

**MEDICAL OFFICE  
BUILDING**

**515**

**For Sale**

**515 W SR 434, UNITS 1080-1110**

**LONGWOOD, FL 32750**

**Price: \$1,300,000**

**Single National Credit Medical  
Tenant Lease**

**Full NNN Lease, expires 12/2028**

**First floor Office**

**First Time on Market**

**Over \$100k in Improvements 2019**

**Located on Orlando Health  
Campus**



**ROBIN KESLER, CCIM**

Commercial Director

(407) 366-4500

rkesler@mac.com

BK694599, Florida

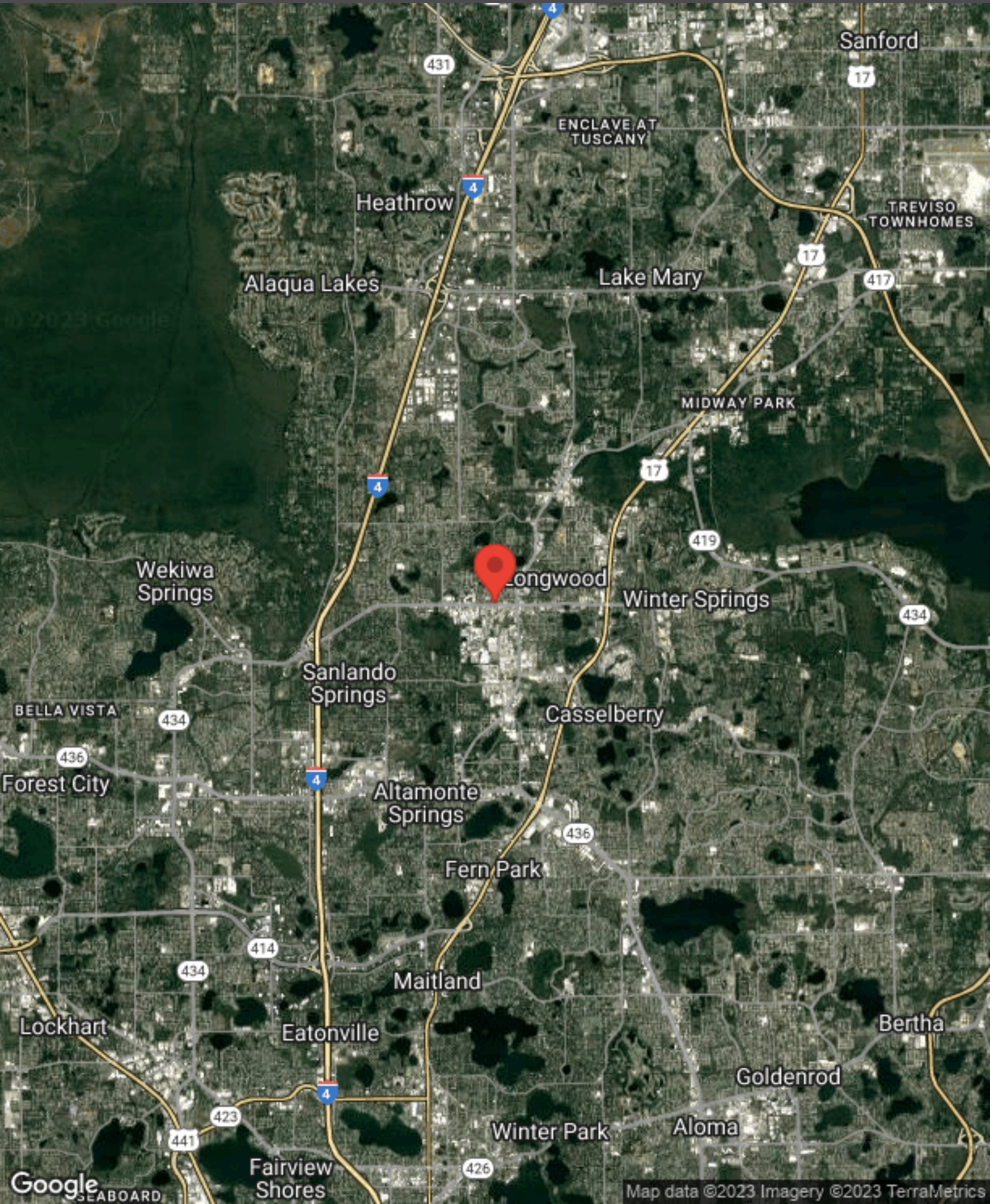
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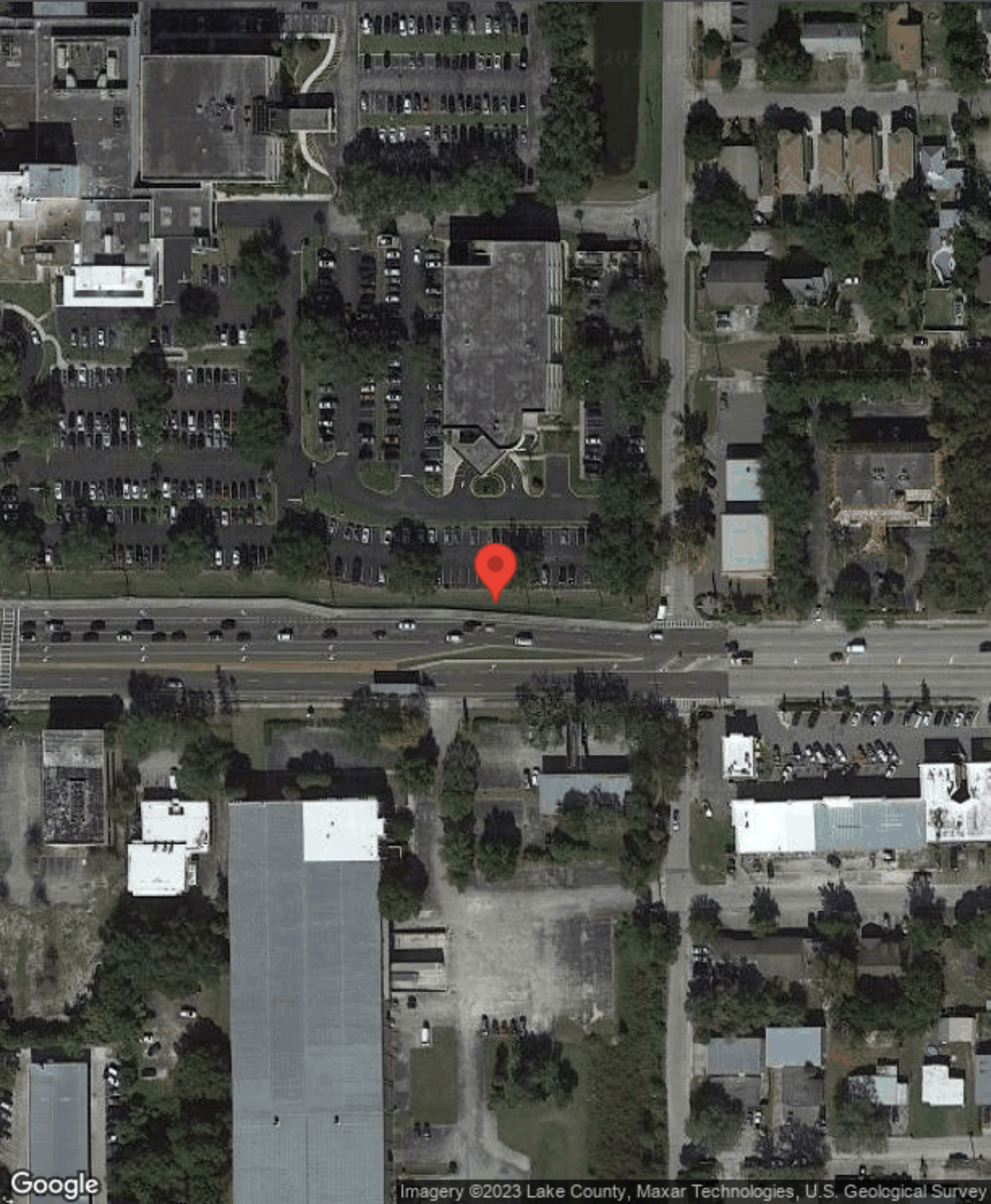
# REGIONAL MAP

