

## 10 Year Lease Investment Opportunity

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. No representation is made as to the accuracy of any information furnished.



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## EXECUTIVE SUMMARY

**ANNUAL NOI: \$228,000**

**PURCHASE PRICE: \$4,195,000**

Results Real Estate Partners is pleased to exclusively offer for sale the property located at 517 S. Lake Destiny Drive, Orlando FL. The offering provides an investor the opportunity to own an asset that delivers stable and predictable income throughout the entire lease term and achieves appreciation through rent escalations. In addition, the landlord has no responsibilities whatsoever during the initial lease term other than structure, roof, foundation and property tax. The property totals approximately 1 acre in size and includes one building totaling 9,320 SF. The lease has nine (9) years remaining on the current term and has rent increases of three percent (3%) or CPI annually (whichever is highest). The property is located along Interstate 4, which is Orlando's most traveled corridor and near other National Retailers. The property's Average Daily Traffic Count exceeds 170,000 cars per day.

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## EXECUTIVE SUMMARY

### Investment Highlights

#### **10 Year Modified Gross Lease with Limited Owner Responsibility**

The Landlord is only responsible for structure, roof, foundation and Property Tax.

#### **Annual Rent Increases throughout the Lease Term and Options**

The leases provide for annual rate increases of 3% or Annual CPI (highest of each) throughout the lease term and all options.

#### **Over 170,000 Cars Per Day (ADTC: 170,000+)**

The property is located on Interstate 4, Orlando's busiest corridor.

#### **Tenant with over 10 Years of Strong Operating History in the Orlando Market**

Imperial Design Hall is an established Catering/Event Venue with multiple locations and over 10 Years of Successful Operations in Orlando.



## FINANCIAL OVERVIEW

<b>Price</b>	<b>\$4,195,000</b>
<b>NOI</b>	<b>\$228,000</b>
<b>Building Size</b>	<b>9,320 sq. ft.</b>
<b>Land Size</b>	<b>+/- 1 Acres</b>
<b>Zoning</b>	<b>I-1</b>



## LEASE OVERVIEW

- **TENANT NAME:** Imperial Design Hall
- **ADDRESS:** 517 S. Lake Destiny Drive, Orlando, FL
- **PROPERTY TYPE:** Freestanding /I-1 Zoning
- **LEASE TYPE:** New 10 Year Modified Gross
- **LANDLORD RESPONSIBILITY:** Structure/Roof/Foundation/Property Tax
- **REMAINING LEASE TERM:** 10 Years
- **RENT ESCALATIONS:** 3% Annually or CPI (whichever is highest) through the Lease Term
- **NOI:** \$228,000

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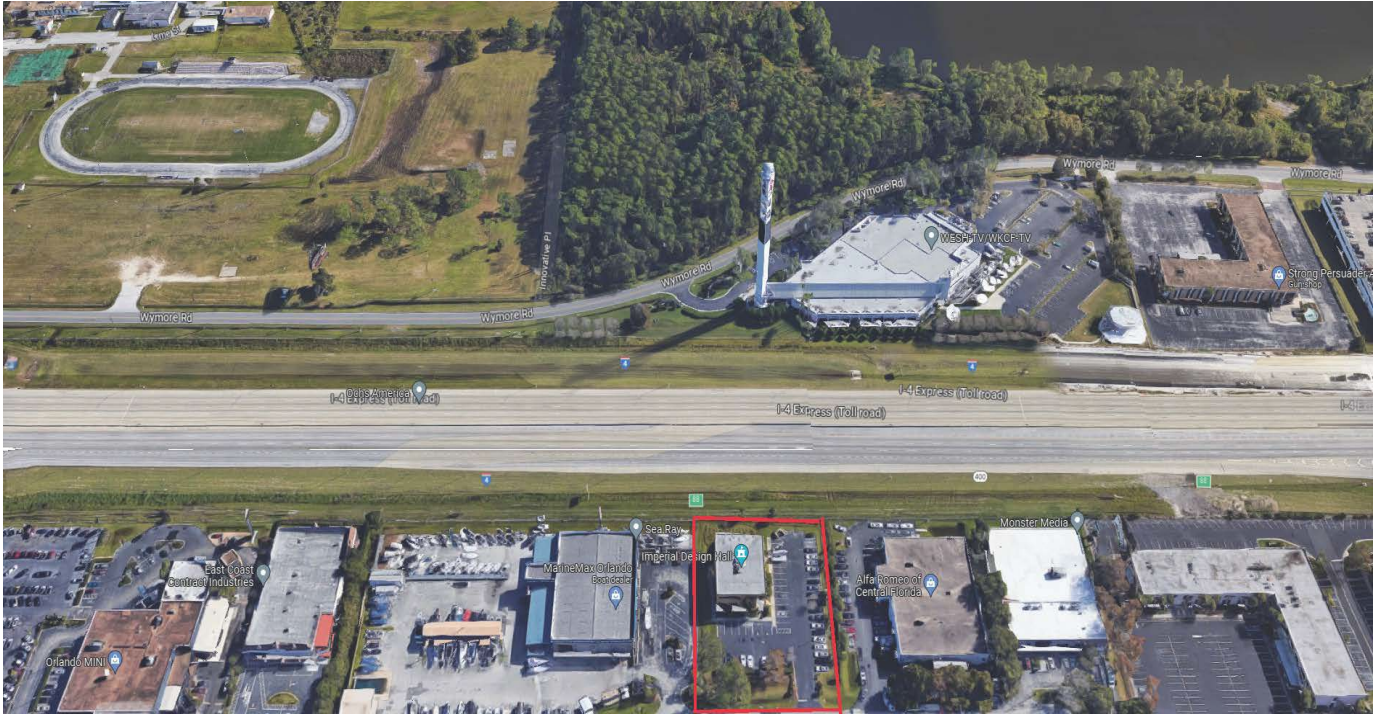
## TENANT OVERVIEW



