

**FOR  
SALE**

## 100% LEASED OFFICE INVESTMENT

1337-1405 W. COLONIAL DRIVE  
ORLANDO, FL 32804



### **CONTACT**

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[www.ResultsREPartners.com](http://www.ResultsREPartners.com)

### PROPERTY FEATURES

- 19,568 SF Single Story Office Buildings (3) with 6 Tenants 100% Leased
- 1.78 Acres with Over 500' of frontage on W. Colonial Zoned Commercial
- Mature Trees, Great Visibility, Campus Style Setting, 48K VPD on HW 50
- New Roof in 2002 and 50% of the building was renovated in 2015-2016
- Parking Lot Sealcoat and Landscaping Package done in 2016
- LED Lighting in some of the units, High Seer HVAC, Great Signage/Access
- Currently Set up at 3 Condo Buildings so they can be sold off separately
- High-end Finishes in several units with Major Tenant Paid Improvements
- Close to Major Downtown Developments (path of progress area)
- Near John Young Pwky, 441, I-4, 408, and within 1 mile from Downtown
- Current NOI is \$216,812 with upside (see broker for details)
- In-House Financing Available (see broker for details)
- Great Downtown Office Location without fighting for parking

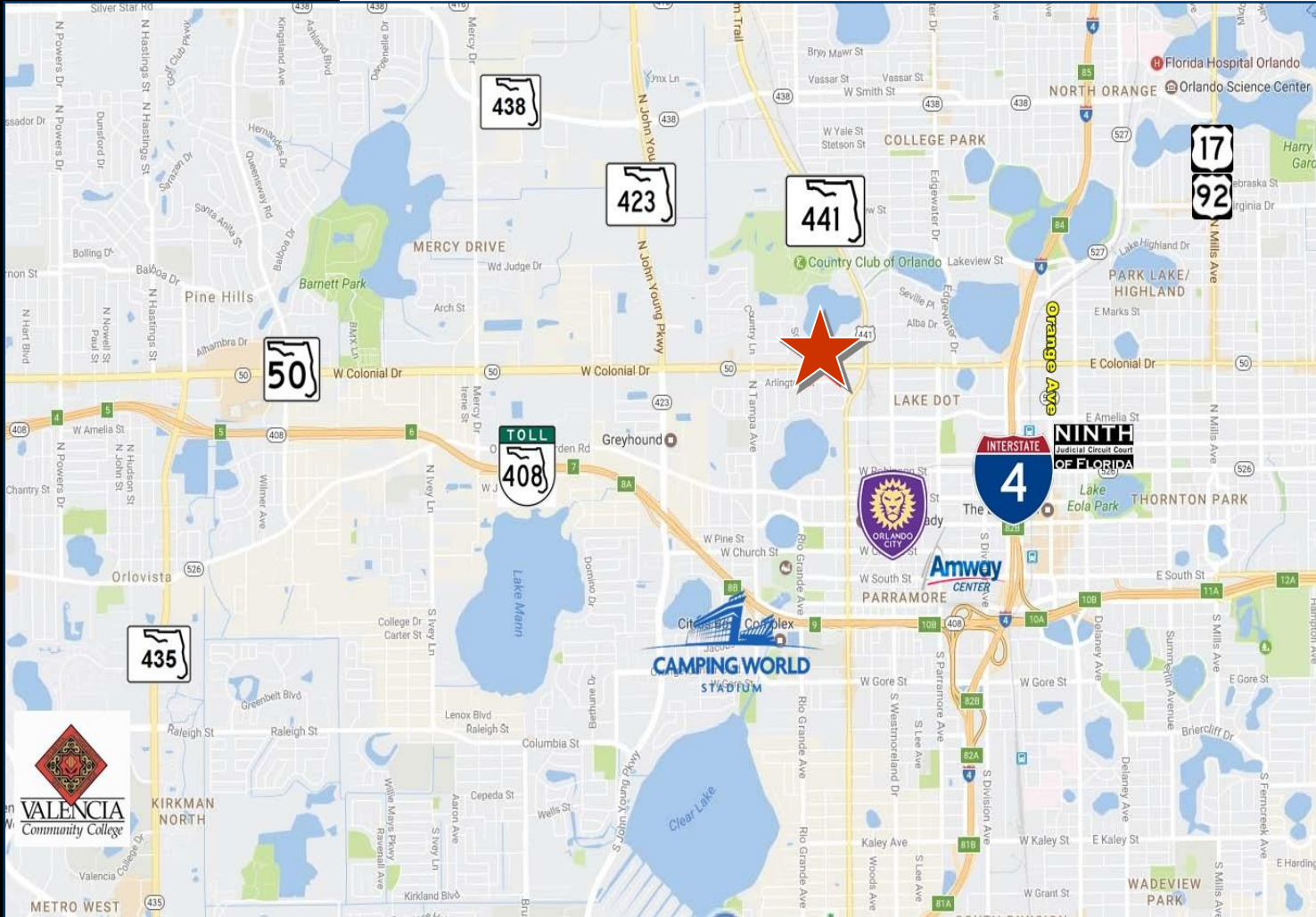
**For Sale: \$2,710,000 (8% Cap Rate)**

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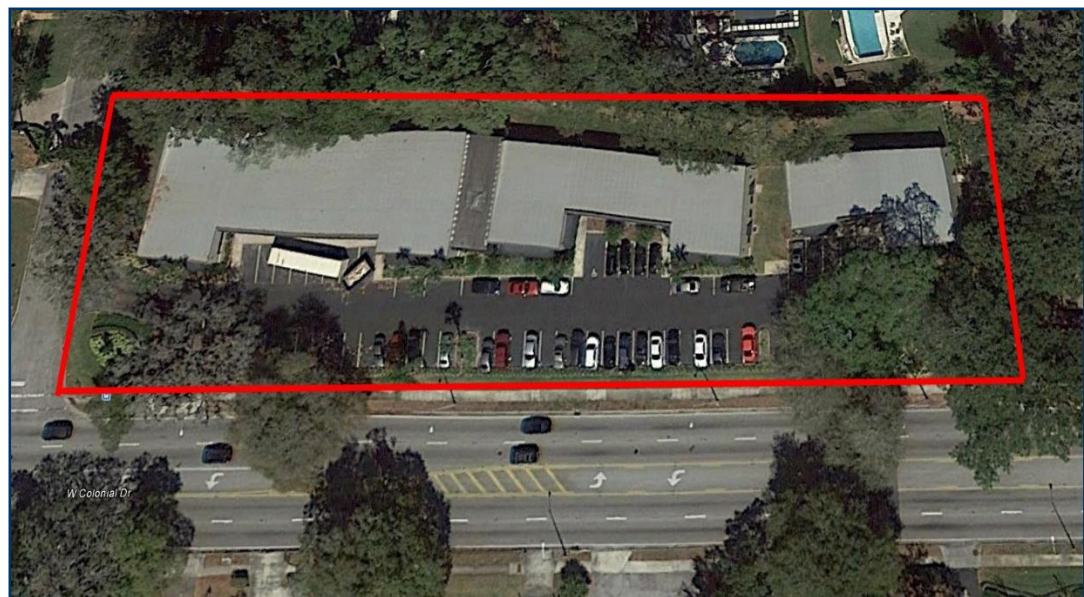
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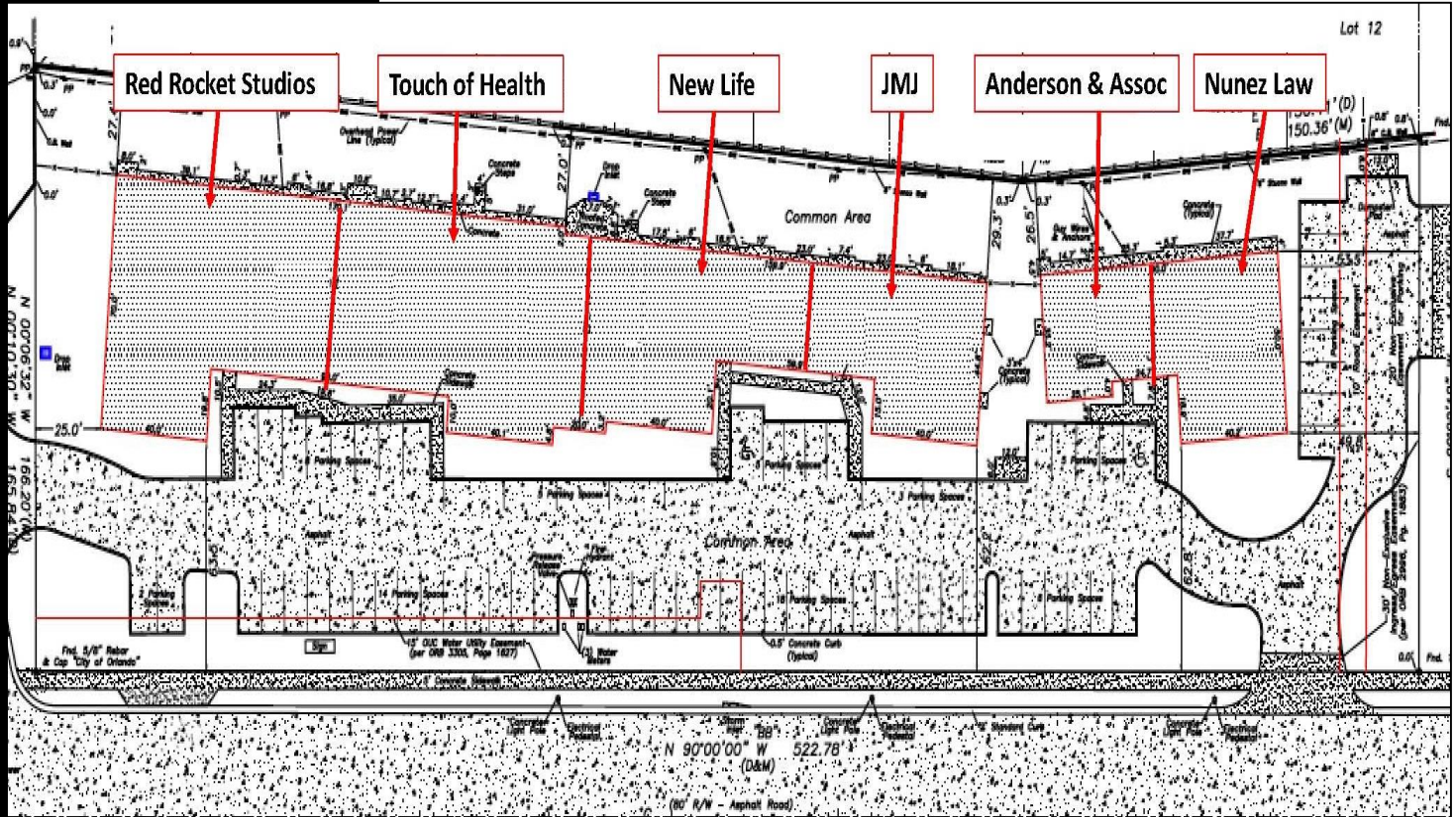


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# FOR SALE

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**W. Colonial Drive**

### 1337-1405 W. Colonial Investment Overview

Unit	Tenant	Size	%	Annual Rent	Rate	Monthly Rent	Start Date	End Date
1337	Nunez Law	2,250	11%	\$ 30,127.56	\$ 13.39	\$ 2,510.63	5/1/2016	4/30/2019
1339	Best Trial Attorneys	1,400	7%	\$ 22,050.00	\$ 15.75	\$ 1,837.50	2/1/2018	3/31/2021
1401	JMJ Life center	2,450	13%	\$ 33,375.00	\$ 13.62	\$ 2,781.25	5/1/2016	4/30/2019
1403	New Life Church	4,000	20%	\$ 51,120.00	\$ 12.78	\$ 4,260.00	5/1/2018	4/30/2021
1405 B	Touch of Health	4,469	23%	\$ 63,000.00	\$ 14.10	\$ 5,250.00	8/1/2016	7/31/2019
1405	RED ROCKET	5,000	26%	\$ 75,000.00	\$ 15.00	\$ 6,250.00	1/1/2017	12/31/2020
		<b>19,569</b>	<b>100%</b>	<b>\$ 274,672.56</b>	<b>\$ 14.04</b>	<b>\$ 22,889.38</b>		

