

RICARDO A. GARCIA, MICP

Associate, Commercial Real (407) 403-1208 Ricardo@407CRE.com SL 3452141, FL

FRANCISCO JARAMILLO, CCIM

Principal, Managing Broker (407) 683-4444 francisco@ccim.net BK 3252370, FL

Property Description

- Unique Lakefront Value-Add 12-Unit Multi-Family property with 10 single-car garages, under market rents, and an adjacent 0.73 acre lot with the potential to develop an additional 12 units
- No Condominium Owner's Association
- Future Land Use allows for residential density of 18+ dwelling units per acre

Location Description

- 3 Minutes: St. Cloud Commons
- 5 Minutes: Florida's Turnpike North/South Entrance/Exit, Neptune Middle School
- 10 Minutes: Silver Spurs Arena/Osceola Heritage Park, NeoCity Academy, Valencia College - Osceola Campus, Gateway High School, Neptune Elementary School

Summary

Sale Price: \$2,750,000

Units: 12

Garages: 10

Building Size: 19,449 SF

Price/SF: \$141

Year Built: 2008

Lot Size: 1.33 AC

Zoning: RM-3

Future Land High Density
Use: Residential



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PROPERTY PHOTOS

Villas of Emerald Lake 2624 Emerald Lake Court | Kissimmee, FL 34744









PROPERTY PHOTOS

Villas of Emerald Lake 2624 Emerald Lake Court | Kissimmee, FL 34744





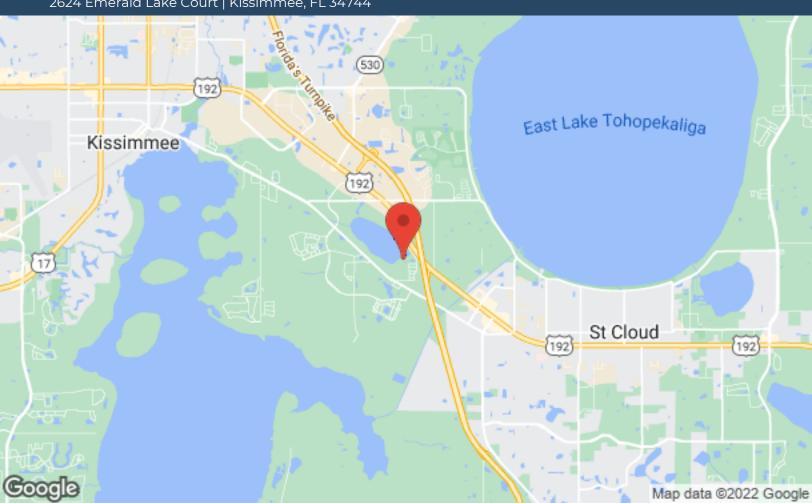
Map data @2022 Google

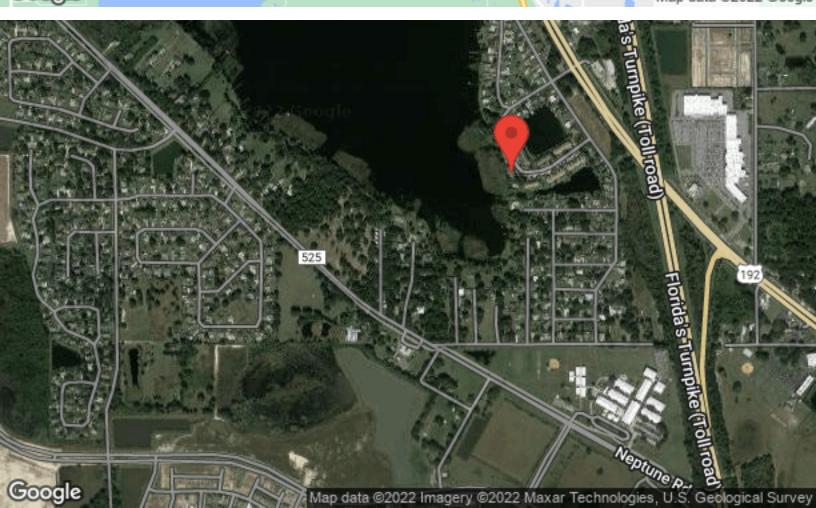
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Google

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Villas of Emerald Lake 2624 Emerald Lake Court | Kissimmee, FL 34744









