

**FOR  
SALE**

# 100% LEASED MULTI-TENANT OFFICE/RETAIL CENTER

**6827 N. ORANGE BLOSSOM TRAIL ORLANDO, FL**



## **CONTACT**

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### **Results Real Estate Partners, LLC**

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108 Commerce Street, Suite 200  
Lake Mary, Florida 32746

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**www.ResultsREPartners.com**

## **PROPERTY HIGHLIGHTS**

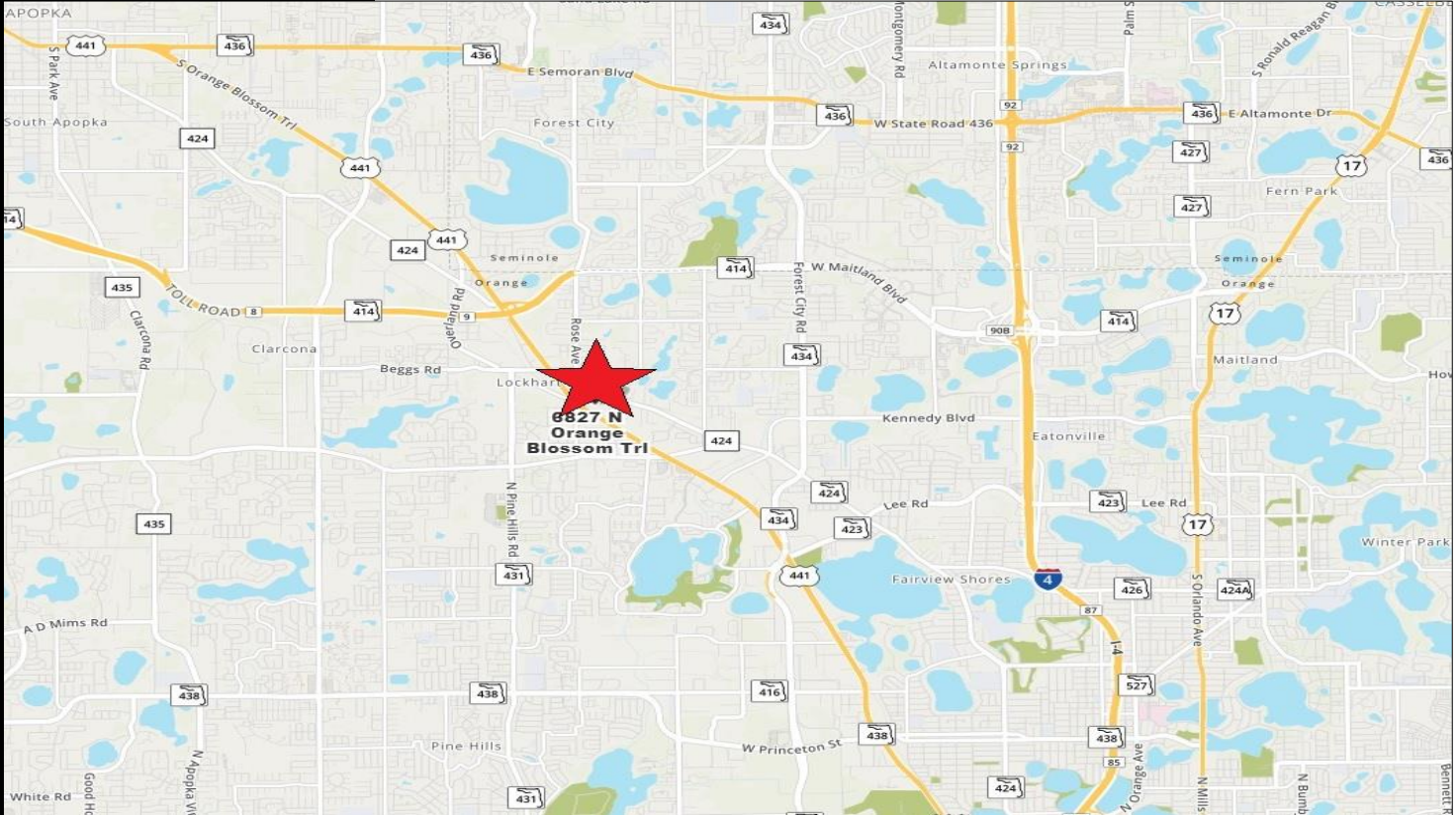
- 16,945 SF (10 Suite) Shopping Center on busy HW 441
- 1.93 Acre site zoned C-1 with 4/1000 parking ratio (Orange County)
- Curb cut for easy access from either direction from the highway
- Suites sizes range from 1,200 SF to 4,175 SF
- 92% Leased to long term Tenants that did major investment into their suites. Most Leases have 5% increases and new leases are CPI.
- 1 vacant unit (1350 SF)
- 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 \$254,354 with 70% of the leases expiring in 2027-2030
- **Sales Price:                    \$4,000,000 (6.4% CAP Rate)**

