

CITY CENTER

214 - 222 BROADWAY
KISSIMMEE, FL 34741

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1 PROPERTY INFORMATION

214 - 222 Broadway
Kissimmee, FL 34741

Executive Summary



OFFERING SUMMARY

Sale Price:	\$3,825,000
Proforma NOI:	\$320,308
Lot Size:	0.5 Acres
Year Built:	2008
Building Size:	33,093
Renovated:	2008
Zoning:	B-1
Market:	Orlando
Submarket:	Kissimmee
Price / SF:	\$115.58

PROPERTY OVERVIEW

Located in the heart of historic downtown Kissimmee and a half block away from the future Kissimmee Sunrail Station. The property is comprised of office, medical and retail condominiums. It has access to parking immediately adjacent to the property. Located on Broadway, the major roadway through Downtown Historic Kissimmee, providing a high level of auto and foot traffic going by the property.

One of the newest buildings in Historic Downtown Kissimmee, it is very rare to find a modern building with all amenities, such as what City Center provides.

It should be noted the entire building is condominiumized with 33,190 square feet of space over 3 floors being sold.

PROPERTY HIGHLIGHTS

- Rare newer construction property found in Historic Kissimmee
- High visibility property
- Close to the soon to be completed Kissimmee Sun Rail Station
- Good Parking

Property Description



PROPERTY OVERVIEW

Located in the heart of historic downtown Kissimmee and a half block away from the future Kissimmee Sunrail Station. The property is comprised of office, medical and retail condominiums. It has access to parking immediately adjacent to the property. Located on Broadway, the major roadway through Downtown Historic Kissimmee, providing a high level of auto and foot traffic going by the property.

One of the newest buildings in Historic Downtown Kissimmee, it is very rare to find a modern building with all amenities, such as what City Center provides.

It should be noted the entire building is condominiumized with 33,190 square feet of space over 3 floors being sold.

LOCATION OVERVIEW

Located in the heart of historic downtown Kissimmee and a half block away from the future Kissimmee Sunrail Station. The property also has access to structured parking immediately adjacent to the property. Located on Broadway, the major roadway through Downtown Historic Kissimmee, providing a high level of auto and foot traffic going by the property.

One of the newest buildings in Historic Downtown Kissimmee, it is very rare to find a modern building with all amenities, such as what City Center provides.

It should be noted the entire building comprises 33,190 square feet of space over 3 floors but a portion of the building is owned separately by another entity and thus the effective square footage owned and for sale, is 26,684 sf.

Complete Highlights

SALE HIGHLIGHTS

- Rare newer construction property found in Historic Kissimmee
- High visibility property
- Close to the soon to be completed Kissimmee Sun Rail Station
- Good Parking
- Near Osceola Regional Hospital
- Within 3 miles of ICMAR- The newest Sensor Manufacturing facility in the nation
- Within 3 Miles of the 192 & Turnpike interchange
- Many hotels, retail and restaurants in close proximity



