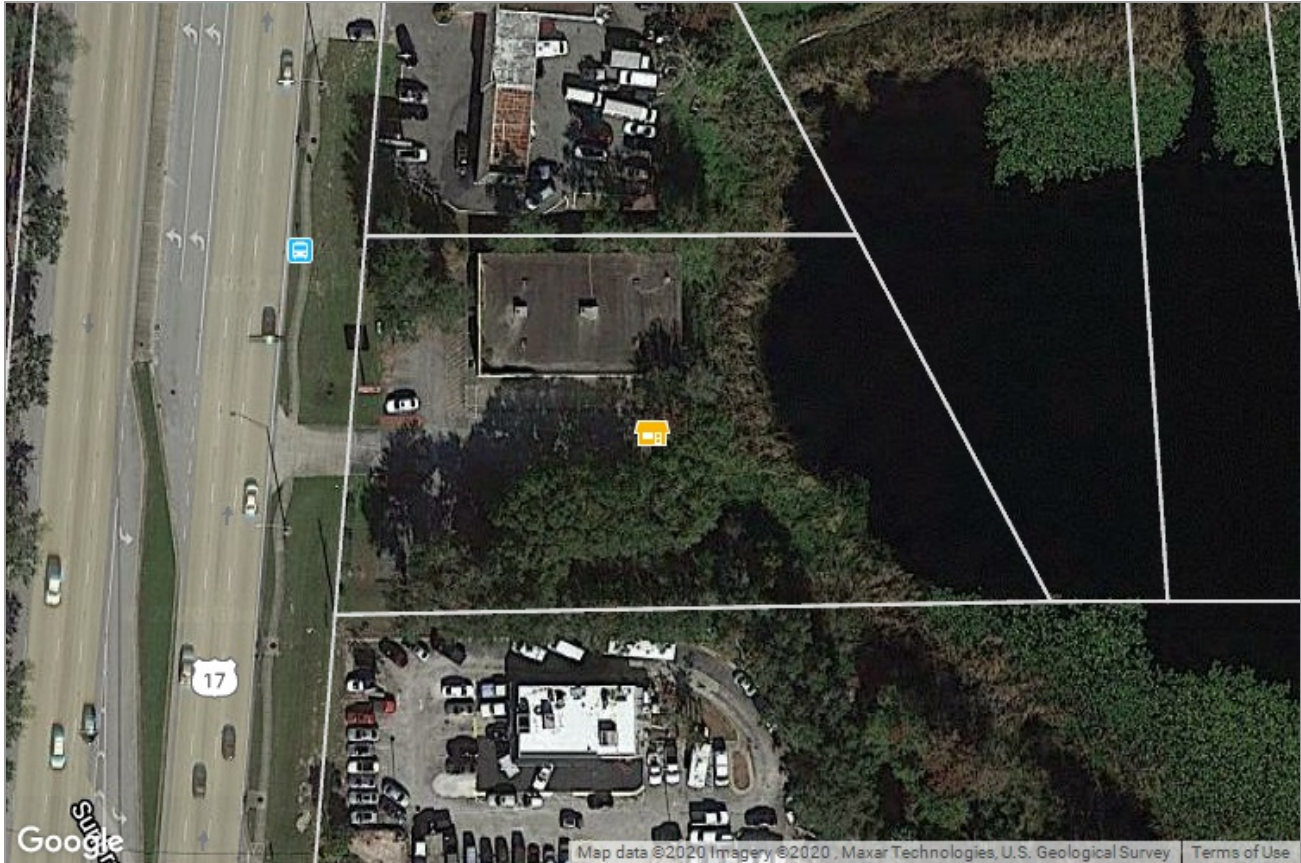COMMERCIAL PROPERTY REPORT

275 S Us Highway 17 92, Longwood, FL 32750

Presented by

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275 S Us Highway 17 92, Longwood, FL 32750

OFF MARKET
- *Sold Date: 1/26/2004*
- *Public Record*

Property Facts

Property Facts	Public Facts	Listing Facts
Property Type	**Retail**	–
Property Subtype	**Retail Stores (Personal Services, Photography, Travel)**	–
Number of Stories	**1**	–
Building Area (sq ft)	**6,000**	–
Lot Size	**0.41 acres**	–
Lot Dimensions	**17860 SF**	–
Year Built	**1985**	–
Roofing	**Wood**	–
Heating	**Central**	–
Cooling	**Central**	–
Foundation	**Footing**	–
Exterior Walls	**Concrete Block**	–

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.

