

Offering Memorandum

954 S Orlando Ave., Winter Park, FL 32789



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PREPARED BY:

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Executive Summary

INVESTMENT PROPERTY

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PROPERTY SPECIFICATIONS

Property Type:	Income, Re-Development
Structures:	2 Buildings Connected
Building Size:	10,002 sf(2 story) , 5727 sf(1 story) Total 15,729 sf
Land:	+/- 44,250sf
Year Built:	1974/1979 Renovated: 2001/2003
Parking:	62 spaces

PRICE AND LEASE OVERVIEW -PRICE REDUCED

Sale Price:	\$3,750,000
Lease Term:	3 Year Whole Building NNN / Long Term Partial
CAP RATE:	8%
Annual Expenses:	\$58,000

MARKET HIGHLIGHTS

- Highest end demographics in the Metro-Orlando area
- Strong Local Economy, Orlando ranks 7th in nation for economic growth
- 17-92 Corridor in Winter Park continues to see explosive growth
- National, specialty, and high-end retailers continue to enter this market
- Multiple high end multi-family projects coming on line in the next few months
- Top ten cities for population growth with over 50,000 moving here per year

INVESTMENT HIGHLIGHTS

- Liberal C-3 zoning – City of Winter Park
- Long established Real Estate Company and Affiliates will do 3 year sale/leaseback on whole building. Negotiate long term on part of building
- Prime property in the Winter Park corridor for current office use or redevelopment
- Income Producing Immediately with Potential Redevelopment in Future

LOCATION HIGHLIGHTS

- 30,000 Traffic Count
- Located in center of activity between Fairbanks and Orange Ave.
- Great Visibility with access from both Orlando Ave. and Balch Ave. to rear
- Surrounded by high-end retail, office and residential
- Orlando Ave.(17-92) is the main alternate to I-4

