FOR SALE

ABSOLUTE NNN

Single Tenant Net Lease

7335 Lake Ellenor DR
Orlando, FL 32809

$300,000
ANNUAL
IN-PLACE NOI
Strong, predictable cash flow from day one.

11.79%
IRR
YEAR 1
*Includes Depreciation Benefits**

6.3%
CAP
RATE
In Place Year 1

NEW
10 YEAR
LEASE
Plus 2, 5 year renewals

CONTENTS

OFFERING MEMORANDUM

DISCLAIMER

This Offering Memorandum has been prepared by Vanwald and Associates solely to provide prospective buyers or tenants with general information about the commercial property described herein. It is intended for informational purposes only and should not be relied upon as a substitute for independent due diligence.

This Offering Memorandum does not constitute an offer to sell or lease the property and is not a securities offering or investment contract. The materials contained within, including descriptive content and financial data, have been compiled by Vanwald and Associates for the convenience of interested parties but are not guaranteed to be accurate, complete, or free from errors or omissions.

Vanwald and Associates has not independently verified any of the information provided and makes no representations or warranties, express or implied, as to the accuracy, completeness, or reliability of the information contained herein. Any projections, opinions, or assumptions are provided as general estimates and do not constitute guarantees of future performance. Any renderings, photos, or illustrations are for conceptual purposes only, and actual property conditions may differ.

If the property is offered in an auction format, the sale may be subject to additional terms and conditions set forth by the auction platform or seller. Prospective buyers should carefully review all auction-related terms as they may impact the purchase process.

Prospective buyers and tenants are strongly encouraged to conduct their own independent investigation, verification, and due diligence regarding any information they consider material to their decision, without reliance on Vanwald and Associates. The use of this Offering Memorandum for any purpose other than evaluating this specific opportunity is strictly prohibited without the prior written consent of Vanwald and Associates.

OFFERED EXCLUSIVELY BY:

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Lic. Real Estate Broker

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VANWALD & ASSOCIATES

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Crexi Platinum Broker Award Winner 2024

CREXI PLATINUM BROKER AWARD WINNER 2023

2022 CREXI PLATINUM BROKER AWARD RECIPIENT

POWER BROKER

ZERO
LANDLORD RESPONSIBILITY
HIGHLY DESIRABLE STNL ASSET

ABSOLUTE
NNN
BEST IN INDUSTRY STRUCTURE

100%
LEASED
NEW (10) YEAR LEASE IN PLACE

REMODELED
$2.5 mil.
FULL REMODEL AND MODERNIZATION

Institutional-Quality Asset. Purpose-Built.

Thoughtfully Redeveloped Into A Headquarters-Quality Corporate Environment And Fully Leased To A High-Credit Tenant. Absolute NNN Lease. Zero Landlord Responsibility.

A Comprehensive $2.5 mil. Repositioning. This property represents the comprehensive repositioning of a legacy office building into a modern, headquarters-quality corporate environment. Redeveloped as a build-to-suit facility for its single tenant, the project extended well beyond a conventional renovation, transforming virtually every major component of the asset to create a workplace aligned with today's architectural, operational, and technological standards.

The redevelopment included a new roof, new HVAC systems, redesigned parking and site improvements, upgraded landscaping, monument signage, premium exterior cladding, and a complete interior reconstruction. The result is an asset that offers the appearance, functionality, and efficiency typically associated with new construction while benefiting from an established location.

Architecturally, the building was designed around a consistent material palette that carries seamlessly from the exterior into the interior. Natural brick, composite wood cladding, imported handcrafted white oak panels, black mahogany accents, natural stone, steel, and glass are integrated throughout the property to create a cohesive architectural identity. Clean lines, expansive glazing, custom millwork, 96-inch doors, integrated linear lighting, recessed architectural lighting, and thoughtfully proportioned common spaces reinforce the building's contemporary character while maintaining a warm, professional atmosphere.

Reflecting the tenant's business, the headquarters was intentionally designed to serve as an extension of its brand. A professionally appointed showcase kitchen, positioned adjacent to the executive conference facilities, functions as a presentation space where clients experience the quality, craftsmanship, and design principles that define the company's real estate investment, development, and residential construction services. Rather than simply accommodating office operations, the building itself serves as a demonstration of the tenant's capabilities.

Beyond its architectural appeal, the redevelopment represents a substantial capital investment that enhances the property's long-term competitiveness while reducing future capital requirements through the replacement or modernization of major building systems. The result is a highly differentiated single-tenant investment featuring institutional-quality improvements, a purpose-built headquarters environment, and a level of design continuity rarely found within the suburban office market.

A Premier Business Environment

Orlando is one of the Southeast's leading business markets, supported by sustained population growth, a highly diversified economy, and one of the nation's most business-friendly operating environments. Florida's absence of a state personal income tax, favorable regulatory climate, and continued corporate migration have fueled long-term economic expansion across the region. Combined with a deep labor pool, world-class infrastructure, and a strong concentration of healthcare, technology, aerospace, financial services, and advanced manufacturing employers, Orlando continues to rank among the country's most attractive markets for investment and business growth.

Investment Thesis

This offering combines ***the stability of a long-term absolute NNN lease*** with the quality of a comprehensively redeveloped corporate facility in one of the nation's strongest growth markets. With ***zero landlord responsibility*** for operating expenses, maintenance, repairs, or capital expenditures, the investment delivers a truly passive ownership structure supported by a ***predictable and durable income stream.***

Strategically positioned ***in the heart of Orlando***, the property benefits from one of the country's fastest-growing metropolitan economies, exceptional accessibility, and sustained demand driven by population growth, business expansion, and corporate investment. Florida's pro-business environment, favorable tax structure, and continued in-migration have established the state as one of the nation's most attractive destinations for both businesses and commercial real estate investment.