**Imperial Design Hall is a Catering and Special Events Venue with multiple locations in Orlando and over 10 Years of Successful Tenure in the Market.**



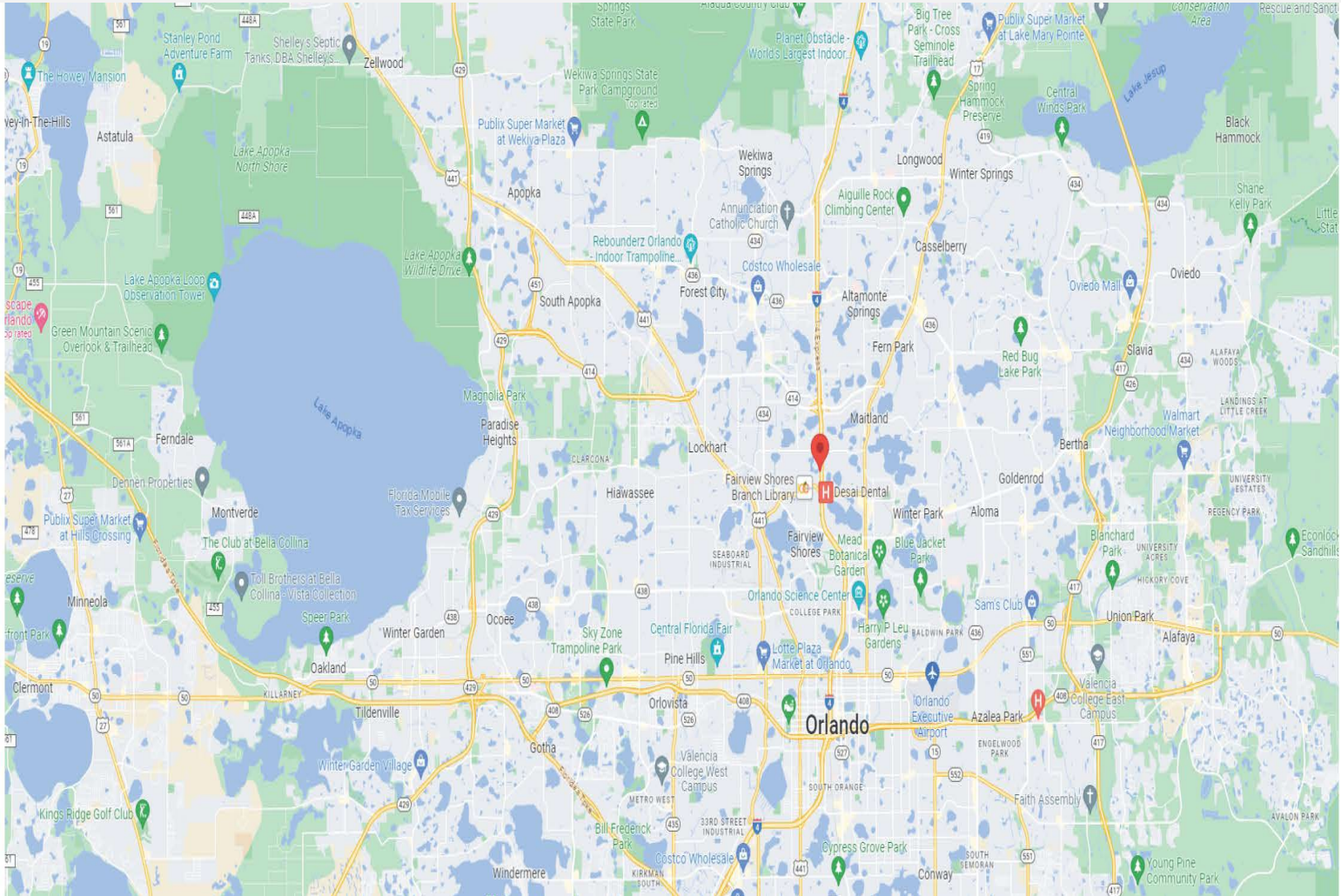
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## PROPERTY OVERVIEW

- **9,320 SF FREESTANDING**
- **+/- 1 ACRE SITE**
- **I-1 ZONING**
- **LOCATED ON INTERSTATE 4**
- **170,000+ ADTC**
- **OUTSTANDING SIGNAGE FACING INTERSTATE 4**

# PROPERTY LOCATION



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## **EXCLUSIVELY MARKETING BY**

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