

RETAIL SPACE
FOR SALE and/or
LEASE

Owner/User + Add-Value Opportunity
5307 E. COLONIAL DR. ORLANDO, FL



LEASE RATE: \$12.00/SF
ASKING PRICE:
\$1,400,000

Former NAPA Auto Parts Box on Highly Traveled E. Colonial Dr.

This dual Tenant building has one **VACANT** suite making this an **IDEAL** property for an **OWNER/USER** or an **INVESTOR**. An Owner/User can use the current income on the property to offset their debt service effectively making the cost of ownership **\$8.11 PSF** when comparing to lease rates.

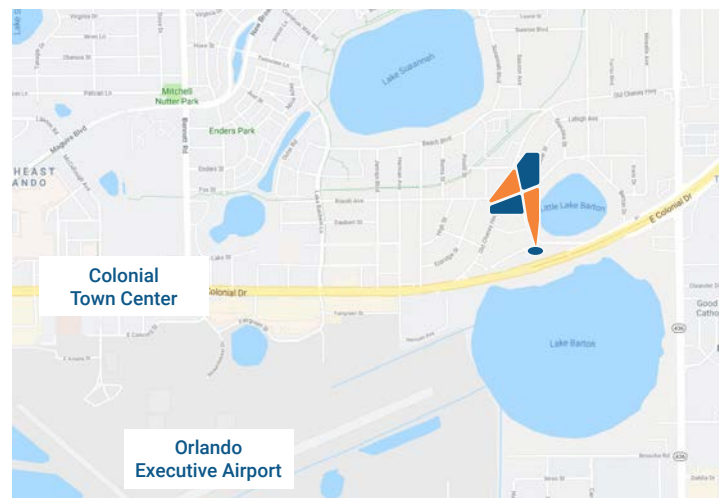
Property Details

Asking Price:	\$1,400,000
Lease Rate:	\$12.00/SF
Zoning	C-2
Parking:	4/1,000 SF
Signage:	Monument

The perfect opportunity to offset your operating cost and build equity in a property. Alternatively, an investor with a tenant in tow (or not) can buy this at our **LOW ASK RATE** and plug in a Tenant at **\$12.00 NNN** and instantly turn the property into an **9.91% CAP!** Don't miss this opportunity!

Property Highlights

- Over 200 ft of frontage on E. Colonial Rd
- 20 ft metal monument sign with single tenant dual sided panel
- High retail center with 12,843 businesses in 5-mile area
- Surrounding area \$143,326 home value
- Surrounding residents 56% home owners