515 W Sr 434, Units 1080-1110  
515 West State Road 434 | Longwood, FL 32750



# AERIAL MAP

515 W Sr 434, Units 1080-1110  
515 West State Road 434 | Longwood, FL 32750



**Acquisition Costs**

Purchase Price, Points and Closing Costs	\$1,327,300
Investment - Cash	\$417,300
First Loan (Fixed)	\$910,000

**Investment Information**

Purchase Price	\$1,300,000
Price per SF	\$280.29

**Income, Expenses & Cash Flow**

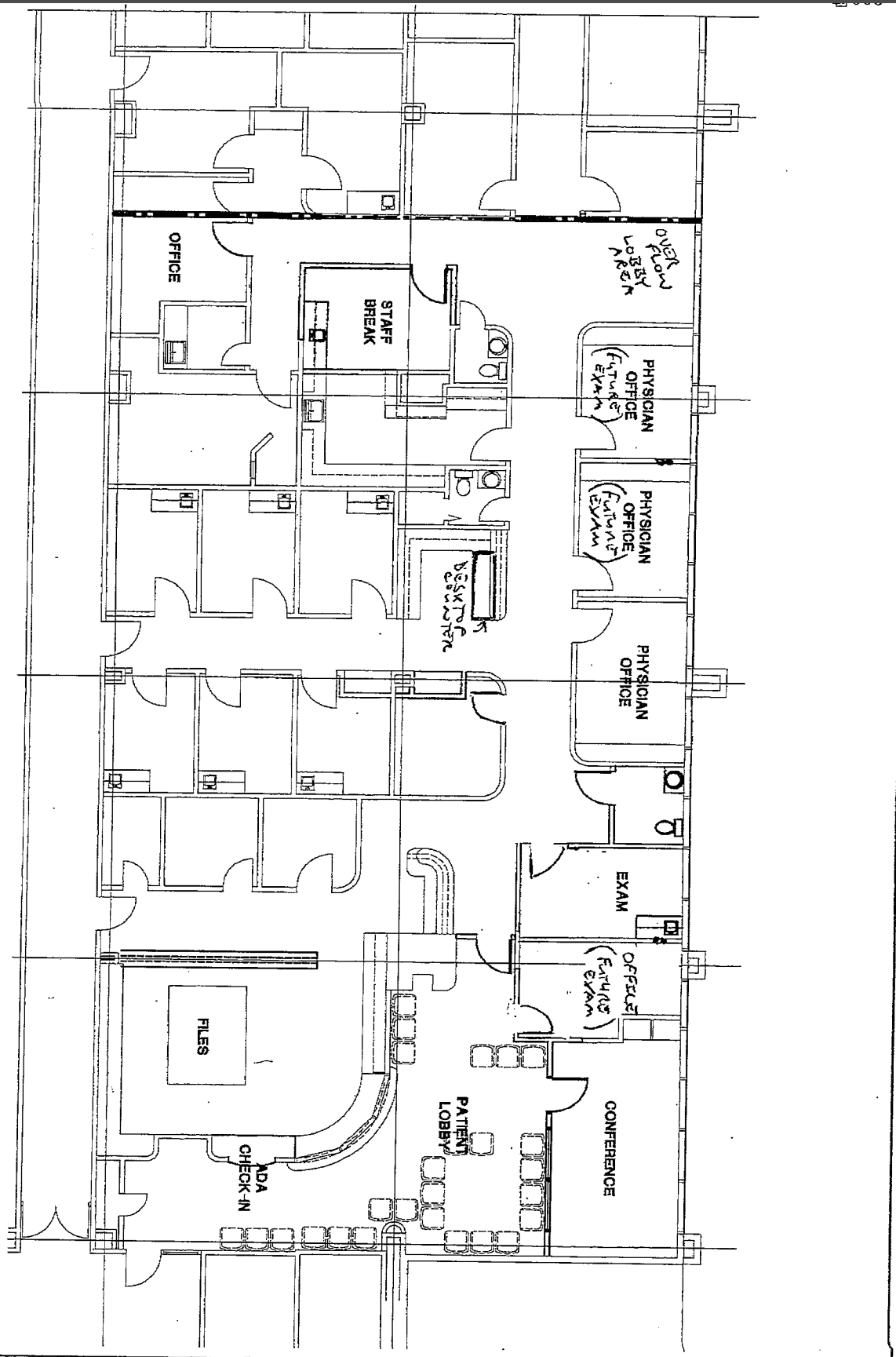
<b>Gross Scheduled Income</b>	<b>\$138,422</b>
Total Vacancy and Credits	\$0
Operating Expenses	(\$46,609)
<b>Net Operating Income</b>	<b>\$91,813</b>
Debt Service	(\$78,234)
<b>Cash Flow Before Taxes</b>	<b>\$13,579</b>
<b>After Tax Results</b>	
Total Interest (Debt Service)	(\$53,939)
Depreciation and Amortization	(\$32,843)
Taxable Income (Loss)	\$5,031
Tax Savings (Costs)	(\$1,258)
<b>Cash Flow After Taxes</b>	<b>\$12,321</b>