Combining strong in-place cash flow, an attractive investment yield, institutional-quality improvements, and premier market fundamentals, this offering presents an opportunity to acquire a highly passive asset with immediate income and compelling long-term value.

KEY METRICS

A premier single-tenant net lease investment combining passive ownership, institutional-quality improvements, and a strategic Orlando location within one of Florida's strongest growth markets.

100%

OCCUPANCY

The property is fully leased to a single corporate tenant under a long-term absolute NNN lease, providing immediate, in-place cash flow from day one. With no lease-up risk or vacancy exposure, investors benefit from stable income backed by a purpose-built headquarters designed specifically for the tenant's long-term operations.

7,599 RSF+/-

TWO STORY BUILDING

Redeveloped as a build-to-suit corporate headquarters, this two-story, 7,599 ± RSF facility was thoughtfully designed to support the tenant's long-term operational and branding objectives. Its efficient layout, cohesive architectural design, and modern building systems create a workplace that reinforces tenant commitment while enhancing the property's long-term investment profile.

$300,000

NET OPERATING INCOME

The property generates a strong, in-place Net Operating Income from day one, providing immediate cash flow without lease-up or stabilization risk. Supported by a fully leased, purpose-built corporate facility, the investment offers a durable income stream designed for long-term ownership.

NNN

ABSOLUTE NNN

The Absolute NNN lease structure provides investors with true passive ownership and zero landlord responsibility. The tenant is directly responsible for all operating expenses, real estate taxes, insurance, maintenance, repairs, and capital replacements, allowing ownership to focus exclusively on collecting rental income.