Additional Photos

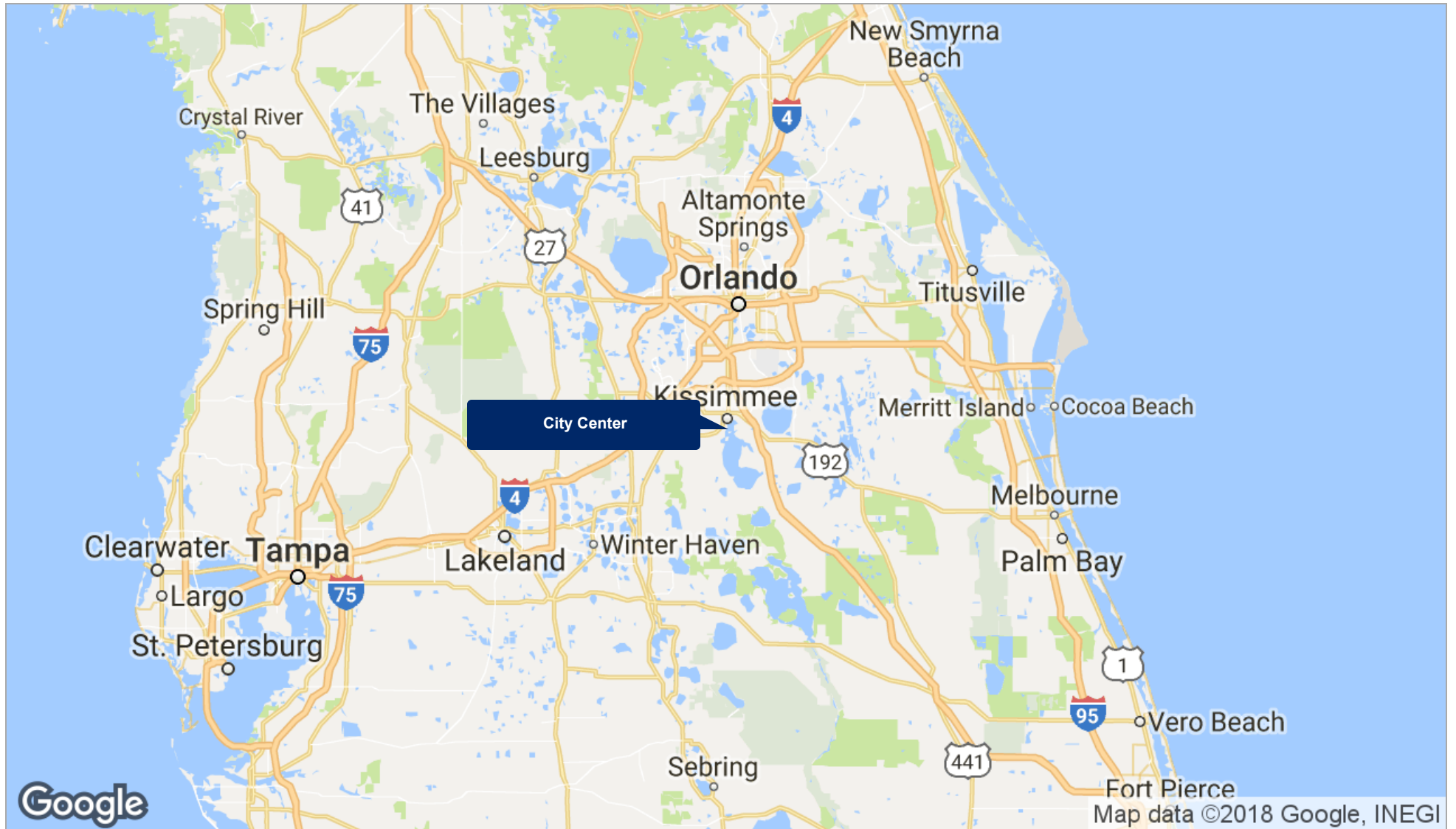




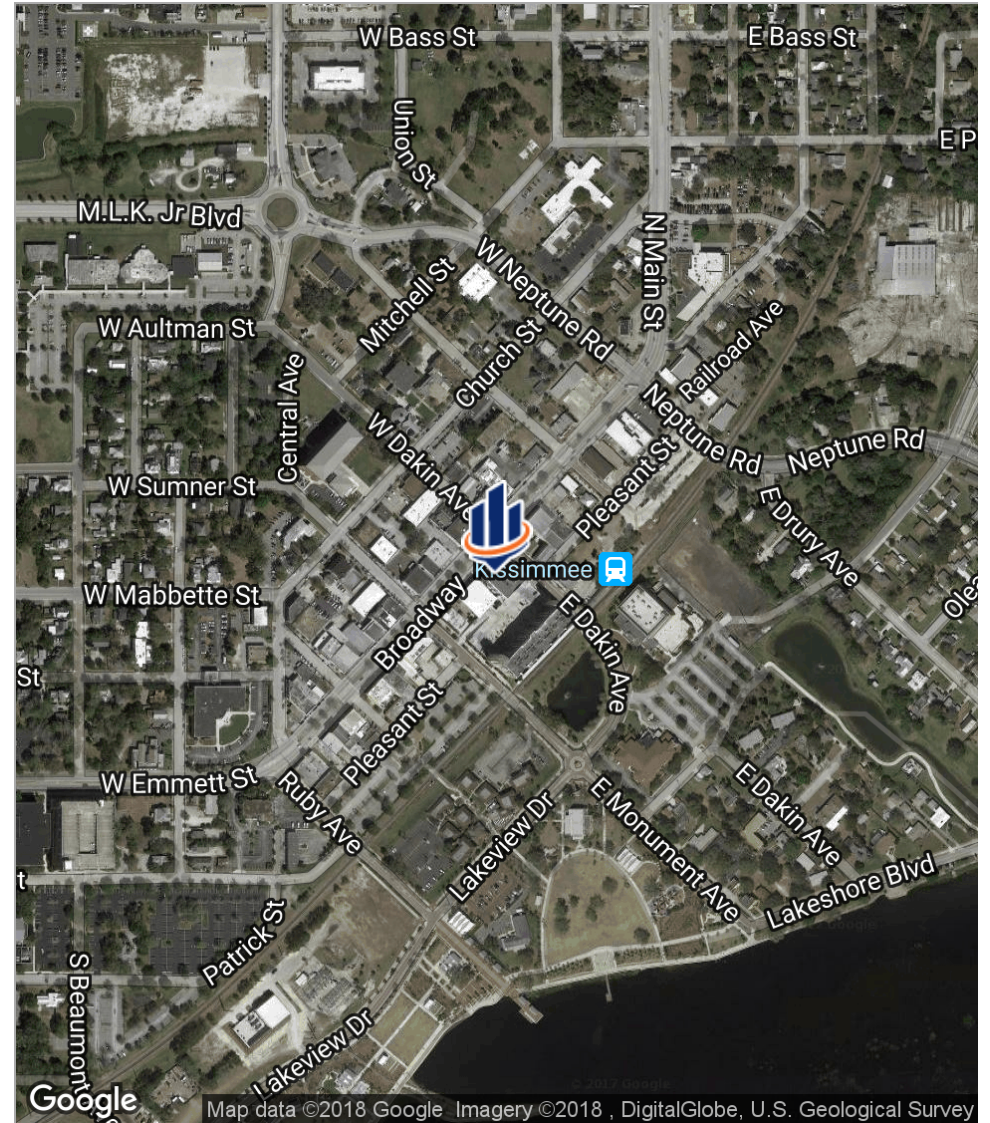
