

AVAILABLE

FOR SALE

**2301-2303 PREMIER ROW
ORLANDO, FL 32809**

**MULTI-TENANT INVESTMENT OPPORTUNITY
ORLANDO CENTRAL PARK**



C O N T A C T

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108 Commerce Street, Suite 200
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PROPERTY HIGHLIGHTS

- 30,679 SF Total (3 Tenant Property)
- 100% Leased with a NOI of \$179,874
- 20' Ceiling Height, Dock and Ramp Access, & Rail Access
- Has the ability to be a Cross Dock Facility with rear cut-outs in place.
- Wet Sprinkler System in place, Sky Lights, 10 Dock High Doors
- 1 Acre of Outside Storage Available or can support an additional 15,000 SF of new space, 2 Acre Corner Lot; Zoned I2/I3
- Easy Access to 441, Sand Lake Rd, 528, 408, John Young Pwky, and I-4
- In-house Financing Available (see broker for details)
- Investment Overview on the last page
- Sales Price: **\$2,500,000 (7% Cap Rate)**

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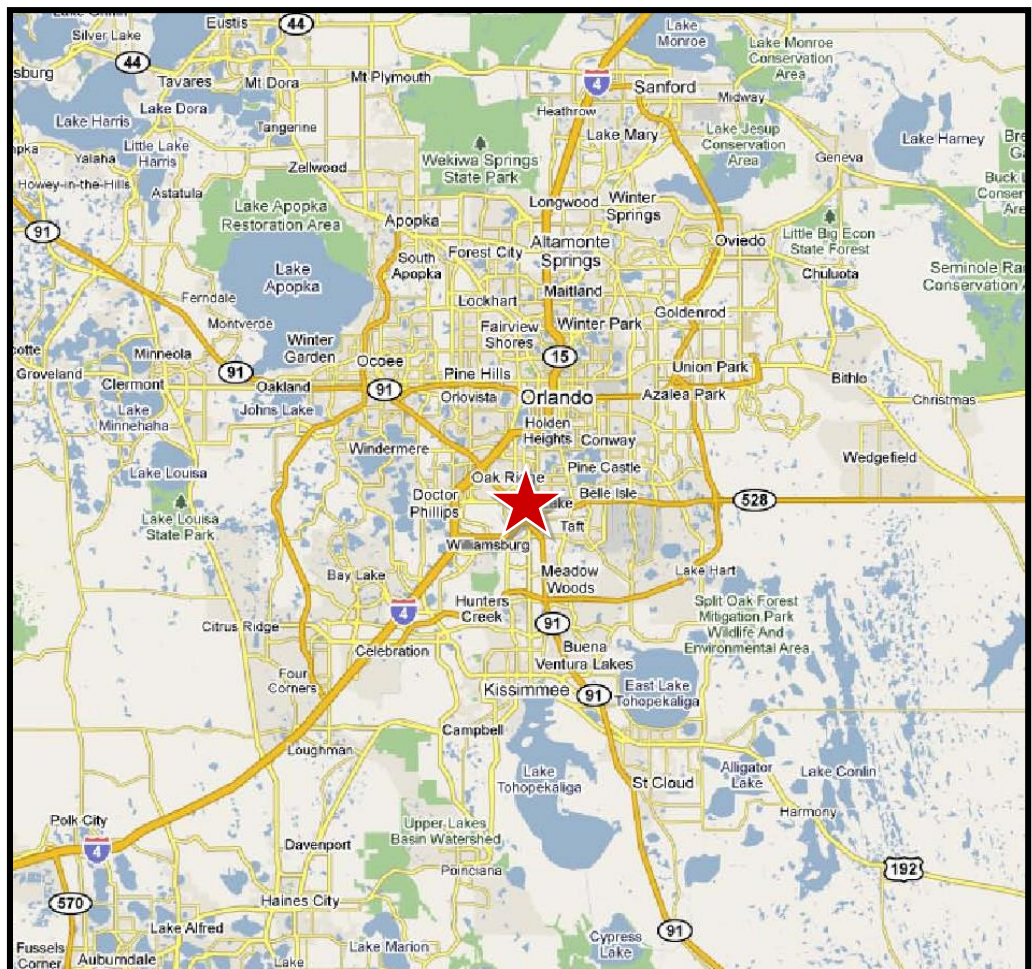
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AERIAL VIEW



