



## COMMERCIAL

REAL ESTATE PROFESSIONALS, INC.

OFFICE: 407-737-9797  
OFFICE FAX: 888-600-6191

1600 EAST AMELIA ST  
ORLANDO, FL 32803

### OFFERING SUMMARY

607/609/808 EAST  
LIVINGSTON STREET,  
ORLANDO 32803

### MARK ALLEN, BROKER

CCIM\*ABRM\*CIPS\*RESS\*E-PRO\*REALTOR\*

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## **Terms & Conditions of Accepting this Offering Summary**

Commercial Real Estate Professionals, Inc. has prepared this offering memorandum for the referenced property. Commercial Real Estate Professionals, Inc. is a licensed real estate broker in the State of Florida and presenting this property on behalf of the Owners.

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REAL ESTATE PROFESSIONALS, INC.



## Property Details

**Price: \$990,000.00**

**Property Type:** Multifamily

**Property Sub-Type:** Duplex/Triplex/Fourplex

**Additional Sub Types:** Investment

**Building Size:** 5,834 SF

**Lot Size:** 0.28 Acres

### **HIGHLIGHTS:**

- Duplex, quadraplex, & 7 unit multifamily
- In heart of Downtown Orlando
- Duplex and quadraplex- 2 story house
- 7 unit multifamily- 3 stories on 0.15 acres
- 100% Occupancy

Great investment property!  
Purchase a duplex,  
quadraplex, and 7 unit  
multifamily property in the  
heart of Downtown Orlando

Presented By  
**Mark Allen, Broker**  
CCIM\*ABRM\*CIPS\*RESS\*e-PRO\*REALTOR®



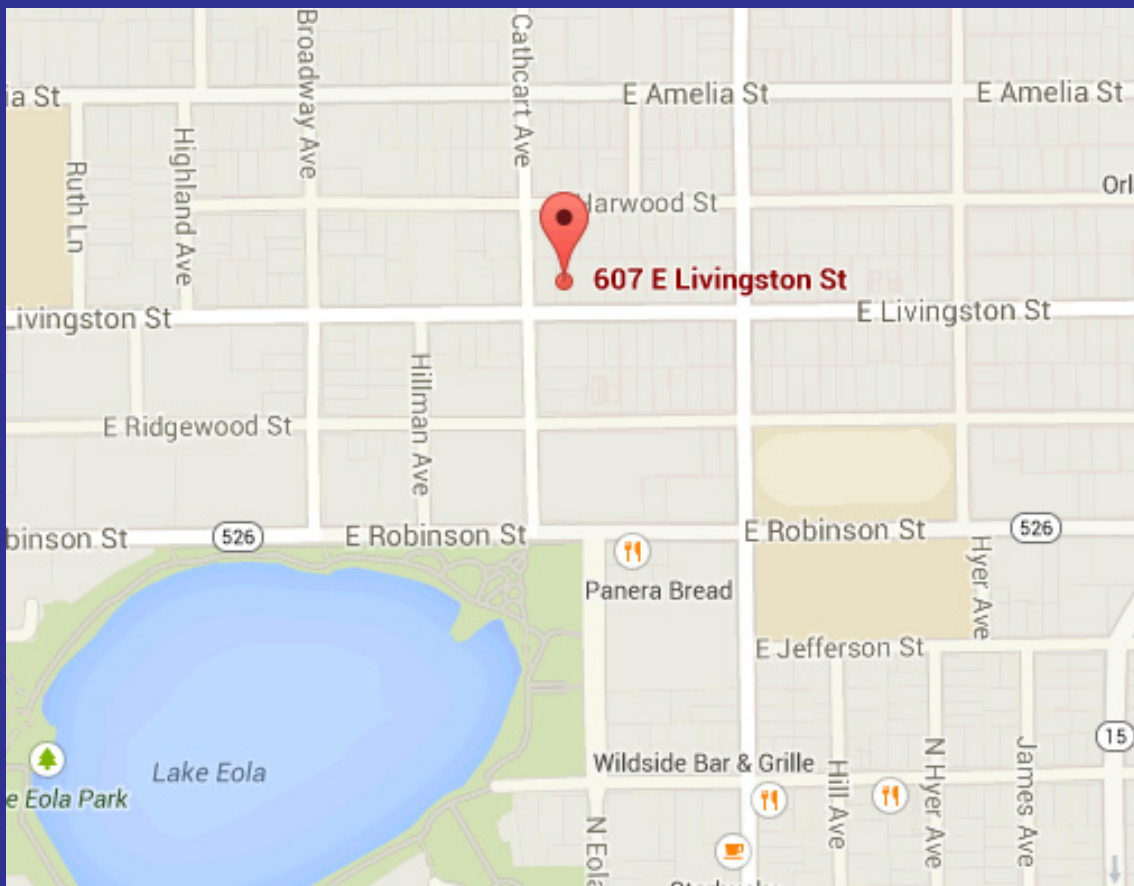


# EXTERIOR PHOTOGRAPHS





This area is booming with commercial and residential locations, all nearby!



