



# OFFERING MEMORANDUM



## 709-711 WEST SMITH ST

Greg DeSalvo  
Commercial Real Estate + Business  
Intermediary

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THE OPPORTUNITY



LOCATION  
**COLLEGE PARK**



ADDRESS

**709-711 WEST SMITH  
ST, ORLANDO, FL 32804**



PREMISES

**2 SUITES + PARKING**



[WATCH VIDEO: AERIAL FOOTAGE](#)





## PROPERTY OVERVIEW

This commercial property in Orlando's vibrant College Park neighborhood offers versatile space for retail, office, or mixed-use development.

One suite is leased to Truffles & Trifles until December 2026, while the other is vacant and managed by the current owner.

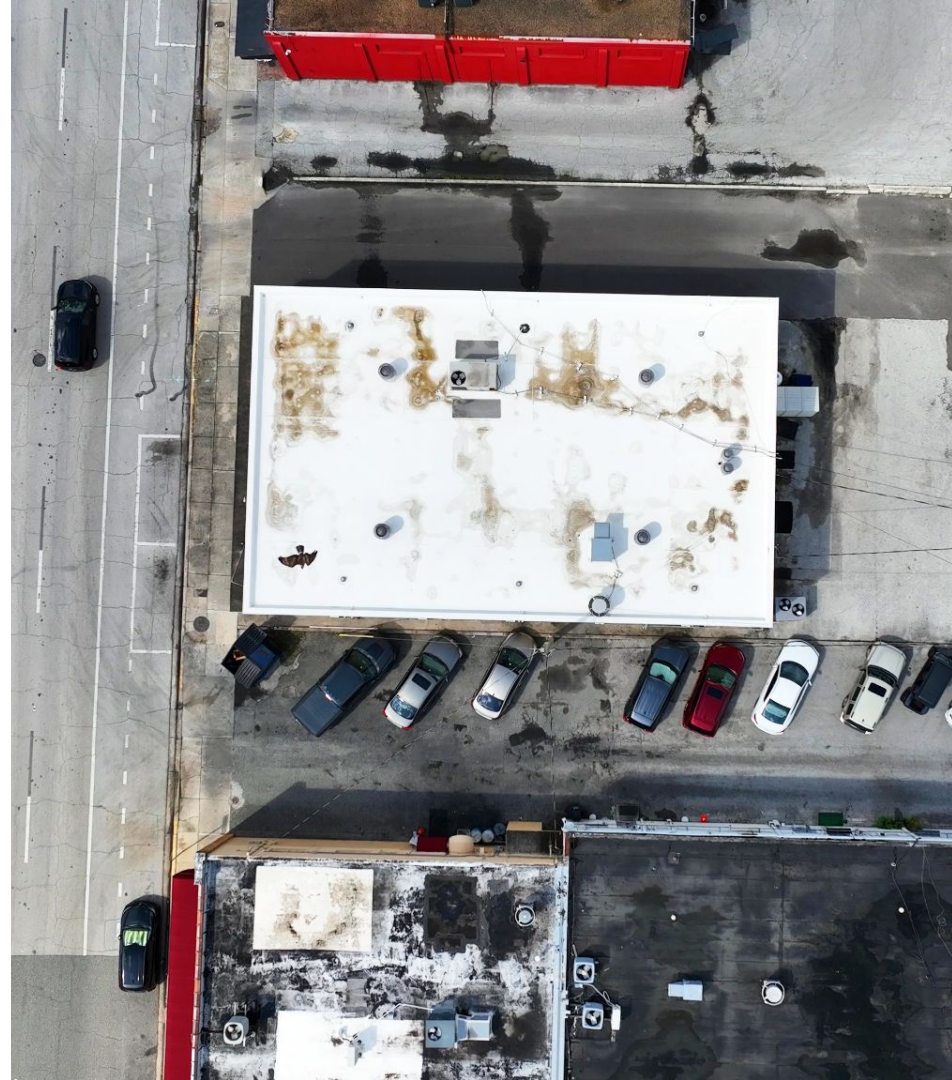


# PROPERTY OVERVIEW

## PROPERTY DESCRIPTION

Sale Type	Investment or Owner User	Property Type	Retail
Property Subtype	Storefront	Building Size	3,871 SF
Building Class	C	Year Built	1956
Price	\$1,750,000	Price Per SF	\$452
Tenancy	Single	Building Height	1 Story
Building FAR	0.39	Land Acres	0.23 AC
Zoning	AC-1/T - Commercial		
Parking	10 Spaces (2.58 Spaces per 1,000 SF Leased)		
Frontage	69 FT on Smith St		







