



# FORMER ADVANCE AUTO PARTS

955 S ORANGE BLOSSOM TRAIL  
ORLANDO, FL 32805

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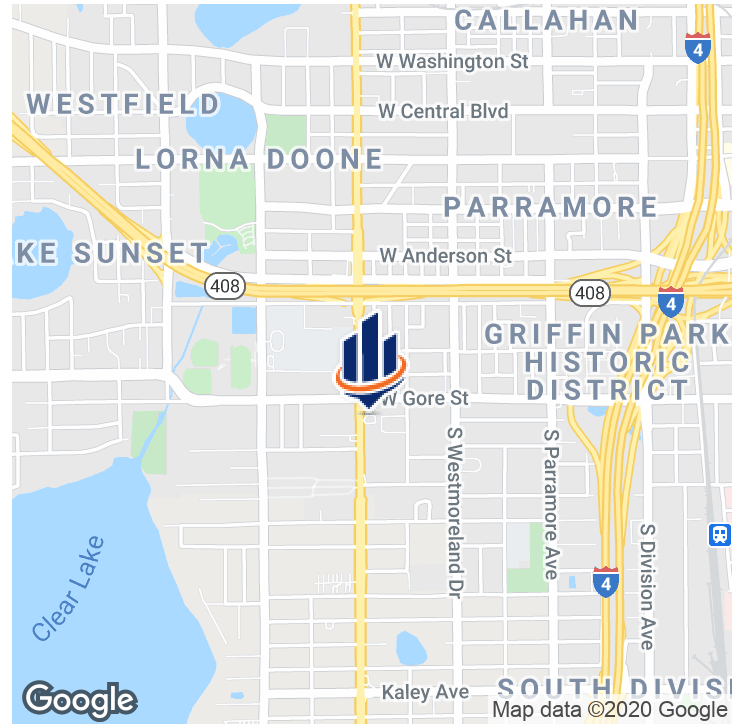
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# Property Summary



## OFFERING SUMMARY

|                |                      |
|----------------|----------------------|
| Sale Price:    | \$969,000            |
| Building Size: | 6,060 SF             |
| Price / SF:    | \$159.90             |
| Year Built:    | 1985                 |
| Zoning:        | Retail - Commercial  |
| Market:        | Orlando MSA          |
| Submarket:     | West Downtown        |
| APN:           | 34-22-29-6300-00-080 |

