

OBT Offering Memorandum

5525 S Orange Blossom Trail, Orlando, FL 32839



200 REALTY



PREPARED BY:

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5525 S Orange Blossom Trail,
Orlando, FL

954 S Orlando Ave.
Winter Park, FL 32789

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Executive Summary

INCOME PROPERTY

5525 S Orange Blossom Trail

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PROPERTY SPECIFICATIONS

Property Type:	Automotive, Income, Re-Development
Structures:	3- Buildings, 1- Open Repair Structure
Building Size:	2052 sf(2 story), 1509 sf, 1134 sf, 1850 sf
Land:	+/-86,437 sf
Year Built/Renovated:	1953

PRICE AND LEASE OVERVIEW

Sale Price:	\$1,450,000
Cap Rate	7.6%
Lease Term:	varies
Annual Rent:	\$110,000

MARKET HIGHLIGHTS

- Strong Local Economy, Orlando ranks 7th in nation for economic growth
- Top ten cities for population growth with over 50,000 per year moving here

INVESTMENT HIGHLIGHTS

- Automotive property with liberal C-3 zoning
- Current tenants Used Auto Lot, Auto Repair, Auto Export, Land Lease
- 57,000+ Traffic Count
- Income Producing Immediately with Potential Redevelopment in Future
- Stable Income – Leases in place

LOCATION HIGHLIGHTS

- 57,000+ Traffic Count
- Continual Area Growth
- Great Visibility with Corner Exposure

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CURRENT NOI

5525 Income Statement

Tenant	Rent/mos	Rent/ Annual	Term
#1 Green Cars Lot	6000	\$ 72,000	6/1/2020
#2 Vacant Bldg for Storage			
#3 Gary's Auto Rpr.	2500	\$ 30,000	12/31/2019
#4 Back Lot 5500	1000	\$ 12,000	mos to mos
#5 Auto Wholesale	1000	\$ 12,000	6/20/2020
Total		\$ 126,000	
Taxes		\$ 8,536	
Insurance		\$ 4,164	
Utilities		\$ 1,300	
Repairs and Maint		\$ 2,000	
Expense Total		\$ 16,000	
NOI		\$ 110,000	