MAP VIEW



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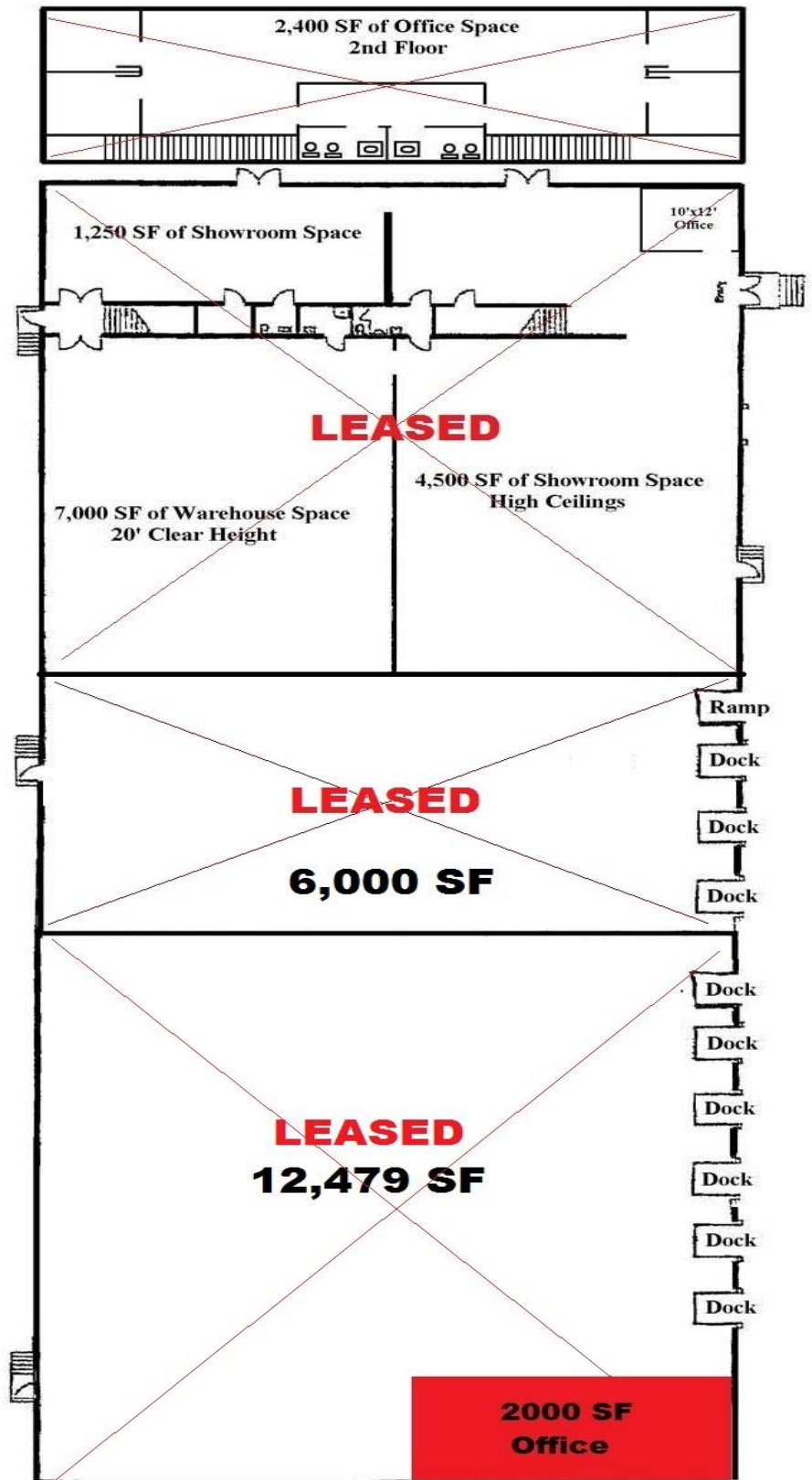


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FLOOR PLAN



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2301-2303 Premier Row Orlando, FL Investment Summary

Unit	Size	Percent	Rate	Gross Rent	Annual	Increases	Start-End	Tenant Name
2301	12,000	39%	\$ 7.35	\$ 7,350.00	\$ 88,200.00	5%	10/1/2015 to 9/30/2018	Mitjavila Florida
2302	6,200	20%	\$ 7.50	\$ 4,000.00	\$ 48,000.00	5%	9/1/2016 to 8/30/2019	America Best Foam Factory
2303	12,479	41%	\$ 7.50	\$ 7,799.38	\$ 93,592.50	3%	12/1/2016 to 11/30/2018	Central Moving and Storage
	30,679	100%		\$ 19,149.38	\$ 229,792.50			

Actual Gross Income		\$	229,793
Less Vacancy & Collection	3%	\$	6,894
Adjusted Gross Income		\$	222,899

Expenses

Property Taxes		\$	20,272
Insurance		\$	11,161
Lawn/Maintenance		\$	2,400
Management	4%	\$	9,192
Total Expenses		\$	43,025

Net Operating Income **\$ 179,874**

Sale Price **\$ 2,500,000**

Cap Rate

7%

Notes:

1. 1 Acre of rear land can support another 15,000 SF of new space
2. Site can have rail access as its beside a rail spur