# PROPERTY OVERVIEW

## BUILDING DESCRIPTION

Model Code	04 - Commercial
Type Code	1100 - Retail 1-Story Store
Building Value	\$267,647
Estimated New Cost	\$672,479
Actual Year Built	1956
Beds	0
Baths	0
Floors	1
Gross Area	4018 sqft
Living Area	3871 sqft
Exterior Wall	Concrete Block Stucco
Interior Wall	Plastered

## SUBAREA DESCRIPTION

SUBAREA DESCRIPTION	SQFT	VALUE
AOF - Avg Office	637	\$109,417
BAS - Base Area	3234	\$555,504
CAN - Canopy	147	\$7,558







# NEWLY INSTALLED ROOF



Cost \$44,850.33



2-year Warranty from JAEA installation company



20-year manufacturer warranty on the roofing system GAF 20-year System Pledge Roof Guarantee

No. \_\_\_\_\_

**GAF SYSTEM PLEDGE™ ROOF GUARANTEE**

**Weather's Choice**  
**System Pledge**  
**20 Year**  
**Guarantee**

OWNER: \_\_\_\_\_ PERIOD OF COVERAGE: \_\_\_\_\_ YEARS

NAME AND TYPE OF BUILDING: \_\_\_\_\_

ADDRESS OF BUILDING: \_\_\_\_\_

ROOF SPECIFICATION: \_\_\_\_\_ AREA OF ROOF: \_\_\_\_\_ SQUARES

APPLIED BY: \_\_\_\_\_

DATE OF COMPLETION: \_\_\_\_\_ GUARANTEE EXPIRATION DATE: \_\_\_\_\_

**THE GUARANTEE/SOLE AND EXCLUSIVE REMEDY**  
GAF guarantees to you, the original owner of the building described above, that GAF will provide "Edge To Edge" protection by repairing leaks through the GAF roofing membrane, liquid-applied membrane or coating, base flashing, high wall waterproofing flashing, insulation, expansion joint covers, prefabricated accessories, and metal flashings used by the contractor of record, that meet SMACNA standards for "GAF Roofing Materials" resulting from a manufacturing defect, ordinary wear and tear, or workmanship in applying the GAF Roofing Materials. GAF'S MAXIMUM LIABILITY under this guarantee shall not exceed in the aggregate over the life of this guarantee more than \$\_\_\_\_ per 100 square feet of roof area. Leaks caused by any materials other than those listed above, such as the roof deck, non-GAF insulation, or any other materials used in the construction of the roof system, are not covered.

**GUARANTEE PERIOD**  
This guarantee ends on the expiration date listed above. **NOTE:** Lexxco® and uncoated MCurt® Flashings are covered by this guarantee **only** for the first ten years.

**OWNER RESPONSIBILITIES**  
**Notification of Leaks**  
In the event of a leak through the GAF Roofing Materials, you **MUST** make sure that GAF is notified directly about the leak, in writing, within **30 days** by e-mail (preferred) at [guaranteelock@gaf.com](mailto:guaranteelock@gaf.com) or by postal mail to GAF Guarantee Services, 1361 Alps Road, Bldg. 11-1, Wayne, New Jersey 07470, or GAF will have no responsibility for making repairs. **NOTE:** The roofing contractor is **NOT** an agent of GAF; notice to the roofing contractor is **NOT** notice to GAF. By notifying GAF, you authorize GAF to investigate the cause of the leak. If the investigation reveals that the leak is not covered by this guarantee, you agree to pay an investigation cost of \$500. This guarantee will be cancelled if you fail to pay this cost within 30 days of receipt of an invoice for it.