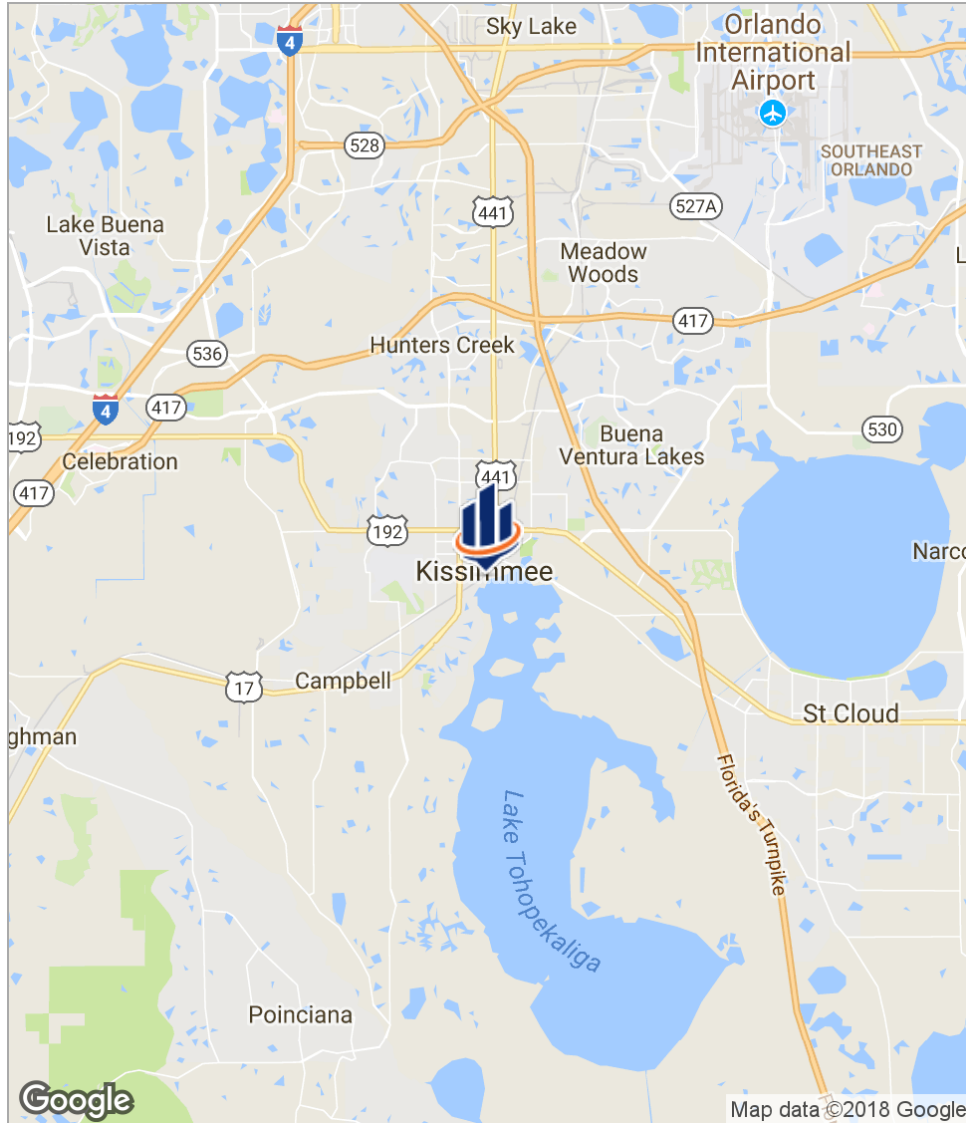
2 LOCATION
INFORMATION