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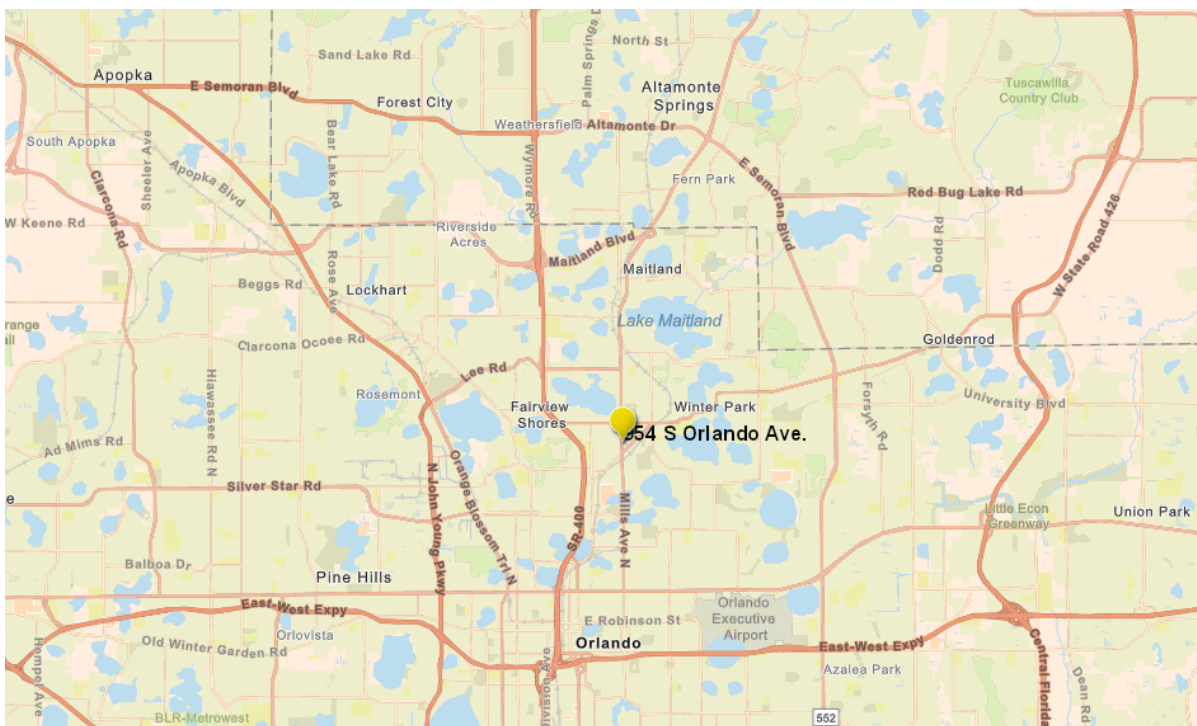
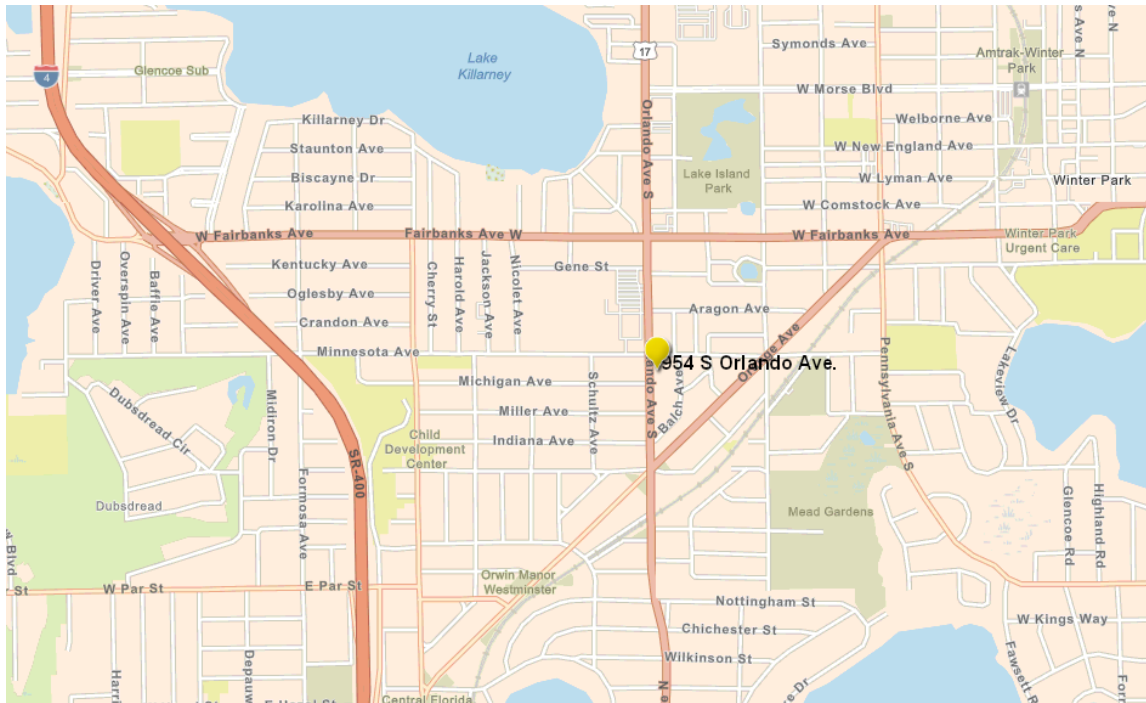
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- Property adjacent to south currently available (.64 acres)