2025

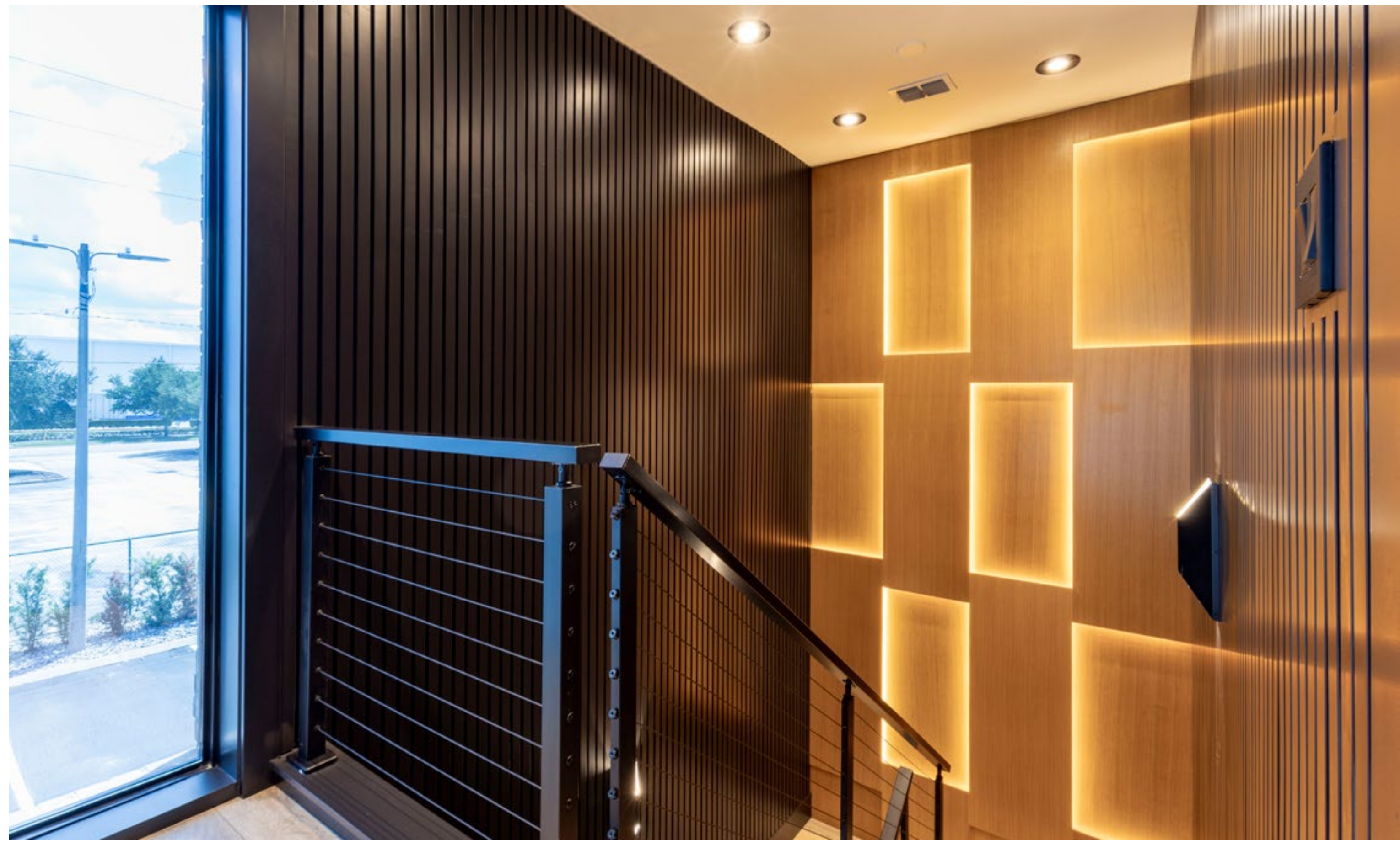
$2,500,000 REMODEL

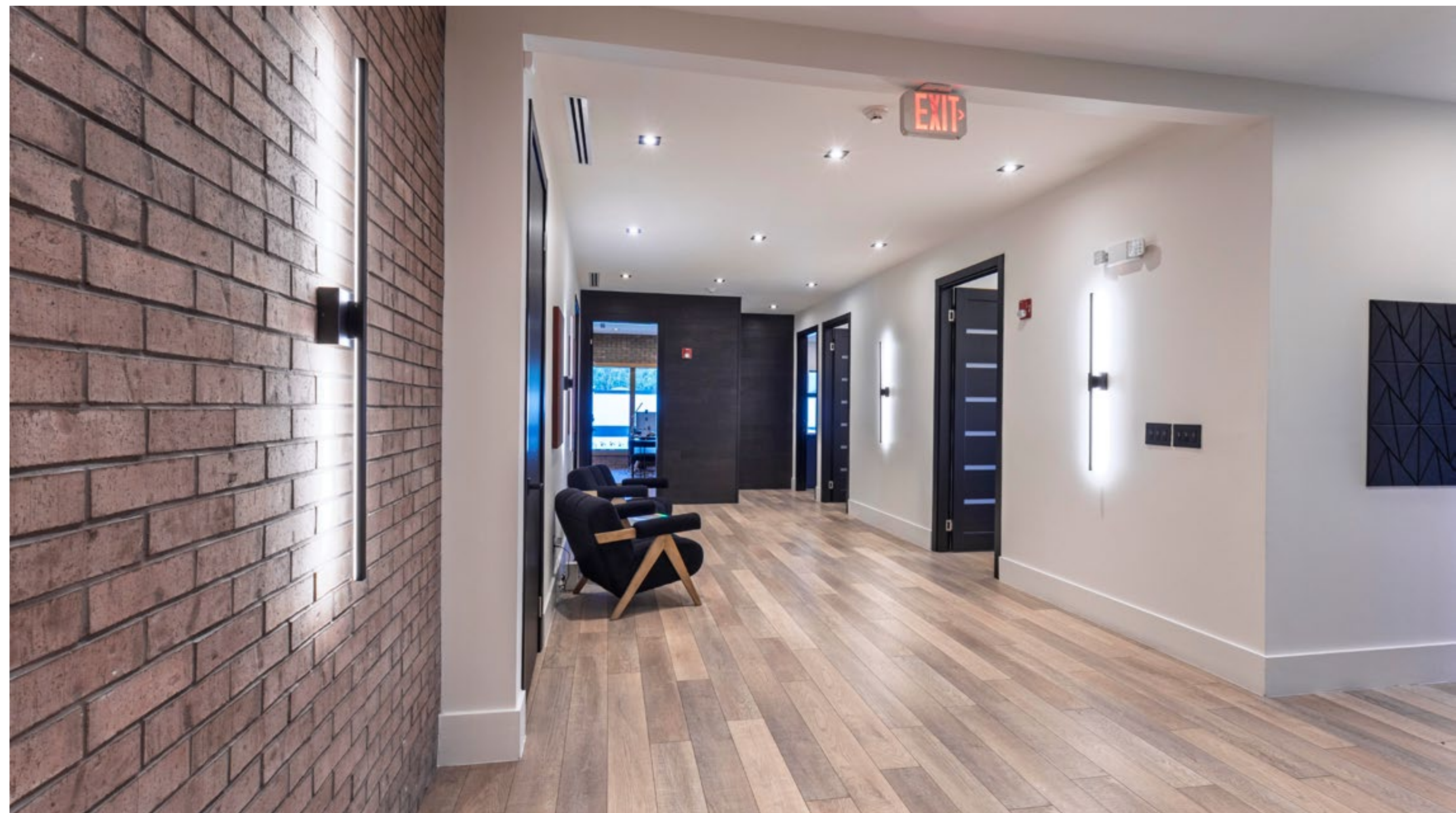
Approximately $2.5 million was invested in a comprehensive redevelopment that included a new roof, **new HVAC systems, new roof, premium interior construction, redesigned parking and landscaping, monument signage**, and a complete architectural transformation of the building's interior and exterior. The result is a highly differentiated corporate facility with the appearance and functionality of new construction.

10 YR.

NNN LEASE

A new 10-year absolute NNN lease makes this a long-term and predictable investment. Ownership is insulated from the expenses associated with re-tenanting, vacancy downtime, leasing commissions, or tenant improvement costs that erode returns on shorter-term deals. Two five-year renewal options and 5% escalations every five years extend that visibility to as much as 20 years, with growth built directly into the lease.