Extended Property Facts

Interior Details

Interior Walls	Wood
Floor Cover	Vinyl

Exterior Details

Lot Size - Square Feet	17860 sq ft
Lot Size - Acres	0.410 ac
Roof Type	Wood Truss

Other Details

Effective Year Built	1988
Building Condition	Average
Driveway Asphalt	14880
Sidewalk	480

3/20/2020

Public Facts

Owner Information

Owner Name	Total Team Inv Llc
Mailing Address	275 S Us Highway 17 92 Longwood FL 32750-5585
Vesting	Company/Corporation

Legal Description

APN:	**Tax ID:**	**Zoning:**	**Census Tract:**	**Abbreviated Description:**	**City/Municipality/Township:**
26-20-30-5AR-0D00-058C	–	–	121170221.012025	CITY/MUNI/TWP:LONGWOOD SUBD:D R MITCHELLS SURVEY OF THE LEVY GRANT SEC/TWN/RNG/MER:SEC 26 TWN 20S RNG 30E PT OF LOT 58 DESC AS BEG 380 (M) FT SWLY ON ELY R/W 17-92 OF INT ELY R/W 17-92 & N LI LOT 58 RUN E 227.66 FT S 27 DEG 57 MIN	Longwood, FL 32750

Assessed Values

Date	Improvements	Land	Total	Tax
2019	–	–	$538,123	$9,013
2018	–	–	$510,827	$8,656
2017	–	–	$490,795	$8,450
2016	–	–	$490,795	$9,000
2015	–	–	$497,054	$9,209
2014	–	–	$500,184	$9,298
2013	–	–	$503,314	$9,595
2012	–	–	$506,444	$9,333
2011	–	–	$509,573	$9,217
2010	–	–	$509,001	–
2009	–	–	$547,836	–
2008	–	–	$551,785	–

Deed Records

Recording Date	**2/16/2004**
Document Type	Warranty Deed
Sales Price	$602,000
Sales Price Code	Sales Price or Transfer Tax rounded by county prior to computation. Varies by county.
Buyer Name	TOTAL TEAM INVESTMENTS LLC
Buyer ID	Company or Corporation
Seller Name	SPRAGGINS PARTNERS LLP
Seller ID	Partnership
Document #	2004023258
Total Transfer Tax	$4,214
Book #	05198
Page #	1559
Contract Date	1/26/2004

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Mortgage Records

| Recording Date	**1/27/2016**	**5/28/2013**
Lender Name	SEACOAST NATIONAL BANK	REGIONS BANK
Lender Type	Bank	Bank
Loan Amount	$725,000	$175,000
Document Number	2016009079	2013070688
Loan Type	Future Advance Clause / Open End Mortgage	Credit Line (Revolving)
Contract Date	1/20/2016	5/9/2013
Due Date	–	5/9/2014
Finance Type	–	Variable

