

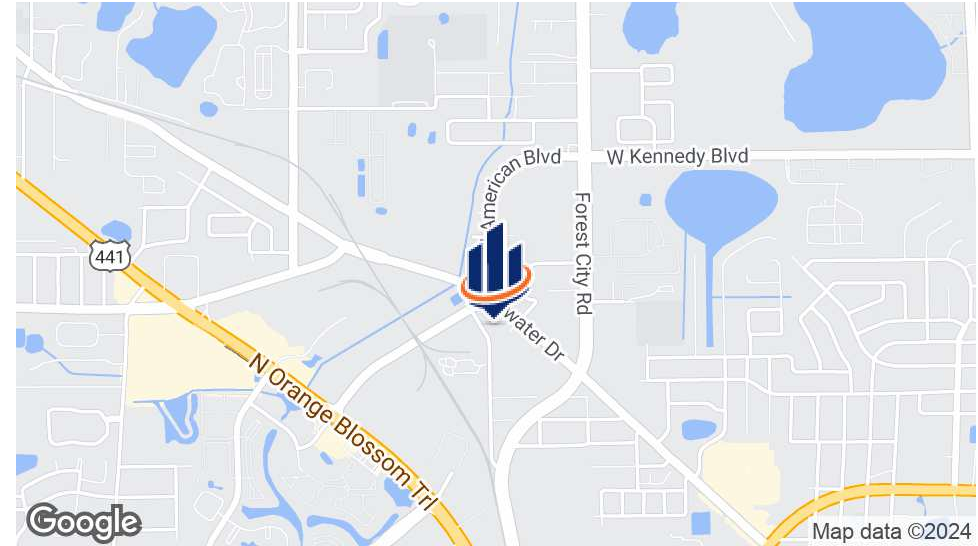


PRO MACHINE INC.

6150 EDGEWATER DRIVE
ORLANDO, FL 32810

Trish Leisner, CCIM
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Property Summary



OFFERING SUMMARY

Sale Price:	\$650,000
Building Size:	4,900 ± SF
NOI:	\$184,000
Year Built:	1982
Zoning:	4800 - Industrial Warehouse
Market:	Orlando
Submarket:	Rosemont
Traffic Count:	20,800

BUSINESS OVERVIEW

This is a business sale with leased space. The business, fixed assets, inventory, and goodwill are for sale. Pro-Machine Inc. is a well-known precision job shop producing full spectrum machined, welded, and sheet metal products. They specialize in short and medium sized prototype projects with quick turnaround times. They have over a half century of experience. They build parts that are so small that they are measured under 60 x microscopes to parts exceeding 6 tons. Their custom tooling is made in house or sheet metal, or special cutters to do specific cutting tasks. Capabilities are virtually endless, but the main focus has been on the theme park industry or the past 25 years. Products are shipped to France, Hong Kong, and California, with the majority of products delivered in Orlando, Florida. Major customer has hundreds of engineers and planners that we are networked with and receive a constant flow of RFQ's (request for quotes). Several machine's capabilities are 3 and 4 axis CNC milling, 2 axis CNC turning, manual lathe turning rom micro parts to 21" in diameter and 60" length. Business produces precision sheet metal parks with an Accurpress, 100 ton CNC Press Brake with a compliment of tooling. Equipped with the latest 350 Amp Miller Mig and Tig welding machines and support equipment. We use Cincinnati Monoset to create own tooling and re-sharped specialty cutters. The shop has access to a full list of co-op vendors ranging from powder coat, plating, laser, heat treat, hard chrome/grinding, waterjet, and more. Pro-Machine Inc. has endless capabilities to create and produce custom quality products or the manufacturing industry.

Property Highlights & Location Description

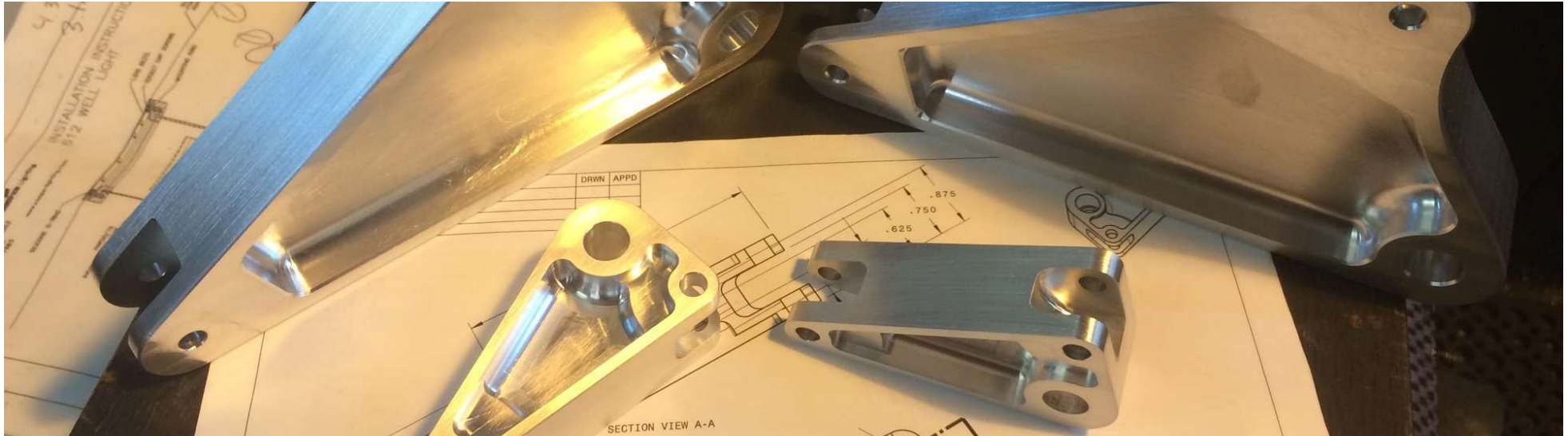


LOCATION DESCRIPTION

Business is currently located in a centralized manufacturing corridor that offers convenient access to clients including Disney, Universal Studios and SeaWorld. Great access to many of the major highway corridors. West of Interstate 4, North of Lee Road, and a couple of blocks East of John Young Parkway. Approximately 12 miles North of Downtown Orlando.

