

For Sale Ideal For Owner User or Investor

109 TIMBERLACHEN CIRCLE

LAKE MARY, FL 32746

Price: \$1,150,000

3600 sq ft Stand Alone Building

**Located in prestigious Lake Mary
Office Park**

**Leased thru 12/2024 to Optum
Health**



ROBIN KESLER, CCIM

Commercial Director

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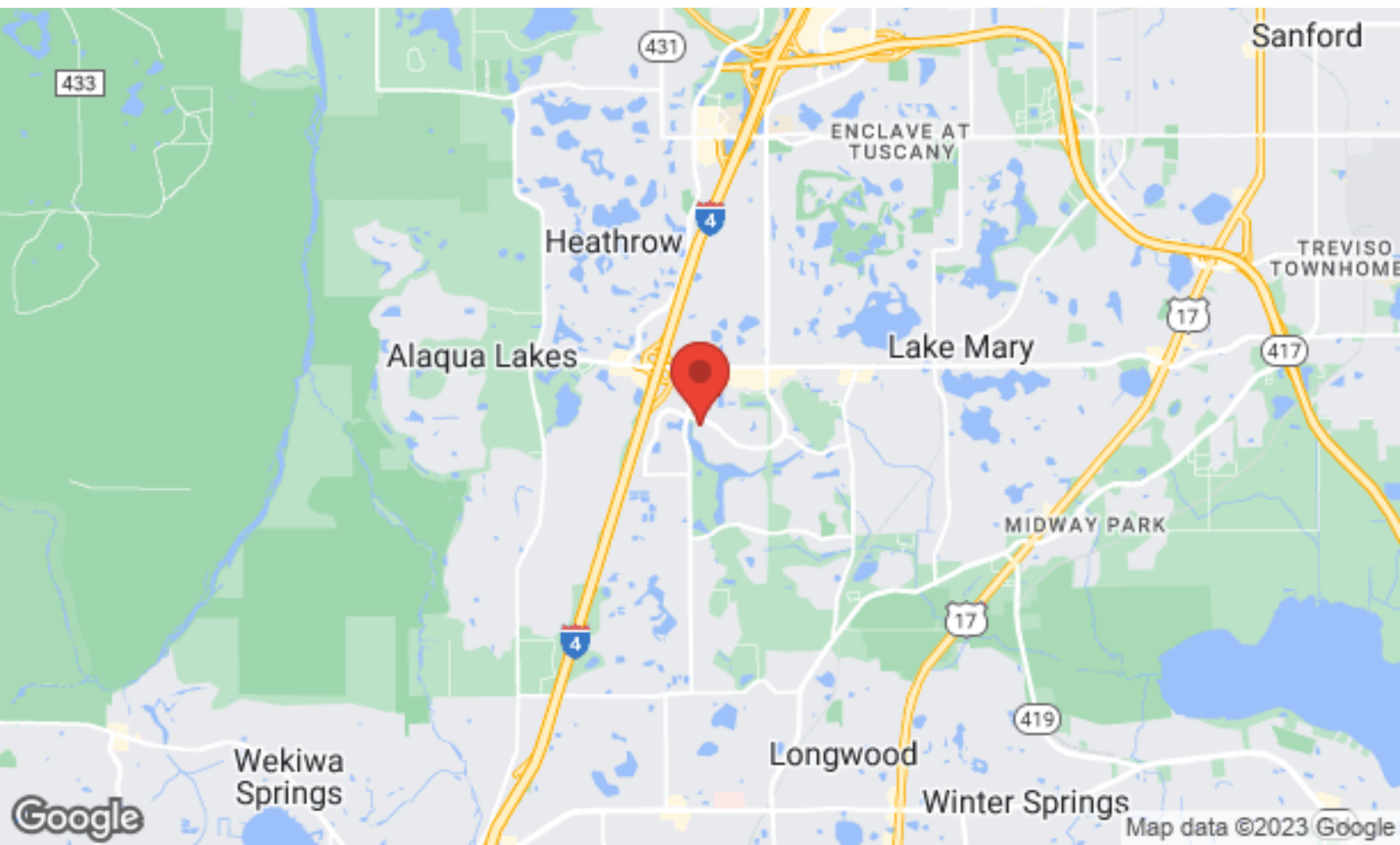
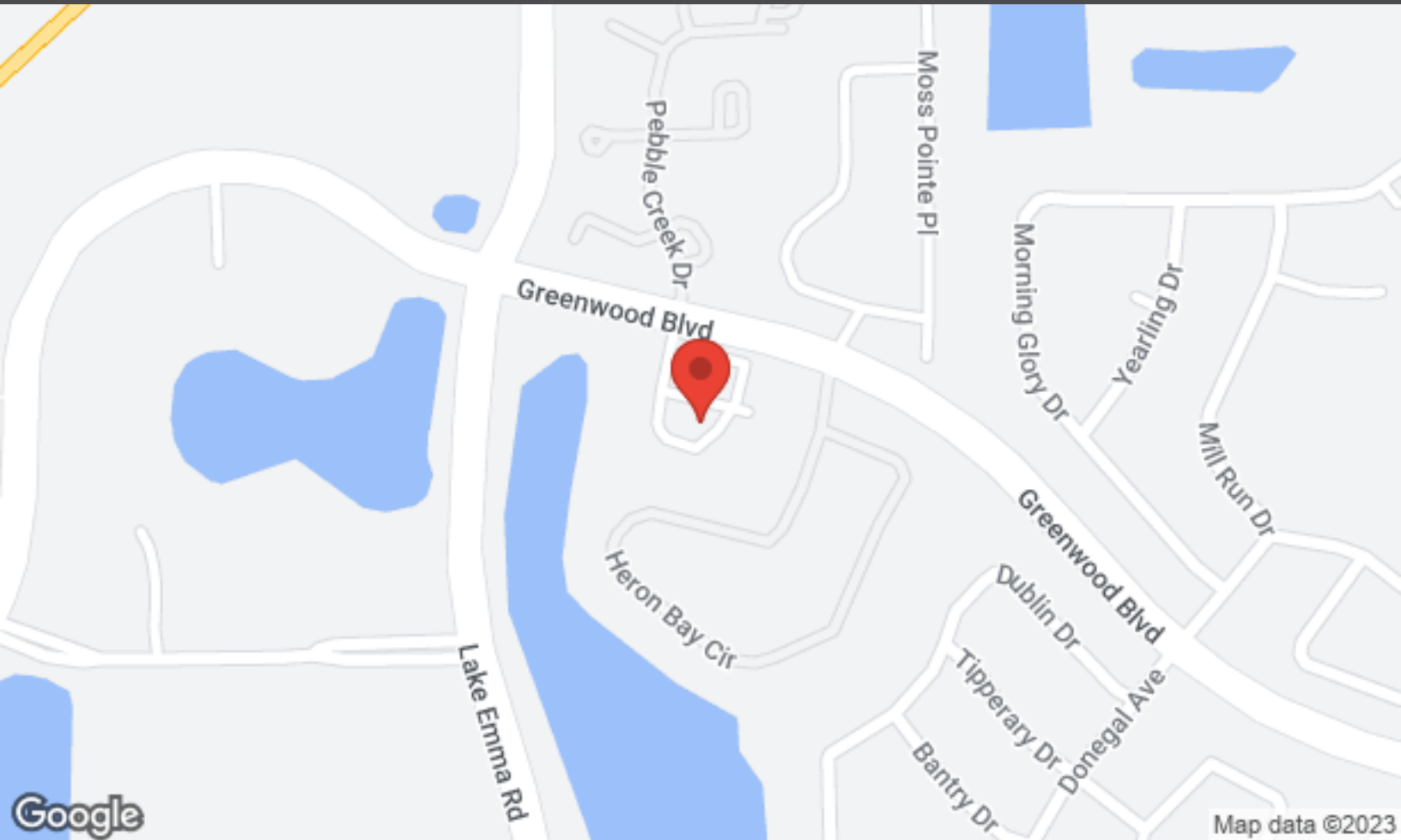
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LOCATION MAPS