**Preventative Maintenance and Repairs**  
A. You must perform regular inspections and maintenance and keep records of this work.  
B. To keep this guarantee in effect, you must repair any conditions in the building structure or roofing system that are not covered by this guarantee but that GAF concludes may be threatening the integrity of the GAF Roofing Materials (e.g., porous walls allowing water entry into the roofing system).  
C. You may make temporary repairs to minimize damage to the building or its contents in an emergency, at your sole expense. These repairs will not result in cancellation of the guarantee as long as they are reasonable and customary and do not result in permanent damage to the GAF Roofing Materials.  
D. Any equipment or material that impedes any inspection or repair must be removed at your expense so that GAF can perform inspections or repairs.

**EXCLUSIONS FROM COVERAGE**  
**(e.g., items that are not "ordinary wear and tear" or are beyond GAF's control)**  
This guarantee does **NOT** cover conditions other than leaks. This guarantee also does **NOT** cover leaks caused by any of the following:

- Inadequate roof maintenance, that is, the failure to follow the Scheduled Maintenance Checklist provided with this guarantee (extra copies available by calling Guarantee Services at 1-800-ROOF-IT!).
- Unusual weather conditions or natural disasters including, but not limited to, windstorms, hail, floods, hurricanes, lightning, tornadoes, and earthquakes, unless specifically covered under this guarantee.
- Damage to the roof constructed of the GAF Roofing Materials due to:
  - (a) movement or cracking of the roof deck or building;
  - (b) improper installation or failure of any non-GAF insulation or materials;
  - (c) infiltration or condensation of moisture through or around the walls, ceilings, building structure, or surrounding materials except where high wall GAF waterproofing flashings are installed;
  - (d) chemical attack on the membrane, including, but not limited to, exposure to grease or oil;
  - (e) the failure of wood rotters to remain attached to the structure;
  - (f) moisture migration from the building or any building component other than the GAF Roofing Materials; or
  - (g) use of materials that are incompatible with the GAF Roofing Materials.
- Traffic of any nature on the roof unless using GAF walkways applied in accordance with GAF's published application instructions.
- Blister in the GAF Roofing Materials that have not resulted in leaks unless (a) the blister is between the base sheet and insulation and a Stretvac® Elevator™ Reinforced Venting Base Sheet is installed directly over inappropriate insulation, or (b) the blister is in a seam and may affect the watertight integrity of the GAF Roofing Materials.
- Changes in the use of the building or any repairs, modifications, or additions to the GAF Roofing Materials after the roof is completed, unless approved in writing by GAF.
- Conditions that prevent positive drainage or result from ponding water.
- Any condition (e.g., base flashing height or lack of counter flashing) that is not in accordance with GAF's published application instructions or any deviation or modification from any published specification, unless specifically authorized by a GAF Field Services Manager or Director in writing.

No representative, employee, or agent of GAF, or any other person, has the authority to assume any additional or other liability or responsibility for GAF, unless it is in writing and signed by an authorized GAF Field Services Manager or Director. **NOTE:** Any inspections made by GAF are limited to a surface inspection only, are for GAF's sole benefit, and do not constitute a waiver of any of the terms and conditions of this guarantee.

This guarantee **MAY BE SUSPENDED OR CANCELLED IF THE ROOF IS DAMAGED BY** any cause listed above as AN EXCLUSION FROM COVERAGE that may affect the integrity or watertightness of the roof.

**TRANSFERABILITY**  
You may transfer or assign this guarantee to a subsequent owner of this building for the remaining term only if: 1) the request is in writing to GAF at the address listed below within 60 days after ownership transfer; 2) you make any repairs to the GAF Roofing Materials or other roofing or building components that are identified by GAF after an inspection as necessary to preserve the integrity of the GAF Roofing Materials; and 3) you pay an assignment fee of \$500. This guarantee is **NOT** otherwise transferable or assignable by contract or operation of law, either directly or indirectly.

**LIMITATION OF DAMAGES; MEDIATION; JURISDICTION; CHOICE OF LAW**  
THIS GUARANTEE IS EXPRESSLY IN LIEU OF ANY OTHER GUARANTEES OR WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, and of any other obligations or liability of GAF, whether any claim asserted is based upon negligence, breach of warranty, or any other theory. In NO event shall GAF be liable for any CONSEQUENTIAL OR INCIDENTAL DAMAGES of any kind, including, but not limited to, interior or exterior damages and/or mold growth.