PROPERTY HIGHLIGHTS

- Disney Vendor - Class 1 Status
- Equipment Current Market Value \$300,000
- Equipment Original Cost over \$2,000,000
- 3 Bays currently being leased w/favorable lease terms
- The owner is willing to stay as an employee
- Business only for sale



PRO-MACHINE INC.

Pro-Machine Inc. is a well known precision job shop producing full spectrum machined, welded, and sheet metal products. We specialize in short and medium sized prototype projects with quick turnaround times. We have over a half century of experience. There are no projects too large nor small. We build parts that are so small that they are measured under 60 x microscopes to parts exceeding 6 tons. Our custom tooling is made in house for sheet metal, or special cutters to do specific cutting tasks. Our capabilities are virtually endless but our main focus has been on the theme park industry for the past 2.5 decades. Our products are shipped to France, Hong Kong, and California, with the majority of products delivered in Orlando, Florida. Our major customer has hundreds of engineers and planners that we are networked with and receive a constant flow of RFQ's [Request for quotes]. Some of our machine's capabilities are 3 and 4 axis CNC milling, 2 axis CNC turning, manual lathe turning from micro parts to 21" in diameter and 60" length. We produce precision sheet metal parts with an Accurpress, 100 ton CNC Press Brake with a compliment of tooling. We are equipped with the latest 350 Amp Miller Mig and Tig welding machines and support equipment. We use Cincinnati Monoset to create our own tooling and re-sharpen specialty cutters. Our shop has access to a full list of co-op vendors ranging from powder coat, plating, laser, heat treat, hard chrome/grinding, waterjet, and more. Pro-Machine Inc. has endless capabilities to create and produce custom quality products for the manufacturing industry.

DESCRIPTION	SERIAL NUMBER	YEAR	CURRENT VALUE	PURCHASED COST	
SPX POWER TEAM 15 TON TUBE BENDER	C1516C		\$ 1,850.00	\$ 4,800.00	WITH DIES
MILLER MILLERMATIC 350P MIG WELDER	MG133073N		\$ 4,000.00	\$ 15,000.00	FOR BOTH
MILLER DYNASTY 350 TIG WELDER	MG130080L		\$ 4,000.00		
AIRCRAFTER T200 WELDING-ROTARY POSITIONER			\$ 1,800.00	\$ 3,200.00	
(1) 200 CU ACETYLENE					
(2) 300 CU OXYGEN TANKS					
(1) 300 CU, 95% ARGON 5% OXYGEN					
(1)300 CU, 75% ARGON 25% CARBON DIOXIDE					
(2)300 CU ARGON					
(1) 200 CU HELIUM TANK			\$ 400.00		
50" X 50" ACORN TABLE ON STAND			\$ 2,500.00	\$ 4,000.00	
OXYGEN ACETELENE TANK CUTTING TORCH SET W/ CART					
ROLL AROUND TOOLBOX & CABINENT WITH CONSUMABLES					
PLASMA TORCH W / CONSUMABLES			\$ 850.00	\$ 1,600.00	
INGERSOLL RAND AIR SCREW / COMPRESSOR	G3313U95097		\$ 4,500.00	\$ 6,000.00	
300 GALLON AIR TANK			\$ 1,200.00	\$ 1,800.00	
5 HP QUINCY AIR COMPRESSOR	UTY558760		\$ 750.00	\$ 1,500.00	
5 HP INDUSTRIAL BRUNNER AIR COMPRESSOR			\$ 1,200.00	\$ 3,500.00	
7-1/2 HP AIR DRYER			\$ 2,500.00	\$ 5,500.00	
INGERSOL RAND AIR SCREW			\$ 8,000.00	\$ 30,000.00	
KAESER AS44 AIR SCREW			\$ 8,000.00	\$ 30,000.00	
ACCURPRESS 100 TON PRESS BRAKE	8381	5-May	\$ 40,000.00	\$ 80,000.00	
TRINCO DRY BLAST	10717-6		\$ 750.00	\$ 2,000.00	
12 GAGE FINGER BRAKE (NEW)			\$ 2,800.00	\$ 4,500.00	
5000 LB HYSTER FORK LIFT			\$ 6,500.00	\$ 8,500.00	
CRANE ATTACHEMENT FOR FORKLIFT			\$ 1,800.00	\$ 4,500.00	
BARREL DUMPER FOR FORKLIFT			\$ 450.00	\$ 850.00	
(2) KALAMAZOO DEBURR BELT SANDERS ON STANDS			\$ 500.00	\$ 800.00	250 EACH
ASSORTED PALLET RACKS					
SCOTTSMAN MITER SAW			\$ 2,500.00	\$ 6,500.00	
FULL COMPLIMENT OF HAND TOOLS / SIDE GRINDERS					
(5) LARGE ROLL AROUND WORK BENCHES FOR EVERY MACHINE			\$ 500.00	\$ 3,750.00	AVERAGE INT 750. EACH
(3) WORK BENCHES			\$ 750.00	\$ 1,350.00	AVERAGE INT 450.0