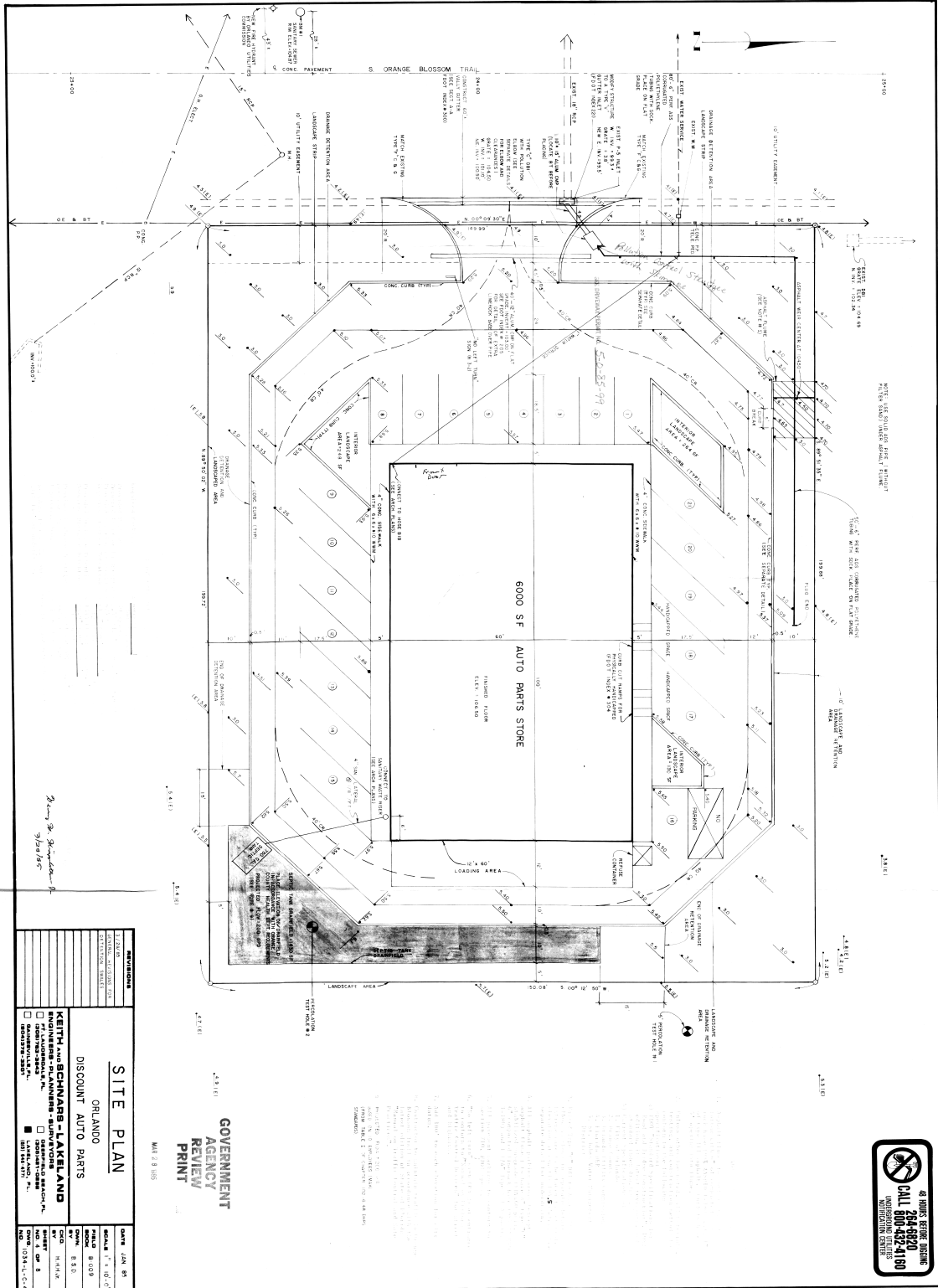
## PROPERTY OVERVIEW

SVN Florida is proud to bring into market for the first time Former Advance Auto Parts store which consist of 6,060 SF Free Standing Building along w 21 parking Spaces. Building is currently located in Opportunity Zoned-OZ which allows investors & tenants certain tax savings. Priced to Sell @\$160 PSF for \$969,000

## PROPERTY HIGHLIGHTS

- New to Market
- Former Advance Auto Store
- Located in Opportunity Zone
- Priced to Sell

