

CENTRAL FLORIDA OFFICE

265 HUNT PARK COVE
LONGWOOD, FL 32750



INVESTMENT
SALES TEAM

CONFIDENTIALITY MEMORANDUM



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This Offering Memorandum has been prepared to provide a summary of unverified information to prospective purchasers and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Crossman & Company has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we deem to be reliable. However, Crossman & Company has not verified, and will not verify, any of the information contained herein, nor has Crossman & Company conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



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FOR MORE INFORMATION

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INVESTMENT SUMMARY

INVESTMENT HIGHLIGHTS ►

PROPERTY ADDRESS	265 Hunt Park Cove, Longwood, FL 32750
GROSS LEASABLE AREA	5,279 SF
OCCUPANCY	Current occupant will vacate by January 1, 2020
PARCEL SIZE	1.23 ACRES
YEAR BUILT/RENOVATED	1998 / 2018
PARKING	35 SPACES (6.63 per 1,000 SF)
PRICE	\$1,100,000 (\$208 PSF)

Crossman & Company is pleased to offer the exceptional opportunity to acquire the 100% fee simple interest in newly renovated corporate headquarters located in the heart of Longwood, Florida.

- The property consists of 12 private offices in addition to the large executive office that has its own private boardroom and full bathroom with shower
- The building was completely renovated in 2018 with updated finishings, new roof and an updated HVAC system.
- Future ownership will have an opportunity to utilize the rear half acre for storage, additional parking or a potential expansion of the existing building.
- Close proximity to State Road 434, Interstate 4 as well as US Highway 17-92 making it an ideal location for distributors and manufacturers
- Other amenities include a large conference room, server room, updated kitchen and covered outdoor dining area.

DEMOGRAPHICS			
POPULATION	1-MILE	3-MILE	5-MILE
2019 Population	4,863	77,837	206,021
2024 Projected	5,202	82,648	221,283
Proj Ann Growth '19-'24	1.36%	1.21%	1.44%
2019 Households	1,875	31,947	83,631
2024 Proj Households	2,011	33,834	89,672
INCOME			
2019 Avg HH Inc	\$74,747	\$73,924	\$85,787
2019 Med HH Inc	\$59,596	\$56,181	\$62,074

*ESRI Forecast



PROPERTY DESCRIPTION

DESCRIPTION OF IMPROVEMENTS ►

PROPERTY DESCRIPTION	
Visibility / Access	Visibility and access along Hunt Park Cove
Zoning	Industrial
UTILITY	
Water / Sewer	City of Longwood
Electricity	Duke Energy
DESCRIPTION OF IMPROVEMENTS	
Foundation	Poured concrete slab
Exterior Walls	Concrete block
Interior Finishes	Textured and painted drywall
HVAC:	Split System HVAC
Roof	Modified rolled bitumen
Fire Protection	100% sprinklered

REAL ESTATE TAXES

In Florida, property taxes are assessed and collected on all real property within each county. The real estate tax bill is a combined notice of ad valorem taxes and non-ad valorem assessments. Taxes are due by March 31st; however, discounts can be applied for early payment.

- 4% discount if paid in November
- 3% discount if paid in December
- 2% discount if paid in January
- 1% discount if paid in February

2018 TAXES	
PARCEL ID	06-21-30-511-0A00-0000
ASSESSED VALUE	\$477,915
MILLAGE RATE	16.9443
AD VALOREM TAXES	\$8,097.93
NON-AD VALOREM TAXES	\$0
NET TAXES DUE	\$8,097.93
WITH 4% DISCOUNT	\$7,774.01

