

4702 W. Colonial Drive Orlando, FL Investment Overview

Unit	Tenant	%	Base Rent	Rate	Annual Base	SF +/-	NNN	Monthly Gross	% of Property	Term	Increases	Deposit
4702	Stitch Car Auto Sale		\$ 5,500.00	\$50.77	\$ 66,000.00	1,300	\$ 876.43	\$ 6,376.43	97%	7.1.22-6.30.32	Highest of 3% or CPI	\$ 19,129
	610 Clifton Street Storage		\$ 849.00	\$4.71	\$ 10,188.00	2,165	\$ 51.00	\$ 900.00	3%	5.1.22-4.30.25	0.00%	\$ 2,700
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			\$ 6,349.00	\$21.99	\$76,188.00	3,465	\$ 876.43	\$ 7,376.43	100%			\$ 21,829

Gross Rent \$ 88,517.00

Adjusted Gross Income \$ 88,517.00

Operating Expenses

Property Taxes	\$ 6,219.64	Tenants Reimburse
Insurance Premium	\$ 1,919.00	Tenants Reimburse
Utilities	\$ -	Tenants Pay Direct
Repairs	\$ -	Tenants Pay Direct
Lawn	\$ -	Tenants Pay Direct
Total Operating Expenses	\$ 8,138.64	

Net Operating Income \$ 80,378.36

Current Value based on an 6.3% Cap Rate

6.3% CAP \$ 1,285,000

Notes

1. Tenants directly maintain the building and landscaping/maintenance directly
2. Tenants cover all expenses and HVAC
3. Tenants completed their own buildout with no LL TI
4. Landlord covers structure and roof only

Disclosure: This information is from sources we deem reliable and is subject to prior sale, lease, withdrawal without notice, or change in prices, rates, or conditions. Please verify this information in your inspection period and Broker makes no representation is made as to the accuracy of any information furnished. All Financial info on this summary came from the owners monthly statements as of 7/1/2022.