

# FOR SALE

**100% Multi-Tenant Investment Property  
389 N. Hwy 17-92 Longwood, FL 32750**



## PROPERTY FEATURES:

- 7,500 SF Multi-Tenant Commercial Building 100% Leased
- 7,500 SF Leased to (2) Tenants
- .89 Acre of Land Zoned C-2
- 125' on Hwy 17-92 Corner Lot with Direct Curb Cut
- Renovated in 2006 & 2008 with New Roof in 2005
- (2) Pylon Signs
- Current NOI is \$91,000 a year
- Long Term Tenants in Place

**Sales Price**  
**\$1,150,000**  
**8% Cap Rate**

## CONTACT:

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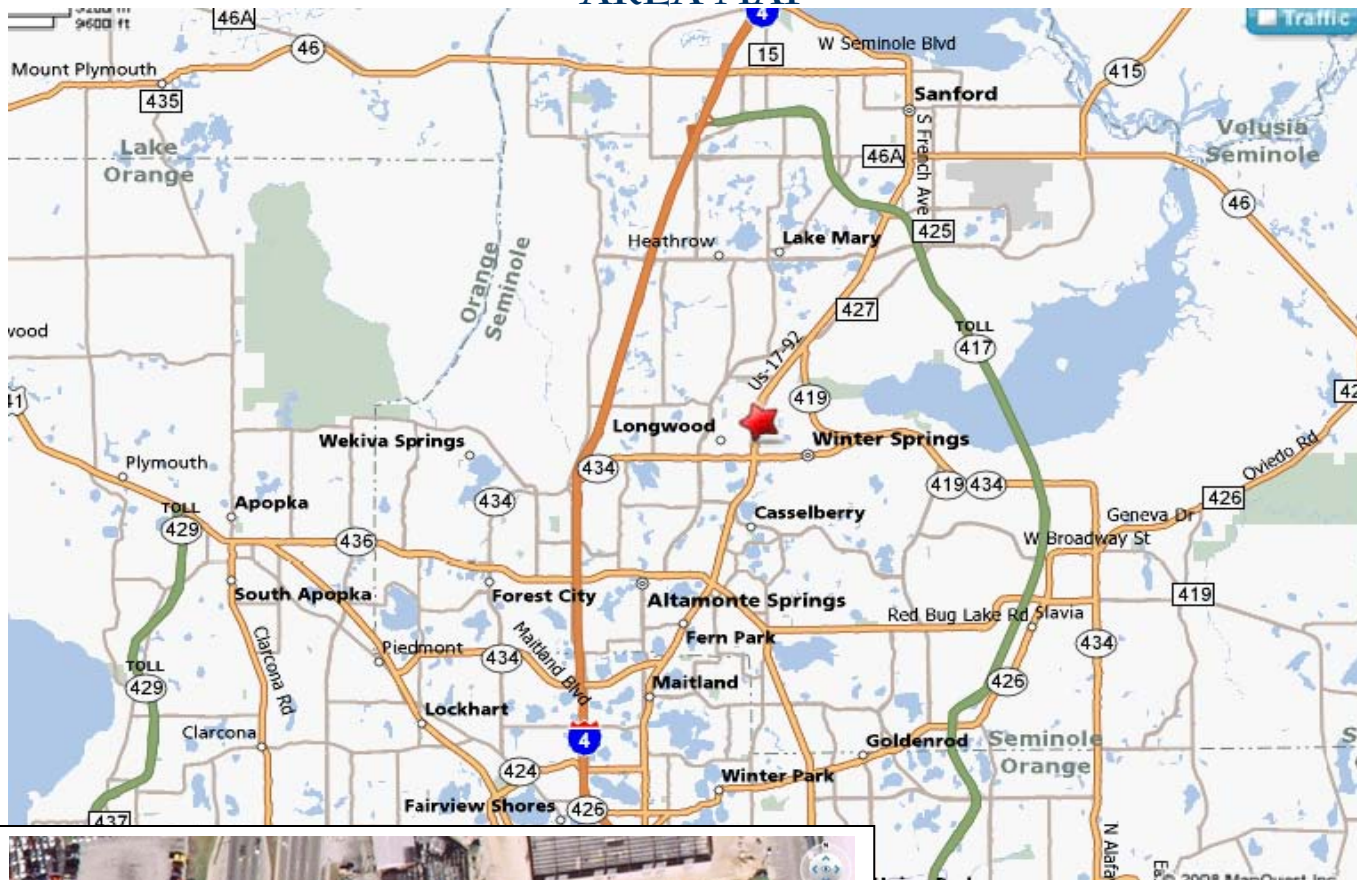