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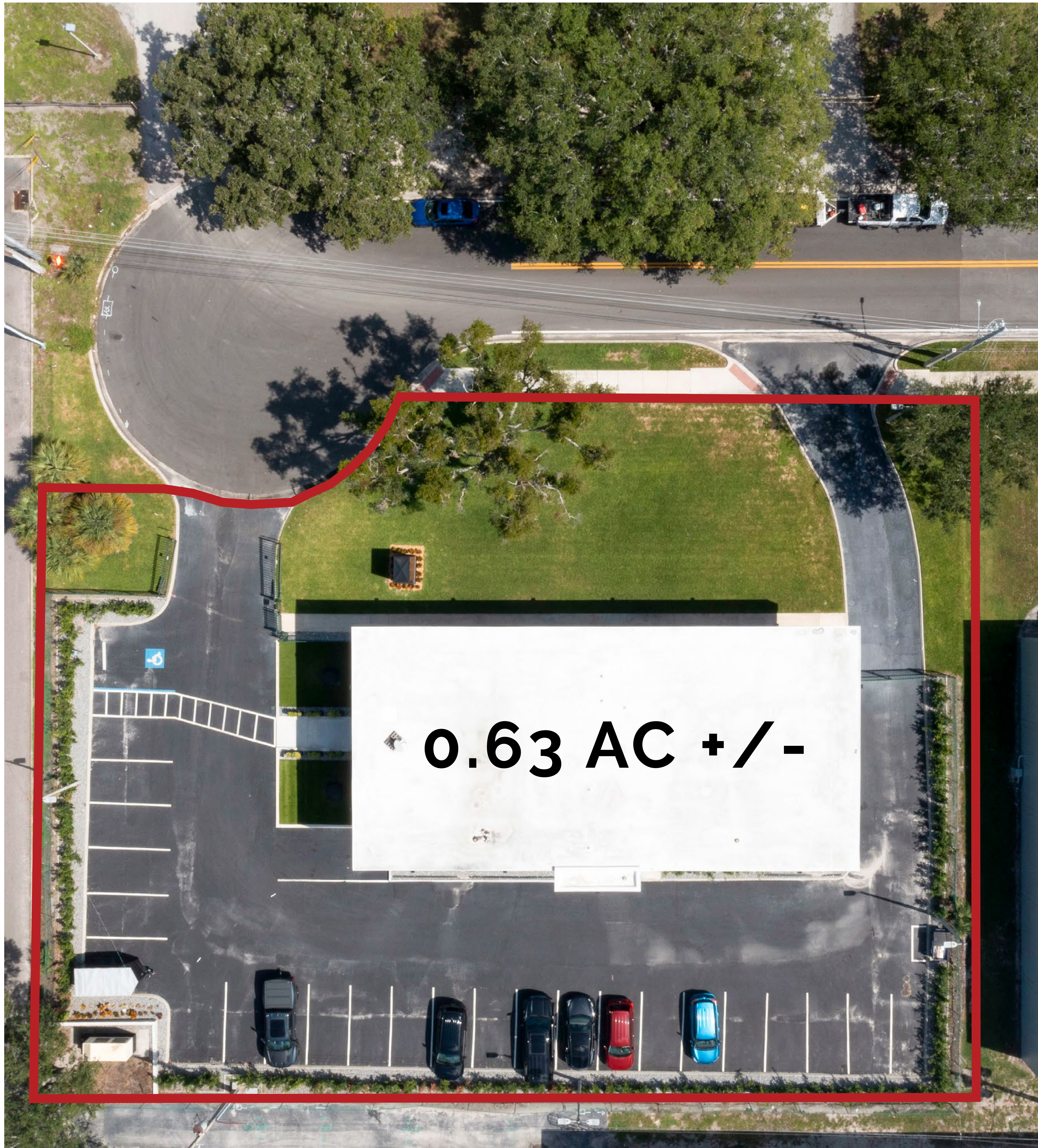
SITE







