

ROR SALD

Investment Or User Opportunity



Chuck McNulty Broker

Mobile: (407) 619-4245 Chuck@mcnultygroupinc.com

Office Address: 2315 Lynx Lane Suite # 6 Orlando, Florida 32804 www.mcnultygroupinc.com

Income Summary (Cap Based on 1.89M Sale Price) Net Annual												
	SF	Inc	come	Ехре	Expense Allowance Cap Rat							
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** <u>+</u> **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

McNulty Group, Inc. is the agent of the Landlord or Seller of this property and will be paid by the Landlord or Seller. All information furnished with respect to the subject property has been obtained from sources deemed reliable. No representation as to accuracy thereof is made. This offering is subject to errors, omissions, prior sales or withdrawal without notice.



Rent Summary											
Tenant Name	Suite Number	Lease Ex- piration	SF Occu- pied	Rent/SF	Net Rent/ Mo.	Annual Rent	Notes				
Envy Hair Design	100	Mar-18	1,400	\$8.57	\$999.83	\$11,998.00	(2) 3 Year Option				
Frank Spira	101	Nov-17	1,000	\$7.31	\$609.17	\$7,310.00					
First Key Homes	102	May-20	3,750	\$7.20	\$2,250.00	\$27,000.00					
Empowered To Win 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 Potential				
Vacant	105		2,116	\$12.50	\$2,204.17	\$26,450.00	Income				
Potential From Vac	ancy		3,916		\$4,154.17	\$49,850.00					
Potential Total			18,666		\$15,819.17	\$189,830.00					