PRESENTED BY

Nicholas Fouraker CCIM
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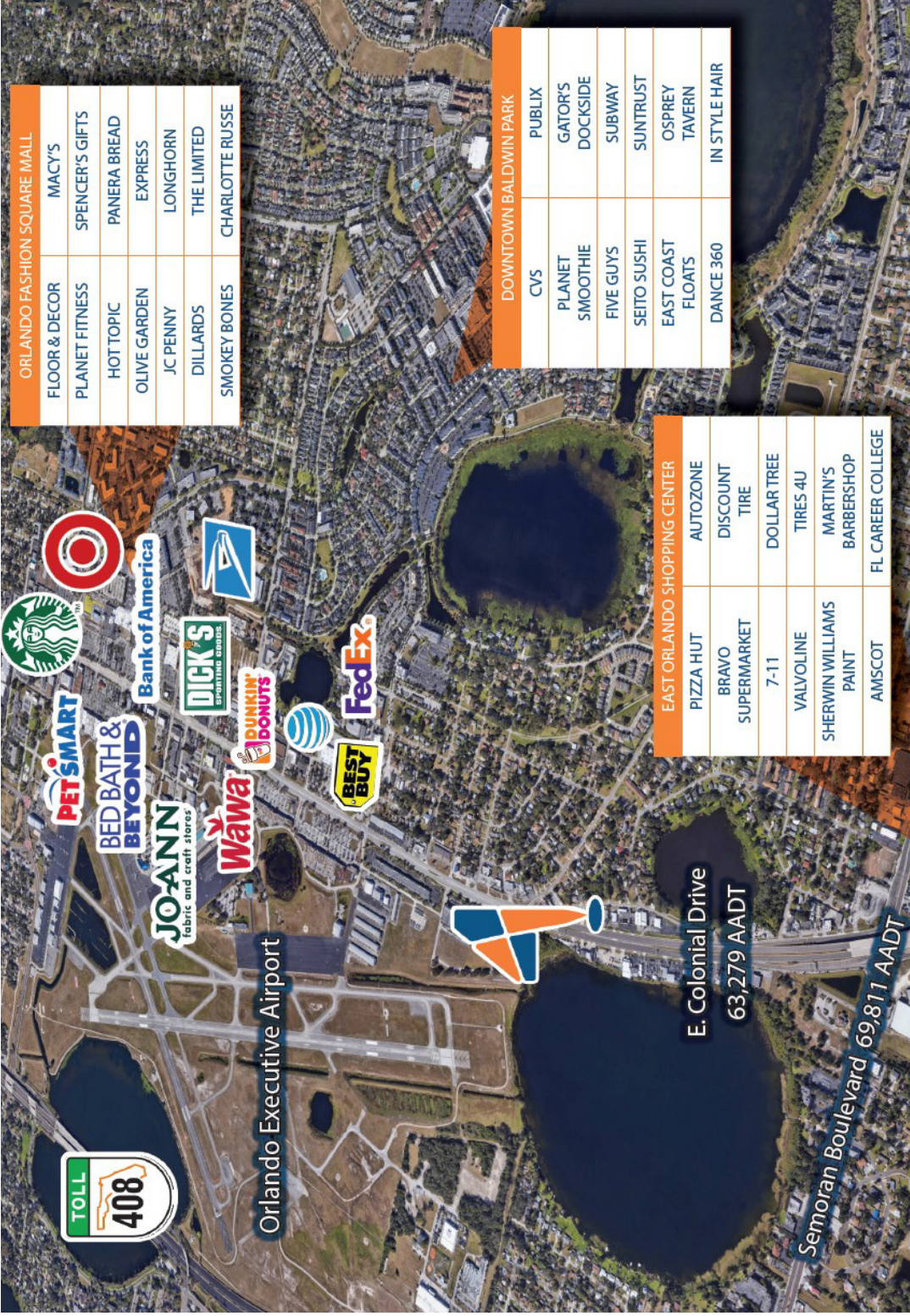
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INFORMATION

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AERIAL MAP

Owner/User + Add-Value Opportunity
5307 E. COLONIAL DR. ORLANDO, FL



ORLANDO FASHION SQUARE MALL	
FLOOR & DECOR	MACY'S
PLANET FITNESS	SPENCER'S GIFTS
HOT TOPIC	PANERA BREAD EXPRESS
OLIVE GARDEN	LONGHORN
JC PENNY	THE LIMITED
DILLARDS	CHARLOTTE RUSSO
SMOKEY BONES	

DOWNTOWN BALDWIN PARK	
CVS	PUBLIX
PLANET SMOOTHIE	GATOR'S DOCKSIDE
FIVE GUYS	SUBWAY
SEITO SUSHI	SUNTRUST
EAST COAST FLOATS	OSPREY TAVERN
DANCE 360	IN STYLE HAIR

EAST ORLANDO SHOPPING CENTER	
PIZZA HUT	AUTOZONE
BRAVO SUPERMARKET	DISCOUNT TIRE
7-11	DOLLAR TREE
VALVOLINE	TIRES 4U
SHERWIN WILLIAMS PAINT	MARTIN'S BARBERSHOP
AMSCOT	FL CAREER COLLEGE