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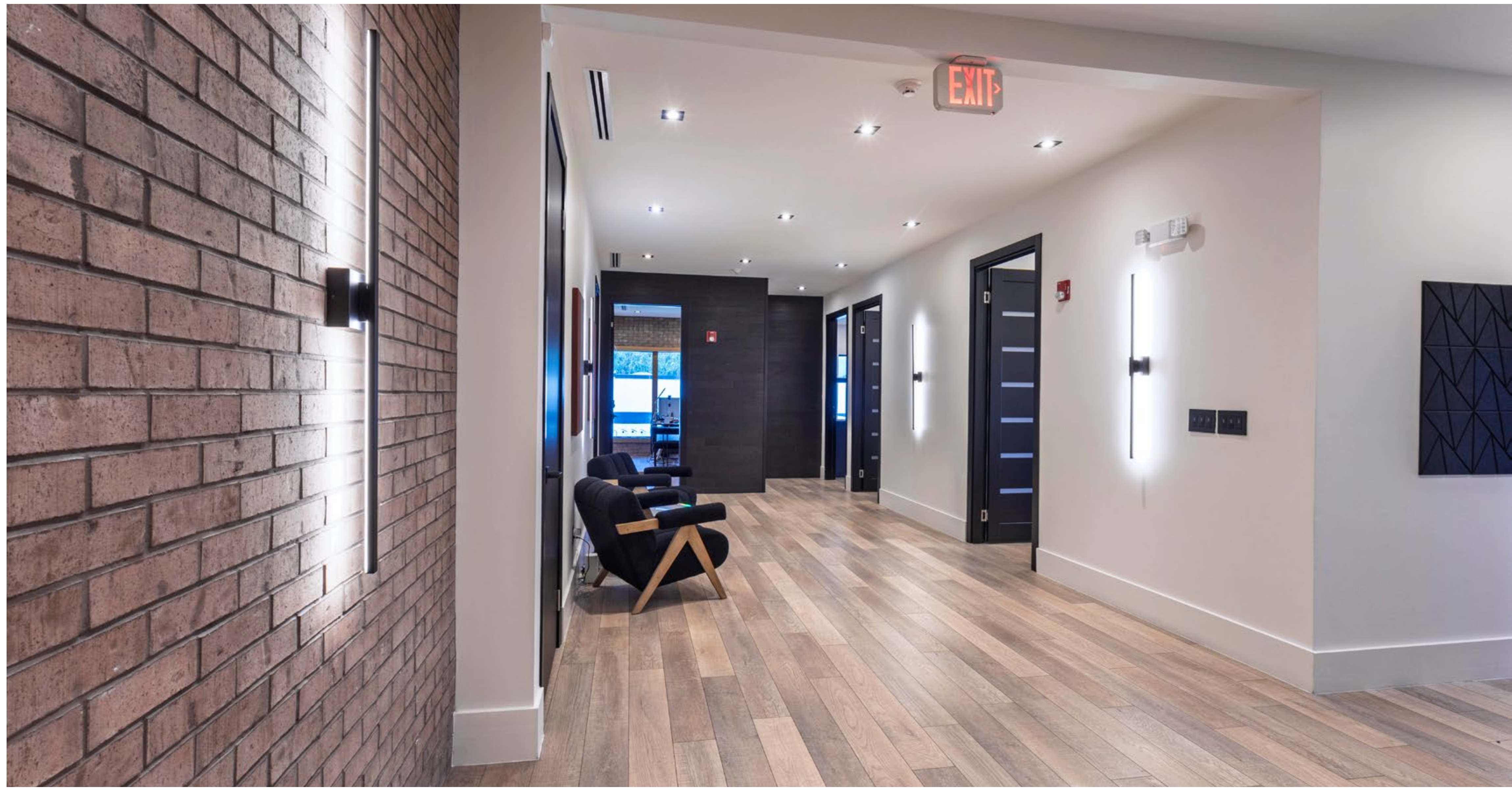
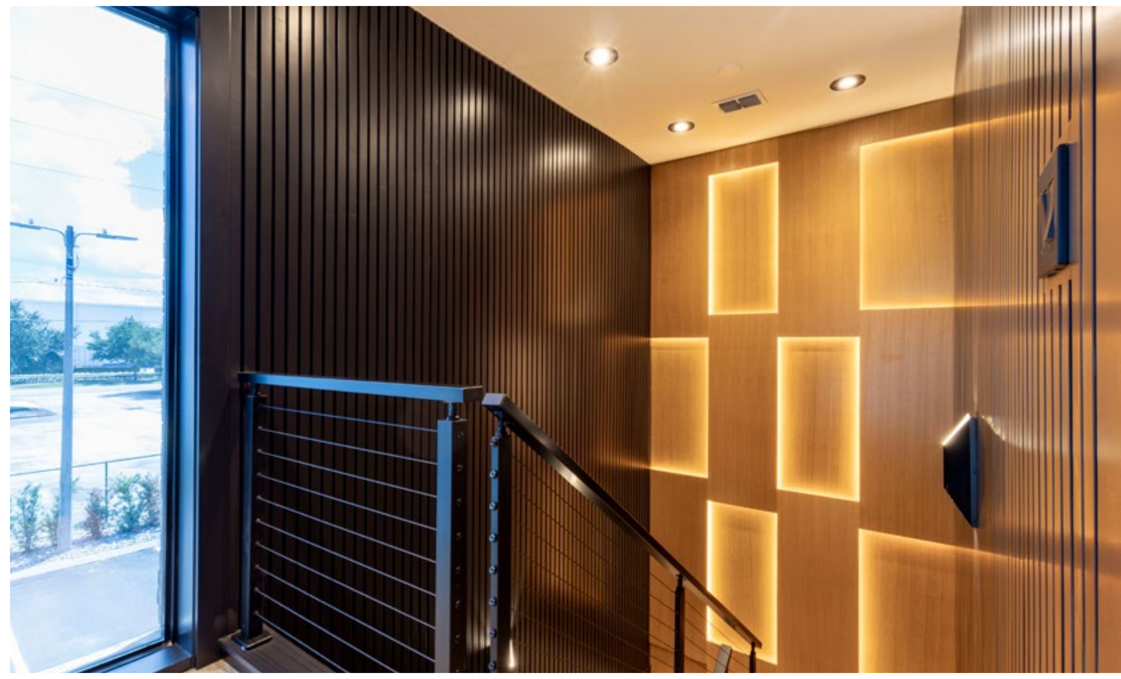
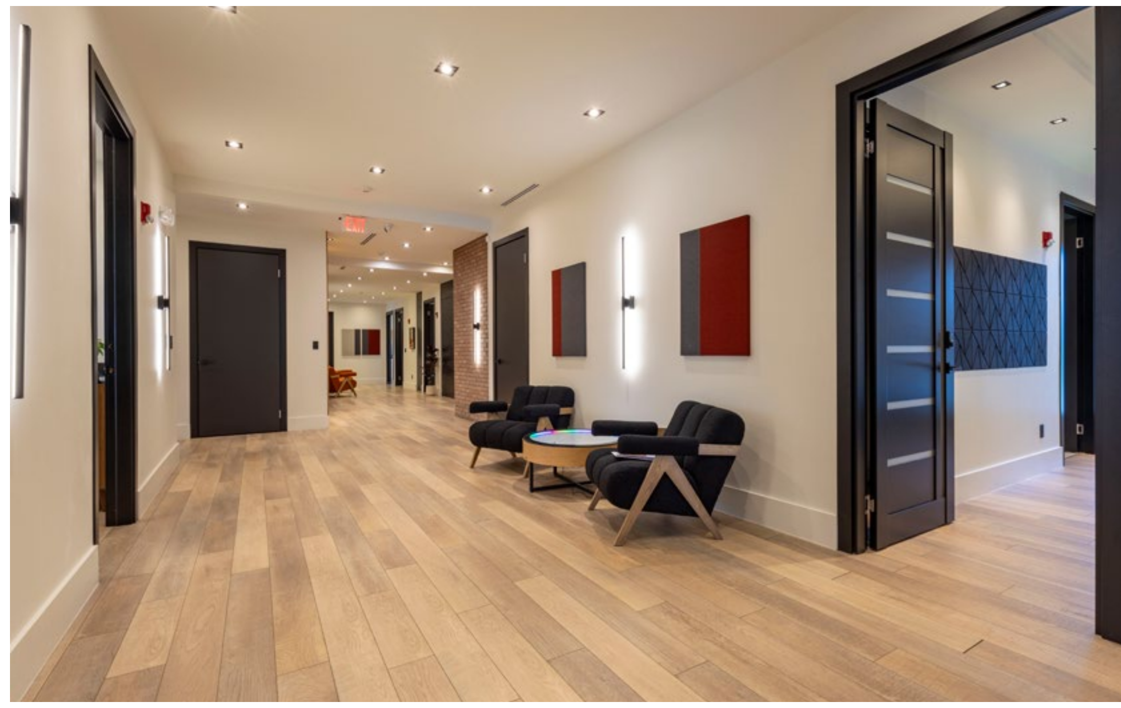
INTERIOR PHOTOS