Property Name	Emerald L	ake Ct - C	Current	Current	Annual P	ropert	y Op	erati	ng D	ata
Location		nerald Lak							0	
Type of Property	Mu	Iti-Family		Purchase	e Price	2,750,000				
Size of Property	12	(Sq. Ft./Un	its)		uisiition Costs			5,000		
		_ ` '	,	Plus Loa	n Fees/Costs					
Purpose of analysis	Offering Men	norandum		Less Moi						
				Equals Ir	nitial Investment		2,8	05,000		
Assessed/Appraised	l Values									
Land	150,000	11%								
Improvements	1,156,900	89%							Amort	Loan
Personal Property	0	0%			Balance	Periodic Pmt	Pmts/Yr	Interest	Period	Term
Total	1,306,900	100%		1s	t					
				2nd	l					
Adjusted Basis as of	: 22-Jun-22	\$2,80	5,000							
		\$/SQ FT	%							
ALL FIGURES A	RE ANNI IAI	or \$/Unit	of GOI			CC	OMMENT	S/FOOTN	IOTES	
1 POTENTIAL RENT		0. 4 , 0		/sf-or-Potential Rent	> 180,000		JIVIIVIL I V I	0/10011	IO I LO	
2 Less: Vacancy & Cr			· · · · · · · · · · · · ·	%	100,000	Currently 0.	00% Va	cancy		
3 EFFECTIVE RENT				70	180,000	Carrently 0.	.00 /0 Va	ouricy		
4 Plus: Other Income					100,000					
5 GROSS OPERATII	,				180,000					
OPERATING EXPE	ENSES:				· · · · · · · · · · · · · · · · · · ·					
6 Real Estate Taxes			10.2%	18,422	_					
7 Personal Property	Taxes				_					
8 Property Insurance			4.60%	8,281	_					
9 Off Site Managemer	nt		8.93%	16,081	=					
10 Payroll			ı (<u></u>		=					
11 Pest Control			0.52%	941	=					
12 Taxes/Worker's Co	•				_					
13 Repairs and Mainte	nance		9.0%	16,234	_					
14 Utilities:			/							
15 Electric & Telephone	9		0.90%	1,619	_					
16 Water & Sewer					=					
17 Telephone/Internet					=					
18 Fire Alarm Monitoria					-					
19 Accounting and Lega20 Licenses/Permits	al				-					
21 Advertising		-	-		=	-				
22 Supplies					-					
23 Miscellaneous Cont	tract Services		-		-					
24 Garden/Lawn			2.01%	3,615	=					
25 Cleaning			0.08%	150	-					
26					-					
27					-					
28					_					
29 TOTAL OPERATIN	G EXPENSES				65,343	36.30%				
30 NET OPERATING	INCOME				114,657	4.17%				
31 Less: Annual Debt S										
32 Less: Participation F	=									
33 Less: Leasing Comr										
34 Less: Funded Reser										
35 CASH FLOW BEF	ORE TAXES				\$114,657					
Authored by Ga	ary G. Tharp, CCIM	Copyriaht	© 2002 bv th	e CCIM Institute						
•			-		Prepared for					
The statements	_	ein, while no helieve aut	_	eed, are secured from	Prepared by	Franciso	o Jar	amillo.	ССІМ	