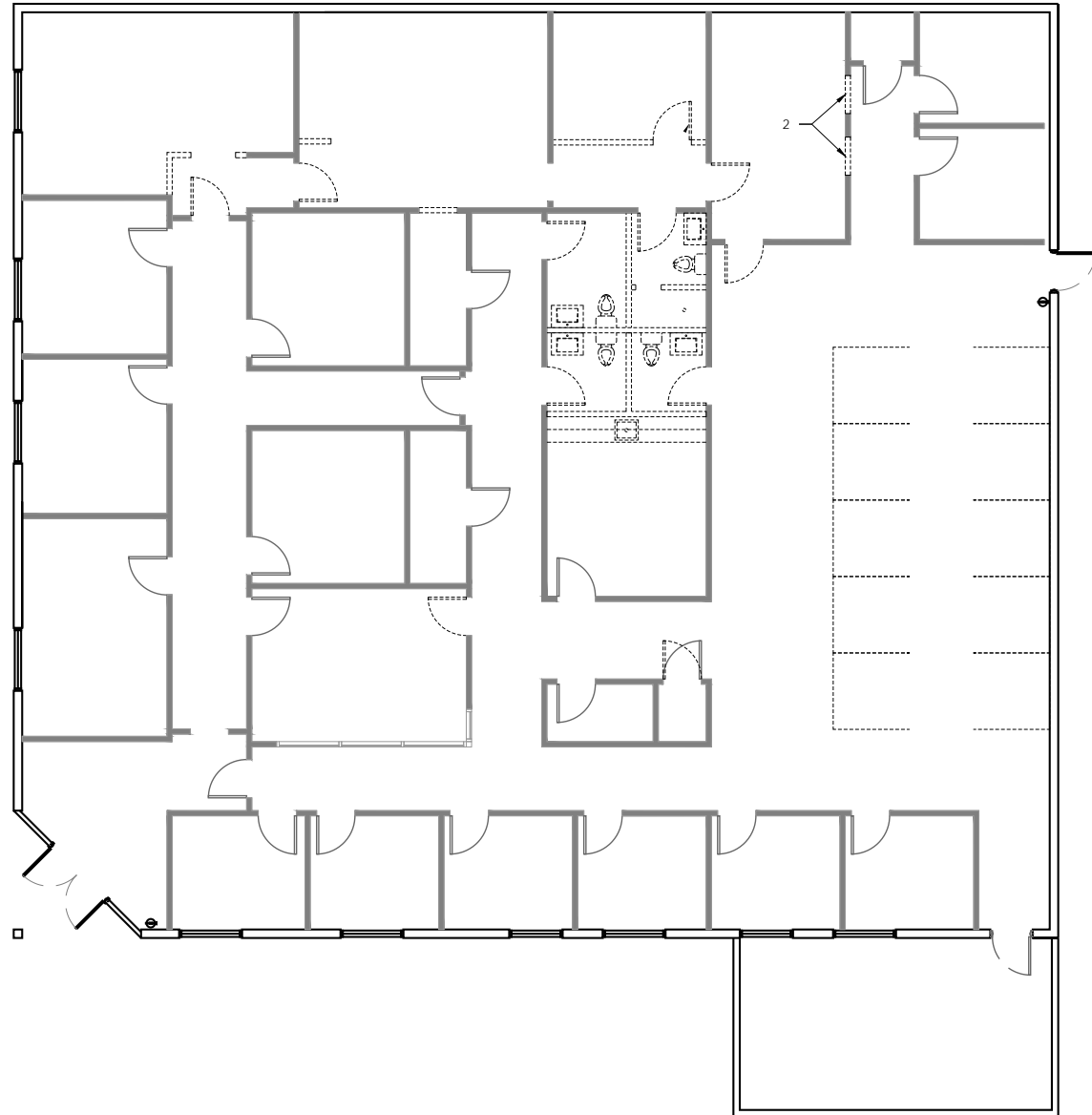
AERIAL VIEW ► Property



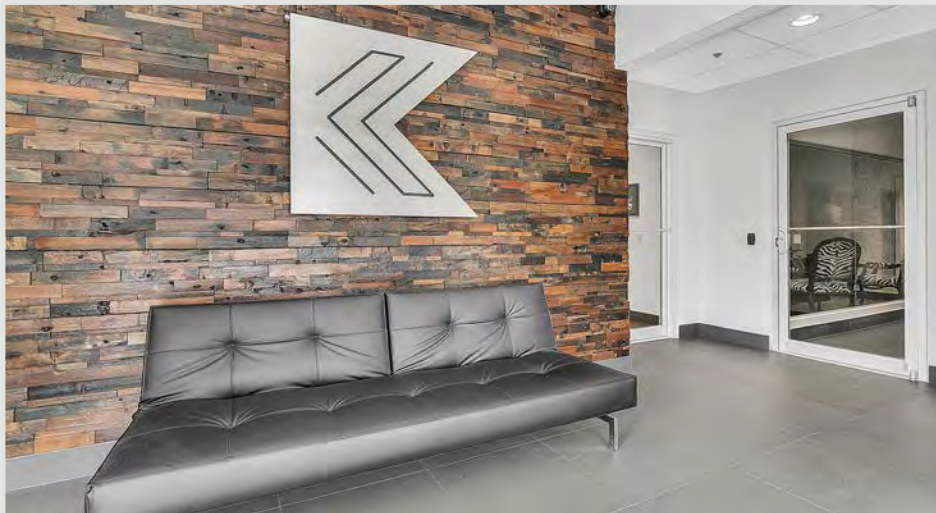
AERIAL VIEW ► Market



FLOOR PLAN ►



PROPERTY PHOTOS ►



PROPERTY PHOTOS ►



PROPERTY PHOTOS ►

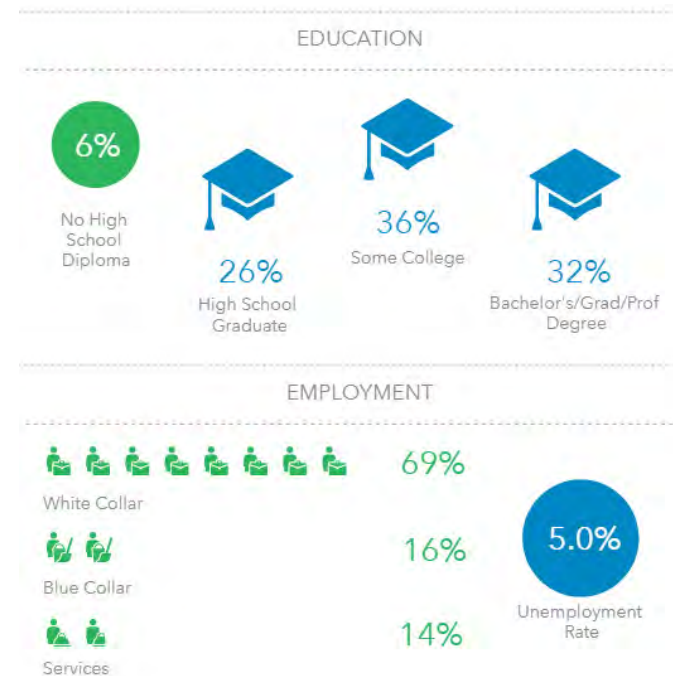
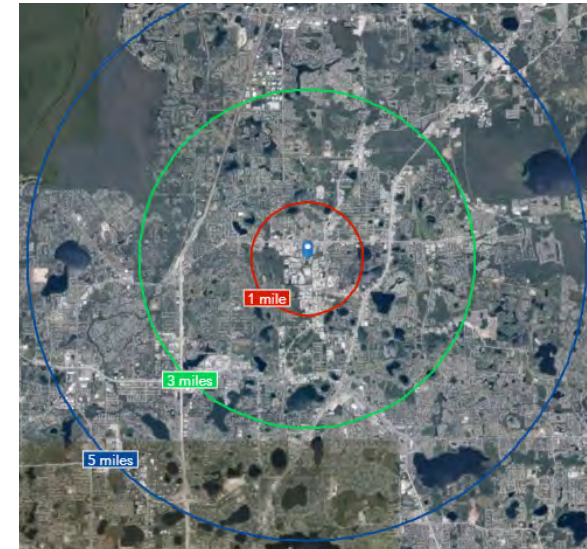
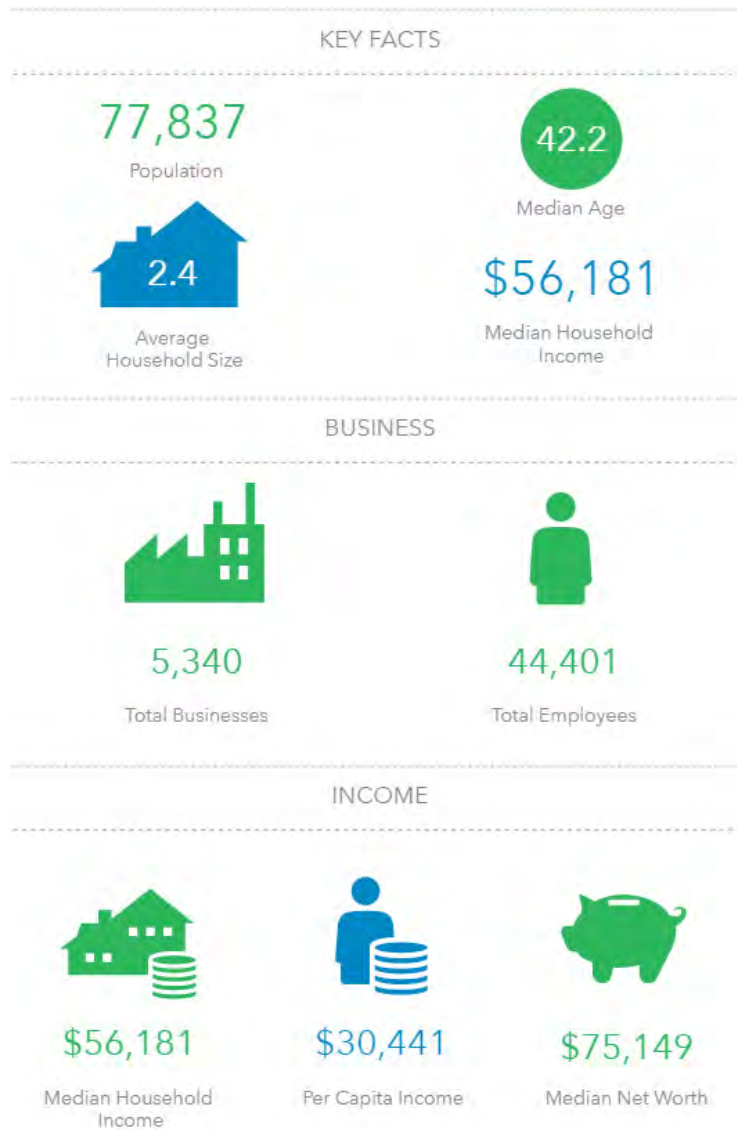


PROPERTY PHOTOS ►



MARKET ANALYSIS

DEMOGRAPHIC HIGHLIGHTS ▶



AREA OVERVIEW ► City of Longwood

The City of Longwood is located in Central Florida's Seminole County, just north of Orlando. Great schools, the ease of commuting to Orlando, the selection of real estate and a rich history has made this award winning City the choice of business and residents alike. Longwood is also the site to 1 of the 13 stations along the 61 mile SunRail commuter rail line which provides regional transit from DeBary to Sand Lake Road in Orlando.

The City of Longwood has a strong business core which accounts for its daytime population of over 21,000. Some of the top employers include South Seminole Hospital (Orlando Health), UPS, FedEx, Collis Roofing, Comprehensive Energy Services and Pemberton Attachments. Several business and industrial parks near the subject property are home to numerous companies including award winning business incubators.



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