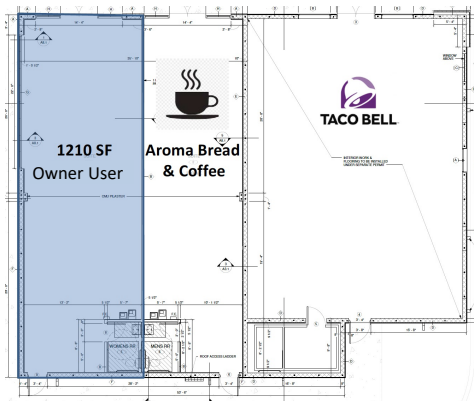




# OWNER USER INVESTMENT OPPORTUNITY



**\$2,185,000**

## ABOUT THIS PROPERTY

Outparcel to a neighborhood Walmart | Located at the SW Corner of Osceola Pkwy & Simpson Rd.

## PROPERTY DETAILS

The existing tenants cover the mortgage and operating expenses. Strip Center containing 3 retail units. Endcap unit provides 1,210 SF of retail space for Owner. Recently leased to Taco Bell and Aroma & Bread Coffee Shop. See attached Proforma.

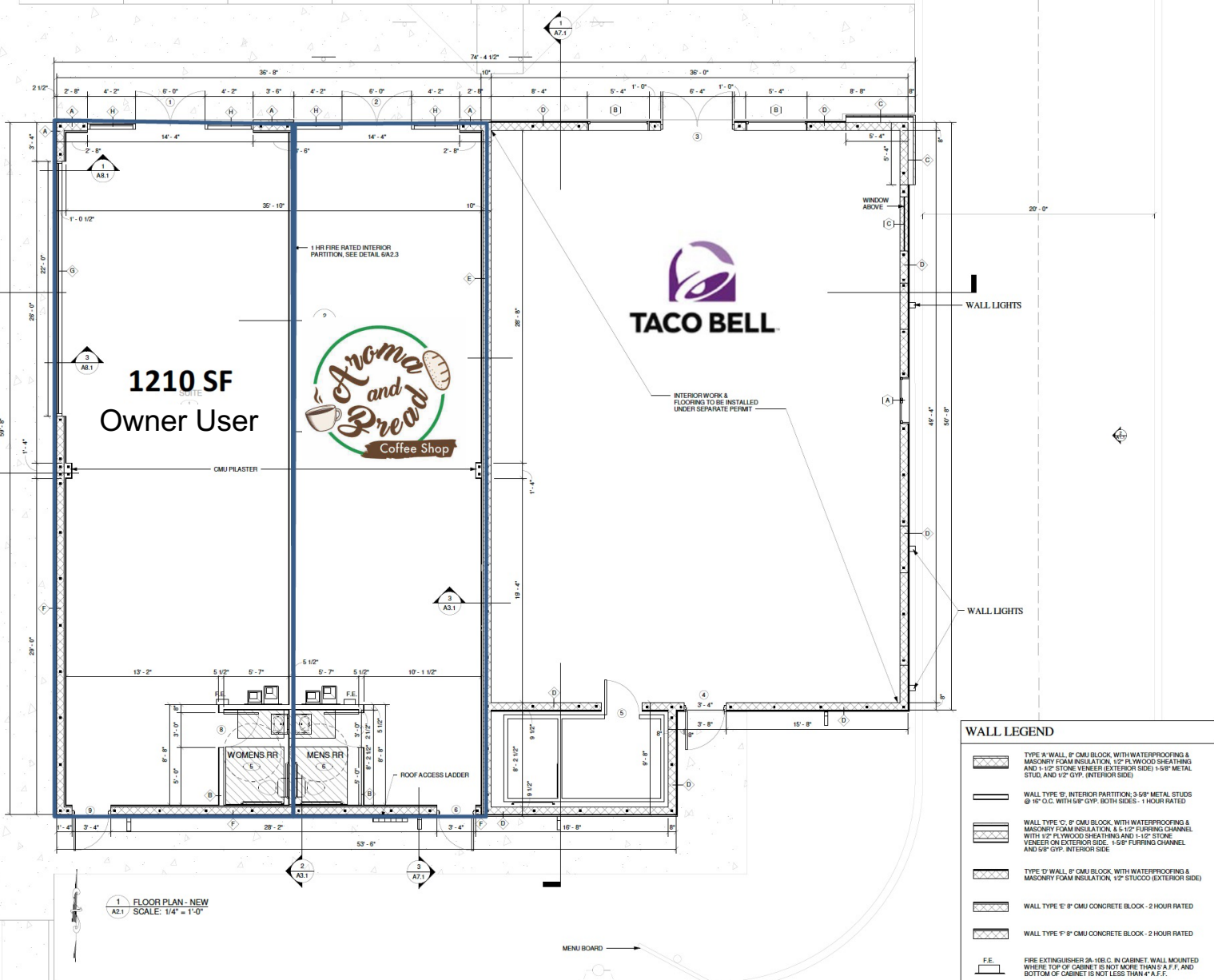
# PRO FORMA

<b>OSCEOLA PARKWAY - STRIP</b>					
		<b>Year 1</b>	<b>Year 2</b>	<b>Year 3</b>	
<b>BASE RENT</b>	Taco Bell	\$ 71,857.00	\$ 71,857.00	\$ 71,857.00	
	Aroma Bread	\$ 26,606.00	\$ 26,606.00	\$ 27,404.00	
	Vacant	\$ 38,115.00	\$ 39,068.00	\$ 39,068.00	
	<b>Total</b>	<b>\$ 136,578.00</b>	<b>\$ 137,531.00</b>	<b>\$ 138,329.00</b>	
		<b>2021</b>	<b>2022</b>	<b>2023</b>	
<b>PASS THROUGHS (CAM, TAXES, INSURANCE &amp; PM FEE)</b>	<b>Information Available Upon Executed CA</b>	\$ 19,867.00	\$ 19,867.00	\$ 19,867.00	
		\$ 10,581.00	\$ 10,581.00	\$ 10,581.00	
		\$ 12,741.00	\$ 12,741.00	\$ 12,741.00	
		<b>Total</b>	<b>\$ 43,189.00</b>	<b>\$ 43,189.00</b>	<b>\$ 43,189.00</b>
		<b>2021</b>	<b>2022</b>	<b>2023</b>	
<b>Effective Gross Income</b>		\$ 179,767.00	\$ 180,720.00	\$ 181,518.00	
		<b>2021</b>	<b>2022</b>	<b>2023</b>	
<b>EXPENSES</b>	Insurance	\$ (5,925.00)	\$ (5,925.00)	\$ (5,925.00)	
	Real Estate Taxes	\$ (13,461.00)	\$ (13,461.00)	\$ (13,461.00)	
	Prop. Management Fee	\$ (5,521.00)	\$ (5,521.00)	\$ (5,521.00)	
	Grounds Maintenance	\$ (4,000.00)	\$ (4,000.00)	\$ (4,000.00)	
	Electric (Common Area)	\$ (2,830.00)	\$ (2,830.00)	\$ (2,830.00)	
	Water/ Sewer (Common Area)	\$ (1,371.00)	\$ (1,371.00)	\$ (1,371.00)	
	Accounting	\$ (1,000.00)	\$ (1,000.00)	\$ (1,000.00)	