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## AREA MAP



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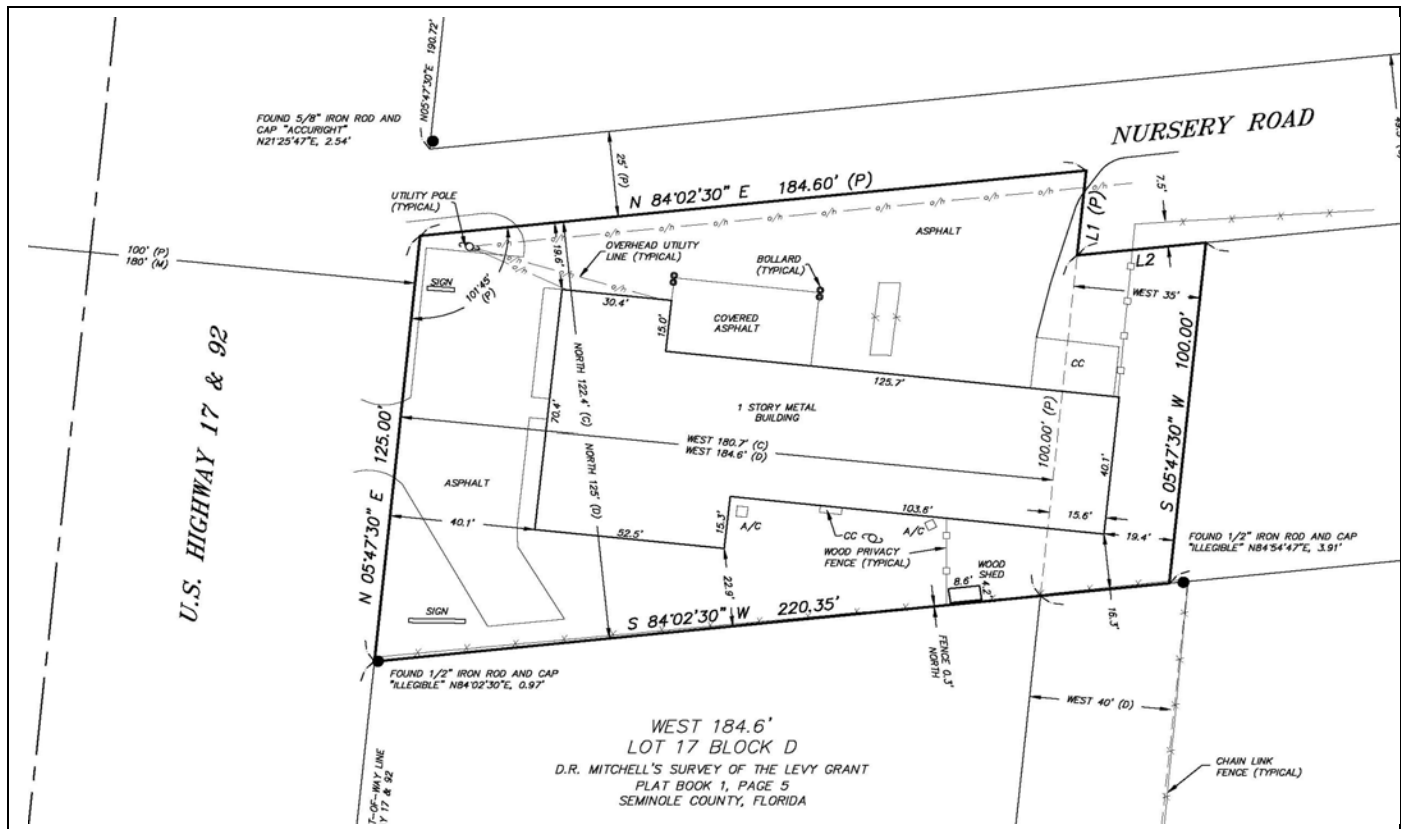
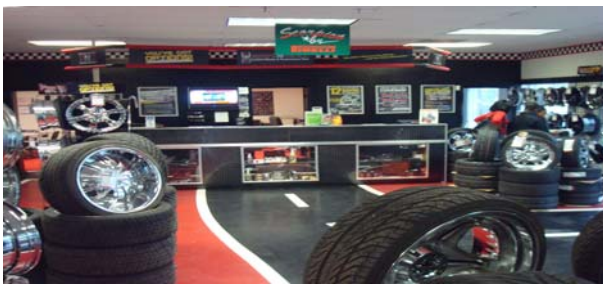
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## Investment Overview

<b>Scheduled Rental Income:</b>	\$ 96,000
<u>Less Expenses:</u>	
Property Taxes	Tenant Pays
Insurance	\$ 5,000
Maintenances	Tenant Pays
<b>Net Operating Income:</b>	<b>\$ 91,000</b>
Purchase Price:	\$1,150,000
Less Down Payment: (20%)	- 230,000
Financed Amount:	\$ 920,000
Debt Service: (6.5% over 25 years)	\$ 74,542
Before Tax Cash Flow:	\$ 16,457
Less Principal Reduction:	\$ 15,190
<b>1<sup>st</sup> Year Owner Benefit:</b>	<b>\$ 31,647</b>
<b>Cash on Cash Return:</b>	<b>14%</b>
<b>Cap Rate:</b>	<b>8%</b>

Tenant 1: Rent N Roll - Lease Term: March 1<sup>st</sup> 2005 for 5 years

Tenant 2: Rays Automotive Service - Lease Term: July 1<sup>st</sup>, 2007 for 7 years

Rent N Roll ([www.rnrwheels.com](http://www.rnrwheels.com)) is a national tenant that currently has over 70 locations across the United States. Their business model allows buyers flexible options to purchase wheels and tires in an explosive market.

Ray's Automotive Service is a local automotive repair facility that sells and repairs used cars.

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