**Financial Indicators**

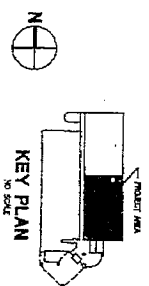
Cash-on-Cash Return Before Taxes	3.25%
Optimal Internal Rate of Return (yr 5)	6.60%
Debt Coverage Ratio	1.17
Capitalization Rate	7.06%
Gross Income / Square Feet	\$29.85
Gross Expenses / Square Feet	(\$10.05)
Operating Expense Ratio	33.67%

# FLOORPLAN

515 W Sr 434, Units 1080-1110  
 515 West State Road 434 | Longwood, FL 32750



**SCHEME 1**  
 515 West State Road 434



TENANT IMPROVEMENT SUITE #00 MEDICAL OFFICE BUILDING IN ORHS SOUTH SEMANOLE HOSPITAL



**JOHN E. GARDNER**  
 ARCHITECT  
 1100 W. STATE ROAD 434, SUITE 1000  
 LONGWOOD, FL 32750  
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DATE: 08/07

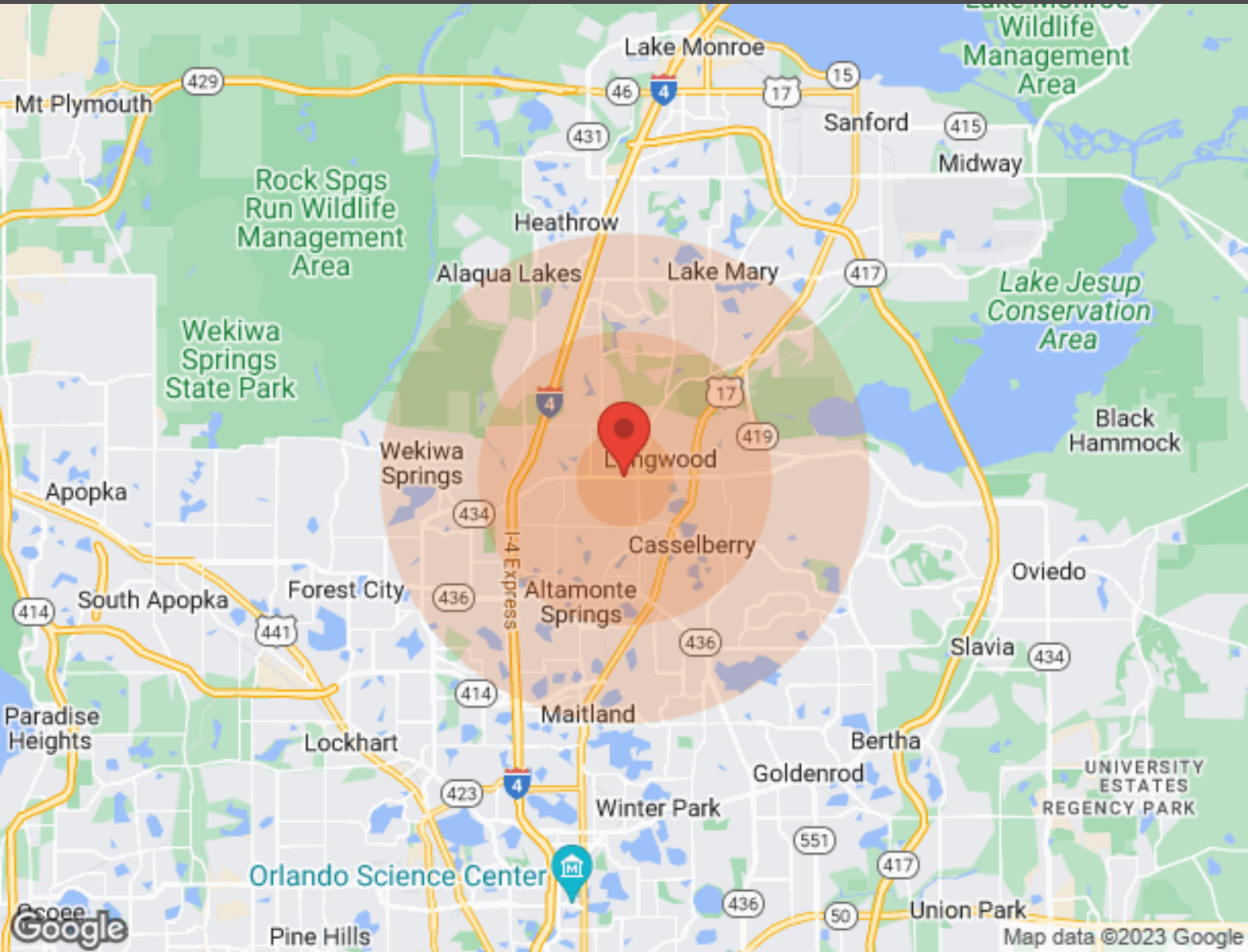
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FINAL DESIGN PLAN

A-1

# DEMOGRAPHICS

515 W Sr 434, Units 1080-1110  
 515 West State Road 434 | Longwood, FL 32750



Population	1 Mile	3 Miles	5 Miles
Male	3,489	30,642	89,571
