

4702 W. Colonial Drive Orlando, FL Investment Overview

Unit	Tenant	%	Base Rent	Rate	Annual Base	SF +/-	NNN	Monthly Gross	% of Property	Term	Increases	Deposit
4702	Stitch Car Auto Sale		\$ 6,014.00	\$55.51	\$ 72,168.00	1,300	\$ -	\$ 6,014.00	97%	7.1.22-6.30.32	Highest of 3% or CPI	\$ 19,129
	610 Clifton Street Storage		\$ 849.00	\$4.71	\$ 10,188.00	2,165	\$ -	\$ 849.00	3%	5.1.22-4.30.25	0.00%	\$ 2,700
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			\$ 6,863.00	\$23.77	\$82,356.00	3,465	\$ -	\$ 6,863.00	100%			\$ 21,829

Gross Rent \$ 82,358.00

Adjusted Gross Income \$ 82,358.00

Operating Expenses

Property Taxes	\$ 7,631.00	Tenants Reimburse
Insurance Premium	\$ -	Tenants Reimburse
Utilities	\$ -	Tenants Pay Direct
Repairs	\$ -	Tenants Pay Direct
Lawn	\$ -	Tenants Pay Direct
Total Operating Expenses	\$ 7,631.00	

Net Operating Income \$ 82,358.00

Current Value based on an 7.5% Cap Rate

7.5% CAP \$ 1,095,000

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

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