214 - 222 Broadway
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Regional Map



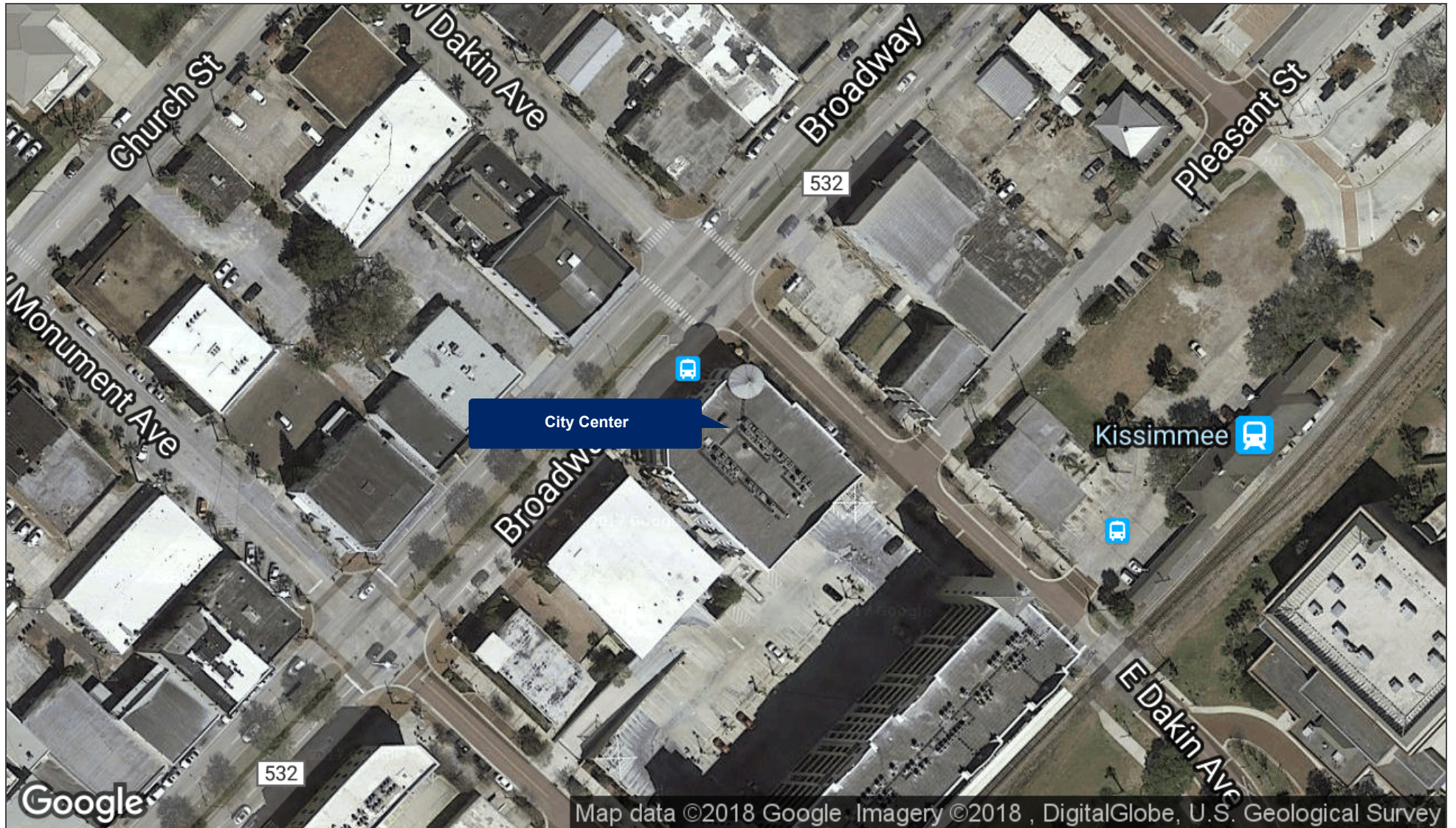
Location Maps



Key Points Of Interest



Aerial Map

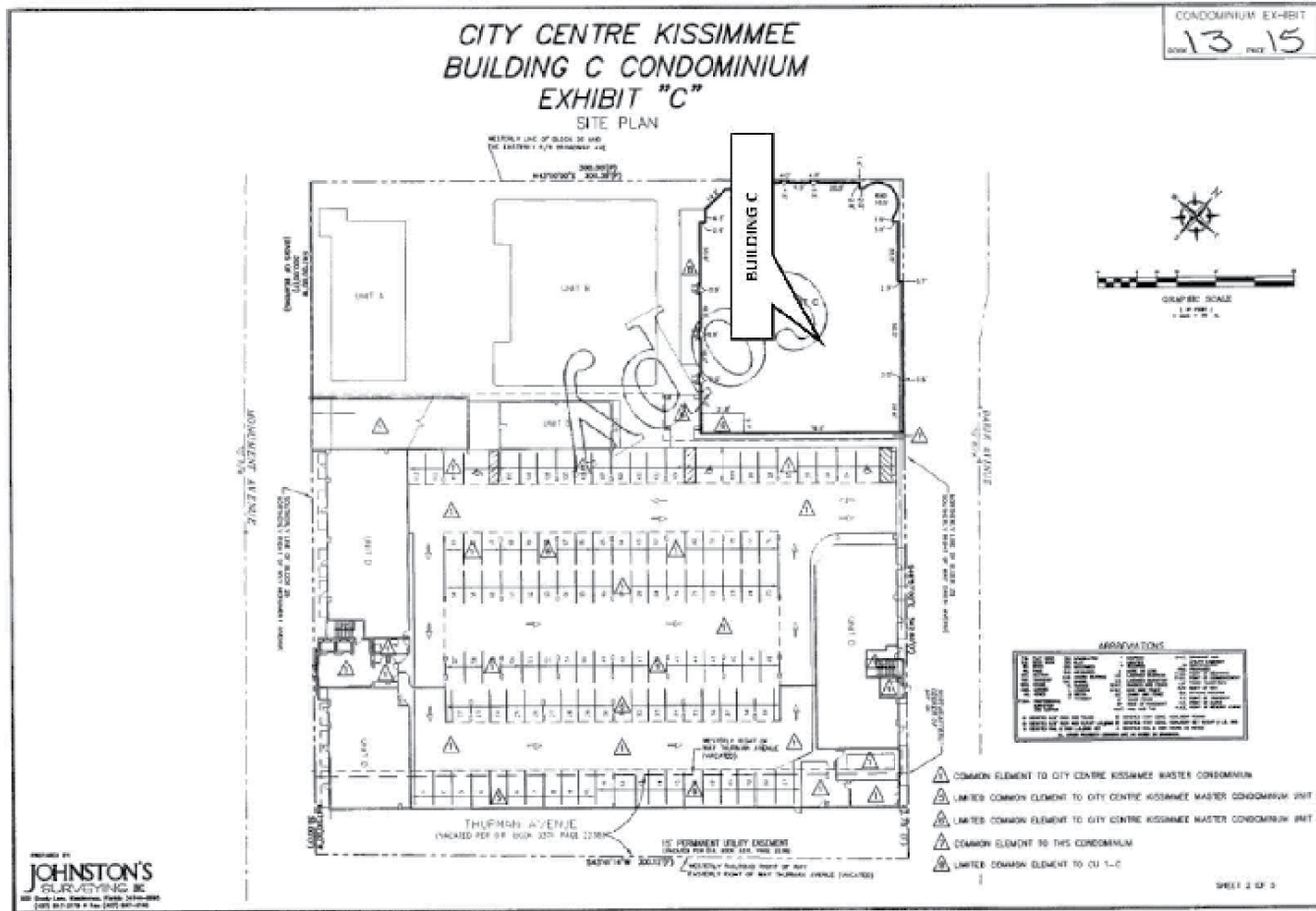


Site Plan

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Land Description and Analysis

Site Plan



City Centre- Building C

3 FINANCIAL ANALYSIS

214 - 222 Broadway
Kissimmee, FL 34741

Proforma Financial Summary

INVESTMENT OVERVIEW

CITY CENTER-KISSIMMEE FL

Price	\$3,825,000
Price per SF	\$115.58
CAP Rate	8.4%
Cash-on-Cash Return [yr 1]	8.37 %
Total Return [yr 1]	\$320,308
Debt Coverage Ratio	-

OPERATING DATA

CITY CENTER-KISSIMMEE FL

Gross Scheduled Income	\$559,608
Other Income	-
Total Scheduled Income	\$559,608
Vacancy Cost	\$100,729
Gross Income	\$458,878
Operating Expenses	\$138,570
Net Operating Income	\$320,308
Pre-Tax Cash Flow	\$320,308

