

**FOR
SALE**

**3240-3248 W. COLONIAL DRIVE
ORLANDO, FL 32808**



MULTI-TENANT INVESTMENT PROPERTY

RESULTS
REAL ESTATE PARTNERS, LLC

**11%
Cap Rate**



PROPERTY HIGHLIGHTS

- (2) Buildings totaling 10,189 SF 100% leased
- Existing tenants are on the 2nd round of renewal options
- 3240: Rented to Rent N Roll and is 5,189 SF and is 100% AC Space
- 3248: Rented to Low Price Auto Glass and is a 5,000 SF warehouse built in 2004 with 300 SF of office space
- 1.03 acres zoned AC-2 (200' x 225' lot with 22 parking spaces)
- Dual curb cut access points on both the east and west side of the site
- Large pole sign and great building signage
- Both Leases expire in 3 years with options to renew
- Current rents are below market values leaving upside potential
- Net Operating Income: **\$83,071**
- **PRICED TO SELL FAST**
- Sale Price: **\$750,000 (11% CAP Rate)**

C O N T A C T

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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.

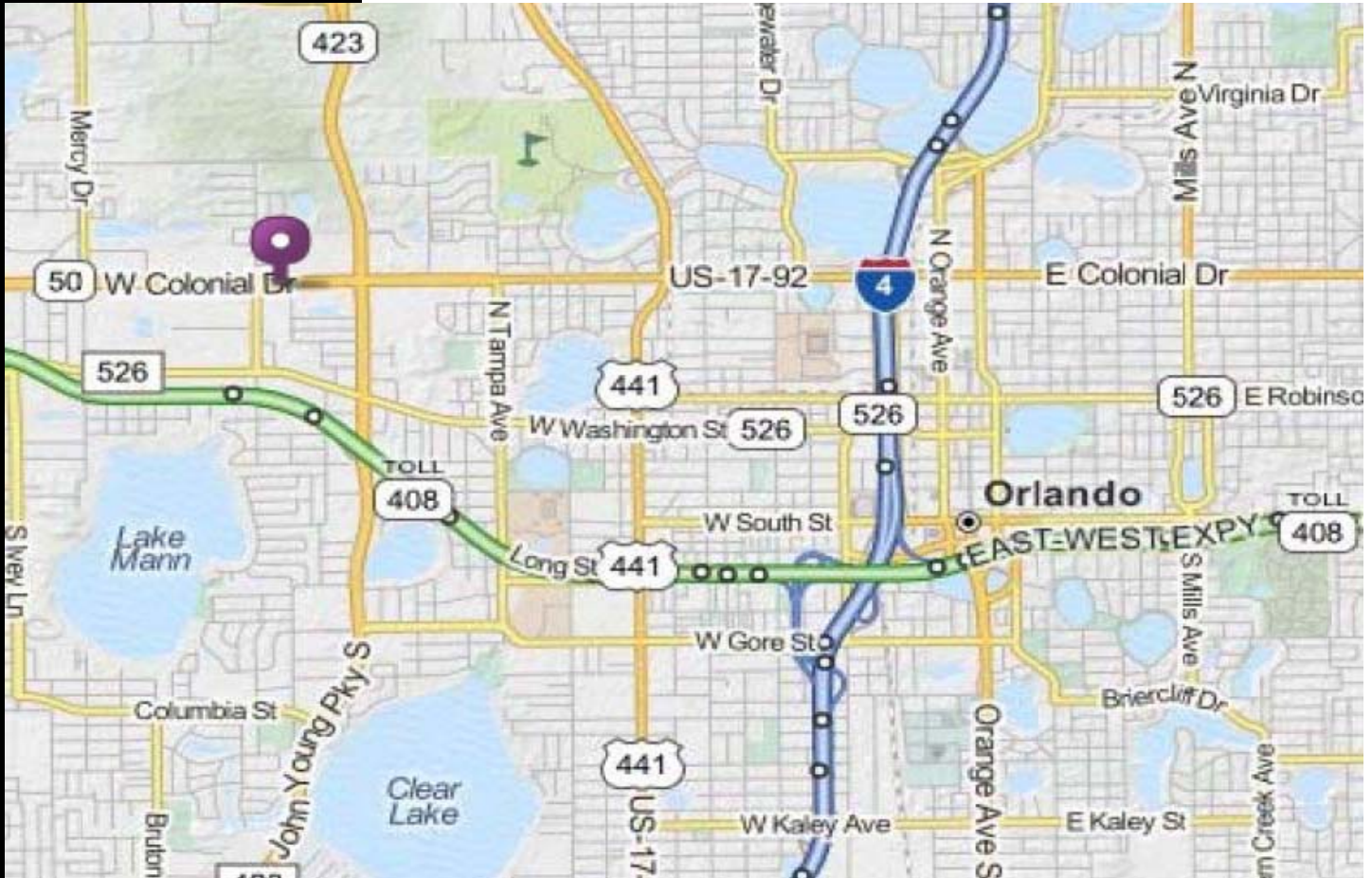
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Rent N Roll is a custom wheel and performance tire chain with locations in over 20 states. They provide flexible options for the purchase and or rent to own of wheels and tires. The subject space was leased and modified for the exclusive use for RNR and they are on their 2nd corporate lease renewal. For more info please visit www.rnrwheels.com.

Low Price Auto Glass has been in business since 1988, with over 100 locations across the national and 2 in Orlando. They are also on their 2nd lease renewal at this location and provide auto glass repair, windshield replacement, power window repairs, and window tinting. For more info please visit www.lpautoglassorlando.com.



Income Overview

3240-3248 W. Colonial Drive Orlando, FL

Tenant	Address	Size	Base Rent	Price PSF	RE Taxes PMT	% of RE Taxes	Total	Deposit	Lease Term
Rent N Roll	3240	5,270	\$ 4,572.79	\$ 10.41	\$ 791.72	60%	\$ 5,364.51	\$ 5,900.00	10-15-10 to 10-14-15
Low Priced Autoglass	3248	5,000	\$ 3,750.00	\$ 9.00		40%	\$ 3,750.00	\$ 5,000.00	5-1-12 to 4-30-15
		10,270	\$ 8,322.79	\$ 9.72	\$ 791.72	100%	\$ 9,114.51	\$ 10,900.00	

Income Proforma

Gross Rent	\$ 109,374.16
Less Vacancy & Collection	5% \$ 5,468.71
Adjusted Gross Income	\$ 103,905.45

Expenses

Real Estate Taxes	\$ 15,834.46	2011 Actual
Insurance	\$ 5,000.00	Estimate
Utilities	\$ -	Tenant Covers these costs
Total Expenses	\$ 20,834.46	

Net Operating Income \$ 83,070.99