The parties agree that, as a condition precedent to litigation, any controversy or claim relating to this guarantee shall be first submitted to mediation before a mutually acceptable mediator. In the event that mediation is unsuccessful, the parties agree that neither one will commence or prosecute any lawsuit or proceeding other than before the appropriate state or federal court in the State of New Jersey. This guarantee shall be governed by the laws of the State of New Jersey, without regard to principles of conflicts of laws. Each party irrevocably consents to the jurisdiction and venue of the above identified courts.

**NOTE:** This guarantee becomes effective only when all bills for installation and supplies have been paid in full to the roofing contractor and materials supplier, and the guarantee change has been paid to GAF.

This guarantee must have a notated seal to be valid.

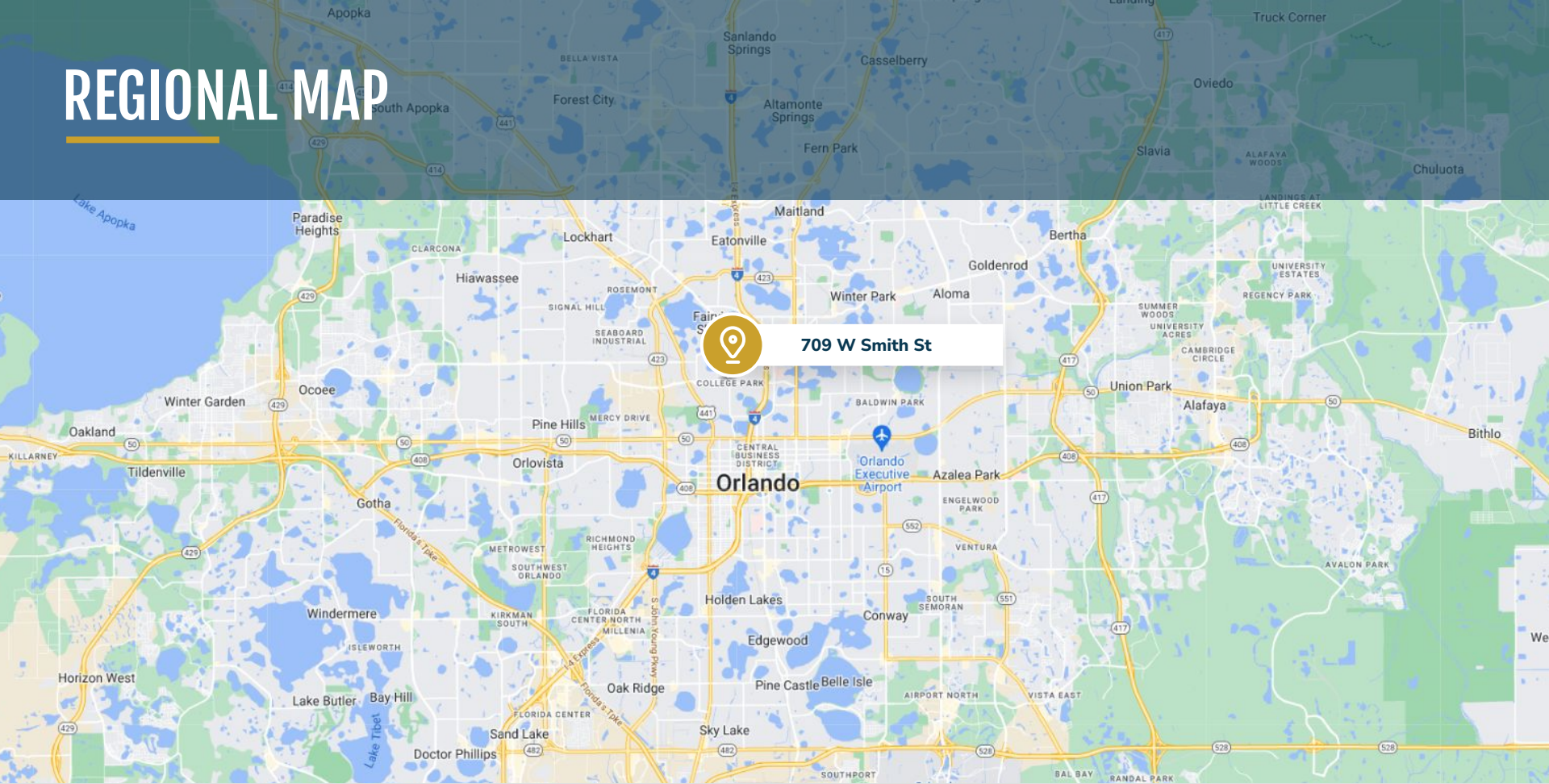
62014 GAF 3/14 • #542

GAF  
1361 ALPS ROAD  
WAYNE, NJ 07470

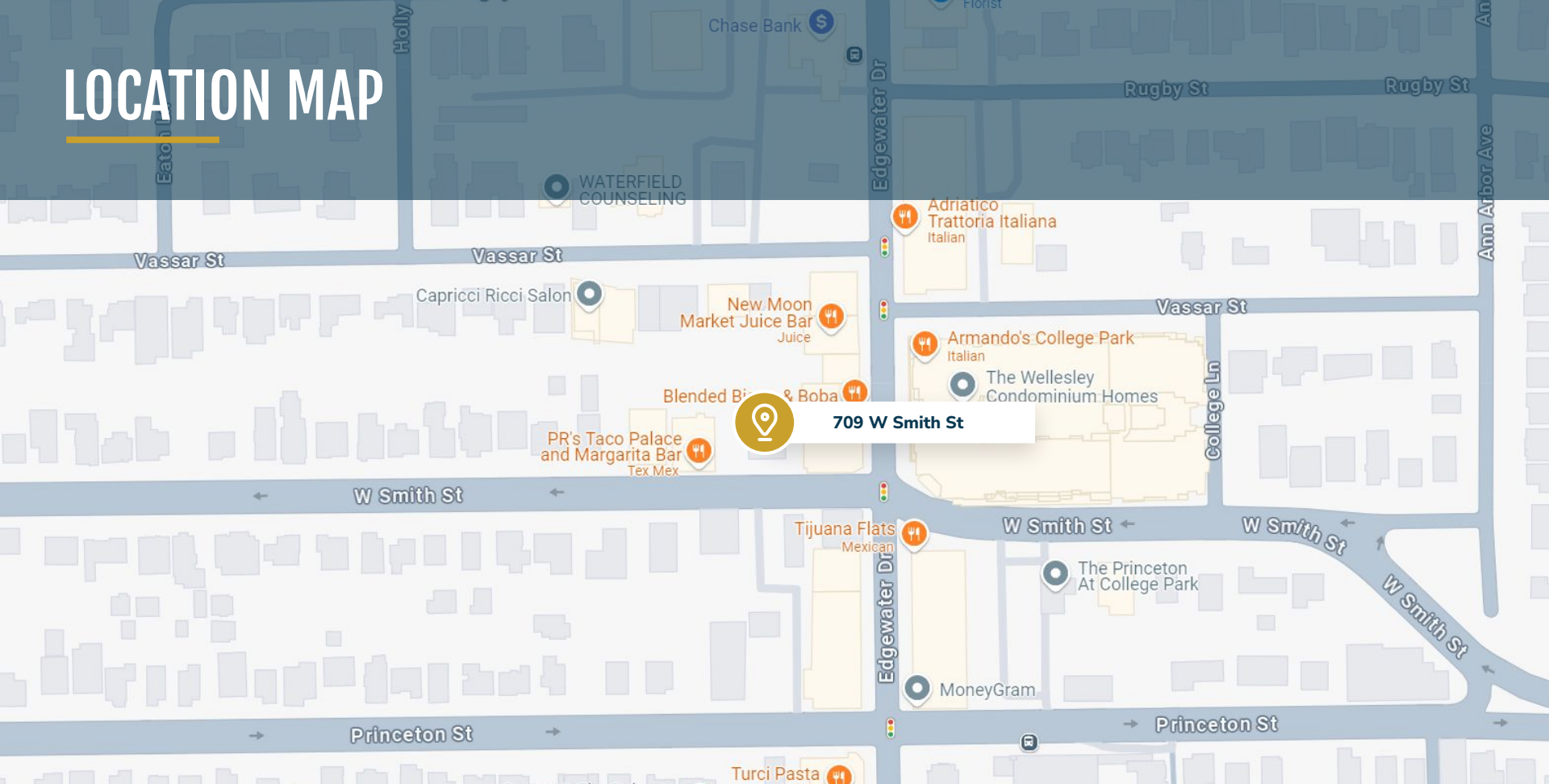
By \_\_\_\_\_ Authorized Signature Date \_\_\_\_\_