# Site Plan





# Area Retail





# Additional Photos



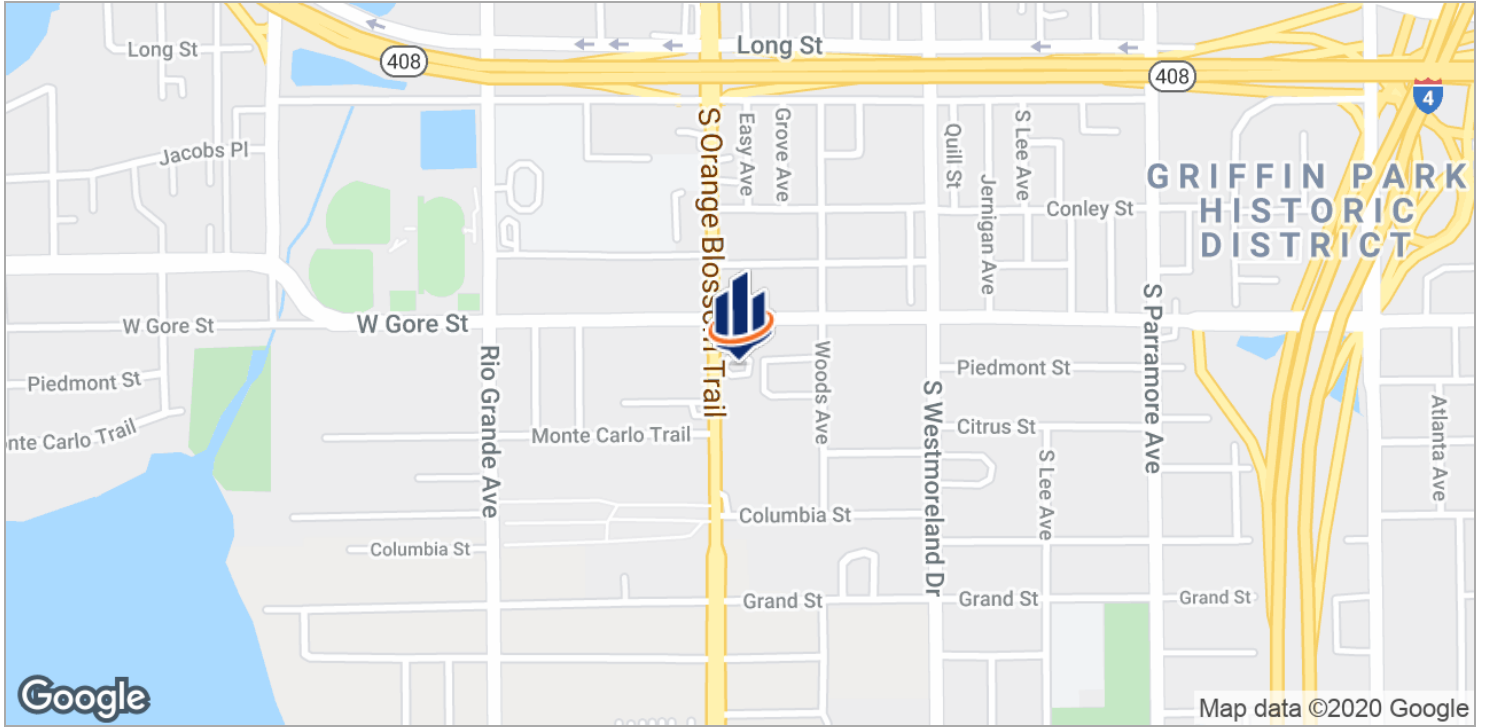


# Additional Photos





# Location Maps



# Sale Comps



## ★ Subject Property

955 S Orange Blossom Trail, Orlando, FL 32805

**Sale Price:** \$969,000      **Year Built:** 1985  
**Building SF:** 6,060 SF      **Price PSF:** \$159.90



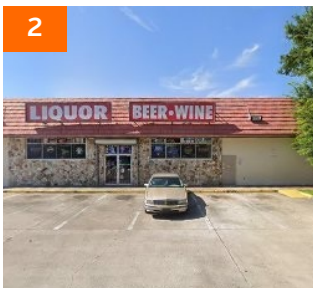
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## 1 Auto Repair

2301 S OB T | Orlando, FL 32805

**Sale Price:** \$650,000      **Year Built:** 1997  
**Building SF:** 4,050 SF      **Price PSF:** \$160.49  
**Closed:** 02/07/2020



## 2 Liquor Store






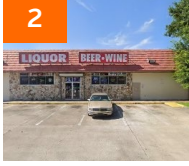
700 W Gore St | Orlando, FL 32805

**Sale Price:** \$450,000      **Year Built:** 1986  
**Building SF:** 2,000 SF      **Price PSF:** \$225.00  
**Closed:** 11/13/2019





# Sale Comps Summary

|  | SUBJECT PROPERTY  | PRICE            | BLDG SF         | PRICE/SF        |            |
|--|---|------------------|-----------------|-----------------|------------|
|  |  <p><b>Former Advance Auto Parts</b><br/>955 S Orange Blossom Trail<br/>Orlando, FL 32805</p> | \$969,000        | 6,060 SF        | \$159.90        |            |
|  | SALE COMPS  | PRICE            | BLDG SF         | PRICE/SF        | CLOSE      |
|  |  <p><b>Auto Repair</b><br/>2301 S OBT<br/>Orlando, FL 32805</p>                               | \$650,000        | 4,050 SF        | \$160.49        | 02/07/2020 |
|  |  <p><b>Liquor Store</b><br/>700 W Gore St<br/>Orlando, FL 32805</p>                           | \$450,000        | 2,000 SF        | \$225.00        | 11/13/2019 |
|  |   | PRICE            | BLDG SF         | PRICE/SF        | CLOSE      |
|  | <b>Totals/Averages</b>  | <b>\$550,000</b> | <b>3,025 SF</b> | <b>\$181.82</b> |            |