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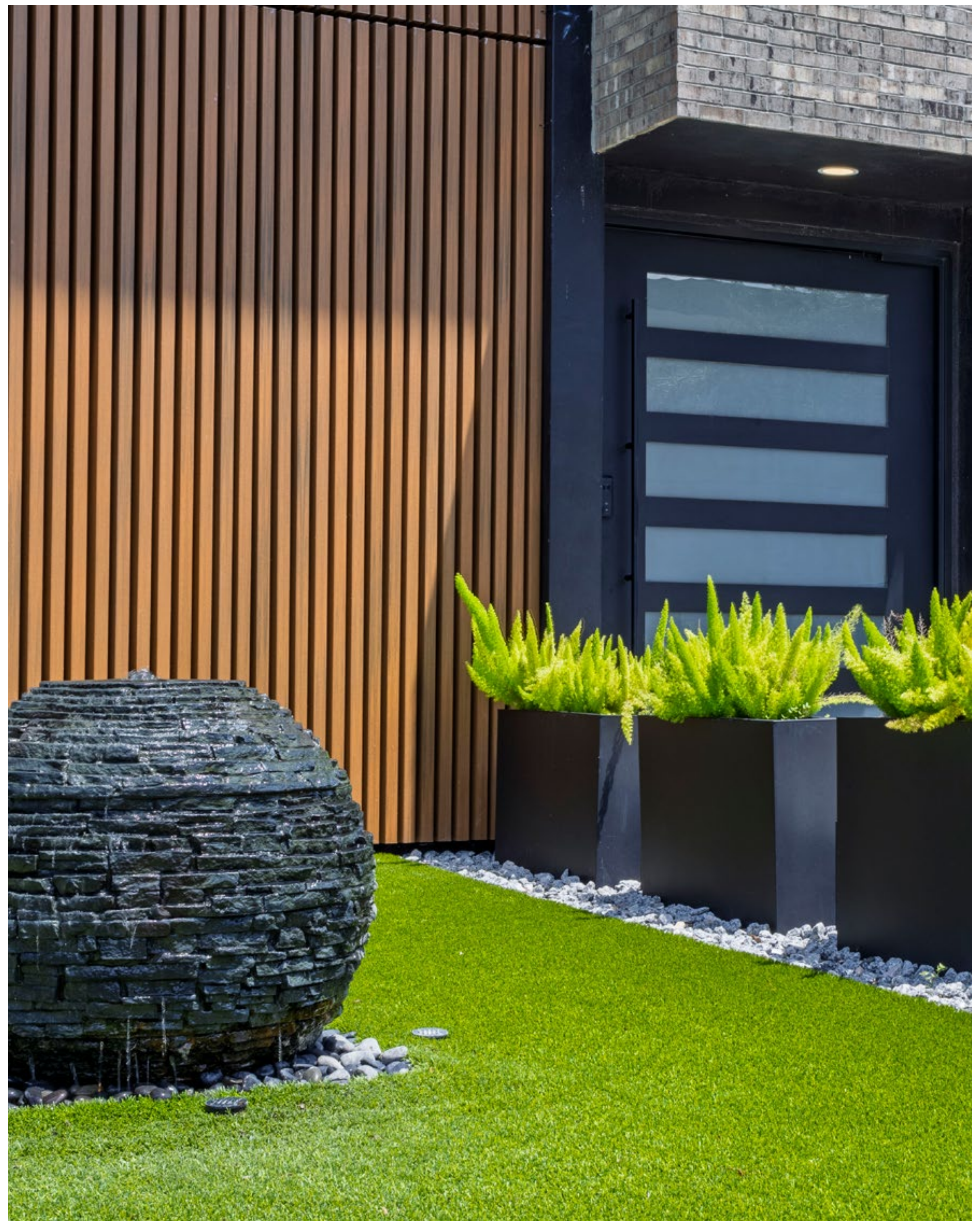
EXTERIOR PHOTOS







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AAA

ORLANDO MSA CENTRAL LOCATION

Strategically positioned in the heart of Orlando, the property offers exceptional connectivity with immediate access to Interstate 4 (I-4), State Road 528 (Beachline Expressway), John Young Parkway, International Drive, and The Florida Mall. The central location provides convenient access to Orlando International Airport, Downtown Orlando, the area's major employment centers, and many of Central Florida's premier business, retail, and hospitality destinations.

ABSTRACT

LEASE EXPENSE STRUCTURE | ABSOLUTE NNN

ZERO LANDLORD RESPONSIBILITIES, PREDICTABLE CASH FLOW AND HIGH CREDIT TENANCY.