5 TON 3 PHASE AIR CONDITIONER FOR MAIN BAY			\$ 4,500.00	\$ 15,000.00	
(7) 6" Kurt angellock		500.00EA	\$ 3,500.00	\$ 1,049.00	EACH
(2) 8" kurt angel lock vives		1800.00 EA.	\$ 3,600.00	\$ 2,507.00	EACH
3 axis universal vice			\$ 800.00	\$ 1,500.00	
ENCO 4 FOOT SHEET METAL ROLLS			\$ 500.00	unknown	
65" X 43" X 18" DEEP FLAME CABINET			\$ 750.00		
Large assortment SHOP TOOLS					
OFFICE COMPUTERS			\$ 1,200.00	\$ 3,000.00	
OFFICE PRINTERS			\$ 250.00	\$ 750.00	
OFFICE SOFTWARE					
FILING CABINETS & SUPPORT EQUIPMENT			\$ 1,500.00	\$ 3,500.00	
2 Very Large V Blocks			\$ 600.00	\$ 1,800.00	
Large Angle Plate					
Assortment of precision angle plates					
MAZAK NEXUS 100 CNC LATHE	173403	Sep-04	\$ 35,000.00	\$ 90,000.00	
MAZAK QT 250-HP-UNIV	152140	Nov-00	\$ 30,000.00	\$ 1,350,000.00	
HARDINGE VMC 600 II	NVA-231	Jun-00	\$ 20,000.00	\$ 50,000.00	
BROWN & SHARPE 12X36 MICROMASTER			\$ 13,000.00	\$ 15,000.00	
MONARCH EE LATHE	EE48010		\$ 7,500.00	\$ 90,000.00	
VICTOR -618 EM			\$ 7,500.00	\$ 25,000.00	
HERCULESE AJAX LATHE 21 X 60	86708153	1978	\$ 8,000.00	\$ 45,000.00	
BRIDGEPORT INTERACT W/ EXTRA PARTS	509820889 B		\$ 4,000.00	\$ 8,500.00	
20 TON SHOP PRESS (NEW)		2022	\$ 200.00	\$ 375.00	
MONOSET MT UNIVERSAL CUTTER GRINDER	4898A0181-0023		\$ 18,000.00	\$ 60,000.00	
ASSOCIATED MILLING TOOLING HOLDER AND SUPPORT COLLETS	ESTIMATED		\$ 30,000.00		
STARRETT SURFACE TABLE 36 X 36 GRD B			\$ 1,000.00	\$ 1,877.00	1377 + 500.00 stand
STARRETT SURFACE TABLE 18 X 24 GRD AA	5106		\$ 950.00	\$ 1,572.00	
INSPECTION CABINET / CONTENTS					
12 SPEED FLOOR DRILL PRESS	313110040	3/13/11	\$ 200.00	\$ 350.00	
MODEL C-916 DOALL BAND SAW	527-98910		\$ 8,500.00	\$ 15,000.00	
10 FOOT ROLLER CONVEYER FOR BAND SAW			\$ 1,000.00	\$ 2,000.00	
APPROXIMATE VALUE TOTAL			\$ 300,150.00	\$ 2,003,430.00	

Income & Expenses



INCOME SUMMARY	PRO MACHINE INC.
GROSS INCOME	\$0
EXPENSES SUMMARY	PRO MACHINE INC.
OPERATING EXPENSES	\$0
NET OPERATING INCOME	\$184,000

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Financial Summary



INVESTMENT OVERVIEW

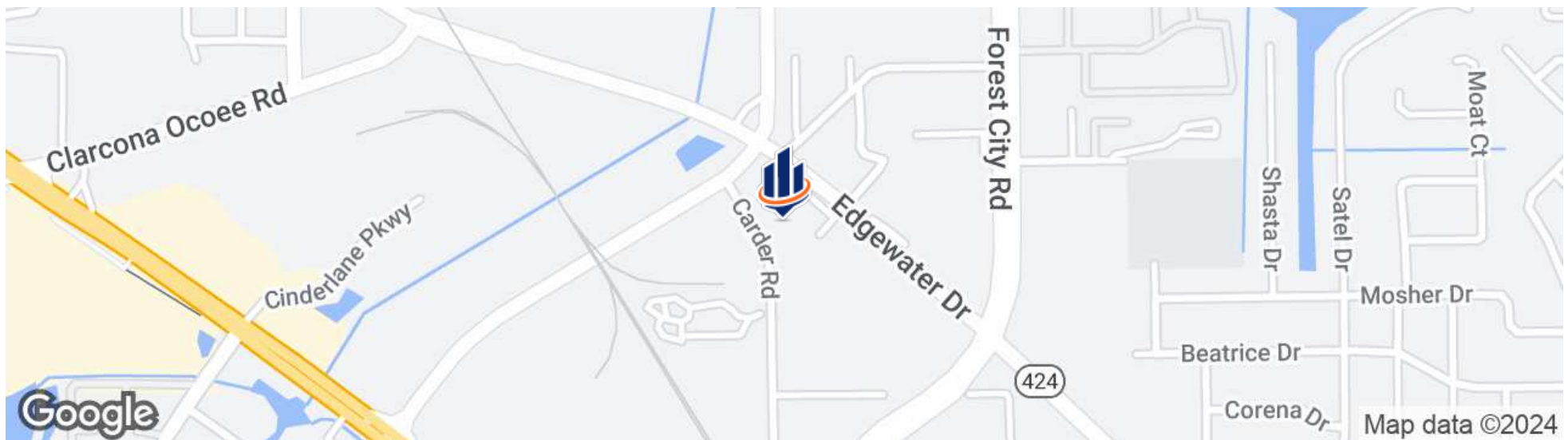
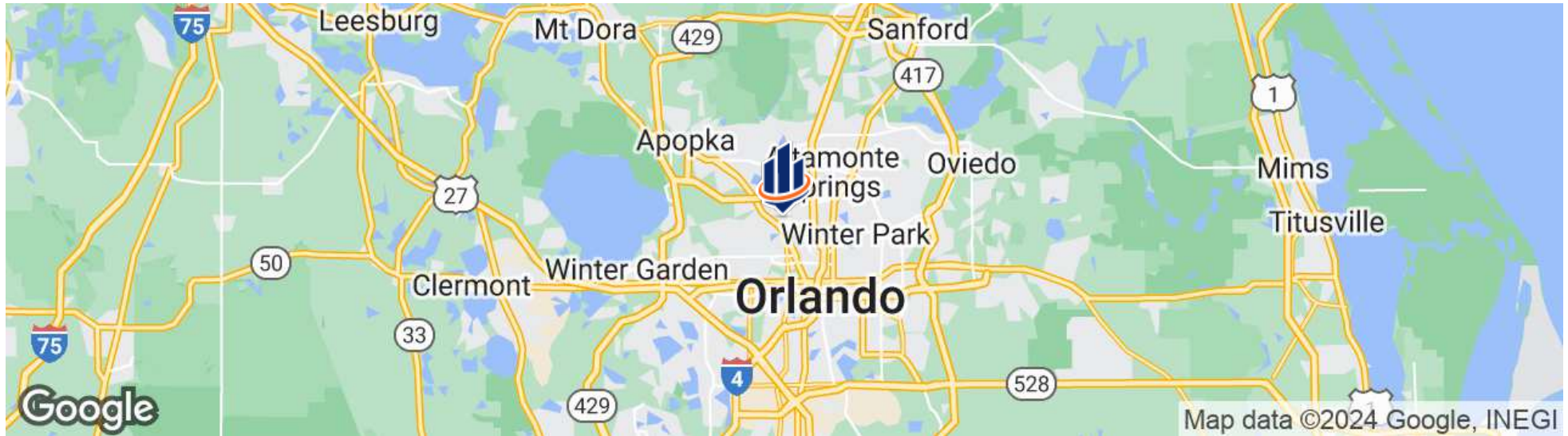
Price **PRO MACHINE INC.**
\$650,000

