

OFFERING MEMORANDUM - FOR SALE

784 Harold Avenue
Winter Park, Florida 32789



PROPERTY SUMMARY

INTRODUCTION

Forness Properties, LLC, acting as exclusive Broker on behalf of Howto Corporation, is proud to offer for sale 784 Harold Avenue (the "Property"), a two-story office / industrial building located in Winter Park, Florida. This property is a 6,960 square foot freestanding building.

Property Description

Office / industrial building located on Harold Avenue between Fairbanks and Minnesota Avenue minutes from Interstate 4 in Winter Park, Florida. Property is perfect for an owner user that is in need of office, warehouse and yard storage space.

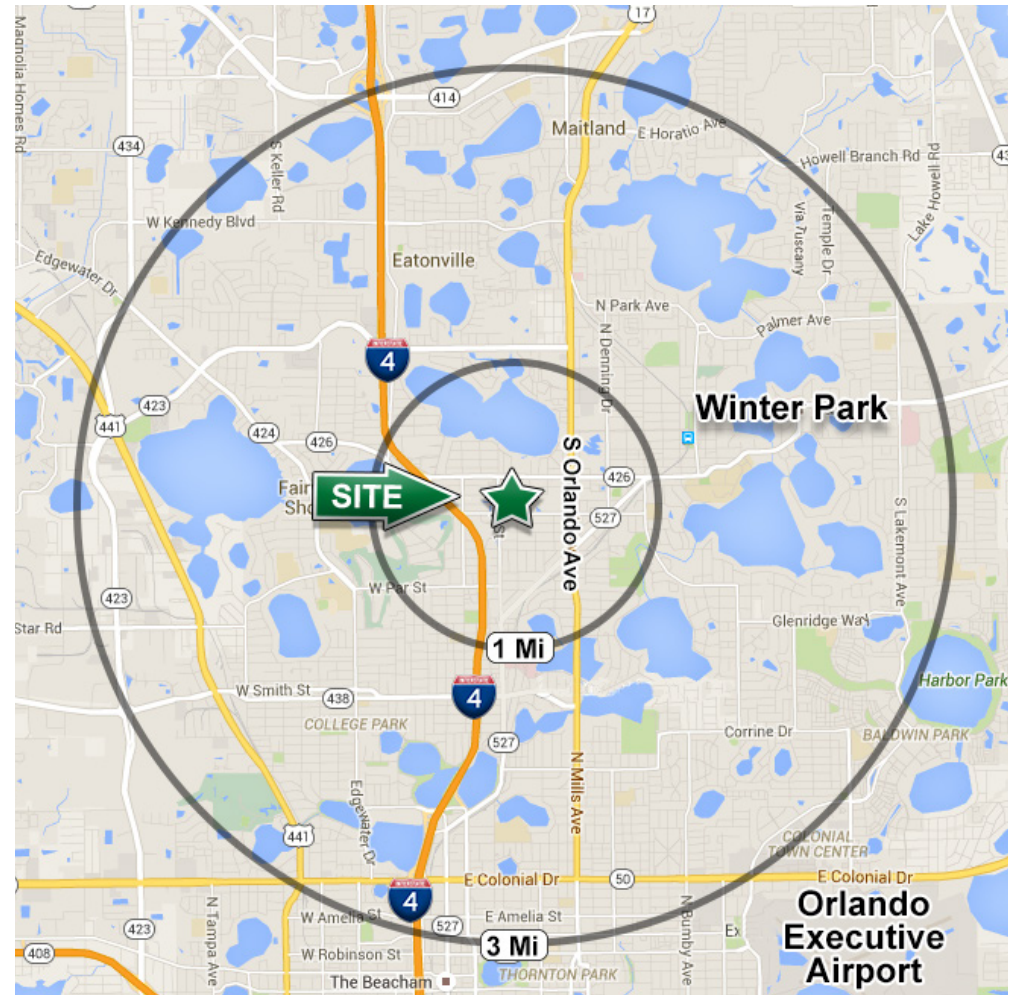
Tenants

The Property currently has two tenants generating a total monthly income of \$3,720.73.

Business Express Courier Services, Inc. - 1,600 sf, \$1,100.00 monthly plus sales tax. Lease term is month to month.

Jackson Supply Company, Inc. - 3,500 sf, \$2,620.73 monthly plus sales tax. Lease term expires May 2019. There are 3% annual escalations during the term. Landlord can terminate lease with a 120 day notice.