# Sale Comps Map



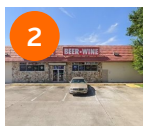
## SUBJECT PROPERTY

955 S Orange Blossom Trail | Orlando, FL 32805



## AUTO REPAIR

2301 S OBT  
Orlando, FL 32805



## LIQUOR STORE

700 W Gore St  
Orlando, FL 32805



# On Market Sale Comps



## ★ Subject Property

955 S Orange Blossom Trail, Orlando, FL 32805

**Sale Price:** \$969,000      **Year Built:** 1985  
**Building SF:** 6,060 SF      **Price PSF:** \$159.90



SVN Florida is proud to bring into market for the first time Former Advance Auto Parts store which consist of 6,060 SF Free Standing Building along w 21 parking Spaces. Building is currently located in Opportunity Zoned-OZ which allows investors & tenants certain tax savings. Priced to Sell @\$160 PSF for \$969,000



## 1 Retail

1001 S Orange Blossom Trl | Orlando, FL 32805

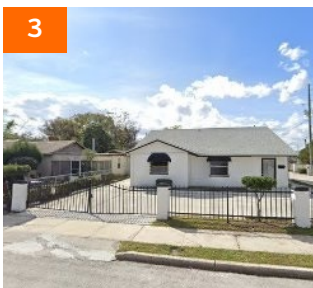
**Sale Price:** \$2,350,000      **Year Built:** 2016  
**Building SF:** 3,103 SF      **Price PSF:** \$757.33



## 2 Hair Salon

743 S Orange Blossom Trail | Orlando, FL 32805

**Sale Price:** \$500,000      **Year Built:** 1959  
**Building SF:** 2,205 SF      **Price PSF:** \$226.76








## 3 Daycare

900 Plymouth Ave | Orlando, FL 32805

**Sale Price:** \$240,000      **Year Built:** 1950  
**Building SF:** 7,525 SF      **Price PSF:** \$31.89  
**Occupancy:** 100%