# INTERIOR PHOTOGRAPHS



Office: 407-737-9797  
Office Fax: 888-600-6191  
1600 East Amelia St  
Orlando, FL 32803

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



# INTERIOR PHOTOGRAPHS CONTINUED



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# 1 MILE RADIUS

Population	14,730	15,819	17,641			
Households	8,725	9,448	10,613			
Families	2,146	2,270	2,496			
Average Household Size	1.62	1.61	1.61			
Owner Occupied Housing Units	2,682	2,554	2,954			
Renter Occupied Housing Units	6,043	6,894	7,659			
Median Age	35.4	35.5	36.2			
<b>Trends: 2013 - 2018 Annual Rate</b>	<b>Area</b>	<b>State</b>	<b>National</b>			
Population	2.20%	0.99%	0.71%			
Households	2.35%	0.98%	0.74%			
Families	1.92%	0.87%	0.63%			
Owner HHs	2.95%	1.32%	0.94%			
Median Household Income	4.23%	3.47%	3.03%			
		<b>2013</b>	<b>2018</b>			
<b>Households by Income</b>		Number	Percent	Number	Percent	
<\$15,000		1,847	19.5%	1,858	17.5%	
\$15,000 - \$24,999		1,029	10.9%	777	7.3%	
\$25,000 - \$34,999		1,079	11.4%	1,036	9.8%	
\$35,000 - \$49,999		1,142	12.1%	1,135	10.7%	
\$50,000 - \$74,999		1,867	19.8%	2,102	19.8%	
\$75,000 - \$99,999		847	9.0%	1,272	12.0%	
\$100,000 - \$149,999		1,014	10.7%	1,560	14.7%	
\$150,000 - \$199,999		377	4.0%	571	5.4%	
\$200,000+		245	2.6%	302	2.8%	
Median Household Income		\$44,079		\$54,236		
Average Household Income		\$62,091		\$73,120		
Per Capita Income		\$37,493		\$44,343		
	<b>Census 2010</b>	<b>2013</b>		<b>2018</b>		
<b>Population by Age</b>	Number	Percent	Number	Percent	Number	Percent
0 - 4	502	3.4%	522	3.3%	583	3.3%
5 - 9	372	2.5%	391	2.5%	419	2.4%
10 - 14	310	2.1%	322	2.0%	351	2.0%
15 - 19	264	1.8%	281	1.8%	314	1.8%
20 - 24	1,245	8.5%	1,188	7.5%	1,277	7.2%
25 - 34	4,567	31.0%	5,059	32.0%	5,463	31.0%
35 - 44	2,321	15.8%	2,492	15.8%	2,893	16.4%
45 - 54	1,744	11.8%	1,850	11.7%	1,942	11.0%
55 - 64	1,152	7.8%	1,338	8.5%	1,650	9.4%
65 - 74	876	5.9%	974	6.2%	1,203	6.8%
75 - 84	877	6.0%	855	5.4%	940	5.3%
85+	500	3.4%	546	3.5%	606	3.4%
	<b>Census 2010</b>	<b>2013</b>		<b>2018</b>		
<b>Race and Ethnicity</b>	Number	Percent	Number	Percent	Number	Percent
White Alone	12,132	82.4%	12,923	81.7%	14,230	80.7%
Black Alone	1,141	7.7%	1,194	7.5%	1,321	7.5%
American Indian Alone	26	0.2%	40	0.3%	49	0.3%
Asian Alone	617	4.2%	690	4.4%	828	4.7%
Pacific Islander Alone	5	0.0%	5	0.0%	5	0.0%
Some Other Race Alone	401	2.7%	488	3.1%	625	3.5%
Two or More Races	407	2.8%	478	3.0%	583	3.3%
Hispanic Origin (Any Race)	2,001	13.6%	2,418	15.3%	3,186	18.1%