Location 2624 Emerald Lake Ct Type of Property Multi-Family Purchase Price 2,750,000	Property Name	Emerald lak	ke Ct - Pro	oForma		Pro For	ma	Annual	Proper	ty Or	oerati	ng Da	ıta
Size of Property 12	Location	2624 Em	nerald Lak	e Ct					-			0	
Size of Property 12	Type of Property	Mul				Purchase Price			2 750 000				
Purpose of analysis				its)	_				-		,		
Equals Initial Investment Equals Initial Investment 2,805,000			_(- 4	,		Plus Loa	n Fee	s/Costs	-		-,		
Equals Initial Investment	Purpose of analysis	Offering Mem	norandum										
Assessed/Appraised Values Land	,				_	Equals In	nitial I	nvestment		2,8	305,000		
Land	Assessed/Appraised	Values								,	,		
Improvements			11%										
Personal Property O 1,306,900 100% 1st 2rd	Improvements											Amort	Loar
Total	•							Balance	Periodic Pmt	Pmts/Yr	Interest		Term
Adjusted Basis as of: 22-Jun-22 \$2,805,000 \$ ALL FIGURES ARE ANNUAL of GOI FORD TO SURI OF GOI COMMENTS/FOOTNOTES TO SURI OF GOI FORD THE RENTAL INCOME Less: Vacanoty & Cr. Lasses	' '	1,306,900				1s	st						
ALL FIGURES ARE ANNUAL \$\sqrt{\$\sqrt{\$\text{SQFT}}\$ \sqrt{\$\sqrt{\$\text{of SOINT}\$}\$ \overline{\text{of SOINT}\$ \overline{\text{of SONDOTES}}\$ \end{align*} \ \ \text{238,084} \ \ \text{240,037} \ \end{align*} \ \text{240,037} \ \end{align*} \ \text{294,037} \ \end{align*} \ \text{296,000}						2nd							
ALL FIGURES ARE ANNUAL or \$Unit of COU COMMENTS/FOOTNOTES	Adjusted Basis as of	: 22-Jun-22	\$2,80	5,000									
ALL FIGURES ARE ANNUAL or \$Unit of COU COMMENTS/FOOTNOTES													
POTENTIAL RENTAL INCOME			\$/SQ FT	%									
2. Less: Vacancy & Cr. Losses % (1.7% of PRI) 4,047 234,037 234,037 234,037 4 Pits: Other Income (collectable) 6,000 240,037 24									С	OMMENT	S/FOOTN	OTES	
Plus: Other income (collectable)	1 POTENTIAL RENT	TAL INCOME		<fill in<="" td=""><td>\$/sf-</td><td>or-Potential Rent</td><td>></td><td>238,084</td><td></td><td></td><td></td><td></td><td></td></fill>	\$/sf-	or-Potential Rent	>	238,084					
4 Plus: Other Income (collectable) 5 GROSS OPERATING INCOME OPERATING EXPENSES: 6 Real Estate Taxes 7 Personal Property Taxes 8 Property Invarance 9 Off Site Management 1 6.70% 1 6,081 1 7 Pest Control 1 Pest Control 2 Taxes/Worker's Compensation 8 Repairs and Maintenance 1 6.8% 1 6,234 4 Utilities: 5 Electric & Telephone 6 Water & Sewer 7 Telephone/Internet 8 Fire Alarm Monitoring 9 Accounting and Legal 1 Locarses/Permits 1 Advertising 2 Supplies 3 Miscellaneous Contract Services: 4 Carden/Lawn 1 .51% 3 Afold 5 TOTAL OPERATING EXPENSES 8 Less: Roraled Reserves 1 Less: Annual Debt Service 1 Less: Purded Reserves 5 CASH FLOW BEFORE TAXES Authored by Gary G. Tharp, CCIM Copyrightie 2002 by the CCIM Institute The statements and figures herein, while not quaranteed, are secured from The statements and figures herein, while not quaranteed, are secured from The statements and figures herein, while not quaranteed, are secured from The statements and figures herein, while not quaranteed, are secured from Prepared for: The statements and figures herein, while not quaranteed, are secured from 1 Propert Alarm Annual Complex and figures herein, while not quaranteed, are secured from 1 Propert Alarm Annual Complex and figures herein, while not quaranteed, are secured from 1 Propert Alarm Annual Complex and figures herein, while not quaranteed, are secured from 1 Propert Alarm Annual Complex and figures herein, while not quaranteed, are secured from	2 Less: Vacancy & Cr	. Losses			%	(1.7% of PRI	I)	4,047					
Section Sect	3 EFFECTIVE RENT	AL INCOME						234,037					
OPERATING EXPENSES: 6 Real Estate Taxes 7 Personal Property Taxes 8 Property Insurance 9 Property Insurance 1	4 Plus: Other Income	(collectable)						6,000					
OPERATING EXPENSES: 6 Real Estate Taxes 7 Personal Property Taxes 8 Property Insurance 9 Property Insurance 1	5 GROSS OPERATII	NG INCOME						240,037					
7 Personal Property Taxes 3 Property Insurance 3.45% 8,281 9 Property Insurance 3.45% 8,281 9 Off Site Management 6.70% 16,081 9 Payroll 9	OPERATING EXPE	NSES:											
8 Property Insurance 3.45% 8,281 9 Off Site Management 6.70% 16,081 9 1	6 Real Estate Taxes			15.0%		35,994							