CM215564

# REGIONAL MAP



# LOCATION MAP



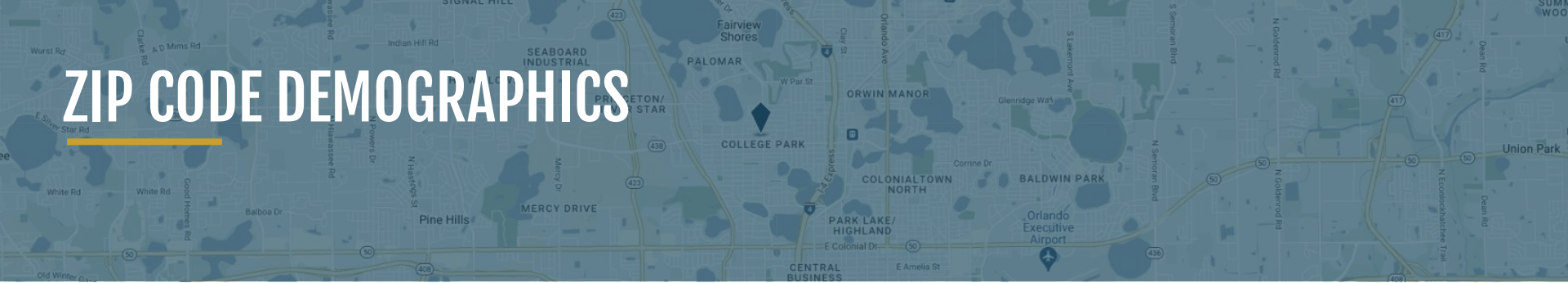
# LOCATION DETAILS

## LOCATION DETAILS

Name(s):	CINCO HOLDINGS LLC
Mailing Address On File:	841 Nottingham St Orlando, FL 32803-1019
Property Name:	Truffles & Trifles
Physical Street Address:	709-711 West Smith Street
Postal City and Zip:	Orlando, FL 32804
Property Use:	1100 - Retail 1-story Store
Municipality:	Orlando



# ZIP CODE DEMOGRAPHICS



## 32804

ZIP Code Tabulation Area in: [Orange County, FL, Florida, Orlando-Kissimmee-Sanford, FL Metro Area, United States](#)

## 20,542

Population

7.2 square miles

2,871.4 people per square mile

Census data: ACS 2022 5-year unless noted

Age

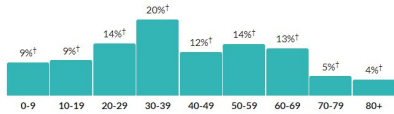
## 37.9

Median age

about the same as the figure in the Orlando-Kissimmee-Sanford, FL Metro Area: 37.9

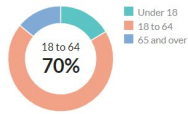
about 90 percent of the figure in Florida: 42.4

Population by age range



Show data / Embed

Population by age category



Show data / Embed

Income

## \$69,704

Per capita income

nearly double the amount in the Orlando-Kissimmee-Sanford, FL Metro Area: \$36,617

more than 1.5 times the amount in Florida: \$38,850

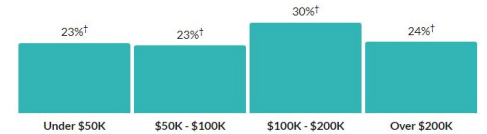
## \$108,662

Median household income

about 1.5 times the amount in the Orlando-Kissimmee-Sanford, FL Metro Area: \$71,551