FINANCING DATA

CITY CENTER-KISSIMMEE FL

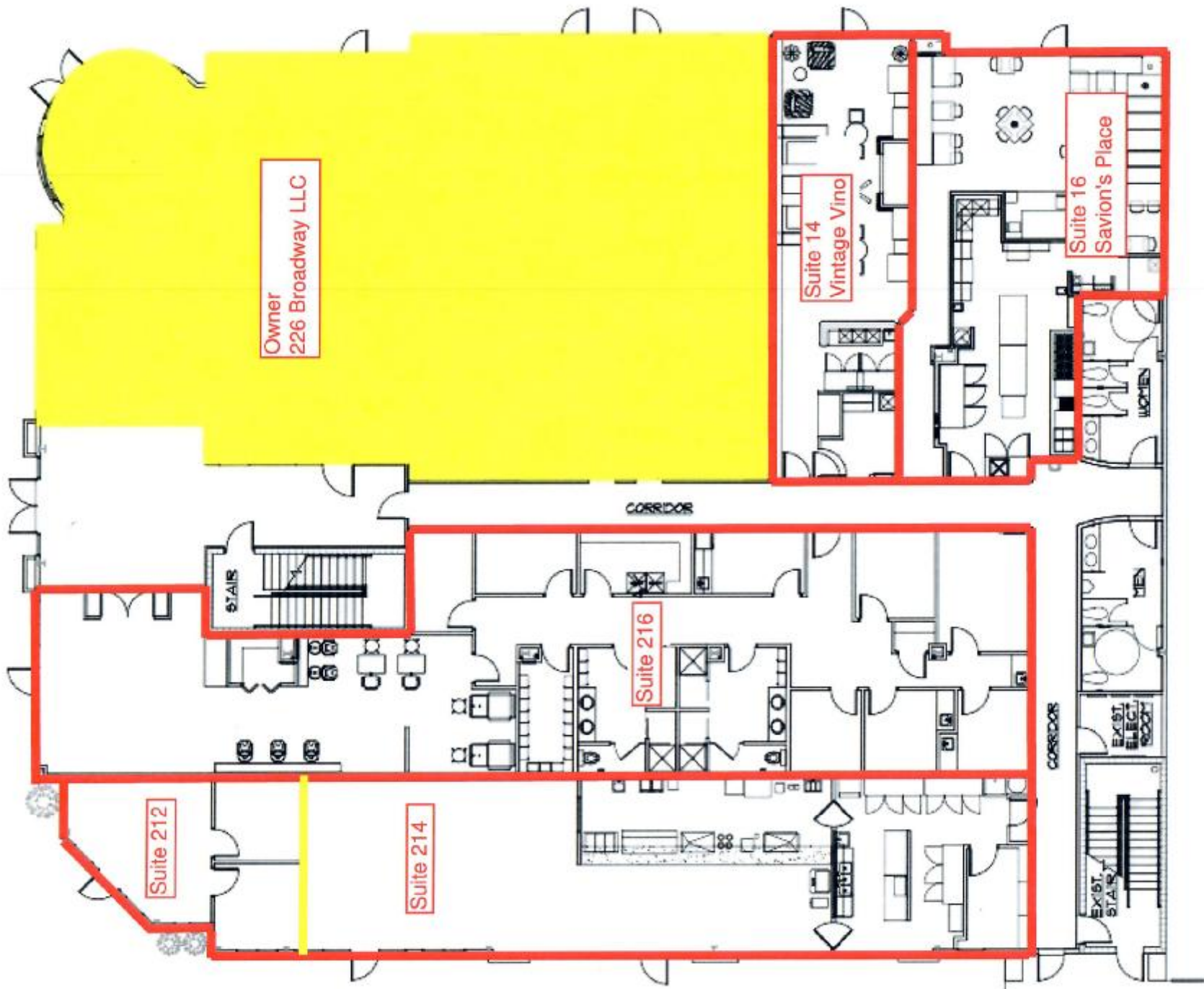
Down Payment	\$3,825,000
Loan Amount	-
Debt Service	-
Debt Service Monthly	-
Principal Reduction [yr 1]	-

