

**FOR
SALE**

100% LEASED MULTI-TENANT OFFICE/RETAIL CENTER

6827 N. ORANGE BLOSSOM TRAIL ORLANDO, FL



CONTACT

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PROPERTY HIGHLIGHTS

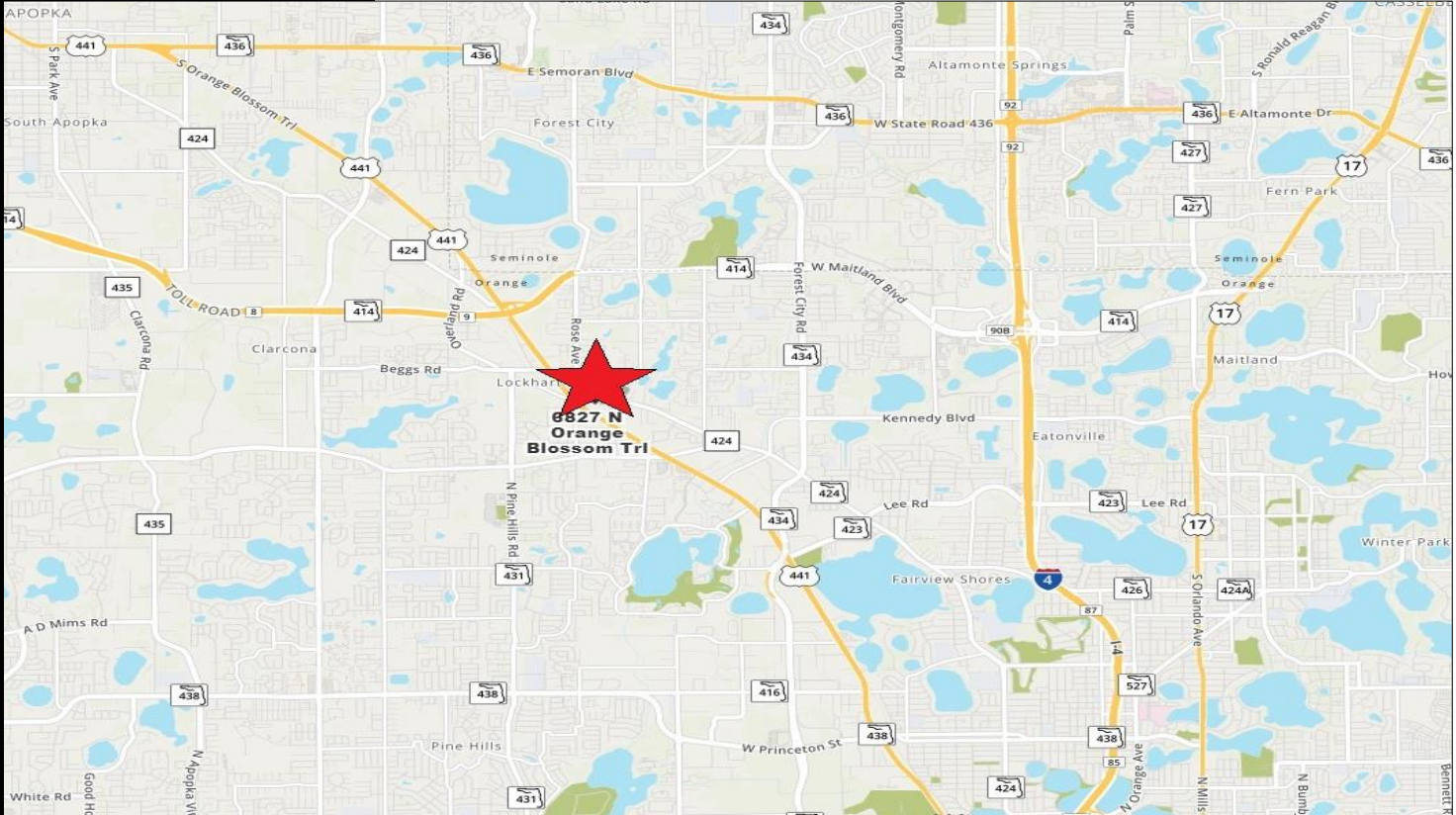
- 16,945 SF (10 Suite) Shopping Center on busy HW 441
- 1.93 Acre site zoned C-1 with 4/1000 parking ratio (Orange County)
- Curb cut for easy access from either direction from the highway
- Suites sizes range from 1,200 SF to 4,175 SF
- 100% Leased to long term Tenants that did major investment into their suites. Most Leases have 5% increases and new leases are CPI.
- Building and pylon signage, glass store front entry, new LED lighting
- Close to Rose Ave, Maitland Blvd, Edgewater Drive, Lee Rd and 429 located on HW 441 in Lockhart
- 4 of the Tenant income comes from the State of Florida (School)
- 2022 Renovations include: (paint, parking lot, landscaping)
- NOI is \$271,721 with 5 of the 8 Tenant's leases expiring in 2029-2030
- **Sales Price: \$4,000,000 (6.8% CAP Rate)**