Female	3,858	32,725	94,207
Total Population	7,347	63,367	183,778

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,031	10,119	29,946
Ages 15-24	766	7,727	23,050
Ages 55-64	1,096	8,693	25,018
Ages 65+	2,074	12,693	34,248

Race	1 Mile	3 Miles	5 Miles
White	6,776	53,695	155,603
Black	210	5,119	13,748
Am In/AK Nat	8	16	35
Hawaiian	N/A	N/A	N/A
Hispanic	787	11,042	32,877
Multi-Racial	328	6,476	20,674

Income	1 Mile	3 Miles	5 Miles
Median	\$69,482	\$57,161	\$59,988
< \$15,000	172	2,183	5,590
\$15,000-\$24,999	261	2,644	7,374
\$25,000-\$34,999	219	2,878	8,151
\$35,000-\$49,999	374	4,370	11,391
\$50,000-\$74,999	714	6,020	15,707
\$75,000-\$99,999	437	3,260	10,034
\$100,000-\$149,999	484	3,036	10,018
\$150,000-\$199,999	152	915	3,134
> \$200,000	70	583	3,237

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,363	30,410	87,034
Occupied	3,097	27,588	78,499
Owner Occupied	2,156	18,251	51,736
Renter Occupied	941	9,337	26,763
Vacant	266	2,822	8,535