Proforma Income & Expenses

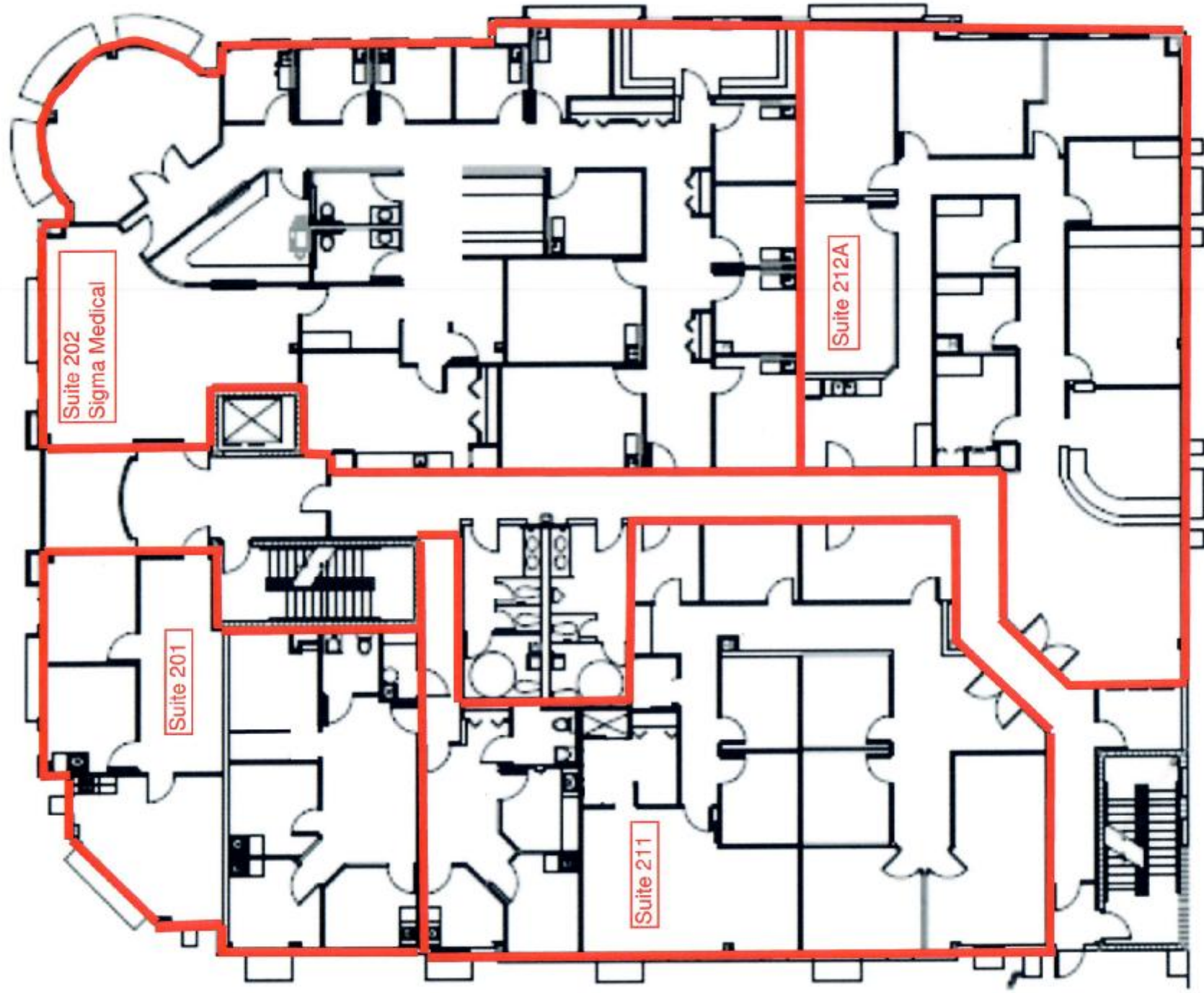
INCOME SUMMARY	CITY CENTER-KISSIMMEE FL	PER SF
Proforma Market Rental Income	\$604,926	\$18.28
Gross Income	\$604,926	\$18.28
EXPENSE SUMMARY	CITY CENTER-KISSIMMEE FL	PER SF
Real Estate Taxes	\$41,983	\$1.27
Property Insurance	\$26,200	\$0.79
Building Maintenance	\$27,856	\$0.84
Common Utilities	\$8,500	\$0.26
Property Management	\$36,000	\$1.09
Salaries and subcontractors	\$21,633	\$0.65
Payroll & Salaries	\$16,833	\$0.51
Gross Expenses	\$179,005	\$5.41
Net Operating Income	\$320,308	\$9.68

Current Rent Roll As Of December 31st, 2017

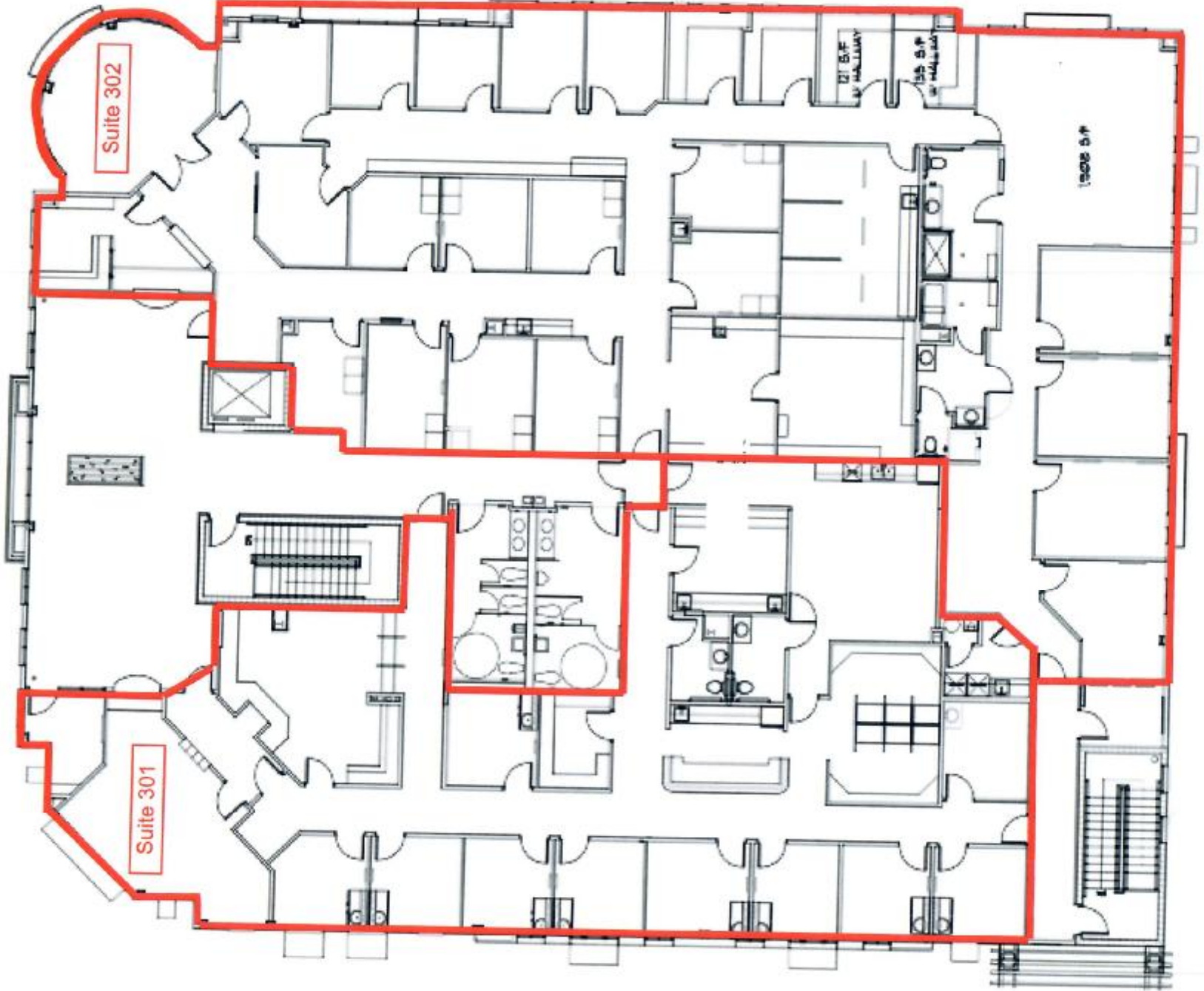
TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	LEASE START	ANNUAL RENT	% OF BUILDING	PRICE PER SF/YR	RECOVERY TYPE	COMMENTS
Vintage Vino	14	901	06/01/2013	05/31/2019	Current	\$18,939	2.72	\$21.02		
Savion's Place	16	1,397	12/01/2017	11/30/2020	Current	\$48,979	4.22	\$35.06		
Sigma Medical Group	202	4,495	09/01/2017	10/31/2020	Current	\$80,910	13.58	\$18.00		
Osceola Beverage	212	450	06/01/2015	05/31/2020	Current	\$15,575	1.36	\$34.61		
Vacant	201	1,816			Current		5.49			
Vacant	211	3,392			Current		10.25			
Vacant	212A	2,952			Current		8.92			
Vacant	214	1,971			Current		5.96			
Vacant	216	3,154			Current		9.53			
Vacant	301	6,565			Current		19.84			
Vacant	302	6,000			Current		18.13			
Totals/Averages		33,093				\$164,403		\$4.97	\$0	\$0