OPERATING DATA

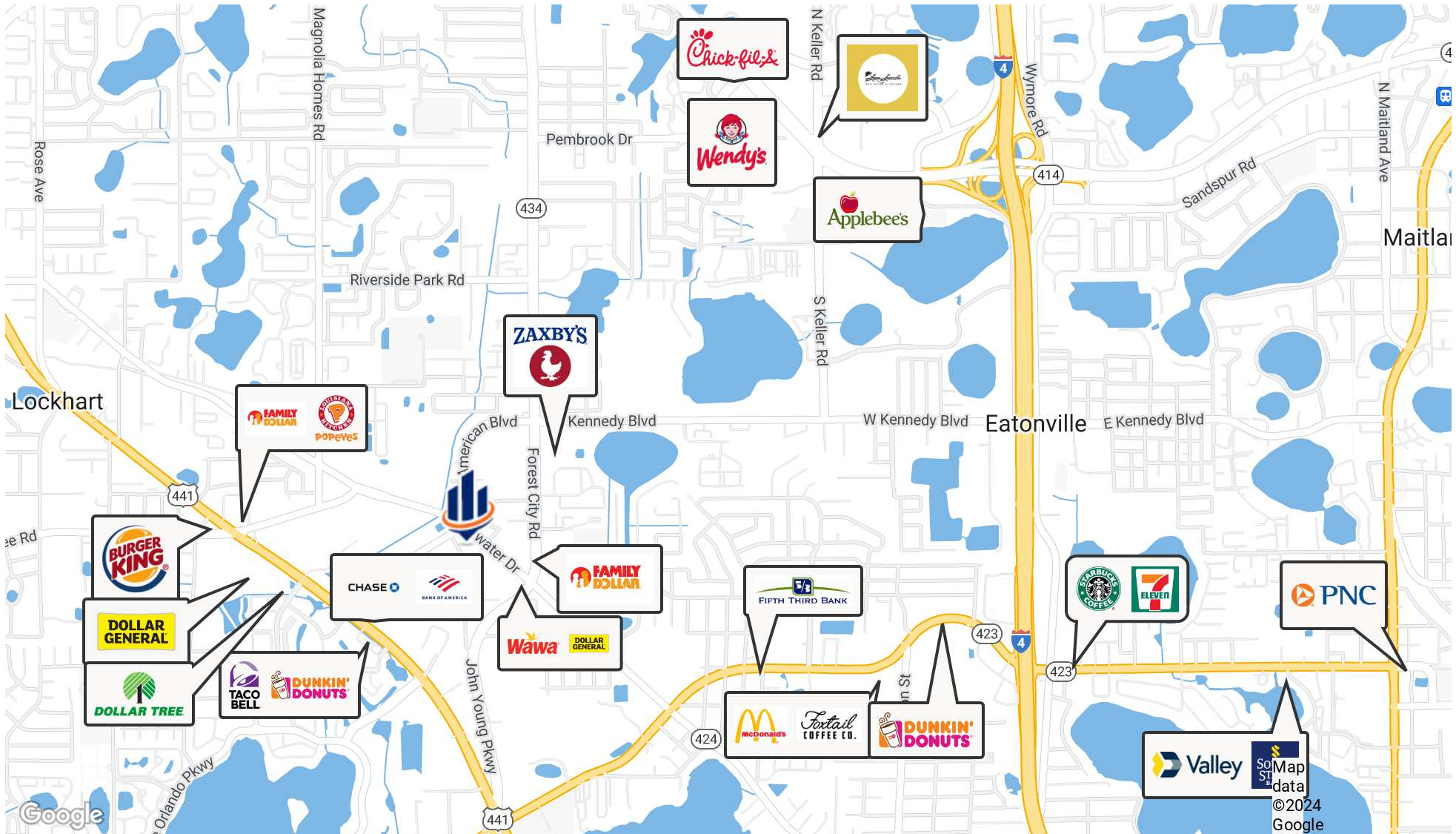
Net Operating Income **PRO MACHINE INC.**
\$184,000