109 Timberlachen Cir
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AERIAL MAP

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Property Summary

Building SF:	3,600
Lease Rate:	\$28psf
Lot Size:	3,852 SF
Parking Ratio:	5.19/1000
Parking:	20 Surface
Price:	\$1,150,000
Year Built:	2002
Zoning:	PUD

Property Overview

Operating Physician office with eleven exam rooms, four offices, waiting room, nurse's lounge, break area, lab, and two ADA restrooms.

Location Overview

Located in the Crossings Business Center Park, 1.5 miles from the I4 exit. 3.5 miles to Advent Health, 2.7 miles to Orlando Health Hospital. Terrific access to Lake Mary, Longwood, Sanford.

Acquisition Costs

Purchase Price, Points and Closing Costs	\$1,175,875
Investment - Cash	\$313,375
First Loan (Fixed)	\$862,500

Investment Information

Purchase Price	\$1,150,000
Price per SF	\$319.44

Income, Expenses & Cash Flow

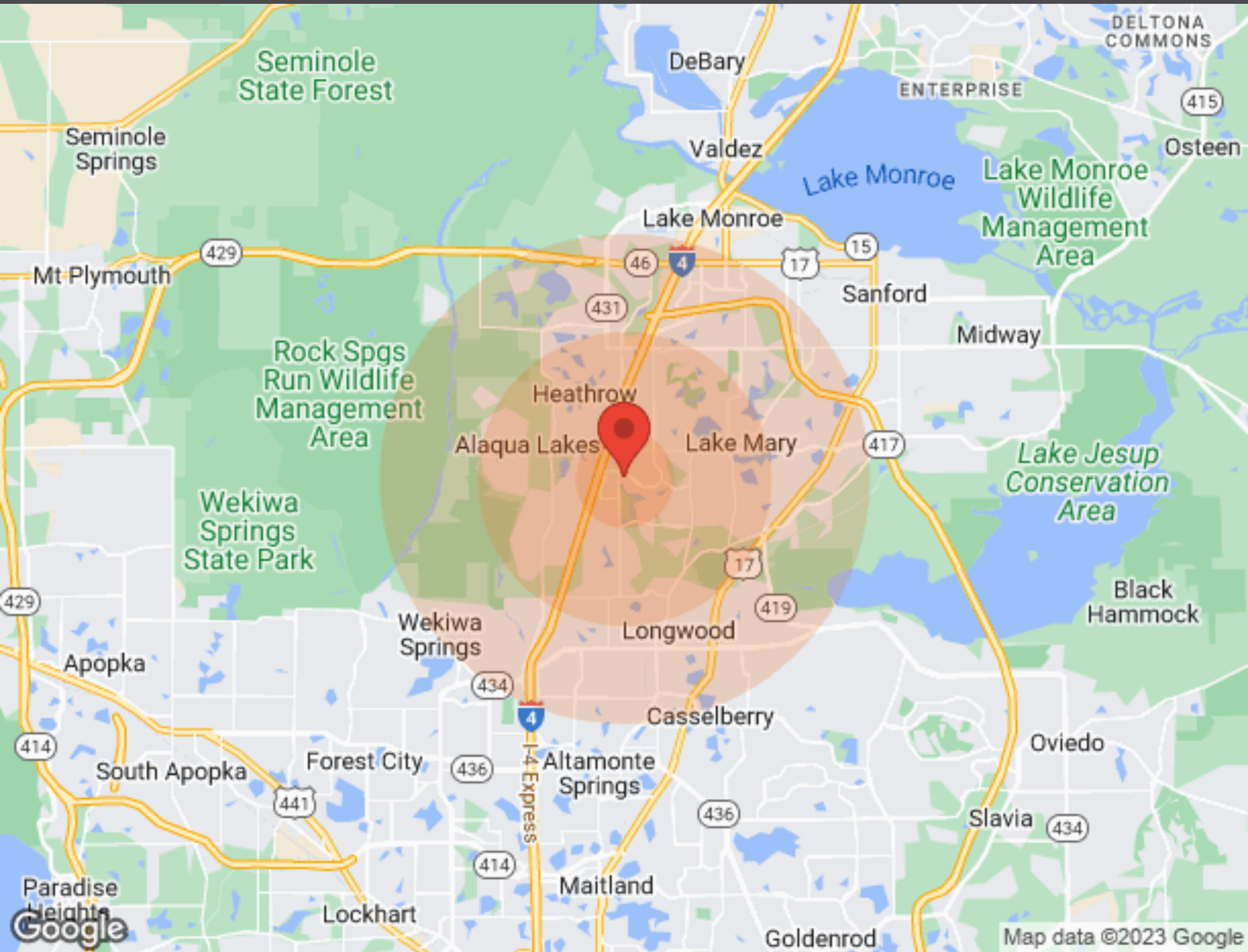
Gross Scheduled Income	\$106,800
Total Vacancy and Credits	\$0
Operating Expenses	(\$23,829)
Net Operating Income	\$82,971
Debt Service	(\$77,167)
Cash Flow Before Taxes	\$5,804
After Tax Results	
Total Interest (Debt Service)	(\$55,422)
Depreciation and Amortization	(\$29,111)
Taxable Income (Loss)	(\$1,562)
Tax Savings (Costs)	\$312
Cash Flow After Taxes	\$6,117

Financial Indicators

Cash-on-Cash Return Before Taxes	1.85%
Optimal Internal Rate of Return (yr 3)	17.91%
Debt Coverage Ratio	1.08
Capitalization Rate	7.21%
Gross Income / Square Feet	\$29.67
Gross Expenses / Square Feet	(\$6.62)
Operating Expense Ratio	22.31%

DEMOGRAPHICS

109 Timberlachen Cir
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Population	1 Mile	3 Miles	5 Miles
Male	5,230	26,984	66,543
Female	5,376	27,521	68,903
Total Population	10,606	54,505	135,446
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,924	9,324	23,510
Ages 15-24	1,530	7,588	18,374
Ages 55-64	1,318	7,813	18,676
Ages 65+	1,206	9,002	24,723
Race	1 Mile	3 Miles	5 Miles
White	8,484	45,963	109,852
Black	801	3,184	13,169
Am In/AK Nat	6	18	67
Hawaiian	N/A	N/A	N/A
Hispanic	2,447	7,511	20,995
Multi-Racial	1,570	4,548	14,050

Income	1 Mile	3 Miles	5 Miles
Median	\$60,846	\$76,546	\$64,523
< \$15,000	218	1,008	4,098
\$15,000-\$24,999	528	1,417	4,396
\$25,000-\$34,999	476	1,639	4,790
\$35,000-\$49,999	738	2,593	7,576
\$50,000-\$74,999	962	3,938	10,840
\$75,000-\$99,999	513	2,535	6,676
\$100,000-\$149,999	584	3,567	7,355
\$150,000-\$199,999	210	1,638	3,209
> \$200,000	132	2,162	3,714

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,967	23,264	59,702
Occupied	4,619	21,148	54,004
Owner Occupied	2,184	15,252	36,665
Renter Occupied	2,435	5,896	17,339
Vacant	348	2,116	5,698