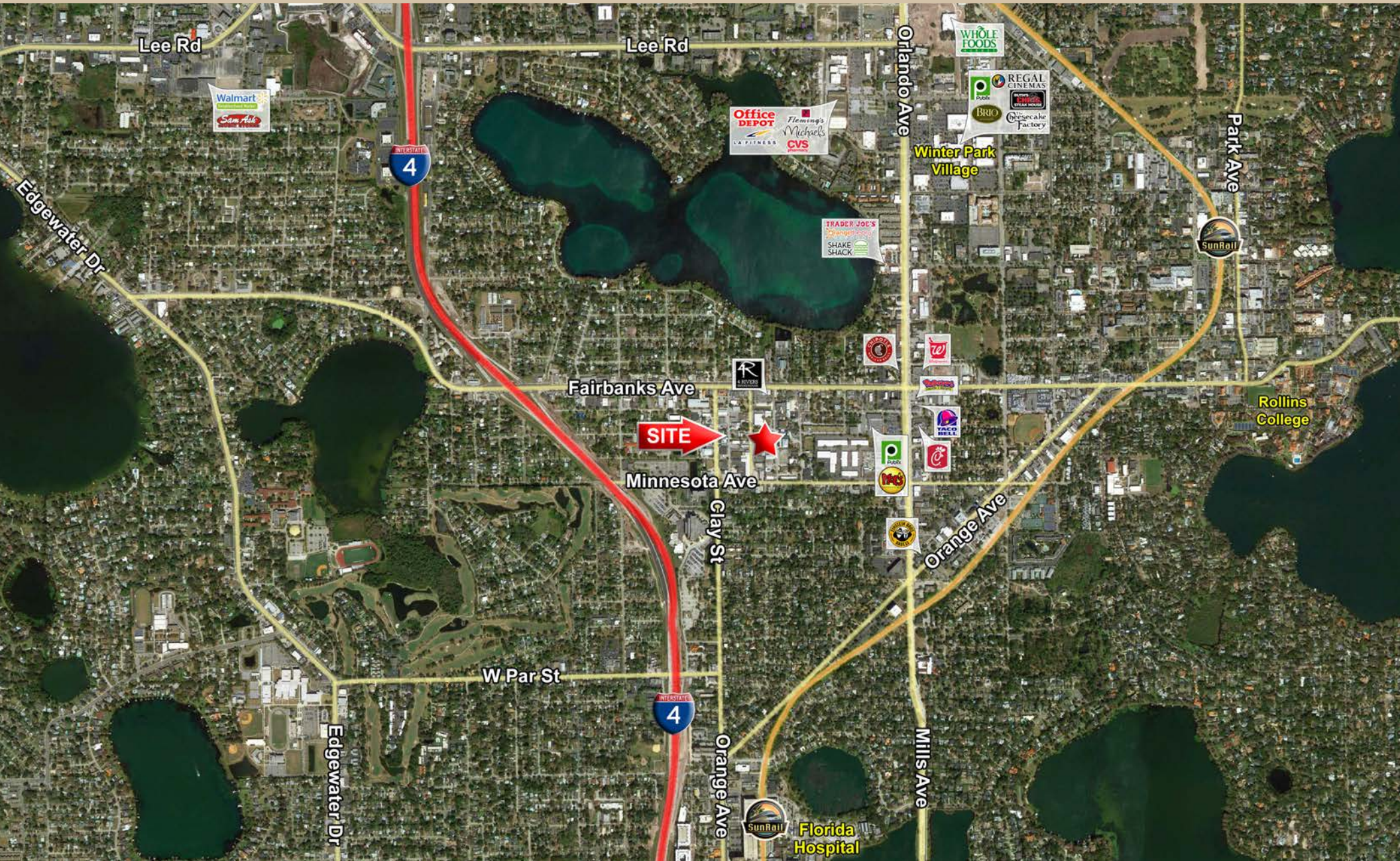
Land Size:	0.36± Acres
Gross Leasable Area:	6,960 sf. Office / Industrial Building
Year Built:	1961
Parking:	20± spaces
Utilities:	City of Winter Park
Roll-up Door:	2 at grade level
Sewer:	Septic
Municipality:	City of Winter Park
County:	Orange County



PURCHASE PRICE

\$749,000.