	Waste/Dumpster	\$ (10,081.00)	\$ (10,081.00)	\$ (10,081.00)	
<b>Total</b>		<b>\$ (44,189.00)</b>	<b>\$ (44,189.00)</b>	<b>\$ (44,189.00)</b>	
		<b>2021</b>	<b>2022</b>	<b>2023</b>	
<b>Net Income</b>		\$ 135,578.00	\$ 136,531.00	\$ 137,329.00	
<b>Debt Service</b>		\$ 99,484.00			
<b>Profit for Owner User</b>		\$ 36,094.00			
<b>Benefit to Owner User Buyer</b>		Existing Tenants pay all operating expenses Existing Tenants pay Mortgage			

Data obtained from sources deemed reliable. Acquisition Consultants has not verified accuracy and makes no guarantee, warranty or representation as to the accuracy of this information. This information is provided subject to errors, omissions, changes of price, withdrawal without notice, among other conditions. Projections, assumptions and opinions are given for example only.

		2021	2022	2023
<b>Values @ 6.25 Cap</b>		\$ 2,169,248.00	\$ 2,184,496.00	\$ 2,197,264.00
<b>Assumptions</b>		Year 1	Year 2	Year 3
<b>MORTGAGE</b>	\$1,612,500 Loan			
	3.75% Interest	\$ 99,484.00	\$ 99,484.00	\$ 99,484.00
	25-Year Amortization			
	<b>*Total</b>	<b>\$ 99,484.00</b>	<b>\$ 99,484.00</b>	<b>\$ 99,484.00</b>

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## TENANTS

### Taco Bell

Leased – 13½ Years Remaining

### Aroma & Bread Coffee Shop

Leased – Over 4 Years Remaining

### Owner User - End-Cap

1,210 SF | Vacant

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## ZONING

PUD/ Commercial Uses



## TRAFFIC COUNT

39,893 ( West Osceola Parkway & Simpson Road)



## POPULATION

1 Mile	16,332
3 Mile	83,981
5 Mile	157,594



## INCOME

1 Mile	\$70,085
3 Mile	\$71,182
5 Mile	\$73,647

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# CONTACT US



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