9 Off Site Management	7 Personal Property	Taxes			_								
9 Off Site Management	8 Property Insurance			3.45%		8,281	_						
0 Payroll 1 Pest Control 2 Taxes/Worker's Compensation 3 Repairs and Maintenance 6 .8% 16,234 4 Utilities: 5 Electric & Telephone 6 Water & Sewer 7 Telephone/Internet 8 Fire Alarm Monitoring 9 Accounting and Legal 0 Licenses/Permits 1 Advertising 2 Supplies 3 Miscellaneous Contract Services: 4 Garden/Lawn 1 .51% 3 .615 5 6 7 8 8 TOTAL OPERATING EXPENSES 0 NET OPERATING INCOME 1 Less: Participation Payments 2 Less: Participation Payments 3 Less: Participation Payments 4 Less: Participation Payments 5 CASH FLOW BEFORE TAXES Authored by Gary G. Tharp, CCIM Copyright® 2002 by the CCIM Institute Prepared for: The statements and figures herein, while not quaranteed, are secured from		nt					_						
2 Taxes/Worker's Compensation 3 Repairs and Maintenance 4 Oktober 16,8% 16,234 4 Utilities: 5 Electric & Telephone 6 Water & Sewer 7 Telephone/Internet 8 Fire Alarm Monitoring 9 Accounting and Legal 0 Licenses/Permits 1 Advertising 2 Supplies 3 Miscellaneous Contract Services: 4 Garden/Lawn 1 1.51% 3 ,615 5 6 7 7 Service 1	0 Payroll						_						
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Repairs and Maintenance	2 Taxes/Worker's Co	mpensation					_						
4 Utilities: 5 Electric & Telephone 6 Water & Sewer 7 Telephone/Internet 8 Fire Alarm Monitoring 9 Accounting and Legal 0 Licenses/Permits 1 Advertising 2 Supplies 3 Miscellaneous Contract Services: 4 Garden/Lawn 1 .51% 3 .615 6 7 8 9 TOTAL OPERATING EXPENSES 8 16.		•		6.8%		16.234	_						
Water & Sewer	4 Utilities:					•	_						
Water & Sewer	5 Electric & Telephone	•		0.67%		1,619							
8 Fire Alarm Monitoring 9 Accounting and Legal 0 Licenses/Permits 1 Advertising 2 Supplies 3 Miscellaneous Contract Services: 4 Garden/Lawn 1.51% 3,615 6 7 8 9 TOTAL OPERATING EXPENSES 82,765 9 TOTAL OPERATING INCOME 157,271 1 Less: Annual Debt Service 2 Less: Participation Payments 3 Less: Leasing Commissions 4 Less: Funded Reserves 5 CASH FLOW BEFORE TAXES Authored by Gary G. Tharp, CCIM Copyright© 2002 by the CCIM Institute Prepared for: The statements and figures herein, while not quaranteed, are secured from	6 Water & Sewer					·	_						
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6	4 Garden/Lawn			1.51%		3,615							
7 8 9 TOTAL OPERATING EXPENSES 9 NET OPERATING INCOME 157,271 5.72% Less: Annual Debt Service 2 Less: Participation Payments 3 Less: Leasing Commissions 4 Less: Funded Reserves 5 CASH FLOW BEFORE TAXES Authored by Gary G. Tharp, CCIM Copyright® 2002 by the CCIM Institute Prepared for: The statements and figures herein, while not quaranteed, are secured from	25												
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2 Less: Participation Payments 3 Less: Leasing Commissions 4 Less: Funded Reserves 5 CASH FLOW BEFORE TAXES Authored by Gary G. Tharp, CCIM Copyright® 2002 by the CCIM Institute Prepared for: The statements and figures herein, while not quaranteed, are secured from	0 NET OPERATING	INCOME			_			157,271	5.72%				
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4 Less: Funded Reserves 5 CASH FLOW BEFORE TAXES \$157,271 Authored by Gary G. Tharp, CCIM Copyright© 2002 by the CCIM Institute Prepared for: The statements and figures herein, while not guaranteed, are secured from	2 Less: Participation F	Payments			_					-			
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Prepared for: The statements and figures herein, while not guaranteed, are secured from	5 CASH FLOW BEF	ORE TAXES						\$157,271					
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Unit Mix - 2	624 Emera	ald Lake Ct							
Unit Type	Count	% Total	Size (SF)	Average Rent	Rent/SF	Market Rent	Market Rent/SF	Delta	Potential % Increase
3 Bed 3 Bath	4	33%	1,856	\$ 1,225	\$ 0.66	\$ 1,633	\$ 0.88	\$ 408	33%
3 Bed 2 Bath	2	17%	1,856	\$ 1,400	\$ 0.75	\$ 2,413	\$ 1.30	\$1,013	72%
2 Bed 2 Bath	6	50%	1,240	\$ 1,218	\$ 0.98	\$ 1,414	\$ 1.14	\$ 196	16%
Total/Average	12	100%	18.576	\$ 1.250	\$ 0.81	\$ 1,961	\$ 1.26	\$ 539	41%