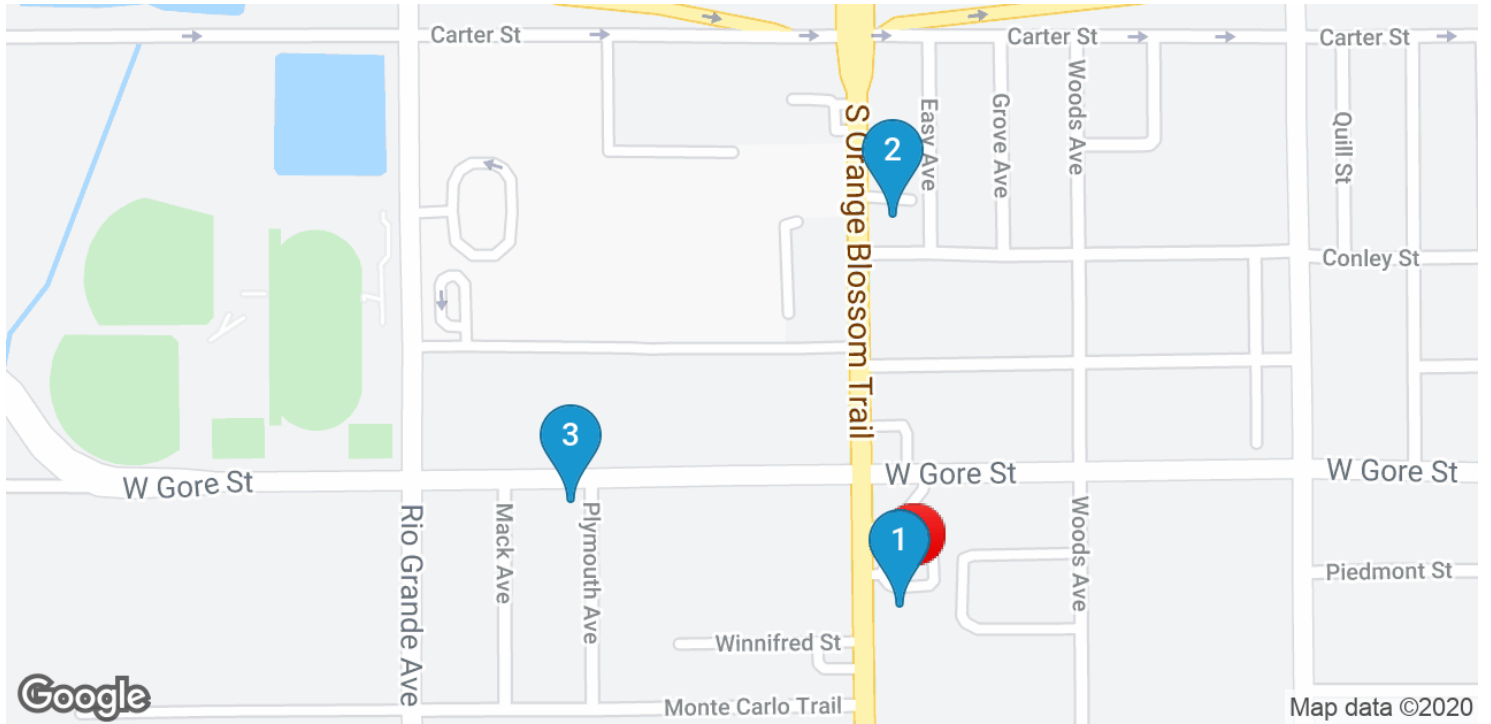


# On Market Sale Comps Summary

|   | SUBJECT PROPERTY  | PRICE              | BLDG SF         | PRICE/SF        |              |
|---|---|--------------------|-----------------|-----------------|--------------|
|   |  <p><b>Former Advance Auto Parts</b><br/>955 S Orange Blossom Trail<br/>Orlando, FL 32805</p> | \$969,000          | 6,060 SF        | \$159.90        |              |
|   | <b>SALE COMPS</b>   | <b>PRICE</b>       | <b>BLDG SF</b>  | <b>PRICE/SF</b> | <b>CLOSE</b> |
|   | <p><b>Retail</b><br/>1001 S Orange Blossom Trl<br/>Orlando, FL 32805</p>  | \$2,350,000        | 3,103 SF        | \$757.33        | On Market    |
|   | <p><b>Hair Salon</b><br/>743 S Orange Blossom Trail<br/>Orlando, FL 32805</p>   | \$500,000          | 2,205 SF        | \$226.76        | On Market    |
|  | <p><b>Daycare</b><br/>900 Plymouth Ave<br/>Orlando, FL 32805</p>  | \$240,000          | 7,525 SF        | \$31.89         | On Market    |
|   |   | <b>PRICE</b>       | <b>BLDG SF</b>  | <b>PRICE/SF</b> | <b>CLOSE</b> |
|   | <b>Totals/Averages</b>  | <b>\$1,030,000</b> | <b>4,278 SF</b> | <b>\$240.77</b> |              |



# On Market Sale Comps Map



## SUBJECT PROPERTY

955 S Orange Blossom Trail | Orlando, FL 32805



## RETAIL

1001 S Orange Blossom Trl  
Orlando, FL 32805



## HAIR SALON

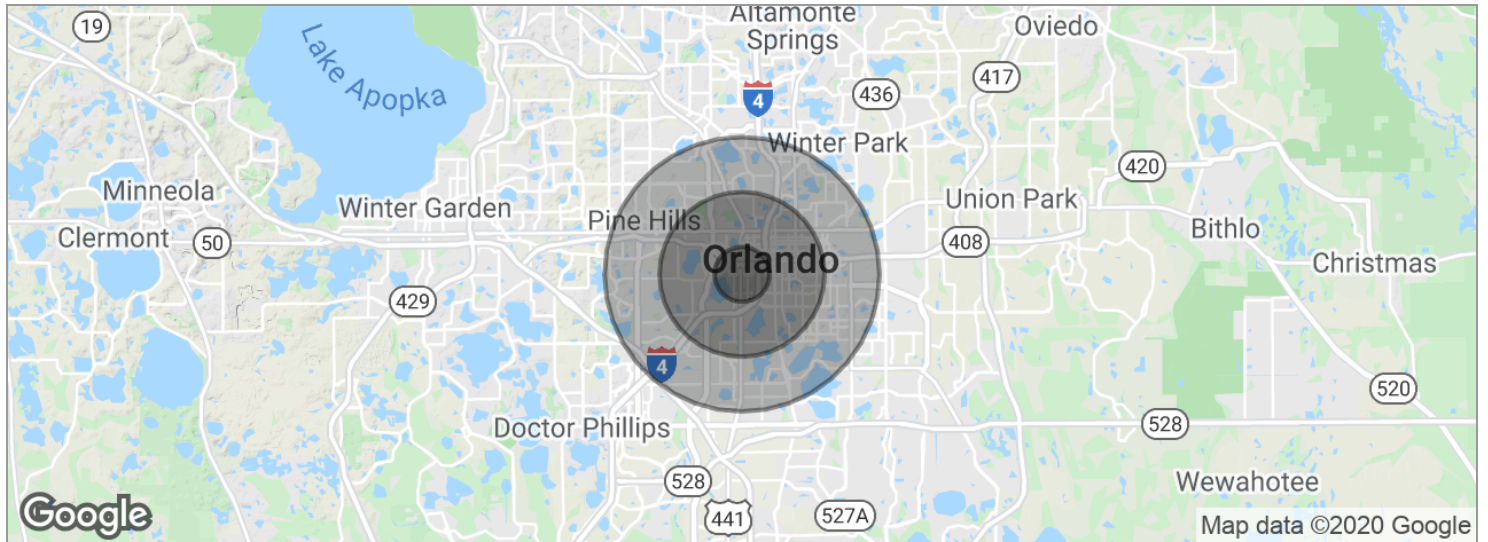
743 S Orange Blossom Trail  
Orlando, FL 32805