View of front of the building and parking lot



View of the front of the building and parking lot



View of the back of the building



View of the back of the building

ORLANDO MARKET OVERVIEW

Orlando is located in central Florida at the center of the Orlando metropolitan area. The region is projected to be among the nation's fastest growing regions in the country, with a current population over 2.3 million, with nearly 50,000 people moving to the region each year. Orlando is a young and vibrant community with a median age of 36.8.

Orlando has worldwide recognition for being the theme park capital of the world and the most visited tourist destination in the United States, with more than 62 million annual visitors. However, the region also is one of the top ten locations in the country for business. Orlando is home to numerous corporate headquarters, regional distribution centers, product manufacturing companies, high tech research facilities, medical research and an advanced health care system.

Business Environment

Orlando serves as the national or divisional headquarters for several companies, including: Darden Restaurants, Siemens Energy, Lockheed Martin, Mitsubishi Power Systems, Tupperware Brands, American Automobile Association (AAA), ABC Fine Wine & Spirits and Ruth's Chris Steak House, among others.

Lake Nona Medical City is a landmark for Orlando, and a premier location for medical care, research and education. The life sciences cluster includes the University of Central Florida's (UCF) College of Medicine, UCF's Burnett School of Biomedical Sciences, Sanford-Burnham Medical Research Institute, Nemours Children's Hospital, Orlando Veterans Medical Center and VHA National Simulation Center and the University of Florida Academic and Research Center.

Top 10 Employers

Company	Industry	Employment
Walt Disney World Resort	Leisure & Hospitality	74,000
Universal Orlando (Comcast)	Leisure & Hospitality	20,000
Adventist Health System/ Florida Hospital	Healthcare	19,304
Orlando Health	Healthcare	15,174
Lockheed Martin	Aerospace/Defense	7,000
Westgate Resorts	Leisure & Hospitality	6,500
SeaWorld Parks & Entertainment	Leisure & Hospitality	6,032
SeaWorld Parks & Entertainment	Restaurants	5,221
Siemens	Manufacturing	4,448
Rosen Hotels & Resorts	Leisure & Hospitality	4,322

Source: Direct Company Contact, Orlando Sentinel, Orlando Business Journal - updated July 2015, excludes government and retail

THIS IS A CONFIDENTIAL MEMORANDUM intended solely for your own limited use in considering whether to pursue negotiations to purchase 784 Harold Avenue Winter Park, Florida 32789 (the "Property").

This confidential memorandum contains brief, selected information pertaining to the business and affairs of the Property and has been prepared by Forness Properties, LLC ("Broker"), based upon information supplied by the Owner and other parties. All projections have been developed by Broker are based on assumptions relating to the general economy, competition and other factors beyond the control of Owner and are therefore subject to variation. This confidential memorandum does not purport to be all-inclusive or to contain all of the information with a prospective purchaser may desire and shall not be relied on as a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Owner and Broker and their partners, officers, employees and agents have independently verified the information contained herein and disclaim any and all responsibility for any inaccuracies. Further, Broker and Owner expect prospective purchasers to exercise independent due diligence in verifying all such information. No representation or warranty, expressed or implied, is made as to the accuracy or completeness of this confidential memorandum or any of its contents, or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the proposed sale of the Property. No legal liability is assumed or to be implied by any of the aforementioned with respect hereto. No representation is made as to the physical or environmental condition of the Property.

By acknowledgment of your receipt of this confidential memorandum, you agree that the memorandum and its contents are confidential, that you will hold and treat it in confidence, that you will not disclose this memorandum or its contents to any other firm or entity without prior written authorization and that you will not use its contents in any manner detrimental to the interest of the Owner. Photocopying or any other duplication is strictly prohibited. You will use this confidential memorandum only for the purpose of evaluating the possible acquisition of the Property. All prospective purchasers agree that they will conduct their own independent investigation of those matters that they deem appropriate in order to evaluate this offering.

Owner expressly reserves the right at its sole discretion to reject any or all proposals or expressions of interest in the Property and to terminate discussions with any party at any time with or without notice. If you do not wish to pursue negotiations leading to the purchase of the Property, kindly return this confidential memorandum to Broker at your earliest convenience.

This confidential memorandum shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in business or affairs of the Property since the date of preparation of this memorandum. The interest in the Property is submitted for sale subject to changes in certain terms without notice.