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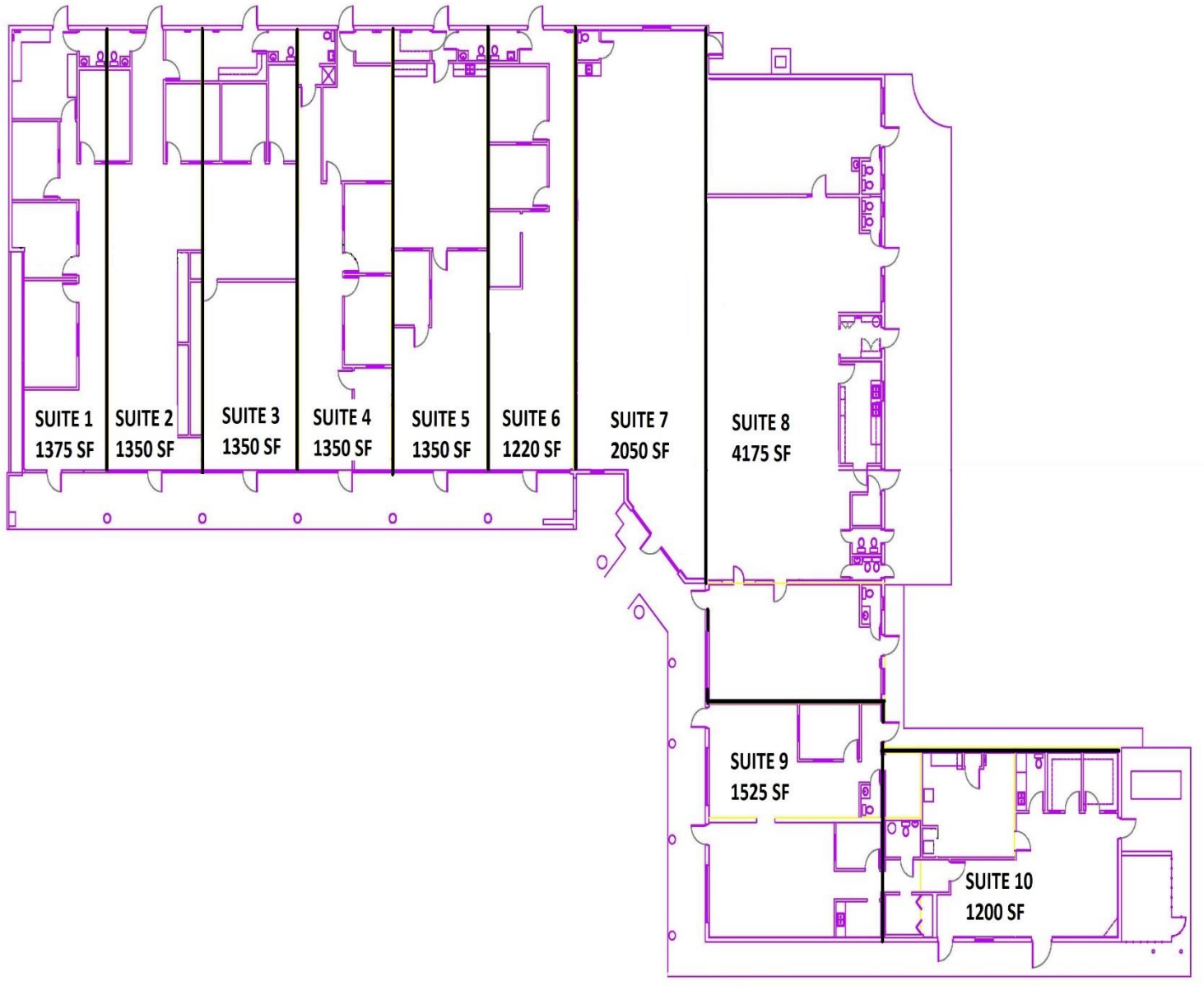


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# FOR SALE

## 100% LEASED MULTI-TENANT OFFICE/RETAIL CENTER



**6827 N. ORANGE BLOSSOM TRAIL ORLANDO, FL**

### 6827 N. Orange Blossom Trail Orlando, FL Investment Overview

Unit	Tenant	%	Monthly Base		Annual Base		Monthly			Term	Annual Increases	Deposit
			Rent	Rate	Rent	SF +/-	NNN	Monthly Gross	Water			
1	God Reigns Church	8.11%	\$ 3,329.55	\$14.66	\$ 39,954.60	1,375	\$ 681.25	\$ 4,010.80	\$ 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	Queen 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	Vacant	7.97%	\$ -	\$0.00	\$ -	1,350	\$ -	\$ -	\$ -			
5	Stanflo Events	7.97%	\$ 2,000.00	\$17.78	\$ 24,000.00	1,350	\$ 350.62	\$ 2,350.62	\$ 150	12.1.2022 - 11.30.2027	CPI or 5%	\$ 2,500
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%	\$ 4,602.93	\$13.23	\$ 55,235.16	4,175	\$ 1,043.75	\$ 5,646.68	\$ 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%	\$ 18,946.23	\$14.58	\$227,354.76	16,945	\$ 3,970.11	\$ 22,916.34	\$ 1,350		\$ 11,000

Gross Rent (Annual)	\$ 274,996.08
Water Reimbursement	\$ 16,200.00
Adjusted Gross Income	\$ 291,196.08

Operating Expenses	
Property Taxes	\$ 12,234.32
Insurance Premium	\$ 6,751.43
Termite/Pest	\$ 720.00
Utilities	\$ 6,000.00
Management 3%	\$ 8,735.88
Lawn	\$ 2,400.00
<b>Total Operating Expenses</b>	<b>\$ 36,841.63</b>

<b>Net Operating Income</b>	<b>\$ 254,354</b>
Value based Cap Rate	
Rate	Value
6.4%	\$ 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	15,595	92.03%
Vacant	1,350	7.97%
<b>Total</b>	<b>16,945</b>	<b>100.00%</b>

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