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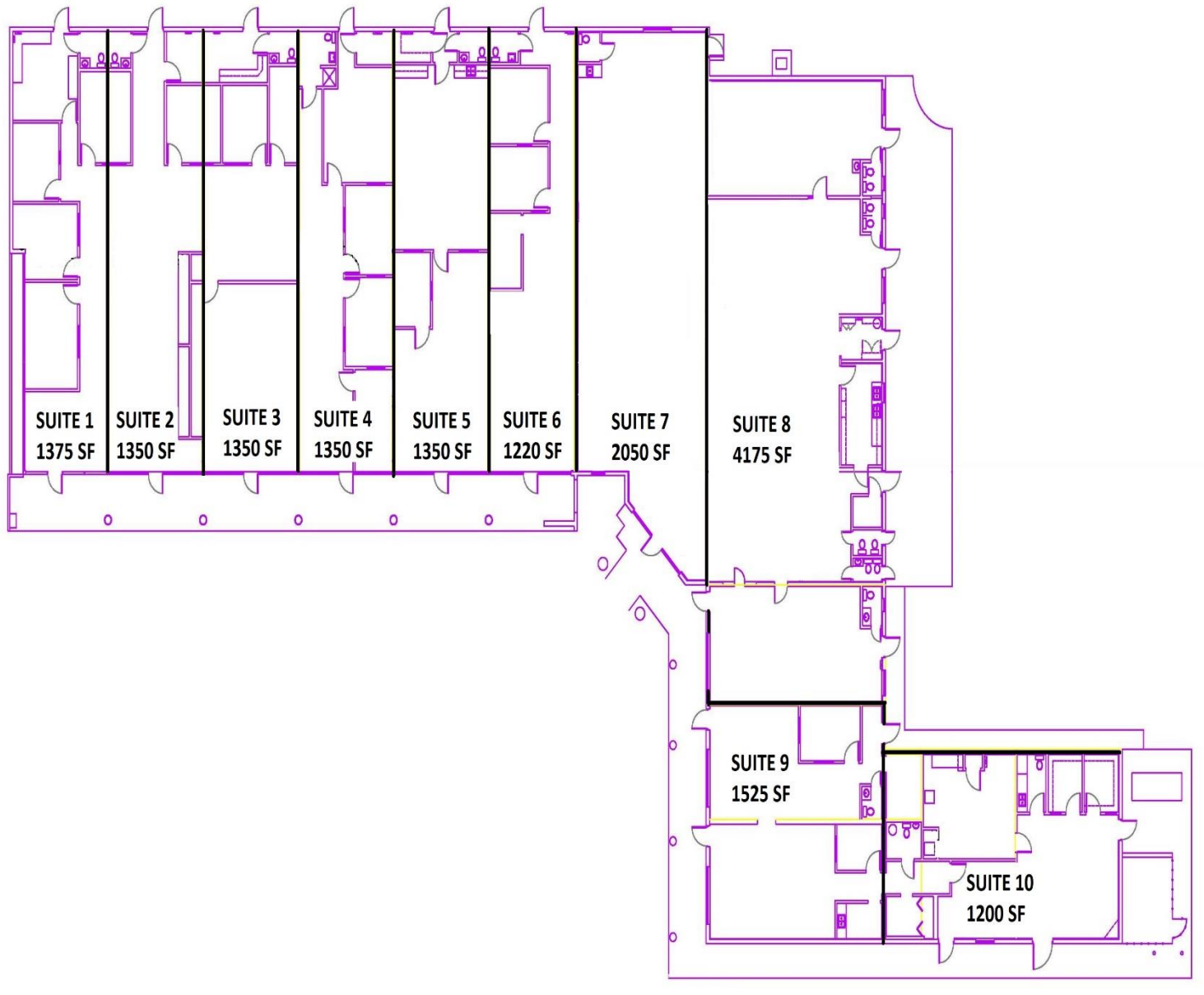