AREA MAPS



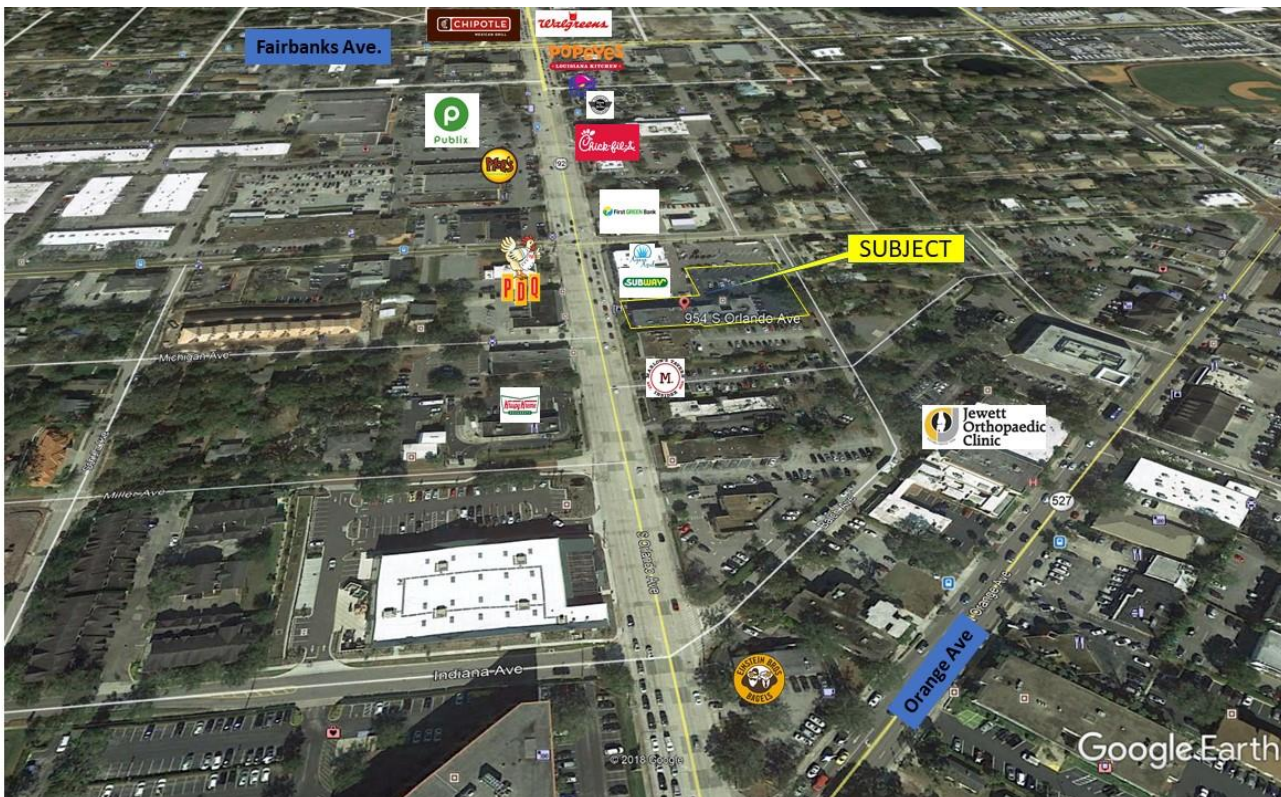
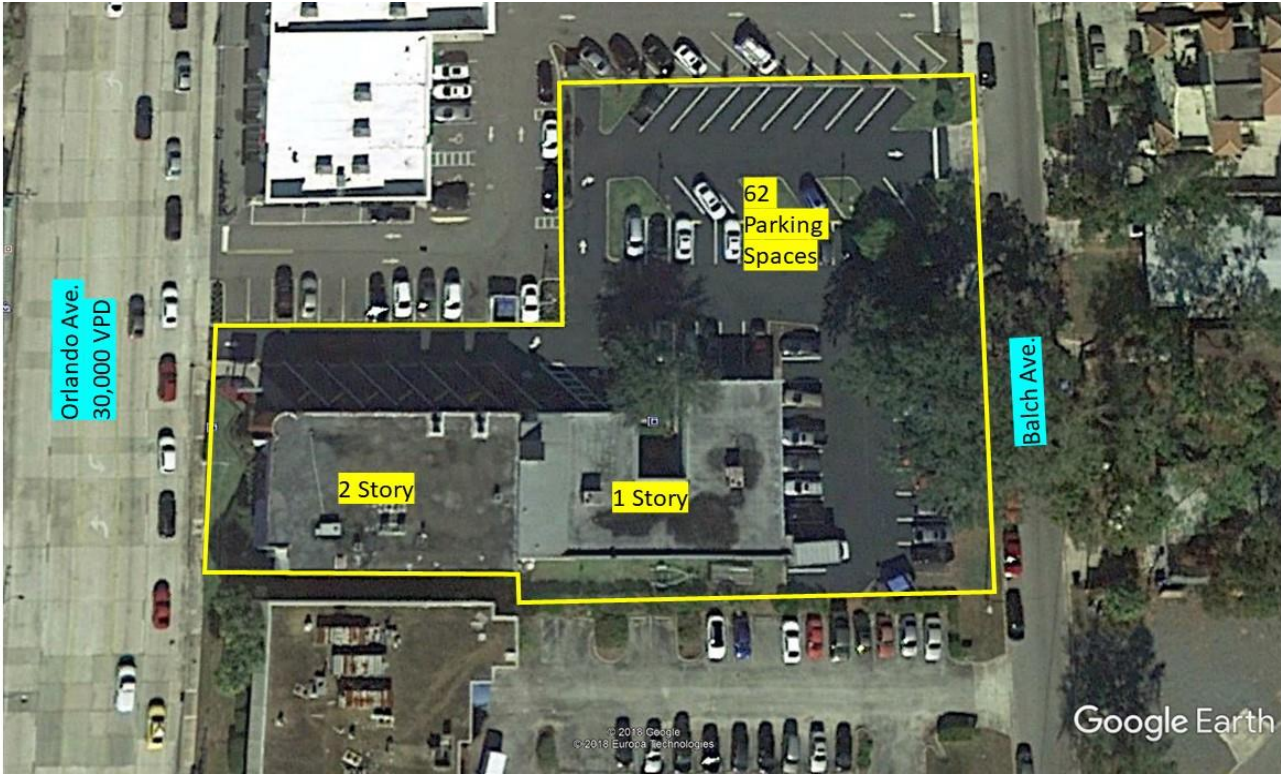
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AERIALS