POINTS OF INTEREST

Close Proximity to 3 Major Retail Centers

SALE: 1,400,000
LEASE \$12.00 NNN

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OWNER OCCUPIED OPPORTUNITY

PROPERTY INFORMATION

Building Size Sq. Ft.	10,455
Year Built	1960
Purchase Price	\$1,400,000.00

CONVENTIONAL LOAN

Down Payment	20%
Closing Cost	2%
Loan Fee	\$10,000
Amortization	240
Rate	4.75%

Note: Term is 5 years, amortized over 20 years

CONVENTIONAL LOAN ACQUISITION COST

Down Payment	\$280,000.00
Closing Cost	\$28,000.00
Loan Fee	\$10,000

TOTAL ACQUISITION COST \$318,000.00

CONVENTIONAL LOAN INFORMATION

Loan Amount	\$1,120,000.00
Loan Payment (Months)	240
Payoff Period	60
Interest Rate	4.75%

TOTAL MONTHLY DEBT SERVICE \$7,237.70

ANNUAL OPERATING COST

Real Estate Taxes	\$6,924.48
Property Insurance	\$3,573.12
Maintenance	\$1,647.37
Utilities (Electric, Water, & Sewer)	\$526.77

TOTAL ANNUAL OPERATING COST \$12,671.74

TOTAL MONTHLY NON-RECOVERABLE \$559.67

**Non-Recoverable expenses are for Owners Space*

RENTAL INCOME

Miss Emily's Bed & Biscuit	\$49,440.00
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MONTHLY RENTAL INCOME \$4,120.00

TOTAL MONTHLY COST & INCOME

Total Monthly Debt Service	(\$7,237.70)
Total Monthly Non-Recoverable Cost	(\$559.67)
Total Monthly Income	\$4,120.00

EXPECTED MONTHLY COST OF OWNERSHIP (\$3,677.37)

EXPECTED ANNUAL COST OF OWNERSHIP (\$44,128.48)

COST OF OWNERSHIP PER SQUARE FOOT \$8.11

INVESTOR OPPORTUNITY

PROPERTY INFORMATION

Building Size Sq. Ft.	10,455
Year Built	1960
Purchase Price	\$1,400,000.00

CONVENTIONAL LOAN

Down Payment	20%
Closing Cost	2%
Loan Fee	\$10,000
Amortization	240
Rate	4.75%

Note: Term is 5 years, amortized over 20 years

CONVENTIONAL LOAN ACQUISITION COST

Down Payment	\$280,000.00
Closing Cost	\$28,000.00
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TOTAL ACQUISITION COST \$318,000.00

CONVENTIONAL LOAN INFORMATION

Loan Amount	\$1,120,000.00
Loan Payment (Months)	240
Payoff Period	60
Interest Rate	4.75%

TOTAL MONTHLY DEBT SERVICE \$7,237.70

ANNUAL OPERATING COST

Real Estate Taxes	\$6,924.48
Property Insurance	\$3,573.12
Maintenance	\$1,647.37
Utilities (Electric, Water, & Sewer)	\$526.77

TOTAL ANNUAL OPERATING COST \$12,671.74

TOTAL MONTHLY OPERATING COST \$1,055.98

**Non-Recoverable expenses are for Owners Space*

RENTAL INCOME

Miss Emily's Bed & Biscuit	\$49,440.00
Vacant - Lease Opportunity	\$81,600.00

MONTHLY RENTAL INCOME \$10,920.00

TOTAL MONTHLY COST & INCOME

Total Monthly Debt Service	(\$7,237.70)
Total Monthly Non-Recoverable Cost	(\$1,055.98)
Total Monthly Income	\$10,920.00