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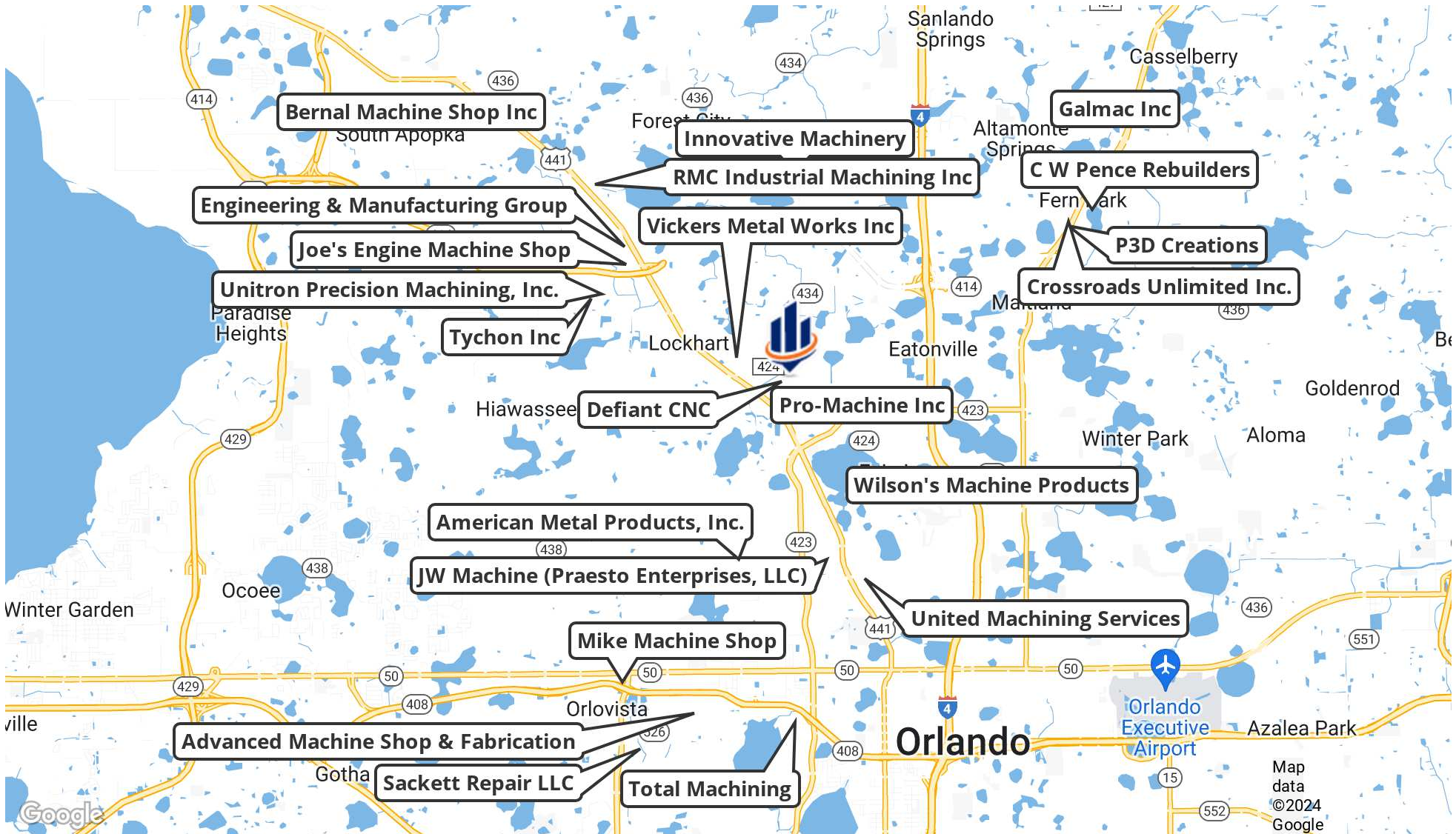
Regional & Location Map