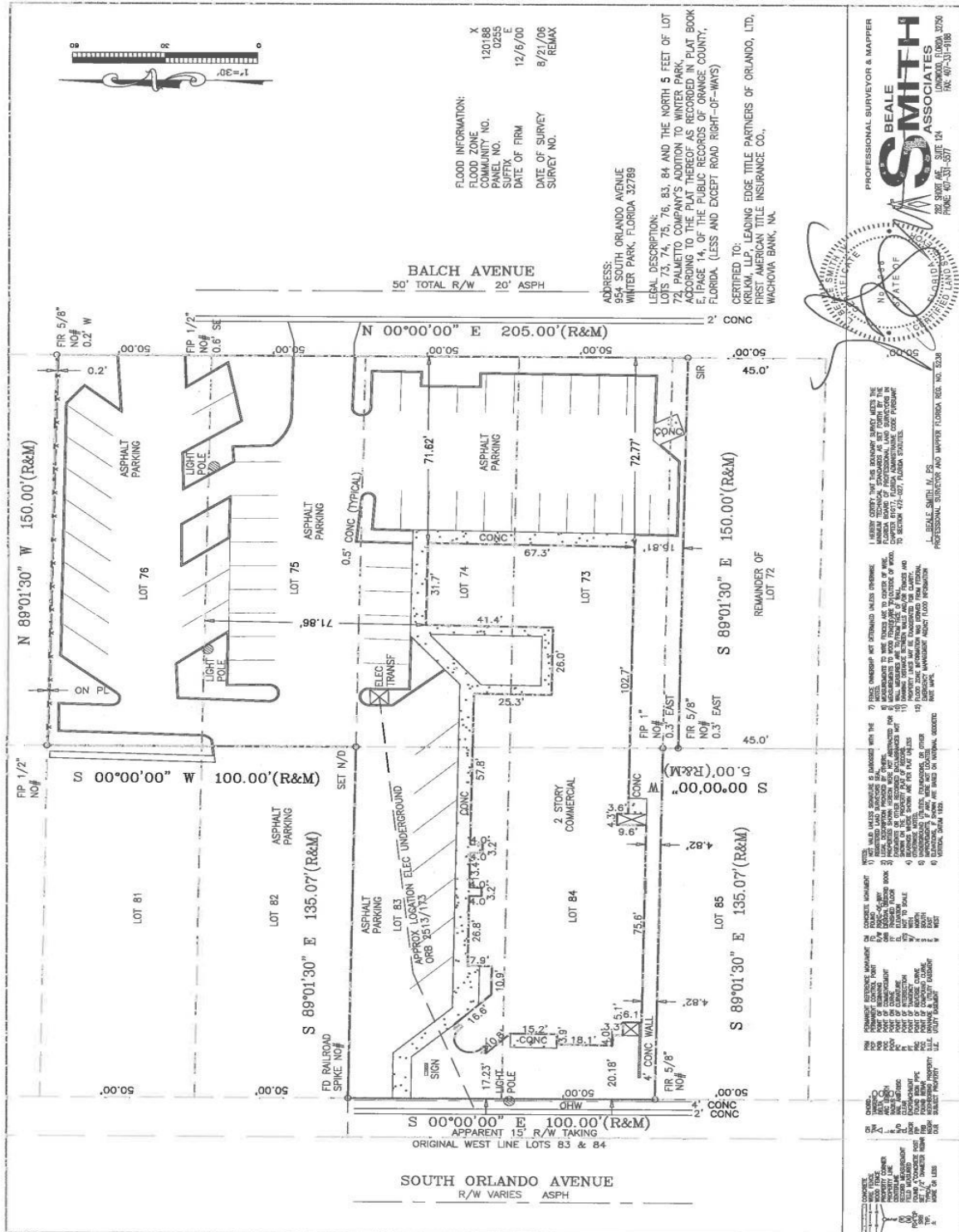
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SURVEY



