# FOR SALE

# LONG TERM ABSOLUTE NNN INVESTMENT OPPORTUNITY



205 S. HW 17-92 Longwood, FL 32750



#### 7.5% CAP RATE ZERO LANDLORD OBLIGATIONS OWNER FINANCING

#### <mark>C</mark> o n t a c t

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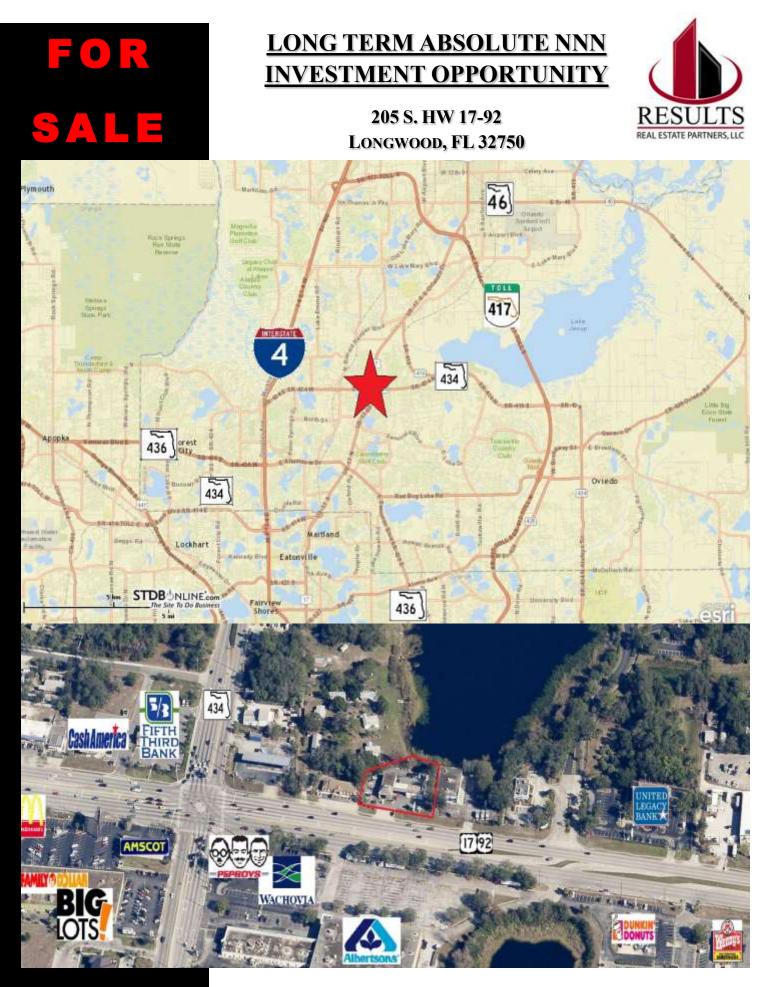
# **Property Details**

## (Confidential Listing, NO site visits without broker)

- 4,562 SF Retail Building currently under Tenant Renovation
- 32,500 SF Site with C-2 Zoning with 200' fronting HW 17-92
- 10 Year Base Term ABSOLUTE NNN Lease starting 1/1/2020
- Zero Landlord Obligations over the Term of the Lease
- NOI is \$84,000 a year with 5% Annual Increases, Tenant will pay over \$1MM+ in rent over the Base Lease Term
- Located at the Major Intersection of Hwy 17-92 and SR 434 (only 150' away from intersection) with new developments in the area
- Owner Financing with 15% down(\$168,750), 7% IO on up to a 15 year term, 10% ROI in year 1 and increasing by 5% each year after.
- Strong guarantors, Strong Location, in the path of progress
- Tenant will be opening up several drive thru convenience locations throughout Central Florida
- Sale Price:

### **\$1,125,000** (7.5% CAP Rate)

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