# 3 MILE RADIUS

<b>Summary</b>	<b>Census 2010</b>		<b>2013</b>		<b>2018</b>	
Population	90,790		92,658		98,720	
Households	42,863		43,915		47,021	
Families	18,868		19,085		20,132	
Average Household Size	2.05		2.04		2.03	
Owner Occupied Housing Units	20,487		19,444		21,338	
Renter Occupied Housing Units	22,376		24,471		25,683	
Median Age	38.2		38.8		39.4	
<b>Trends: 2013 - 2018 Annual Rate</b>	<b>Area</b>		<b>State</b>		<b>National</b>	
Population	1.28%		0.99%		0.71%	
Households	1.38%		0.98%		0.74%	
Families	1.07%		0.87%		0.63%	
Owner HHs	1.88%		1.32%		0.94%	
Median Household Income	3.83%		3.47%		3.03%	
<b>Households by Income</b>	<b>2013</b>				<b>2018</b>	
	Number		Percent		Number	Percent
<\$15,000	7,553		17.2%		7,373	15.7%
\$15,000 - \$24,999	4,797		10.9%		3,546	7.5%
\$25,000 - \$34,999	5,106		11.6%		4,634	9.9%
\$35,000 - \$49,999	5,630		12.8%		5,330	11.3%
\$50,000 - \$74,999	8,111		18.5%		8,486	18.0%
\$75,000 - \$99,999	4,189		9.5%		5,992	12.7%
\$100,000 - \$149,999	4,514		10.3%		6,568	14.0%
\$150,000 - \$199,999	1,882		4.3%		2,627	5.6%
\$200,000+	2,133		4.9%		2,465	5.2%
Median Household Income	\$46,218				\$55,782	
Average Household Income	\$70,037				\$82,621	
Per Capita Income	\$33,554				\$39,681	
<b>Population by Age</b>	<b>Census 2010</b>		<b>2013</b>		<b>2018</b>	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,938	5.4%	4,802	5.2%	5,071	5.1%
5 - 9	4,340	4.8%	4,432	4.8%	4,493	4.6%
10 - 14	3,879	4.3%	4,035	4.4%	4,277	4.3%
15 - 19	3,957	4.4%	3,919	4.2%	4,151	4.2%
20 - 24	5,983	6.6%	6,132	6.6%	6,489	6.6%
25 - 34	17,601	19.4%	17,603	19.0%	17,992	18.2%
35 - 44	14,162	15.6%	13,986	15.1%	14,299	14.5%
45 - 54	13,649	15.0%	13,486	14.6%	13,379	13.6%
55 - 64	10,096	11.1%	11,313	12.2%	12,981	13.1%
65 - 74	5,622	6.2%	6,398	6.9%	8,333	8.4%
75 - 84	4,333	4.8%	4,194	4.5%	4,659	4.7%
85+	2,228	2.5%	2,360	2.5%	2,597	2.6%
<b>Race and Ethnicity</b>	<b>Census 2010</b>		<b>2013</b>		<b>2018</b>	
	Number	Percent	Number	Percent	Number	Percent
White Alone	66,684	73.4%	68,100	73.5%	72,206	73.1%
Black Alone	16,591	18.3%	16,295	17.6%	16,809	17.0%
American Indian Alone	300	0.3%	337	0.4%	378	0.4%
Asian Alone	2,356	2.6%	2,505	2.7%	2,908	2.9%
Pacific Islander Alone	43	0.0%	44	0.0%	44	0.0%
Some Other Race Alone	2,625	2.9%	2,937	3.2%	3,514	3.6%
Two or More Races	2,190	2.4%	2,440	2.6%	2,862	2.9%
Hispanic Origin (Any Race)	11,223	12.4%	12,745	13.8%	16,008	16.2%