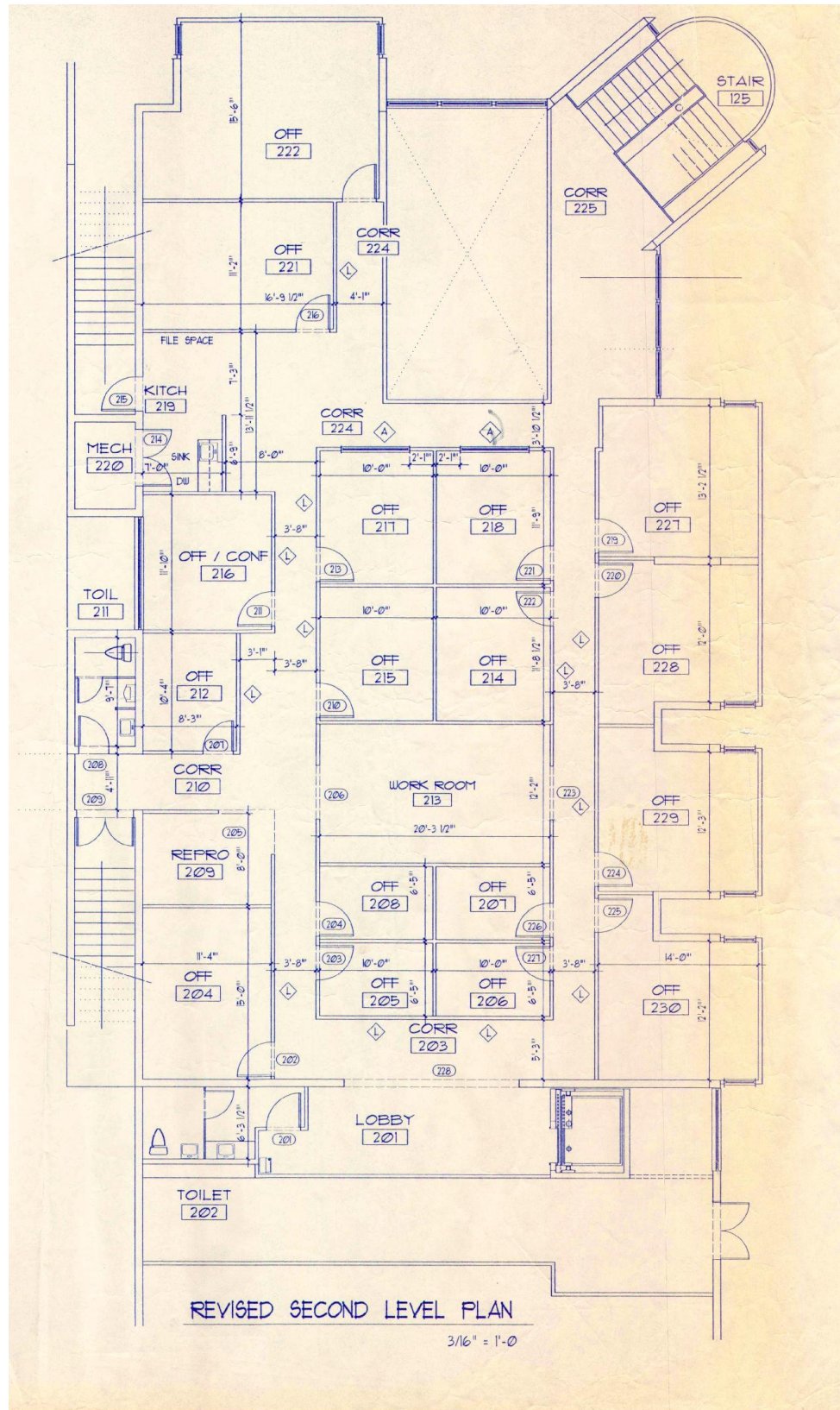
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FLOORPLAN 2ND LEVEL 2 STORY SECTION



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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. Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by seller only if such procuring broker executes a brokerage agreement acceptable to the seller and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied.

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