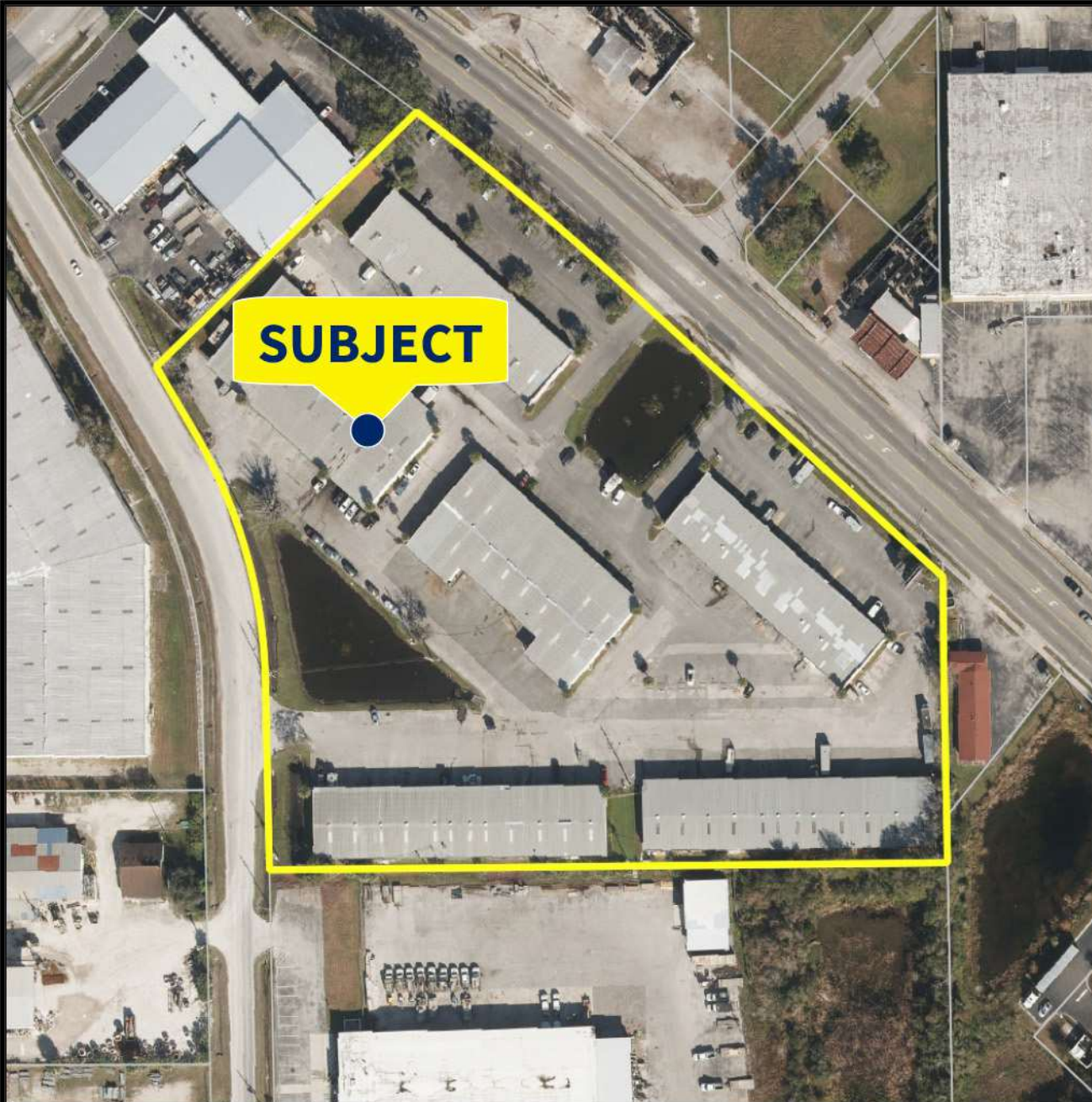


Retailer Map



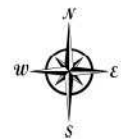
Market Area Map










Pro Machine

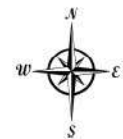
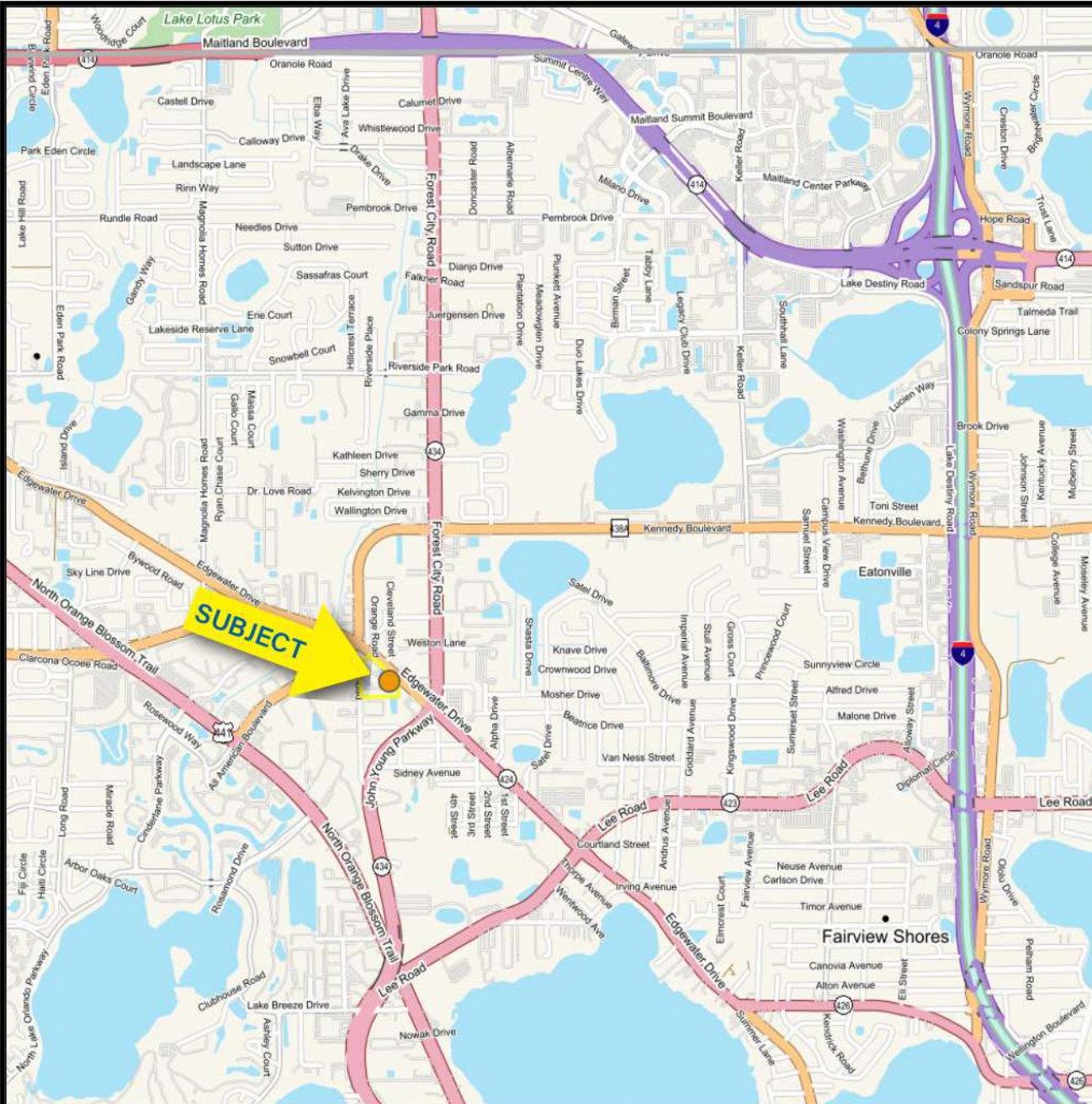
- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Parcel Outlines



