

# FOR SALE

## Multi-Tenant Automotive Investment Property

2921 S. Orlando avenue Suite 100 Sanford, FL 32773

Suite 100



Suite 104



### FACILITY DETAILS:

- (2) Tenants totaling 5,500 SF
- (Suite 100) 4,000 SF +/- is a National Tenant with a long term lease
- (Suite 104) 1,500 SF +/- is occupied by owner
- End Cap Space of a 148,538 SF Shopping Center
- New Roof and HVAC in 2007
- Strong Demographic for the current user Zoning is GC-2
- Owner may consider Owner Financing (see broker for details)
- National Credit Tenant covers 100% of debt and expenses
- Ample Parking with maintenances covered my the association
- Owner will vacate in April 2014 leaving Unit 104 available for lease
- 28% ROI at 100% Leased
- Owner Financing Available (see broker for details)

### SALE PRICE

**\$850,000**

**(Owner Financing Available)**

### CONTACT:

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### RESULTS REAL ESTATE PARTNERS, LLC

Licensed Commercial Real Estate Brokers

108 Commerce St, Suite 200

Lake Mary, FL 32746

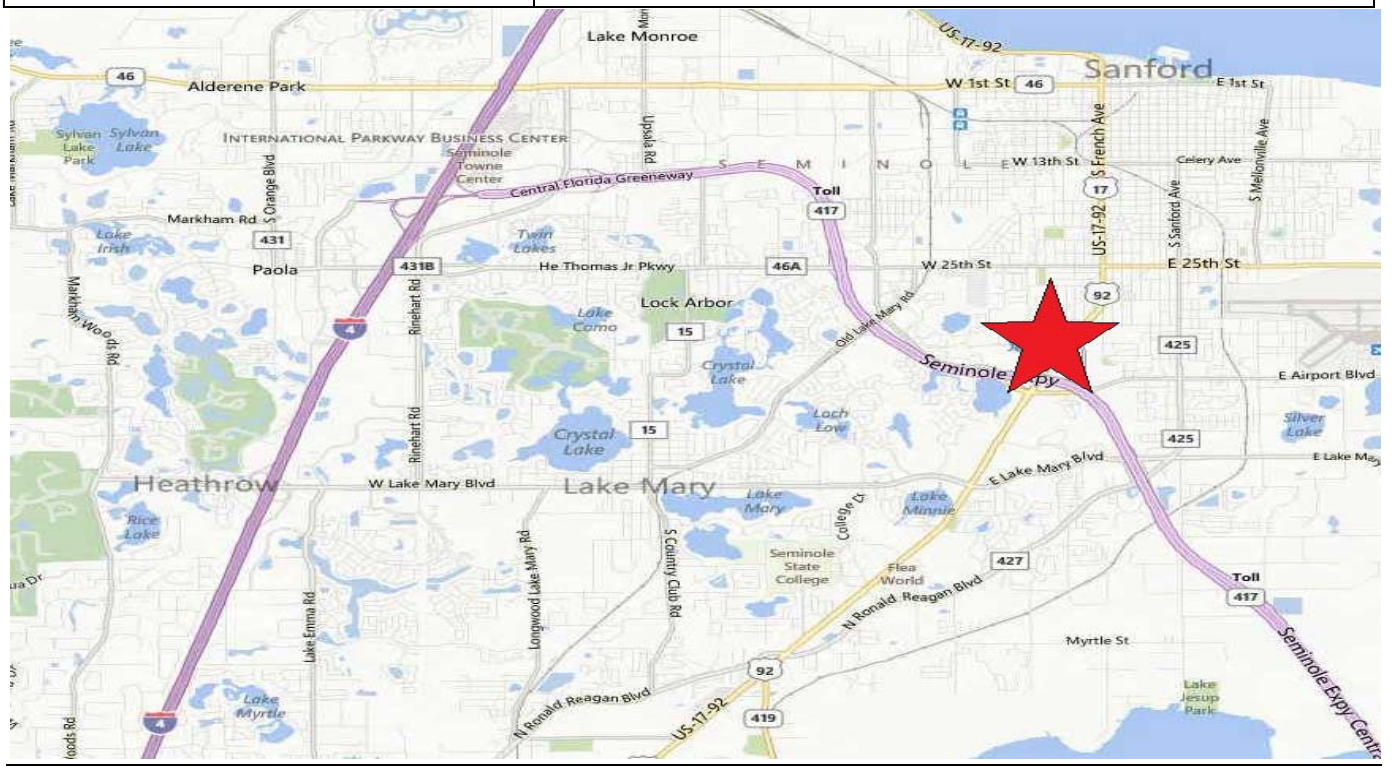
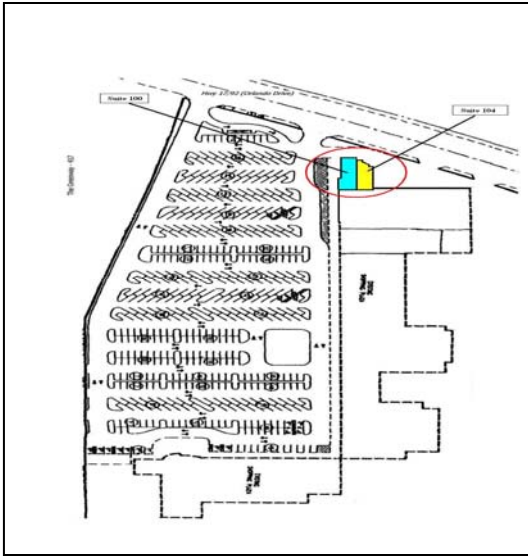
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# LOCATOR MAP



- Located at the corner of Hwy 17-92 (S. Orlando Ave.) and SR 417 (Florida Greenway)
- Access to Lake Mary Blvd, SR 46, 427, Interstate 4, and visible to SR 417.



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## FINIANCIAL OVERVIEW

### Income Information

	<u>Tenant</u>	<u>Monthly Base</u>	<u>Annual Base</u>	<u>Expenses</u>	<u>Monthly Total</u>
#100	Rent-A-Wheel	\$5,000.00	\$60,000.00	\$1,114.61	\$6,114.61
#104	<i>Vacant</i>	<i>\$3,000.00</i>	<i>\$36,000.00</i>	<i>n/a</i>	<i>\$3,000.00</i>
		\$8,000.00	\$78,000.00	\$1,114.61	\$9,114.61

Rent-A-Wheel is a National Retail Tire and Wheel Retailer that has 80+ corporate locations in 12 states in the Southern United States. Rent-A-Wheel is expanding their operations in several states including Florida.



[www.RentAWheel.com](http://www.RentAWheel.com)

Rent A Wheel has been at this location for 13 years now. Rent A Wheel is position in a very strong demographic area for their use with no real competition from like users. They have also invested their own money into this facility and it is one of their strongest locations in Florida.

Suite 104 is currently being used by the owner. This space was rented in the past for \$3500 for 3 years and \$3000 for 5 years. Owner is vacating in April 2014 and will be available for lease again at that time.

### Income Proforma

Rental Income at 100%:	\$109,375.32
Less Expenses:	- 13,375.32
New Operating Income:	\$ 95,999.68 <i>(at 100% leased)</i>

Owner Financing: (\$650K loan 10 year term at 6% Interest Only)

Down Payment:	\$200,000.00
Annual Payment:	- 39,000.00
Profit at 100% Leased Before Taxes:	\$ 56,999.68

Cash on Cash Return: 28% *(at 100% leased)*

The owner has health issues which is the reason for the sale of the property.



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