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Maps

Legend: Subject Property

Legend: Subject Property

Legend: Subject Property

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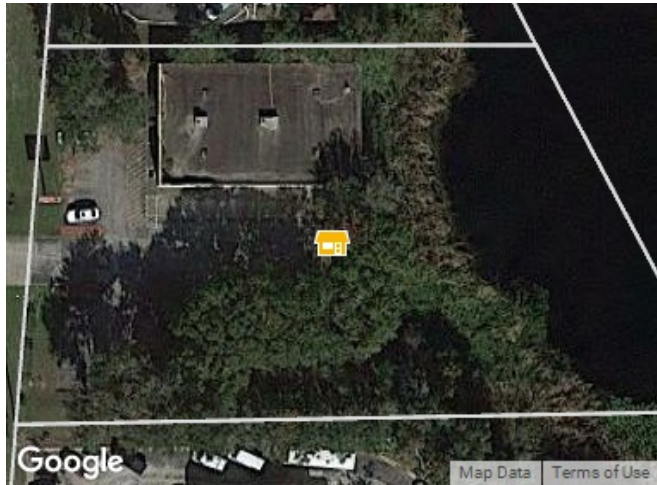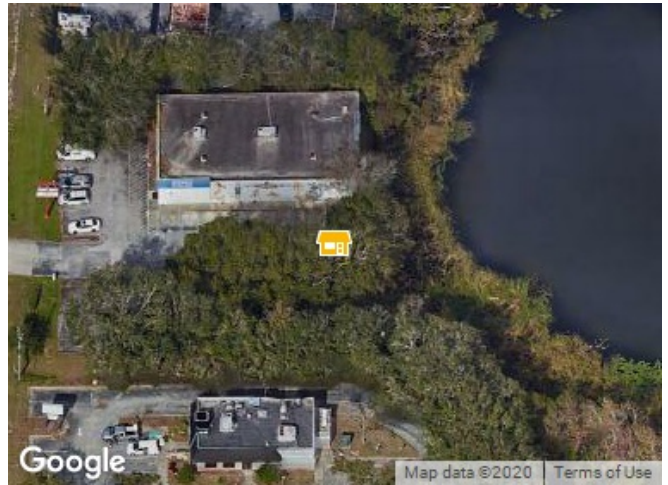
Traffic Counts

Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

▲ 1	▲ 2	▲ 3	▲ 4	▲ 5
31,839	**47,972**	**36,826**	**7,000**	**28,503**
2018 Est. daily traffic counts	2018 Est. daily traffic counts	2018 Est. daily traffic counts	1998 Est. daily traffic counts	2018 Est. daily traffic counts
Street: **E State Rd 434**	Street: **S Hwy 17/92**	Street: **US Hwy 17**	Street: **Timberlane Trl**	Street: **State Rd 434 W**
Cross: **East St**	Cross: **E Wildmere Ave**	Cross: **E Church Ave**	Cross: **Landmark W**	Cross: **Belle Ave**
Cross Dir: **W**	Cross Dir: **S**	Cross Dir: **N**	Cross Dir: **NE**	Cross Dir: **E**
Dist: **0.08 miles**	Dist: **0.06 miles**	Dist: **0.1 miles**	Dist: **0.03 miles**	Dist: **0.05 miles**

Historical counts

Year	Count	Type		Year	Count	Type		Year	Count	Type		Year	Count	Type		Year	Count	Type
2009	30,000	ADT		2012	48,500	AADT		2009	36,500	ADT						2012	27,000	AADT
2008	29,500	ADT		2010	47,600	AADT		2008	39,500	ADT						2010	31,000	AADT
2002	36,500	ADT		2007	53,500	AADT		2002	47,500	ADT						2007	33,000	AADT
2001	36,500	ADT		2004	51,190	ADT		2001	47,000	ADT						2005	29,000	AADT
2000	34,277	ADT		2003	55,500	ADT		1998	43,500	AADT						2003	29,000	ADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

About RPR (Realtors Property Resource)

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- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.

- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.

- This report has been provided to you by a member of the NAR.

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RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.

- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records and RealtyTrac.

- **Market conditions and forecasts** based on listing and public records data.

- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.

- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.

- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.

- **School data and reviews** from Niche.

- **Specialty data sets** such as walkability scores, traffic counts and flood zones.

Update Frequency

- Listings and public records data are updated on a continuous basis.

- Charts and statistics calculated from listing and public records data are refreshed monthly.

- Other data sets range from daily to annual updates.

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