A true Absolute Single-Tenant Triple Net (STNL) lease represents one of the most sought-after investment structures in commercial real estate. By transferring virtually all ownership responsibilities to the tenant, the lease provides investors with a highly passive investment backed by predictable cash flow.

The tenant is directly responsible for all operating expenses, maintenance, repairs, capital replacements, roof, HVAC systems, landscaping, real estate taxes, insurance, and all other property-related obligations. The result is a durable income stream with virtually zero landlord responsibilities—allowing ownership to enjoy the benefits of real estate investment without the burdens of day-to-day property management.

LEASE ABSTRACT	
OCCUPANCY	**100%**
TENANT(S)	**SINGLE TENANT BUILDING**
LEASE TYPE	**ABSOLUTE NNN**
LEASE TERM	**120 MONTHS**
GUARANTEE	**CORPORATE & PERSONAL**
AREA	**7,599 SF**
REMAINING TERM	**120 +/- MONTHS**
PRO-RATA SHARE OF BUILDING	**100%**
BASE RENT (YEARLY)	**$300,000.00 (ABSOLUTE NET OF EXPENSES)**
RENT ESCALATIONS	**5% EVERY FIVE YEARS**
RENEWAL OPTIONS	**TWO (2), FIVE (5) YEAR OPTIONS**
EXPENSE STRUCTURE	**ABSOLUTE NNN**
OPERATING EXPENSES	**TENANT is directly responsible for maintaining all components of the property, including exterior and interior, grounds, structure, including without limitation to roof, HVAC**
REAL ESTATE TAXES	**TENANT PAYS DIRECTLY**
PROPERTY INSURANCE	**TENANT PAYS DIRECTLY**
LANDLORD RESPONSIBILITIES	**ZERO MAINTENANCE RESPONSIBILITY**

FINANCIAL & LEASE ABSTRACT

STRONG TENANCY. PASSIVE OWNERSHIP.
PREDICTABLE CASH FLOW.

STRONG LEASE PROFILE
Single tenant, long-term lease with corporate guaranty and proven commitment to the location.

RENTAL GROWTH
Scheduled rent increases provide built-in growth and support long-term value.

LOW RISK INVESTMENT
Absolute NNN lease structure minimizes landlord responsibilities and reduces risk exposure.

INCOME STABILITY
Secure, long-term income stream supported by a strong tenant and excellent location.

CENTRAL ORLANDO LOCATION
Easy access to I-4, SR 528 (Beachline), John Young Parkway, International Drive, the Florida Mall and Orlando International Airport.

PROVEN TENANT. STRONG MARKET.
Backed by a leading tenant in one of the nation's fastest-growing and most dynamic markets.

STRONG CREDIT TENANT
100% leased to a well-established tenant with a proven track record of success.

ABSOLUTE NNN LEASE
Tenant responsible for taxes, insurance, and all operating expenses – delivering true passive ownership.

LONG-TERM SECURITY
Long lease term with scheduled rent increases providing steady income growth and inflation protection.

PASSIVE INVESTMENT
Zero landlord management responsibilities for a completely passive investment experience.

PREDICTABLE CASH FLOW
Reliable rental income backed by a long-term lease and an established tenant provides stable, predictable returns

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W

DEPRECIATION MODEL

INCOME ANALYSIS (YEAR 1) Taking into account potential depreciation tax benefits.	
ANNUAL NOI (IN PLACE)	$300,000.00
ESTIMATED FIRST-YEAR DEPRECIATION	$1,018,954.00
Potential Total Tax Savings from Depreciation (@ 37% bracket)	$377,013.00
Less: tax Benefit Used to Shelter NOI	$111,000.00
Potential Additional Tax Benefit	$266,013.00
Annual Property NOI	$300,000.00
Potential Additional Tax Benefit	$266,013.00
Potential Year 1 Economic Benefit	$566,013.00

Potential Year One IRR*	11.79%

*Illustrative estimates only. Actual depreciation and tax benefits will vary based on purchaser-specific circumstances and a qualified cost segregation study. Not tax, legal, accounting or investment advice. Consult your own professional advisors.
For detailed assumptions and analysis, contact the Listing Broker.

OFFERING SUMMARY	
Property Address	7335 Lake Ellenor Dr, Orlando, FL 32809
County	Orange
MSA	Orlando
State	Florida
Type	Office
Building Class	A
Zoning	IND-2/IND-3
Land Use Code	1800-Office Low-Rise
Type of Ownership	Fee Simple
Building Size (Gross)	7,599 SF +/-
Rentable Area	7,599 RSF +/-
Lot Size	0.63 AC +/-
Lot Type	Fenced/ Gated
Parking	25 slots
Floors	Two (2)
Occupancy	100%
Tenancy	Single
Condition	Fully Remodeled (Exterior & Interior) (2024-2025)
Parking	SF +/-
Zoning	Commercial
OPERATING SUMMARY	
Lease Type	Absolute NNN
Lease Term	120 months
Remaining on Term	120 months +/-
NOI (In place)	**$300,000.00**

INVESTMENT METRICS	
Purchase Price	**4,800,000.00**
Cap Rate	**6.25%**
Year One IRR*	**11.79%**
Price/SF	**$631.66W**

FOCUS

WHY ORLANDO? WHY FLORIDA?

Business-Friendly. High-Growth. Investment-Driven.

Orlando has emerged as one of the nation's premier business markets, fueled by sustained population growth, economic diversification, and a business-friendly environment that continues to attract employers, investment capital, and corporate relocations. As the economic center of Central Florida, the region is supported by a highly educated workforce, world-class infrastructure, and one of the fastest-growing metropolitan populations in the United States.