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6827 N. Orange Blossom Trail Orlando, FL Investment Overview

Unit	Tenant	%	Monthly Base		Annual Base		Monthly			Water	Term	Annual Increases	Deposit
			Rent	Rate	Rent	SF +/-	NNN	Monthly Gross					
1	God Reigns Church	8.11%	\$ 3,171.00	\$13.96	\$ 38,052.00	1,375	\$ 681.25	\$ 3,852.25	\$ 150	11.1.2020-10.31.2025	5.00%	\$ 3,500	
2	God Reigns Church	7.97%				1,350			\$ 150	11.1.2020-10.31.2025			
3	Qween of Styles	7.97%	\$ 2,000.00	\$17.78	\$ 24,000.00	1,350	\$ 350.62	\$ 2,350.62	\$ 150	6.1.2022-7.31.2027	CPI or 5%	\$ 5,000	
4	Blade Runners	7.97%	\$ 2,000.00	\$17.78	\$ 24,000.00	1,350	\$ 350.62	\$ 2,350.62	\$ 150	5.1.2022-4.30.2027	CPI or 4%	\$ 2,000	
5	Vickers Metal Works	7.97%	\$ 1,432.22	\$12.73	\$ 17,186.64	1,350	\$ 337.50	\$ 1,769.72	\$ 100	10.1.2019-11.31.2022	3.00%	\$ 1,800	
6	World Changers Academy	7.20%	\$ 2,000.00	\$19.67	\$ 24,000.00	1,220	\$ 350.62	\$ 2,350.62	\$ 150	5.1.2022-1.31.2030	CPI or 5%	\$ -	
7	Throne Room Ministries	12.10%	\$ 2,152.50	\$12.60	\$ 25,830.00	2,050	\$ 512.00	\$ 2,664.50	\$ 150	3.1.2020-8.31.2030	5.00%	\$ -	
8	World Changers Academy	24.64%	\$ 4,383.75	\$12.60	\$ 52,605.00	4,175	\$ 1,043.75	\$ 5,427.50	\$ 150	12.1.2020-11.30.2030	5.00%	\$ -	
9	World Changers Academy	9.00%	\$ 2,861.25	\$22.51	\$ 34,335.00	1,525	\$ 681.25	\$ 3,542.50	\$ 150	2.1.2021-11.30.2030	5.00%	\$ -	
10	World Changers Academy	7.08%				1,200			\$ 150	2.1.2021-11.30.2030	5.00%	\$ -	
			100%	\$ 20,000.72	\$14.16	\$240,008.64	16,945	\$ 4,307.61	\$ 24,308.33	\$ 1,450			\$ 12,300

Gross Rent (Annual)	\$ 291,699.96
Water Reimbursement	\$ 17,400.00
Adjusted Gross Income	\$ 309,099.96

Operating Expenses	
Property Taxes	\$ 12,234.32
Insurance Premium	\$ 6,751.43
Termite/Pest	\$ 720.00
Utilities	\$ 6,000.00
Management 3%	\$ 9,273.00
Lawn	\$ 2,400.00
Total Operating Expenses	\$ 37,378.75

Net Operating Income	\$ 271,721
Value based Cap Rate	
Rate	Value
6.8%	\$ 4,000,000

Notes

- All units on separate power, septic tank was just rebuilt in 2020.
- Tenants cover all expenses including roof and HVAC
- Tenants all did their own buildout with no LL TI
- ABSOLUTE NNN Leases with ZERO Landlord Obligations in the units. (Tenant covers roof, AC, plumbing, utilities)
- Landlord cover parking lot, grass and common areas
- Property in the process of new paint, landscaping updates and seal coat. New LED lights were just installed.
- All new leases (2022) have CPI increases with a floor rate of 4-5% to keep up with inflation

Occupancy Table	Size	Percentage
Occupied	16,945	100.00%
Vacant	0	0.00%
Total	16,945	0.00%

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