# 5 MILE RADIUS

<b>Summary</b>	<b>Census 2010</b>		<b>2013</b>		<b>2018</b>	
Population	257,440		263,109		282,229	
Households	109,050		111,772		120,203	
Families	57,535		58,463		62,210	
Average Household Size	2.28		2.27		2.27	
Owner Occupied Housing Units	52,981		50,531		55,646	
Renter Occupied Housing Units	56,069		61,242		64,557	
Median Age	36.4		36.9		37.5	
<b>Trends: 2013 - 2018 Annual Rate</b>	<b>Area</b>		<b>State</b>		<b>National</b>	
Population	1.41%		0.99%		0.71%	
Households	1.47%		0.98%		0.74%	
Families	1.25%		0.87%		0.63%	
Owner HHs	1.95%		1.32%		0.94%	
Median Household Income	3.80%		3.47%		3.03%	
<b>Households by Income</b>	<b>2013</b>			<b>2018</b>		
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	19,825	17.7%	20,078	16.7%	20,078	16.7%
\$15,000 - \$24,999	14,532	13.0%	11,121	9.3%	11,121	9.3%
\$25,000 - \$34,999	14,775	13.2%	13,980	11.6%	13,980	11.6%
\$35,000 - \$49,999	16,797	15.0%	16,581	13.8%	16,581	13.8%
\$50,000 - \$74,999	19,567	17.5%	21,079	17.5%	21,079	17.5%
\$75,000 - \$99,999	9,496	8.5%	14,045	11.7%	14,045	11.7%
\$100,000 - \$149,999	9,272	8.3%	13,974	11.6%	13,974	11.6%
\$150,000 - \$199,999	3,444	3.1%	4,708	3.9%	4,708	3.9%
\$200,000+	4,064	3.6%	4,637	3.9%	4,637	3.9%
Median Household Income	\$39,873		\$48,041		\$48,041	
Average Household Income	\$61,433		\$71,574		\$71,574	
Per Capita Income	\$26,419		\$30,776		\$30,776	
<b>Population by Age</b>	<b>Census 2010</b>		<b>2013</b>		<b>2018</b>	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	15,816	6.1%	15,677	6.0%	16,941	6.0%
5 - 9	14,136	5.5%	14,587	5.5%	15,214	5.4%
10 - 14	13,470	5.2%	13,646	5.2%	14,500	5.1%
15 - 19	15,888	6.2%	14,868	5.7%	15,068	5.3%
20 - 24	20,738	8.1%	21,378	8.1%	20,687	7.3%
25 - 34	43,533	16.9%	44,565	16.9%	48,622	17.2%
35 - 44	36,026	14.0%	35,521	13.5%	36,822	13.0%
45 - 54	37,131	14.4%	36,541	13.9%	36,009	12.8%
55 - 64	27,829	10.8%	30,891	11.7%	35,295	12.5%
65 - 74	16,302	6.3%	18,277	6.9%	23,480	8.3%
75 - 84	11,416	4.4%	11,484	4.4%	13,080	4.6%
85+	5,154	2.0%	5,673	2.2%	6,510	2.3%
<b>Race and Ethnicity</b>	<b>Census 2010</b>		<b>2013</b>		<b>2018</b>	
	Number	Percent	Number	Percent	Number	Percent
White Alone	162,404	63.1%	164,139	62.4%	174,398	61.8%
Black Alone	66,946	26.0%	68,406	26.0%	72,578	25.7%
American Indian Alone	951	0.4%	1,037	0.4%	1,162	0.4%
Asian Alone	6,445	2.5%	6,734	2.6%	7,636	2.7%
Pacific Islander Alone	188	0.1%	181	0.1%	181	0.1%
Some Other Race Alone	13,138	5.1%	14,464	5.5%	16,846	6.0%
Two or More Races	7,368	2.9%	8,148	3.1%	9,429	3.3%
Hispanic Origin (Any Race)	52,020	20.2%	57,564	21.9%	69,567	24.6%



# CITY AND COUNTY INFORMATION



## THE CITY OF ORLANDO

In 1856 Orlando became the county seat of Orange County, Florida. The “Town of Orlando” was incorporated on July 31st, 1875 with an area of 4 square miles. Orlando incorporated as a city in 1885.

Today, the City of Orlando, as a result of numerous annexations, has an area of over 100 square miles and still located entirely within Orange County. Orlando consists of booming businesses in Technology, Healthcare in Bio Medicine, Manufacturing, Retail and so much more making Orlando one of the world’s fastest growing cities.



## ORANGE COUNTY

Orange County was originally called Mosquito County and created in 1824, after early settlers named it after the incessant mosquitoes in the area. After the civil war early settlers discovered wild citrus growing and was renamed for such in 1845.

As Orange County grew due to tourism and companies such as Walt Disney World, Universal Studios and Sea World locating here starting in the 1970’s. Today Orange County consists of many towns and communities and serve many industries of this growing area!



# BROKER PROFILE

MARK ALLEN



Certified Commercial Investment Member (CCIM)  
ABRM \* CIPS \* RESS \* e-PRO \* REALTOR®  
Florida Licensed Real Estate Broker  
Florida Licensed Mortgage Broker  
Florida Licensed Title Agent  
Florida Licensed General Contractor  
Florida Licensed Community Association Manager (CAM)

Florida Real Estate License # BK3246800  
Active in Central Florida Real Estate Since 1987

Orlando Regional REALTOR® Association  
Florida Association of REALTORS®  
National Association of REALTORS®  
Business Brokers of Florida  
CCIM Network  
Central Florida Commercial Real Estate Society (CFCRES)  
Florida Commercial Real Estate Exchange (COMMREX)  
Member of Windermere Rotary Club

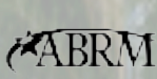


Our Visions and Values for our company match our clients 100%. We believe in an honest and ethical approach to business and in all real estate transactions. We specialize in the sale and purchase of Improved Properties, Income Properties, Vacant Development Land, Retail Plaza, Industrial, Office Complexes, Multi-Family, Hotel/Motel, Church Facilities, Agricultural and Businesses For Sale.

We serve clients in Orange, Osceola, Seminole, Lake and Polk Counties and throughout Central Florida.

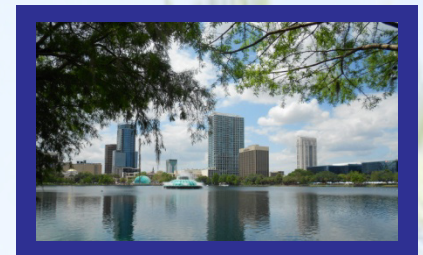
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