## DAYCARE

900 Plymouth Ave  
Orlando, FL 32805

# Demographics Map



| <b>POPULATION</b>              | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|--------------------------------|---------------|----------------|----------------|
| Total population               | 8,659         | 96,402         | 273,468        |
| Median age                     | 33.9          | 35.8           | 34.2           |
| Median age (Male)              | 33.7          | 33.8           | 32.8           |
| Median age (Female)            | 35.0          | 37.9           | 35.7           |
| <b>HOUSEHOLDS &amp; INCOME</b> | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
| Total households               | 3,343         | 38,523         | 108,356        |
| # of persons per HH            | 2.6           | 2.5            | 2.5            |
| Average HH income              | \$33,429      | \$55,843       | \$58,456       |
| Average house value            | \$213,557     | \$310,998      | \$290,872      |

\* Demographic data derived from 2010 US Census



# Opportunity Zones



## The Opportunity Zone Program

The Opportunity Zone Program aims to foster economic development and job creation in economically distressed communities. It was created by the Federal Tax Cuts and Jobs Act of 2017 to encourage businesses, developers and financial institutions to invest long-term capital in low-income census tract areas. These areas were designated as Qualified Opportunity Zones by the U.S. Department of Treasury in June 2018. Treasury has approved 8,760 Qualified Opportunity Zones, which are in all 50 states, five territories and the District of Columbia.

Investments are made in Opportunity Zones through U.S. Treasury Qualified Opportunity Zone Funds, which must invest over 90 percent of their assets in Qualified Opportunity Zone properties and businesses. Qualified Opportunity Zone Funds attract investors through possible tax benefits. Tax benefits can accrue once unrealized capital gains from other investments are rolled into Qualified Opportunity Zone Funds. Benefits include the following:

Taxes are deferred on capital gains rolled into Qualified Opportunity Zone Funds and the original tax bill through December 31, 2026 or the sale of the Opportunity Zone investment, whichever is earlier;

Taxes are reduced on capital gains held in Qualified Opportunity Zone Funds for certain lengths of time; for investments held for 5-years, the cost basis for tax purposes is increased by 10% and for investments held for 7 years, the cost basis increases an additional 5%;

The rolled over capital gain appreciates tax-free if the investment in the Qualified Opportunity Zone Fund is held for 10 years or longer.

# Orlando

**Orlando** is an area in the central region of Florida. Also known as Greater Orlando it is a popular tourist destination thanks to the many theme parks in the area. Famous attractions include Walt Disney World, SeaWorld Orlando and Universal Orlando. Millions of tourists visit these and other attractions every year.

As one of the nation's fastest growing labor markets, adding more than 3,500 new jobs per month, Orlando is positioned to continue its trajectory as one of the nation's top locations for job growth. Opportunities abound in industries ranging from business services to construction and from healthcare to manufacturing

The nation's total metro area population will grow by 24 percent from 2016-2046 and will be especially fast in some of the largest metros. Population will increase by more than 50 percent during that time in Orlando; Dallas; Houston; Phoenix; Riverside, Calif.; Austin, Texas; and San Antonio. Orlando consistently has boasted record-breaking visitation numbers, with 68 million visitors last year, up from the 2015's 66 million visitors. The number of metro jobs also is expected to grow.