Healthcare has become one of Orlando's strongest and fastest-growing economic sectors. Over the past decade, billions of dollars have been invested in new hospitals, medical campuses, research facilities, and healthcare infrastructure, attracting nationally recognized providers and supporting continued demand for high-quality medical and professional office space. This growth is expected to continue as Florida's expanding population and aging demographics drive increasing demand for healthcare services.

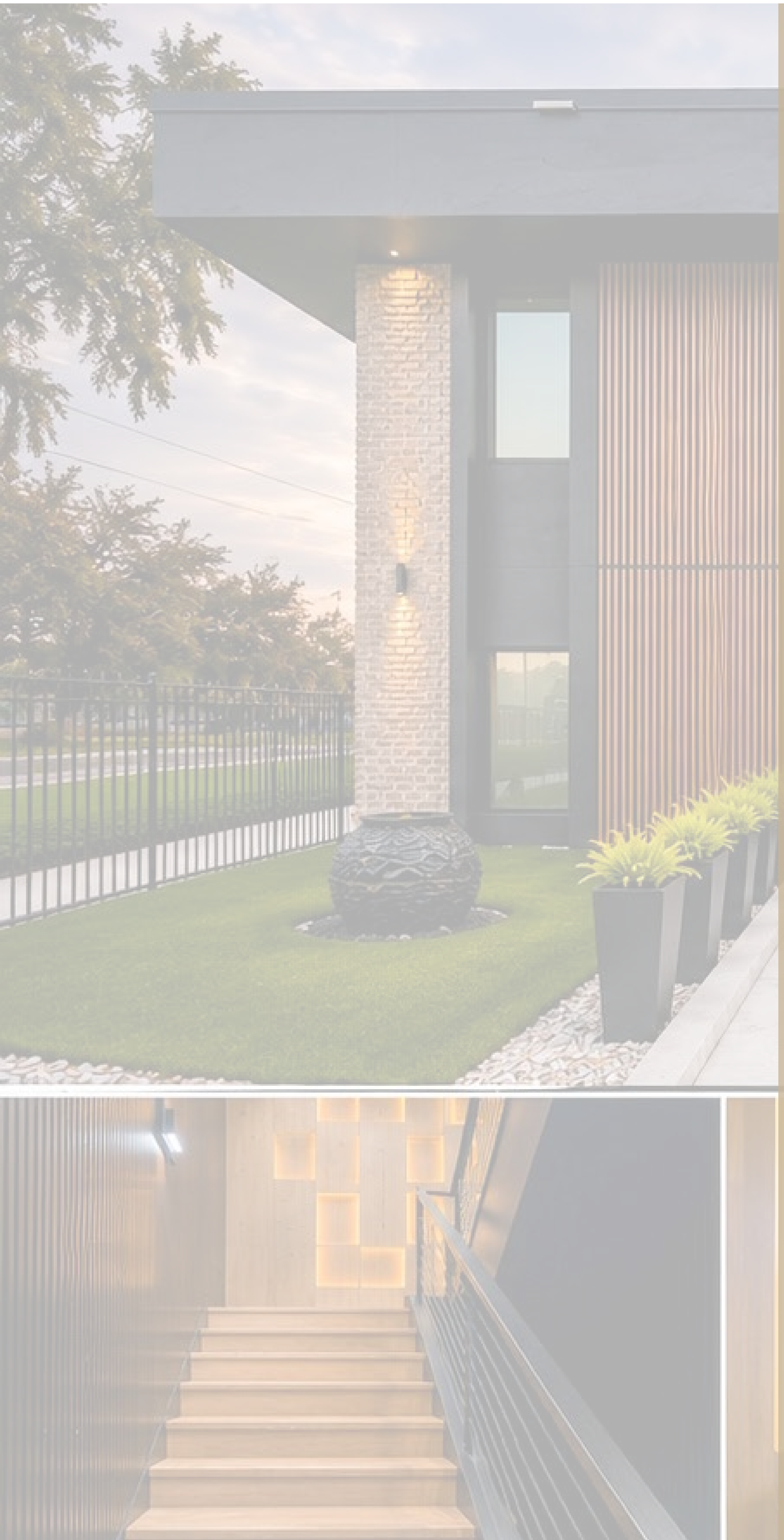
The region's economy is further strengthened by significant investments from some of the world's largest employers. Walt Disney World, Universal Orlando Resort, and other major corporations continue to invest billions of dollars in new attractions, hotels, infrastructure, and mixed-use developments, supporting thousands of new jobs and reinforcing Orlando's position as one of the nation's leading employment centers. Welcoming more than 75 million visitors annually (rather than 120 million to Orlando itself), the tourism industry serves as a powerful economic engine that supports a broad range of businesses, employment opportunities, and long-term regional growth.

Florida's pro-business climate further enhances the market's investment appeal. With no state personal income tax, a favorable regulatory environment, and continued in-migration from across the country, the state consistently ranks among the nation's leading destinations for businesses, residents, and commercial real estate investment.

Strategically located in the heart of Orlando, the property benefits from exceptional connectivity with convenient access to Interstate 4 (I-4), State Road 528 (Beachline Expressway), John Young Parkway, International Drive, Orlando International Airport, and The Florida Mall, placing it within minutes of the region's major employment centers, executive housing, and commercial districts.

A premier business destination supported by exceptional population growth, corporate relocation, a business-friendly environment, and one of the nation's strongest long-term economic outlooks.

- **ORLANDO, FLORIDA**
- **HIGH GROWTH AREA**
- **NO STATE INCOME TAX**
- **2.8 MILLION POPULATION (AND GROWING)**



FOR MORE INFORMATION, CONTACT:

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