1ST. FLOOR PLAN
SCALE: 3/32" = 1'-0"



2ND. FLOOR PLAN
SCALE: 3/32" = 1'-0"



Suite 302

Suite 301

121 S.F.
OFF HALLWAY

135 S.F.
OFF HALLWAY

1302 S.F.

3RD. FLOOR PLAN
SCALE: 3/32" = 1'-0"

City Information



KISSIMMEE, FL

CITY INFORMATION

Current Population:	66,722
Median Household Income:	\$40,437
Hispanic Population:	64.2%
Caucasian Population:	23.2%
African American Population:	9.2%
Asian Population:	3.2%

CITY HIGHLIGHTS

- Kissimmee, Florida is 17 miles S of Orlando, Florida [center to center] and 68 miles E of Tampa, Florida. It's located in Osceola county in Central Florida along the shore of Lake Tohopekaliga, which is locally referred to as Lake Toho. It has a large Hispanic population which includes a large number of Puerto Ricans. Residents often take day trips to the scenic beaches. Disney World, Sea World, Universal Studios and the Epcot Center are nearby. The city is popular with tourists due to offering hotels and motels that are typically less expensive than the hotels near Disney World and the other popular nearby Florida attractions.

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DEMOGRAPHICS

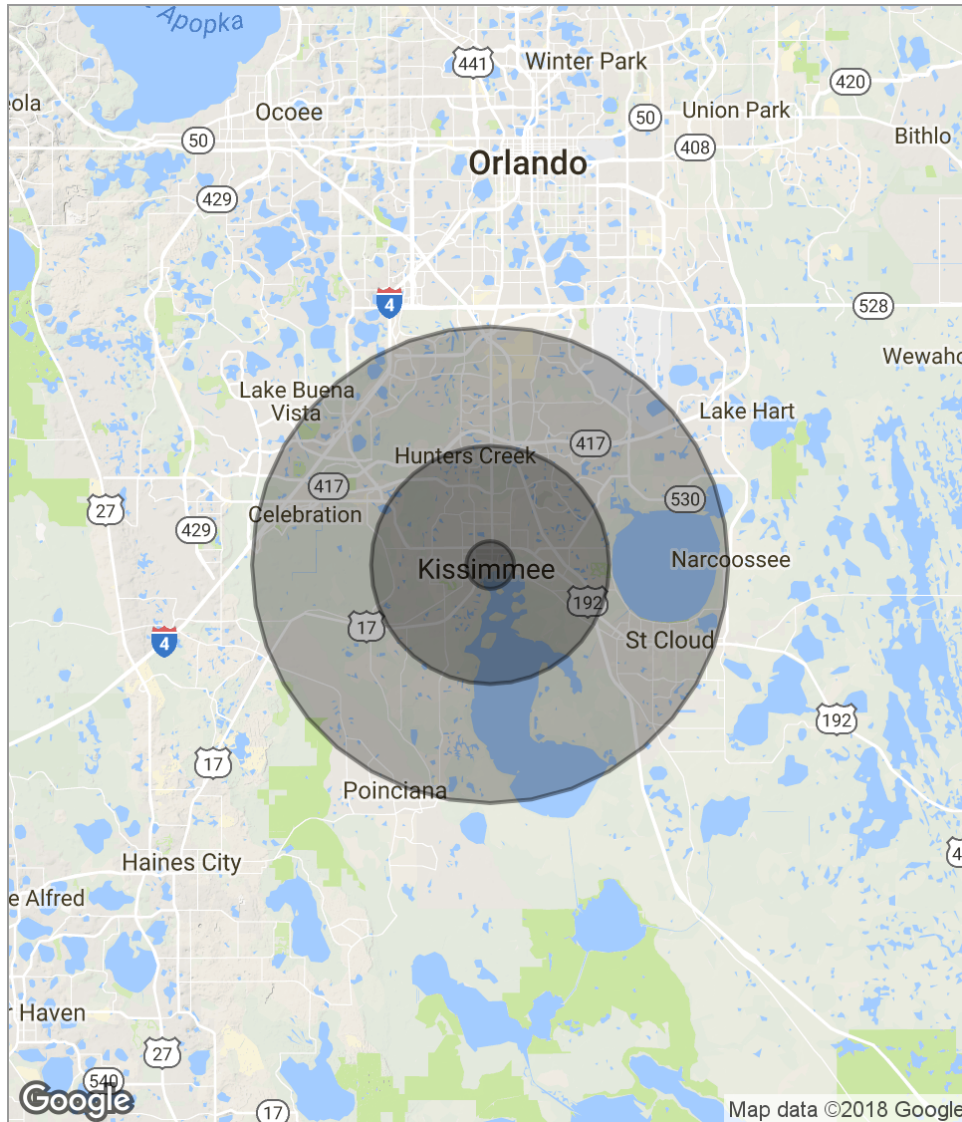
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Demographics Report