Actual Gross Income		\$ 274,672.56
Less V&C	3.00%	\$ 8,240.18
<b>Adjusted Gross Income</b>		<b>\$ 266,432.38</b>

<b>Expenses</b>	
Real Estate Taxes	\$ 36,200 <b>\$ 36,200</b>
Insurance	\$ 6,810 Actual
Landscaping	\$ 6,000 Actual
Utilities (Power & Water)	Tenant Pays
Waste Management	Tenant Pays
Pest Control	\$ 610 Actual
<b>Total</b>	<b>\$ 49,620</b>

Large Reduction in Taxes as the ownership is removing the condo association \$10K+ projected savings

#### Modified Gross Leases

Tenants pay all increases in the expenses over base year so if new owner has new expenses than those new expenses can be passed off to the Tenant as per the signed leases.

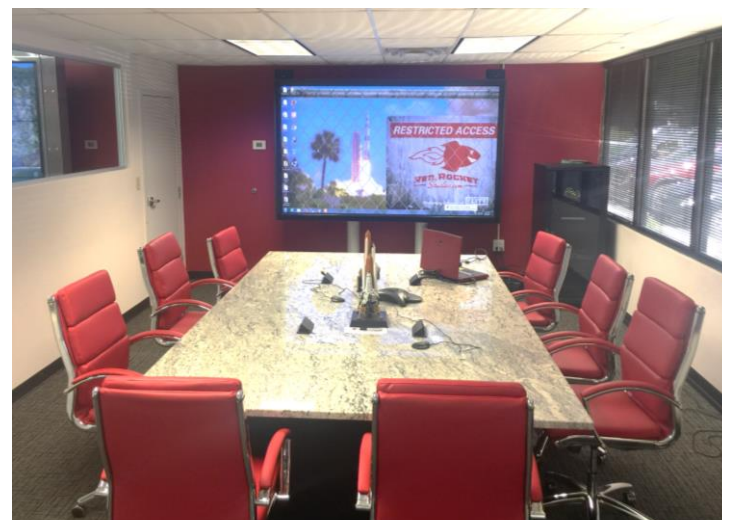
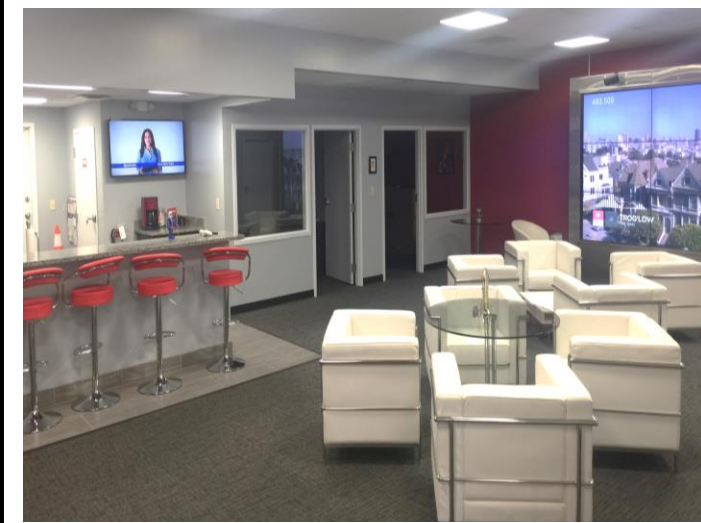
<b>Net Operating Income</b>	<b>\$ 216,812</b>
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