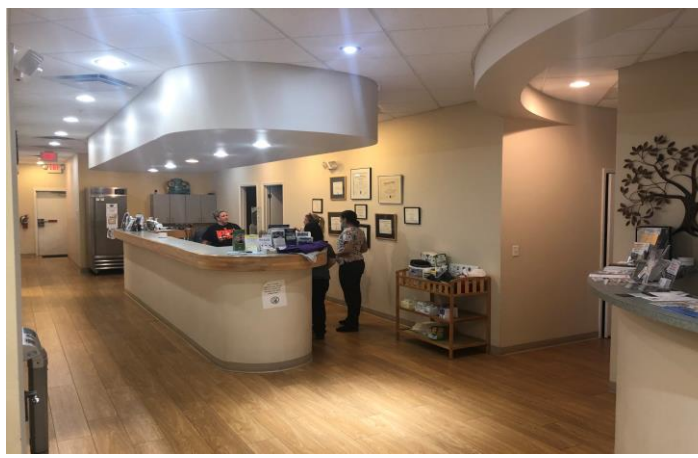
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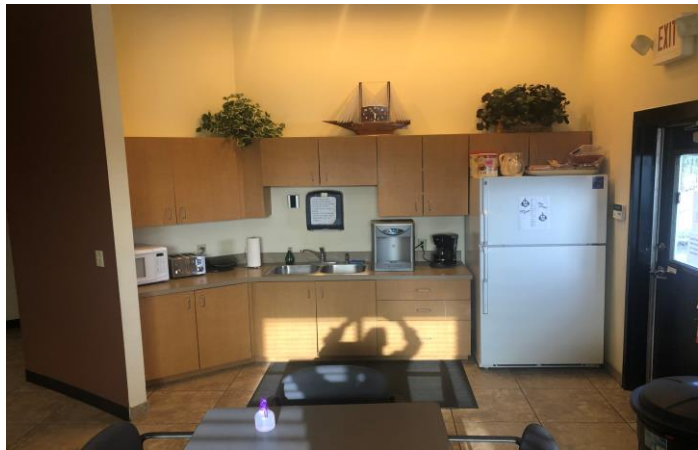
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