Orlando's economy has greatly diversified from tourism, and the area is now considered a primary city for the modeling, simulation and training (MS&T) industry. The University of Central Florida is home to more than 60,000 students, the second largest public university campus by enrollment and established the UCF College of Medicine in 2006. The Central Florida Research Park is the seventh largest research park in the United States by number of employees, and fourth largest by number of companies. In addition to having a Lockheed Martin branch, it also hosts other major hi-tech companies such as Oracle Corporation, Electronic Arts, and Siemens.

Orlando is targeting the biotechnology and life sciences industries, with major new projects clustering in the Lake Nona Medical City. In addition to the UCF College of Medicine, a VA Hospital, a Sanford-Burnham Institute research center[when?] and a Nemours Foundation children's hospital are being constructed.

Orlando has more than \$9 billion in infrastructure construction. Notable projects include the Interstate 4 expansion, Orlando International Airport and Orlando Sanford International Airport expansions and SunRail's phase 2, according to the Orlando Economic Partnership's 2017 second quarter insight for Orlando. In addition, the Central Florida Expressway Authority recently announced it adopted its largest plan ever, which would create more than 11,000 jobs within five years.

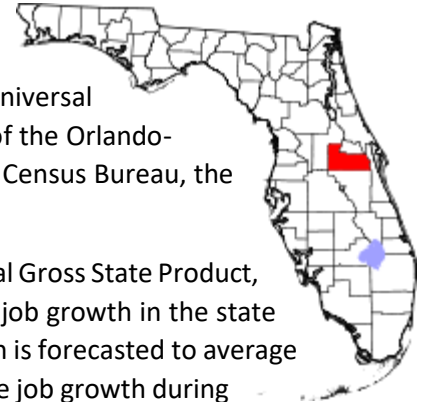




# Orange County Profile

## Orange County, FL is a county in the state of Florida

and is Florida's fifth-most populous county. Orange County is home to some of the most popular theme parks in the world, including Walt Disney World, Universal Studios Orlando, and SeaWorld Orlando. Orange County is the central county of the Orlando-Kissimmee-Sanford, Florida Metropolitan Statistical Area. According to the U.S. Census Bureau, the county has a total area of 1,003 square miles.



The latest Florida & Metro Forecast shows Florida's economy, as measured by Real Gross State Product, expanding at an average annual rate of 3.8 percent from 2017 to 2020. Payroll job growth in the state is robust and continues to outpace national job growth, as year-over-year growth is forecasted to average 2.2 percent from 2017-2020. The sectors expected to have the strongest average job growth during 2017-2020 are Construction (6.5 percent), Professional & Business Services (5.2 percent), Financial (2.4 percent), Leisure & Hospitality (1.7 percent), Education & Health Services (1.7 percent), and Trade, Transportation & Utilities (1.5 percent). Future job growth over the next ten years is predicted to be 40.52%. Orange County, Florida sales tax rate is 6.50%. Income tax is 0.00%. The income per capita is \$25,052, which includes all adults and children. Since 2010, the County's unemployment rate has dropped from 11 percent to 4.2 percent today. For the second year in a row, Central Florida ranked number one in the nation for job growth among large regions. Additionally, Forbes magazine ranked the metro Orlando region No. 3 for "Best Big Cities for Jobs" with 127,000 new jobs being created. It was also ranked among the top "10 Cities Americans are Moving to Right Now" in 2016. Another crucial Forbes ranking captured Orange County's rising wages — a key factor for sustained economic health.



The impact of tourism throughout Orange County's thirteen municipalities has been remarkable. In particular, during the past 10 years Orange County has invested almost \$650 million in the City of Orlando's downtown venues, resulting in the Amway Center, the Dr. Phillips Center for the Performing Arts (now to include Phase 2, which will house Central Florida's local philharmonic, ballet and opera companies) and an essentially "rebuilt" Camping World Stadium.

The technology industry is on the rise and has evolved into a \$13 billion market, according to a report from the Orlando Economic Development Commission, an estimated 7 percent of the 1.2 million people working in and around Orlando are working in tech. That's an estimated 80,000 to 100,000 jobs. Currently, the majority of the jobs are in non-tech industries, and two of the largest industries within the tech economy are military and medical. According to the Florida Department of Economic Opportunity, the Florida Hospital, Lockheed Martin and the Hospital Corporation of America were the top three employers in the tech industry. While much of the tech industry is based around UCF and the I-4 corridor, West Orange County is playing a supporting role in this industry's success. The massive growth that West Orange County has seen in the last several years, coupled with its continuing growth, has provided employees of the tech industry a place to call home.