EXPECTED MONTHLY COST OF OWNERSHIP \$2,626.32

EXPECTED ANNUAL COST OF OWNERSHIP \$31,515.80

COST OF OWNERSHIP PER SQUARE FOOT 9.91%

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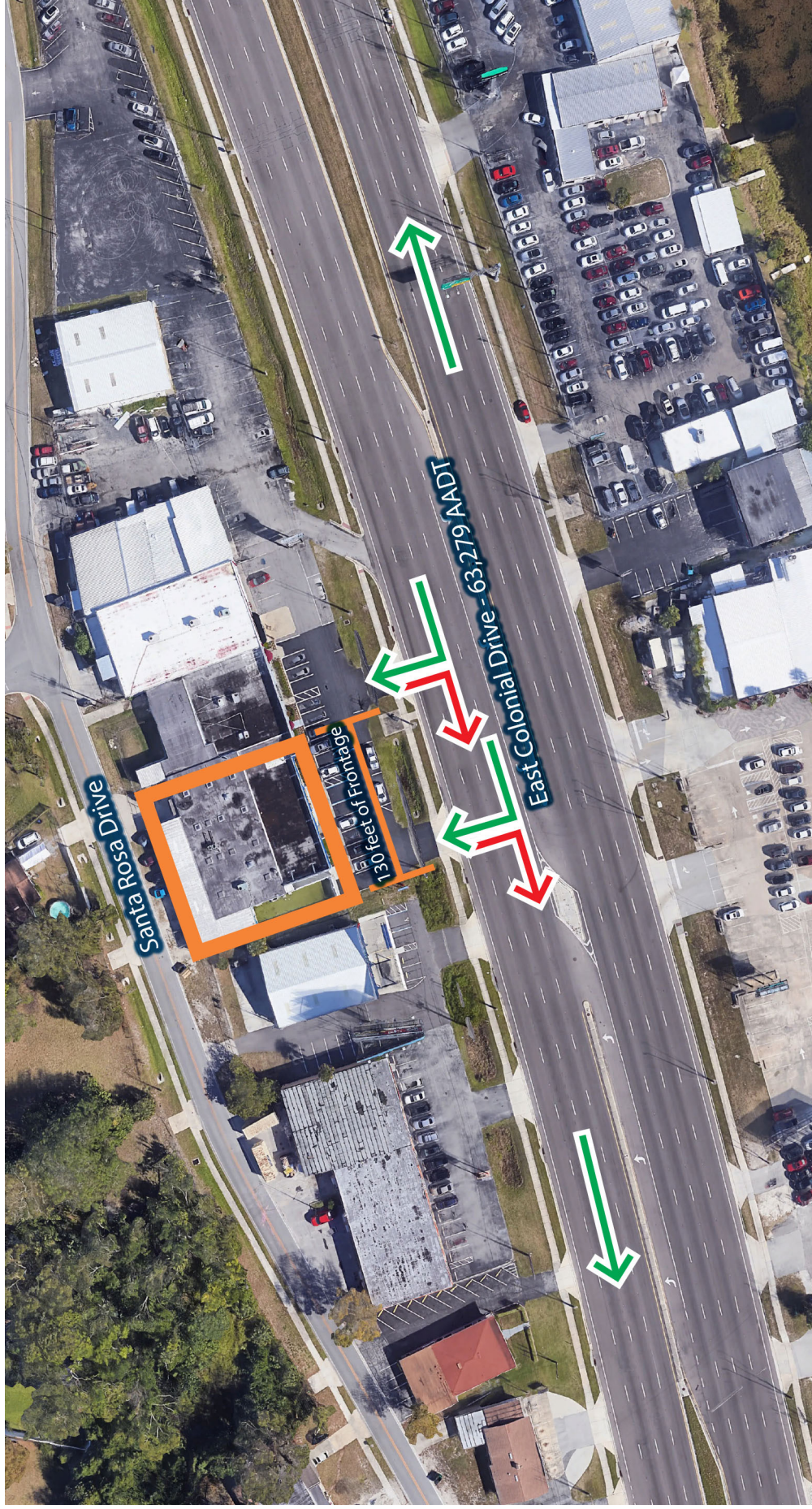
AERIAL
ZOOM

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±10,916 SF

(All Measurements Approximate)



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PROPERTY
PHOTOS

Owner/User + Add-Value Opportunity
1740 US-27 CLERMONT, FL 34714



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