

FOR SALE

Investment Or User Opportunity

\$1,890,000



Chuck McNulty

Broker

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Income Summary (Cap Based on 1.89M Sale Price)					
	SF	Net Annual Income		Expense Allowance	Cap Rate
Current	18,666	\$	139,980.00	\$ 64,593.18	7%
Pro Forma	18,666	\$	189,830.00	\$ 64,593.18	10%

**3701 N John Young
Orlando, FL 32804**

Building Size: **20,000 ± SF**

Grade Doors: **(5) 8'x10'**

Ceiling Height: **13'6"**

Lot Size: **1.58 Acres**

Zoning: **I-C**

Power: **120-480V**

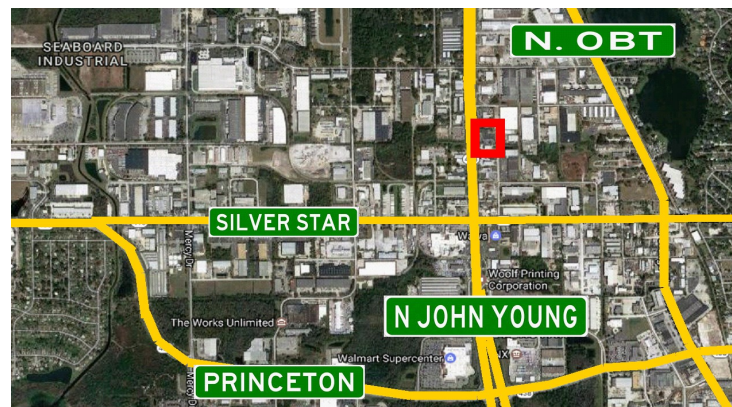
Construction: **Concrete**

Year Built: **1986**

2017 Taxes: **\$18,559**

Parking: **80 Asphalt Spaces**

Traffic Count: **41,000 VPD
(Vehicles Per Day)**



**Located On John Young Parkway Near
OBT, Princeton And Silver Star. Minutes
From I-4**

Rent Summary							
Tenant Name	Suite Number	Lease Expiration	Ex-SF Occupied	Rent/SF	Net Rent/Mo.	Annual Rent	Notes
Envy Hair Design	100	Mar-18	1,400	\$8.57	\$999.83	\$11,998.00	
Frank Spira	101	Nov-17	1,000	\$7.31	\$609.17	\$7,310.00	(2) 3 Year Option
First Key Homes Empowered To Win Christian Center	102	May-20	3,750	\$7.20	\$2,250.00	\$27,000.00	
Christan Center	106	Dec-18	1,400	\$9.36	\$1,092.00	\$13,104.00	
Broadband	112	Dec-18	7,200	\$11.19	\$6,714.00	\$80,568.00	
Current Total			14,750		\$11,665.00	\$139,980.00	
Owner Occupied	103		1,800	\$13.00	\$ 1,950.00	\$23,400.00	Potential Income
Vacant	105		2,116	\$12.50	\$2,204.17	\$26,450.00	Potential Income
Potential From Vacancy			3,916		\$4,154.17	\$49,850.00	
Potential Total			18,666		\$15,819.17	\$189,830.00	