	1 MILE	5 MILES	10 MILES
Total population	3,730	134,128	341,970
Median age	35.2	33.6	34.3
Median age (male)	34.2	32.0	33.4
Median age (female)	35.9	35.0	35.4
Total households	1,444	47,928	119,961
Total persons per HH	2.6	2.8	2.9
Average HH income	\$42,021	\$52,097	\$58,800
Average house value	\$171,667	\$209,117	\$263,397

** Demographic data derived from 2010 US Census*

Demographics Map



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5 ADVISOR BIOS

214 - 222 Broadway
Kissimmee, FL 34741

Advisor Biography

CHRISTOPHER FOJO, CCIM

Senior Advisor

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FL #SL 3222088

PROFESSIONAL BACKGROUND

Christopher Fojo has been involved in real estate brokerage and advisory for over twenty five years, throughout many of the islands in the Caribbean. His experience covers a wide range of real estate sectors including many commercial projects .

Chris has focused mainly on serving Multi-National Corporations clients doing business in the Caribbean. Formally based in Trinidad and Tobago for 18 years, he established himself as a highly knowledgeable regional resource. He held the following positions while in Trinidad; Managing Director of C.M. Fojo Limited, a real estate services firm and General Manager of Terra Caribbean, a full service real estate company.

Now located in Orlando, FL, since 2006, Chris specializes on Office and Industrial property in Central Florida, with a specific focus in Seminole County, in the growing markets of Altamonte Springs, Longwood, Lake Mary and Sanford. All cites along the busy Interstate 4 corridor.

Being part of the SVN group enables Chris to collaborate with fellow SVN brokers to insure we have a strong team that meets the needs of each client.

Chris focuses on the needs of his clients and works closely with them to insure they have all the market information they need to make effective decisions.

EDUCATION

University of Central Florida
B.S.B.A, Major Finance, Minor Real Estate,
Certified Commercial Investment Member, CCIM

MEMBERSHIPS & AFFILIATIONS

Board of Director on CCIM Central Florida District
* Treasurer 2015
* President Elect 2016
* President 2017
Director on the Board of Seminole County Regional Chamber Board
* Chairman of the Chamber Economic Development Committee
Director on the Leadership Seminole Board

Advisor Biography

MIGUEL DE ARCOS

Managing Director

174 W. Comstock Ave., Suite 115
Winter Park, FL 32789
T 407.333.9565
mdearcos@svn.com
FL #SL3063304

PROFESSIONAL BACKGROUND

SVN is a \$10.1 Billion dollar Commercial Real Estate Firm with close to 1,500 Advisors serving 500+ markets worldwide. Miguel is the Top Producing Advisor for the State of Florida and Top 10 across the country in 2012, 2013 & 2014.

de Arcos and his team handle all facets of Commercial Real Estate. Brokerage: sales, leasing, bank owned(REO) transactions, investment sales, structured workouts and development. In addition to owning close to 100,000 square feet of investment real estate, he owns and operates a profitable Development & Property Management company.

Miguel continues to rank as a Top producer in the SVN International Organization and in his local market. He attributes this success to repeat business and a strong stream of referrals from past clients.

de Arcos is the recipient of many industry and peer accolades including a two-time recipient of the Business Journal's 40 Under Forty award:

*2012, 2013 & 2014 Top 10 Advisor Nationally *2012, 2013 & 2014 #1 Advisor in State *Top 5% LinkedIn Profile Views *2012 Top Dealmaker Orlando[LoopNet] - *2010/11 Office DOY - *2010/11 Land DOY - *2010 LoopNet's Most Popular Member - *2009 Commercial Real Estate All-Stars *2009/2013 Orlando's 40 Under Forty professionals - Also: Top 5 Office Brokers[CF]; CRE Top Producer Seminole County; DOY[CF]; Top 30 Under 30 award; Largest Office Deal[CCIM]; Industry Panelist. Miguel is also a member of CCIM Institute, NAIOP & SVNART.

On the personal side, de Arcos is a husband, father and coach of three active boys, a marathoner, Ironman distance triathlete and Board level participant in several local organizations. He currently resides in Winter Park, FL with his wife and three boys. www.Facebook.com/SVNParadigm

EDUCATION

Rollins College

MEMBERSHIPS & AFFILIATIONS

Miguel is a member of CCIM Institute, NAIOP and SVNART