

**1220 E. Semoran Blvd Orlando, FL Investment Overview**

Unit	Tenant	%	Base Rent	Rate	Annual Base	SF +/-	NNN	Monthly Gross	% of Property	Term	Increases	Deposit
	Premium Auto Group		\$ 5,880.00	\$68.17	\$ 70,560.00	1,035	\$ 900.00	\$ 6,780.00	100%	10.1.22-9.30.27	Highest of 5% or CPI	\$ 19,500
			<b>\$ 5,880.00</b>	<b>\$68.17</b>	<b>\$70,560.00</b>	<b>1,035</b>	<b>\$ 900.00</b>	<b>\$ 6,780.00</b>	<b>100%</b>			<b>\$ 19,500</b>

Gross Rent \$ 81,360.00

Adjusted Gross Income \$ 81,360.00

Operating Expenses	
Property Taxes	\$ 6,096.00
Sales Tax	\$ 4,704.00
Insurance	\$ -
Utilities	\$ -
Repairs	\$ -
Lawn	\$ -
<b>Total Operating Expenses</b>	<b>\$ 10,800.00</b>

Net Operating Income \$ 70,560.00

**Current Value based on an 6.4% Cap Rate**  
 6.8% CAP \$ 995,000

Tenants Reimburse  
 Tenants Reimburse  
 Tenants Pay Direct  
 Tenants Pay Direct  
 Tenants Pay Direct  
 Tenants Pay Direct

**Notes**

1. Tenants directly maintain the building and landscaping/maintenance directly
2. Tenants cover all expenses and HVAC
3. Tenants completed their own buildout with no LL TI
4. Landlord covers structure and roof only

Disclosure: This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions. Please verify this information in your inspection period and Broker makes no representation is made as to the accuracy of any information furnished. All Financial info on this summary came from the owners monthly statements as of 7/1/2023.