about 1.5 times the amount in Florida: \$67,917

Household income



Show data / Embed

Educational attainment

## 96.9%

High school grad or higher

about 10 percent higher than the rate in the Orlando-Kissimmee-Sanford, FL Metro Area: 90.2%

about 10 percent higher than the rate in Florida: 89.3%

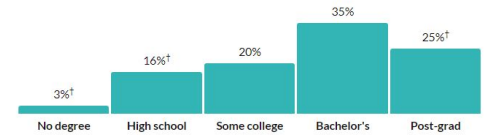
## 60.8%

Bachelor's degree or higher

more than 1.5 times the rate in the Orlando-Kissimmee-Sanford, FL Metro Area: 34.8%

nearly double the rate in Florida: 32.3%

Population by highest level of education



\* Universe: Population 25 years and over

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Source: [www.censusreporter.org](http://www.censusreporter.org)

# MARKET COMPARABLES

## COLLEGE PARK (ALL PHASES)

### SALES WITHIN LAST 12 MONTHS

#### COMMERCIAL

March 2023	2500 Edge Water Drive	\$471.70 sq. ft
March 2023	2912 Edge Water	\$530.30 sq. ft
March 2023	601 N Primpose	\$422.70 sq. ft
Feb 2024	3443 Edge Water	\$771.37 sq. ft
Avg price per sq. ft		\$549.02 sq. ft



# SALE HISTORY

SALE DATE	SALE AMT	INSTRUMENT #	BOOK/PAGE	SELLER(S)	BUYER(S)	DEED CODE
09/27/2021	\$1,325,000	20210595044	/	Smith Street Building LLC	Cinco Holdings LLC	Special Warranty Deed
12/19/2016	\$100	20160670558	/	Bryan Paul F 12.5% Int Dreisbach Rebecca Bryan 12.5% Int Bryan Tina P 12.5% Int Bryan David C 12.5% Int Ardis Fratt Post Revocable Trust 50% Int	Smith Street Building LLC	Quit Claim Deed
12/19/2016	\$100	20160670557	/	Grover And Virginia Bryan Real Estate Holdings LLC 1/2 Int Ardis Fratt Post Revocable Trust 1/2int	Bryan Paul F 12.5% Int Dreisbach Rebecca Bryan 12.5% Int Bryan Tina P 12.5% Int Bryan David C 12.5% Int Ardis Fratt Post Revocable Trust 50% Int Grover And Virginia Bryan Real Estate Holdings LLC 1/2 Int	Quit Claim Deed
07/18/2012	\$100	20120394176	10414/2029	Byron Grover C Tr 1/2 Int Post Ardis Fratt Tr 1/2 Int	Ardis Fratt Post Revocable Trust 1/2int	Trustee's Deed / Multiple Parcels
01/10/2006	\$100	20060025524	08419/1501	Bryon Grover C Tr 1/2 Int Fratt Ardis E Tr 1/2 Int	Byron Grover C Tr 1/2 Int Post Ardis Fratt Tr 1/2 Int	Quit Claim Deed
10/13/1994	\$100	19945034853	04809/1453	Bryon Grover C Tr Fratt Ardis E	Bryon Grover C Tr 1/2 Int Fratt Ardis E Tr 1/2 Int	Warranty Deed
06/08/1992	\$100	19924109972	04420/0883	Bryan Virginia C Fratt Ardis E	Bryan Virginia C Bryan Grover C 1/2 Int Trs Fratt Ardis E 1/2 Int	Special Warranty Deed
02/01/1982	\$100,000	19821756782	03260/1792			Warranty Deed



# TAX VALUES



TAX YEAR VALUES	LAND	BUILDING(S)	FEATURE(S)
2024	\$211,817	\$267,647	\$9,503
2023	\$211,817	\$268,980	\$9,503
2022	\$201,731	\$279,188	\$9,503
2021	\$183,391	\$263,076	\$9,503

TAXABLE VALUE   CERTIFIED TAXES	2021	2022	2023	2024
Millage Rate	18.4154	18.1189	18.0598	18.1028
Total Taxes	\$7,856.59	\$8,885.91	\$8,854.71	\$8,851.66



For more information about this listing, please contact:



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