

# 5815 S. ORANGE AVE. | ORLANDO | FL | 32809

## FOR SALE

OFFERING MEMORANDUM | MULTI-TENANT RETAIL CENTER | 100% LEASED INVESTMENT



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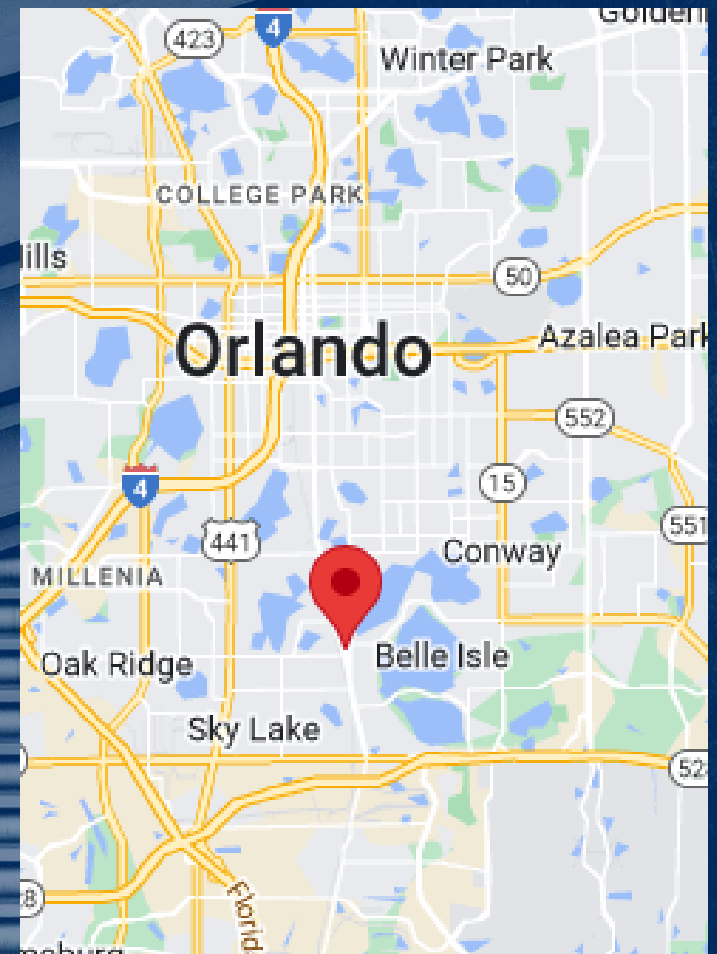
# INVESTMENT HIGHLIGHTS

5815 S. ORANGE AVE.  
ORLANDO, FL 32809

## SUMMARY

<b>Price</b>	<b>\$1,600,000</b>
<b>Size</b>	<b>5,950 SF</b>
<b>Gross Income</b>	<b>\$129,132 / Yr.</b>
<b>Expenses</b>	<b>\$17,244 / Yr.</b>
<b>NOI</b>	<b>\$111,888</b>
<b>CAP Rate (In Place)</b>	<b>7.00%</b>
<b>Occupancy</b>	<b>100% Leased</b>
<b>Tenant Mix</b>	<b>4 Tenants</b>
<b>Lease Type</b>	<b>Modified Gross</b>

## LOCATION MAP



# INCOME & EXPENSES

<b>2024 INCOME AND EXPENSE SUMMARY (IN PLACE)</b>		
<b>INCOME</b>	<b>ANNUAL</b>	<b>PER SQUARE FOOT</b>
<b>Gross Income</b>	<b>\$129,132</b>	<b>\$21.70</b>
<b>OPERATING EXPENSES (IN PLACE)</b>		
<b>Current Property Taxes</b>	<b>\$8,954</b>	<b>\$1.50</b>
<b>Property Insurance</b>	<b>\$6,970</b>	<b>\$1.17</b>
<b>Repairs &amp; Maintenance</b>	<b>\$1,080</b>	<b>\$0.18</b>
<b>Utilities</b>	<b>\$240</b>	<b>\$0.04</b>
<b>Totals</b>	<b>\$17,244</b>	<b>\$2.90</b>
<b>NET OPERATING INCOME (IN PLACE)</b>		
<b>NOI</b>	<b>\$111,888</b>	<b>\$18.80</b>



# PHOTOS



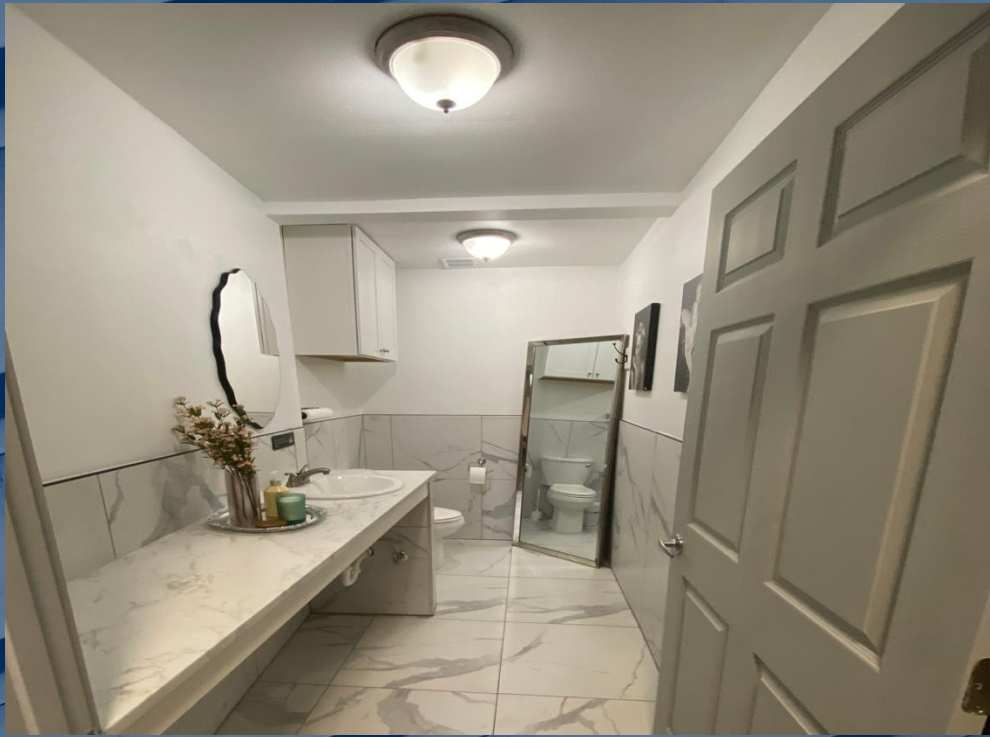


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