

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		\$ 6,190.00	\$57.14	\$ 74,280.00	1,300	\$ -	\$ 6,190.00	97%	7.1.22-6.30.32	Highest of 3% or CPI	\$ 19,129
	610 Clifton Street Storage		\$ 1,250.00	\$6.93	\$ 15,000.00	2,165	\$ -	\$ 1,250.00	3%		5.00%	\$ 2,700
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			\$ 7,440.00	\$25.77	\$89,280.00	3,465	\$ -	\$ 7,440.00	100%			\$ 21,829

Gross Rent	\$ 89,280.00
Adjusted Gross Income	\$ 89,280.00
Operating Expenses	
Property Taxes	\$ 7,631.00
Insurance Premium	\$ -
Utilities	\$ -
Repairs	\$ -
Lawn	\$ -
Total Operating Expenses	\$ 7,631.00
Net Operating Income	\$ 89,280.00
Current Value based on an 8.2% Cap Rate	
8.2% CAP	\$ 1,095,000

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

Tenants Reimburse
Tenants Reimburse
Tenants Pay Direct
Tenants Pay Direct
Tenants Pay Direct

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