

FOR SALE

Multi-Tenant Automotive Investment Property

2921 S. Orlando Avenue, Suite 100, Sanford, FL 32773

Suite 100



Suite 104



FACILITY DETAILS:

- (2) Tenants totaling 5,500 SF
- (Suite 100) 4,000 SF +/- is a National Tenant with a long term lease
- (Suite 104) 1,500 SF +/- is Available for an owner User
- End Cap Space of a 148,538 SF Shopping Center
- New Roof and HVAC in 2007
- Strong Demographic for the current user Zoning is GC-2
- Owner may consider Owner Financing (see broker for details)
- Selling at a 10 Cap Rate with Credit Tenant
- (Suite 100) 5-year, Triple Net Lease
- Ample Parking with maintenances covered by the association
- See Attached Investment Overview

SALE PRICE

\$850,000

10% Cap Rate

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or

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RESULTS REAL ESTATE PARTNERS, LLC

Licensed Commercial Real Estate Brokers

108 Commerce St, Suite 200

Lake Mary, FL 32746

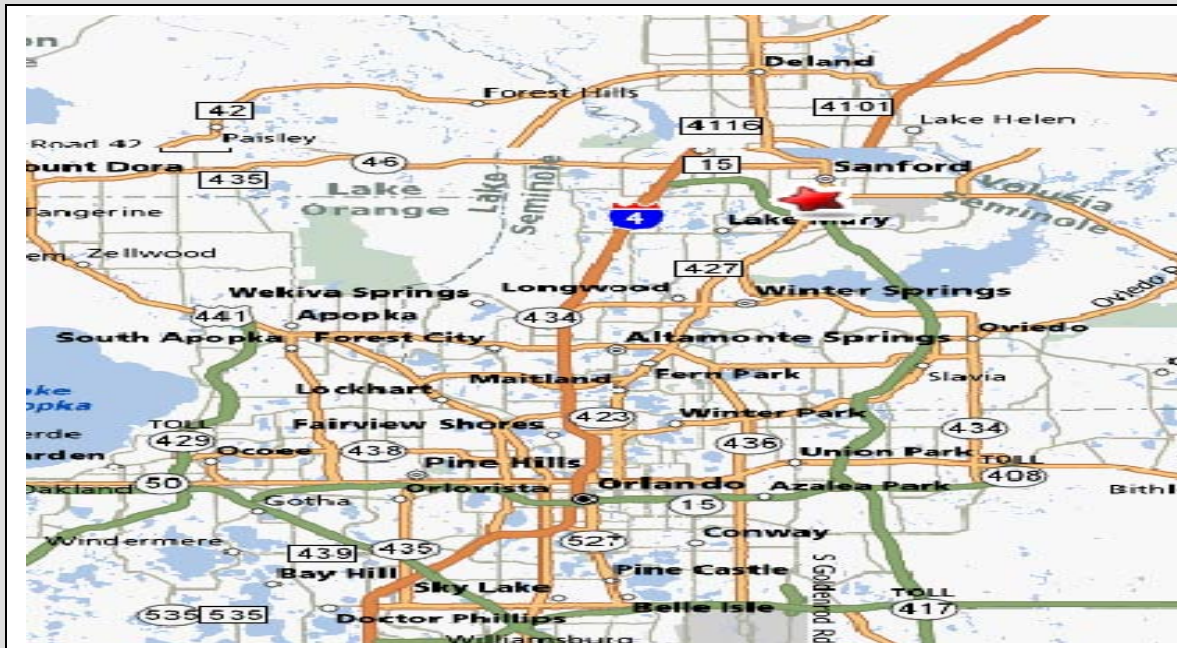
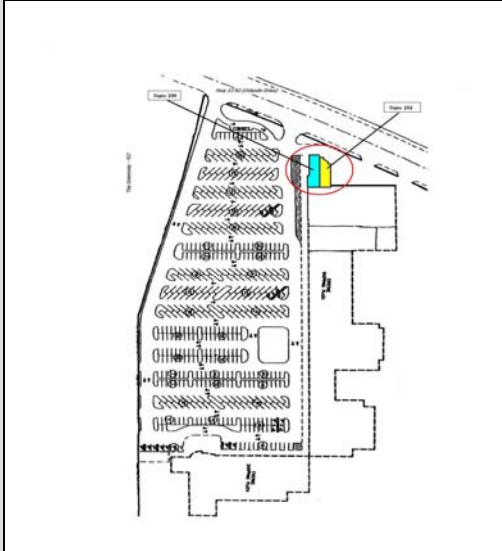
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LOCATOR MAP



- Located at the corner of Hwy 17-92 (S. Orlando Ave.) and SR 417 (Florida Greenway)
- Access to Lake Mary Blvd, SR 46, 427, Interstate 4, and visible to SR 417.

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FINANCIAL OVERVIEW

Tenant A: Rent A Wheel	\$6114 Gross (\$5,000 NNN)
Tenant B: Available	<u>AVAIALBLE</u>
Total	\$6,114.61 or \$73,375.32 Annually
Annual Rent:	\$73,375
Expenses	\$13,375 (Paid by RAW)
NOI	\$80,000
10% Cap Rate Value	\$800,000
Debt Service	\$60,828 (\$680K at 6.5% P&I over 20 years)
Before Tax Cash Flow	\$19,172
Down Payment:	\$170,000
Cash on Cash Return	11%

Rent-A-Wheel is a National Retail Tire and Wheel Retailer that has 59+ corporate locations in 7 states in the Southern United States. Rent-A-Wheel is expanding their operations in several states including Florida.



www.RentAWheel.com

Their lease expires January 2014. Rent A Wheel is positioned in a very strong demographic area for their use with no real competition from like users.

Suite 104 is currently vacant and actively being marketed available for lease at \$3,000 per month, gross. The rate is based on current market conditions.



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