Rent Roll -	2624 Eme	rald L	ake Ct
Beds/Baths	Unit #	Ren	t/Month
3/3	1	\$	1,375
3/2	2	\$	1,425
3/3	3	\$	1,350
2/2	4	\$	1,350
2/2	5	\$	1,275
2/2	6	\$	1,080
2/2	7	\$	1,150
2/2	8	\$	1,150
2/2	9	\$	1,300
3/3	10	\$	800
3/2	11	\$	1,375
3/3	12	\$	1,375
Total		Ś	15.005

^{*} An employee of the management company lives here for reduced rent. He does maintenance, looks out for the property, cleans up around the property, and cleans the elevator.





RICARDO A. GARCIA, MICP

Associate, Commercial Real Estate

Ricardo@407CRE.com

Direct: (407) 403-1208 | **Cell:** (407) 403-1208

SL 3452141, FL

Ricardo Garcia was born in San Juan, Puerto Rico, and moved to Kissimmee, Florida when he was just 2 years old. From an early age, Ricardo was exposed to commercial real estate via his family's commercial real estate holdings and management. He comes from a background of over 8 years in business administration and capitalizes on his mass communication, entrepreneurial, and marketing skills when working with his commercial real estate clients.

Ricardo attended the University of Florida and earned a bachelor's degree in business administration. His skills in mass communication, entrepreneurship, and marketing give him a unique insight into how to bargain, protect, market properties, and find the best deals for his real estate clients.

Ricardo entered the Real Estate world in order to apply his proven problem-solving skills and further develop his leadership and innovation abilities in the challenging environment that is commercial real estate investing, and he hasn't looked back.

Ricardo lives in Kissimmee, Florida. He spends his free time with family and friends, traveling, and playing fútbol.



FRANCISCO JARAMILLO, CCIM

Principal, Managing Broker

francisco@ccim.net **Direct:** (407) 683-4444 | **Cell:** (407) 683-4444

BK 3252370, FL

Through real estate investment services, I help investors create and accumulate wealth through the leasing, disposition, and acquisition of real estate assets. This involves all aspects from initial consultation to leasing, listing, marketing, negotiating, and selling of real estate. My services are tailored to the needs of each particular client, not a "one size fits all" approach, resulting in targeted results that maximize the results in favor of my clients. My area of focus is retail investment properties from \$1 Million to \$10 Million in the Central Florida market, including NNN single-tenant properties, landlord, and tenant representation. Through our global network of agents and our CCIM network, we can market to investors from the local area to international investors and tenants, which means more exposure to properties and finding the right properties for our clients, creating the opportunity for a faster and smoother transaction favoring my clients' terms. After leaving the military, Francisco worked for a major law firm's Project Finance Group in Washington, D.C. while attending school (not an attorney). Among other deals, he assisted in the closings of the \$338 million Suez and Port Said Power Purchase Agreements in Egypt, and a \$125 Million Power Generating Plant in the United States. Once graduated, was the Vice President of Public Relations for the National Society of Hispanic MBAs in the South Florida Chapter. He has also traveled to many different countries including Argentina, Canada, Colombia, Egypt, France, Honduras, Italy, Mexico, and Switzerland.

What Is a CCIM?

A CCIM is a Certified Commercial Investment Member. For more than 50 years, the CCIM designation remains the gold standard for commercial real estate professionals, including appraisers, asset managers, brokers, developers, investors, lenders, and other allied professionals. CCIMs complete a rigorous program of advanced coursework and training in financial and market analysis, and demonstrate extensive experience in the commercial real estate industry.

The Value of a CCIM

Above all, the CCIM designation represents proven expertise in financial, market, user, and investment analysis, as well as negotiations. With this real-world education, CCIMs help you:

- Minimize your risk
- Maximize the return on your investment
- Optimize the value of your real estate
- Make better informed decisions
- Develop a comprehensive commercial real estate strategy

Who Earns the CCIM Designation?

Any commercial real estate professional is eligible to enroll in designation courses. At any time, you may become a candidate and continue your journey to earn this distinction, which includes a portfolio of qualifying experience and a comprehensive exam. Interested in becoming a CCIM designee? Learn more about the designation program.

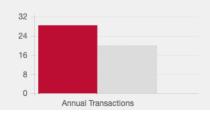
10%

Less than 10% of commercial real estate professionals are CCIMs.



42%

CCIMs average 42% more transactions annually than a typical brokerage specialist.



67%

of CCIM designees hold the title of owner, partner, principal, president, vice president, or broker.



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