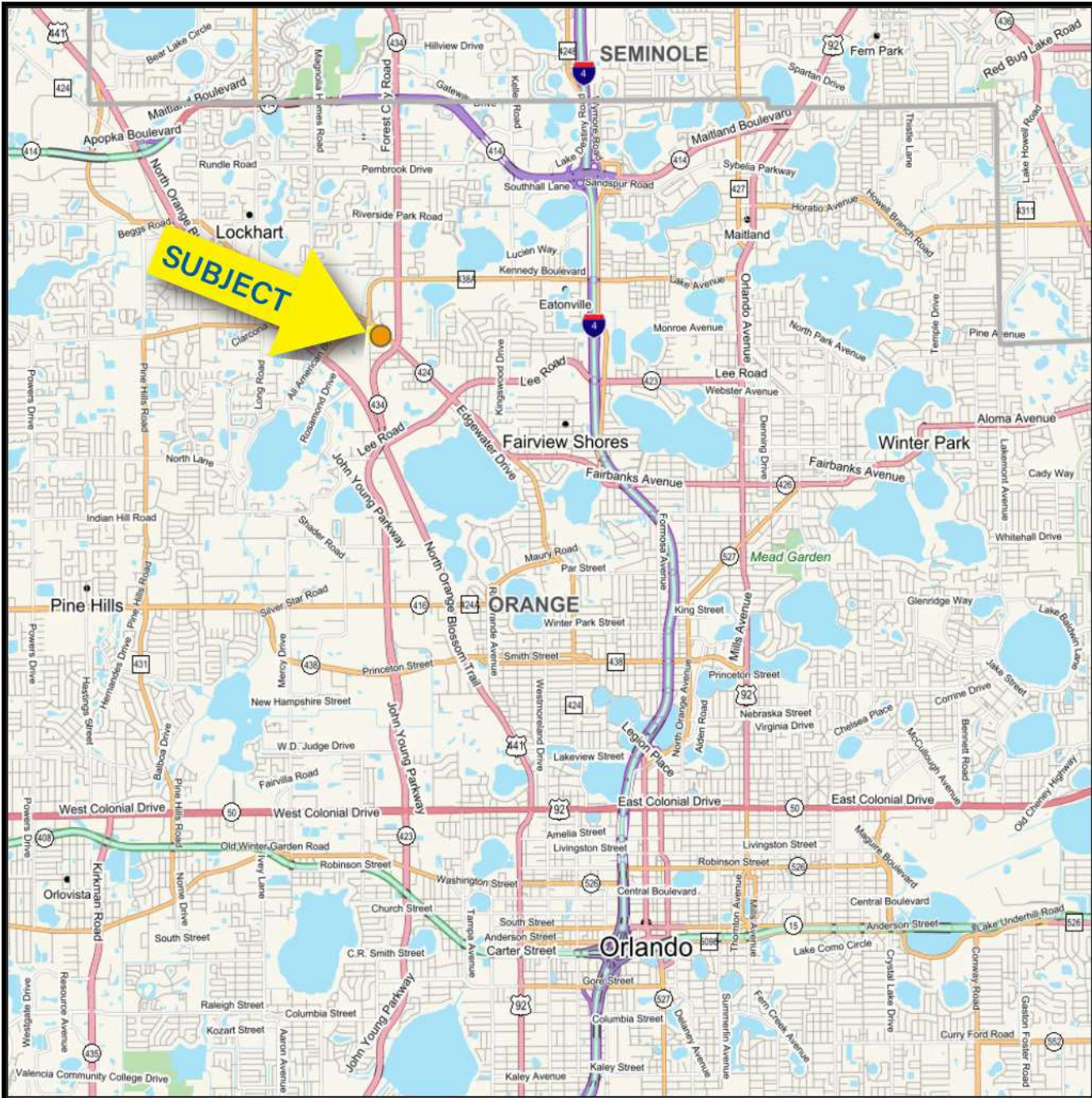
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Pro Machine

-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing



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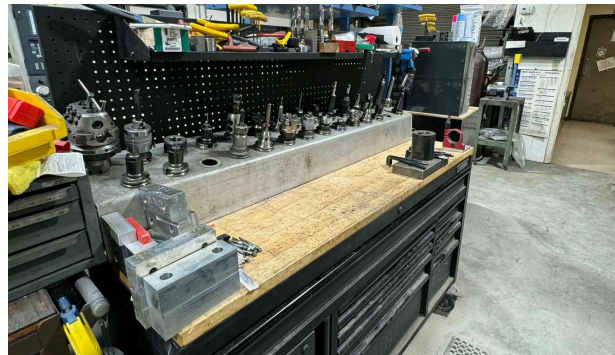
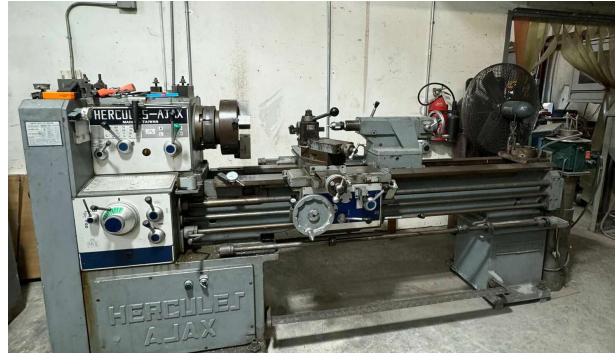


Pro Machine location to
 Downtown
 ■ County Boundaries
 ■ Polygons Drawing
 ■ Lines Drawing
 ■ Labels Drawing
 ■ Points Drawing

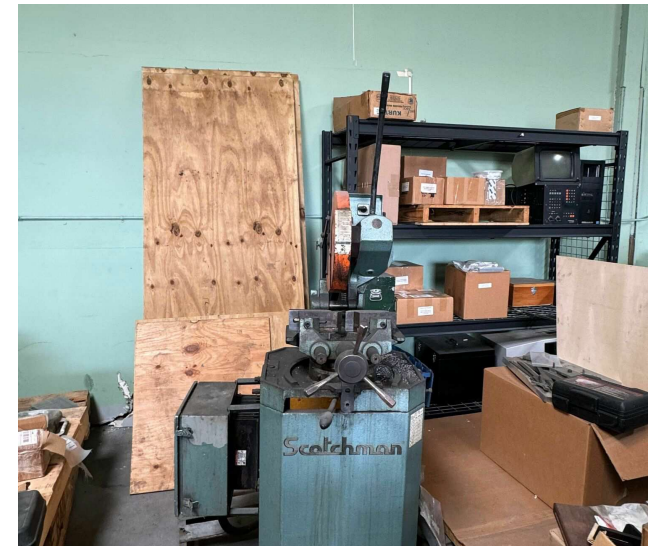
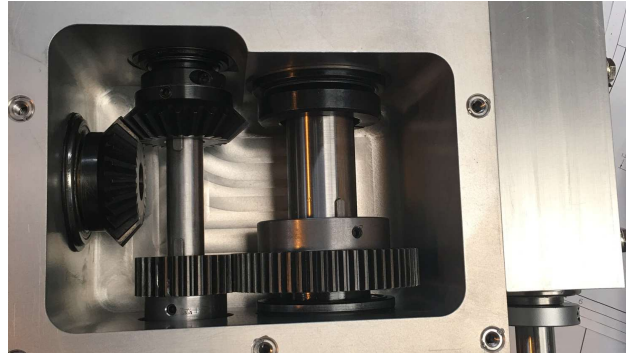