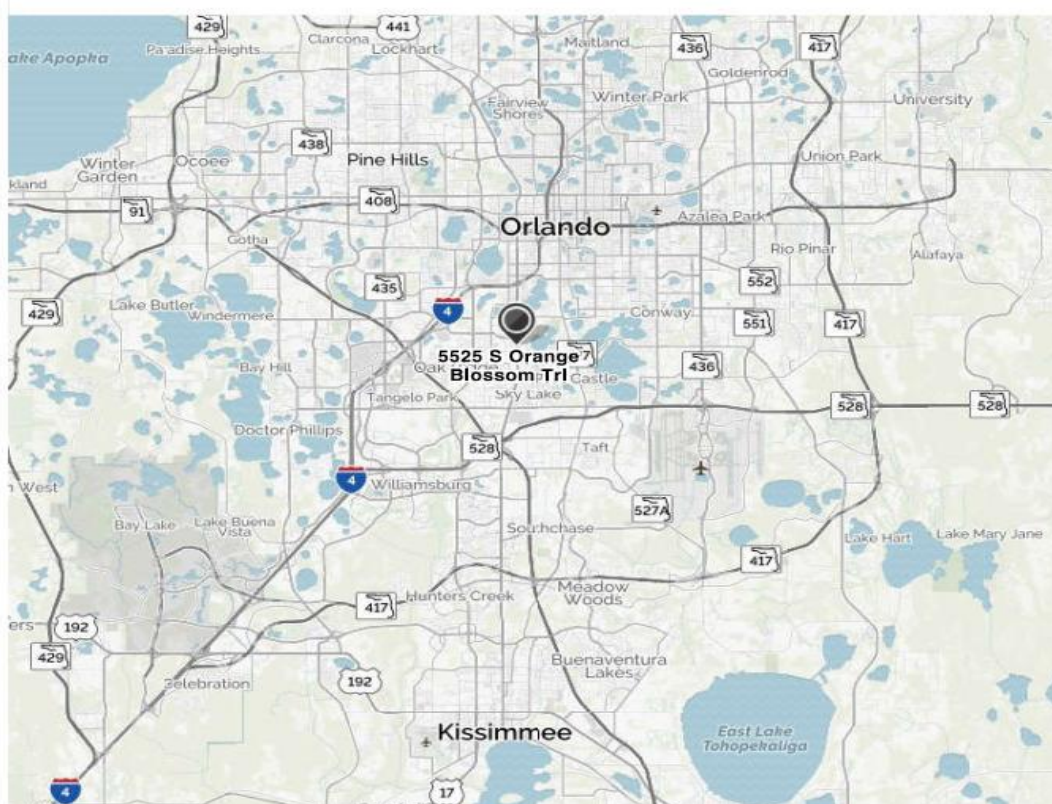
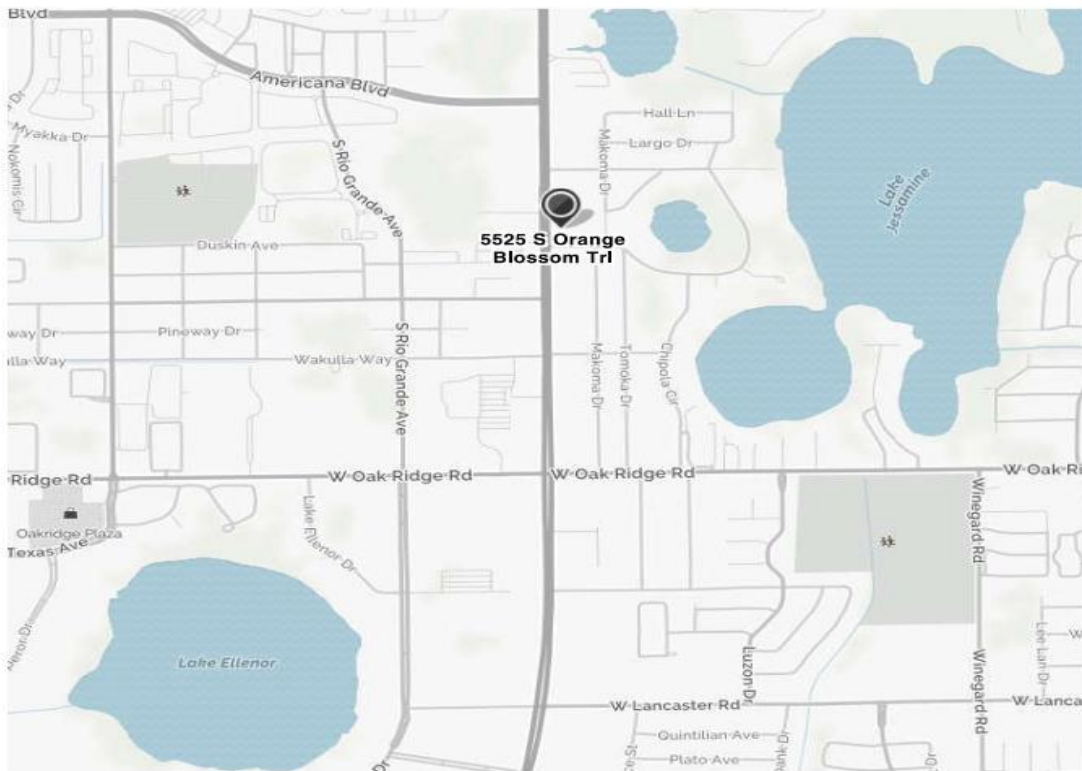
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AREA MAPS