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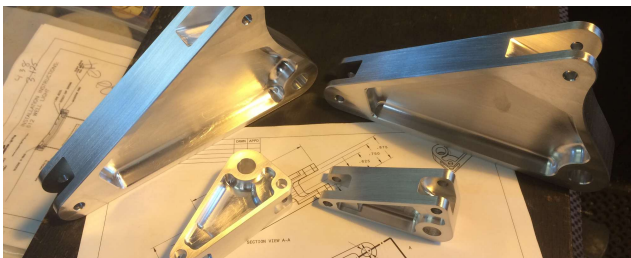
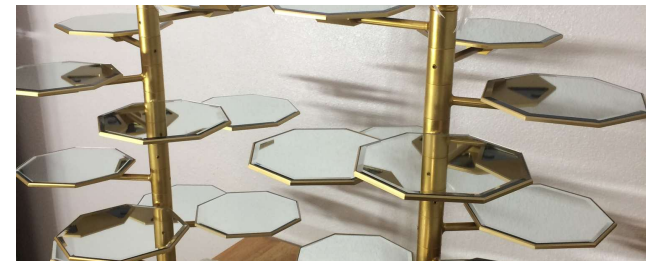
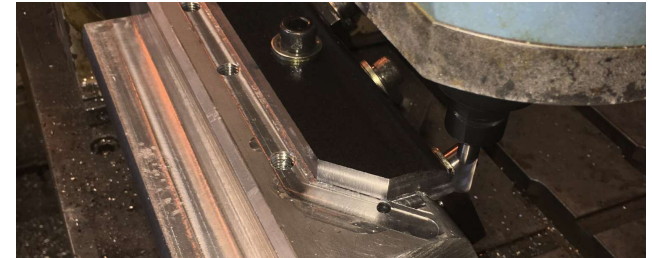
Additional Photos



Additional Photos



Additional Photos





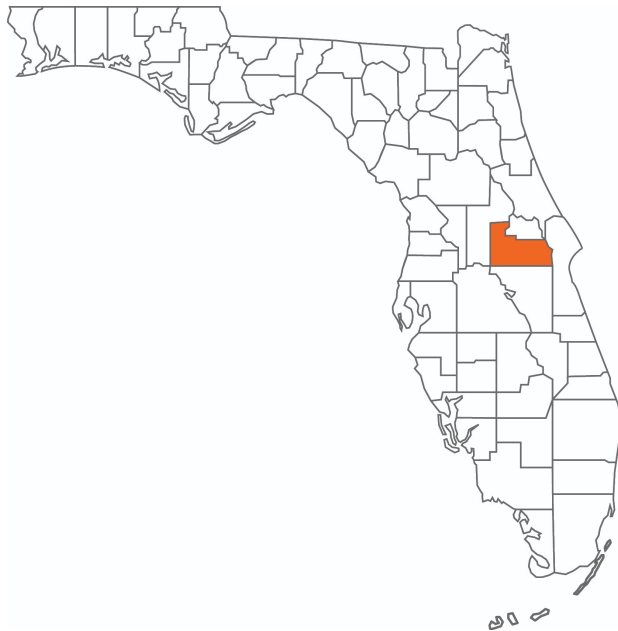
ORLANDO

ORANGE COUNTY

Founded	1875
Population	323,217 (2023)
Area	100.6 sq mi
Website	orlando.gov
Major Employers	Walt Disney World Resort Advent Health Universal Orlando Resort Orange County Public Schools University of Central

Primarily driven by tourism, notable events, and convention traffic, Orlando is one of the most-visited cities around the world. In 2021 alone, the city drew more than 59 million visitors. The two largest and most internationally renowned tourist attractions in Orlando are the Walt Disney World Resort and the Universal Orlando Resort. Opened by the Walt Disney Company in 1971, the Walt Disney World Resort is located about 21 miles (34 km) southwest of downtown Orlando in Bay Lake. The Universal Orlando Resort opened in 1990 as a significant expansion of Universal Studios Florida, the only theme park inside Orlando city limits.

Downtown Orlando is home to most of the city's major cultural sites like the Orlando Museum of Art and Dr. Phillips Center for the Performing Arts. Bustling nightlife, bars, and clubs are also located in downtown Orlando, while most attractions are along International Drive, like the Wheel at ICON Park Orlando. Additionally, Orlando is one of the busiest American cities for conferences and conventions, with the Orange County Convention Center recognized as the second-largest convention facility in the United States.



ORANGE COUNTY

FLORIDA

Founded	1824	Density	1,534.6 [2019]
County Seat	Orlando	Population	1,497,941 [2023]
Area	908 sq. mi.	Website	orangecountyfl.net

Located in Central Florida, Orange County boasts a thriving economy. Based on the 2023 census, the county's population was 1,497,941, making it the fifth-most populous county in the entire state. With the city of Orlando as the county seat, Orange County is also home to some of the largest tourist attractions in the world. Destinations like Disney World, Universal Studios, and SeaWorld keep visitors coming year-round. Orange County was originally established on December 29, 1824, from a segment of what was once St. Johns County. Upon establishment, the county would derive its name from the citrus fruit that had been its primary product at the time.



For more information visit www.SVNsaunders.com

HEADQUARTERS

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863.648.1528

ORLANDO

605 E Robinson Street, Suite 410
Orlando, Florida 32801
386.438.5896

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352.364.0070

GEORGIA

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Thomasville, Georgia 31792
229.299.8600

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