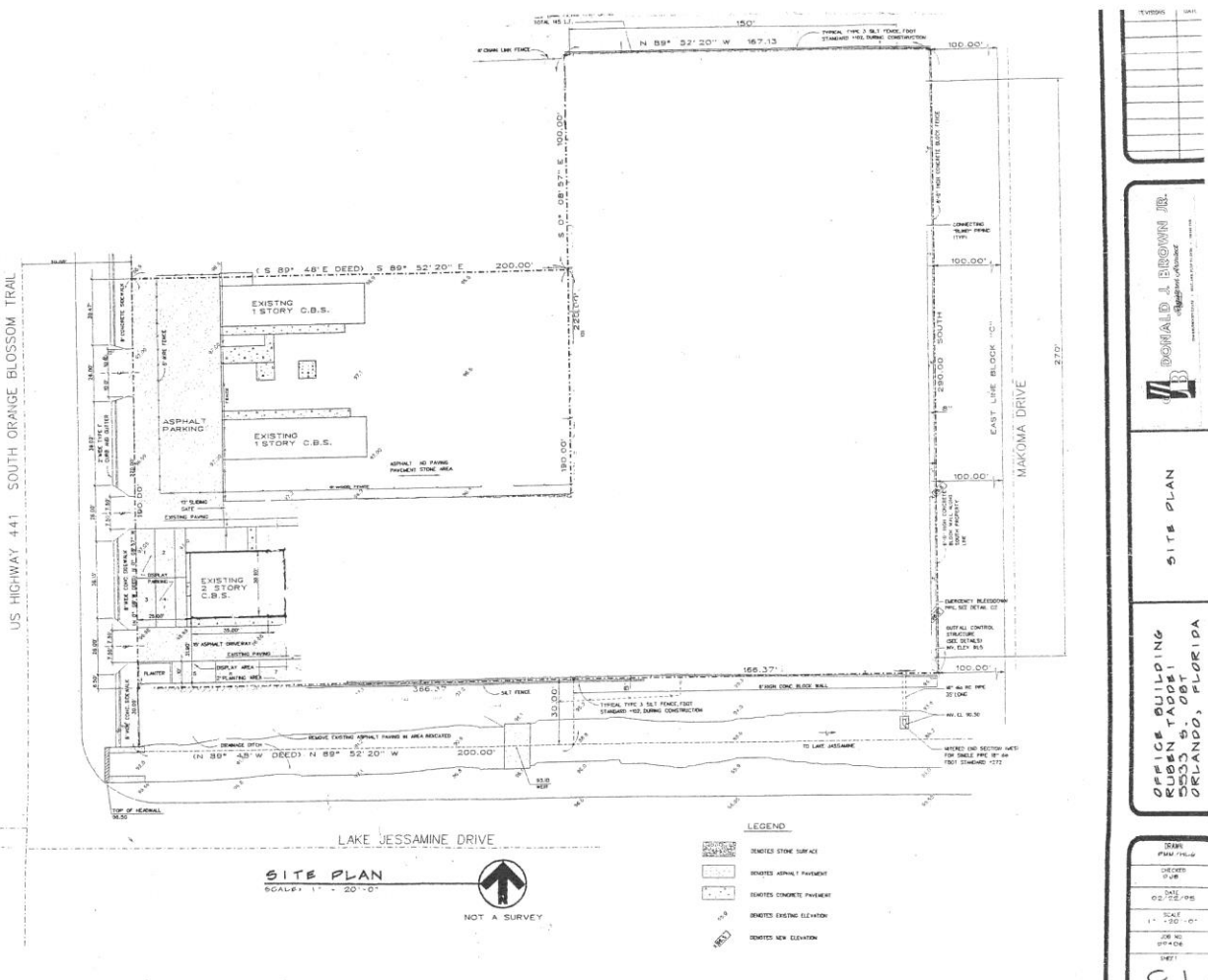
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SITE PLAN



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FOR MORE INFORMATION, PLEASE CONTACT:

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CONFIDENTIALITY STATEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the REMAX affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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