

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

FOR SALE

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



DJ FREES

MANAGING DIRECTOR

407.384.0445

DANIEL.FREES@KWCOMMERCIAL.COM

JEREMY MILLER

DIRECTOR

407.508.0347

JEREMYMILLER@KWCOMMERCIAL.COM

KW COMMERCIAL

9161 NARCOOSSEE RD. #107,

ORLANDO, FLORIDA 32827

ORLANDOCOMMERCIALTEAM.COM

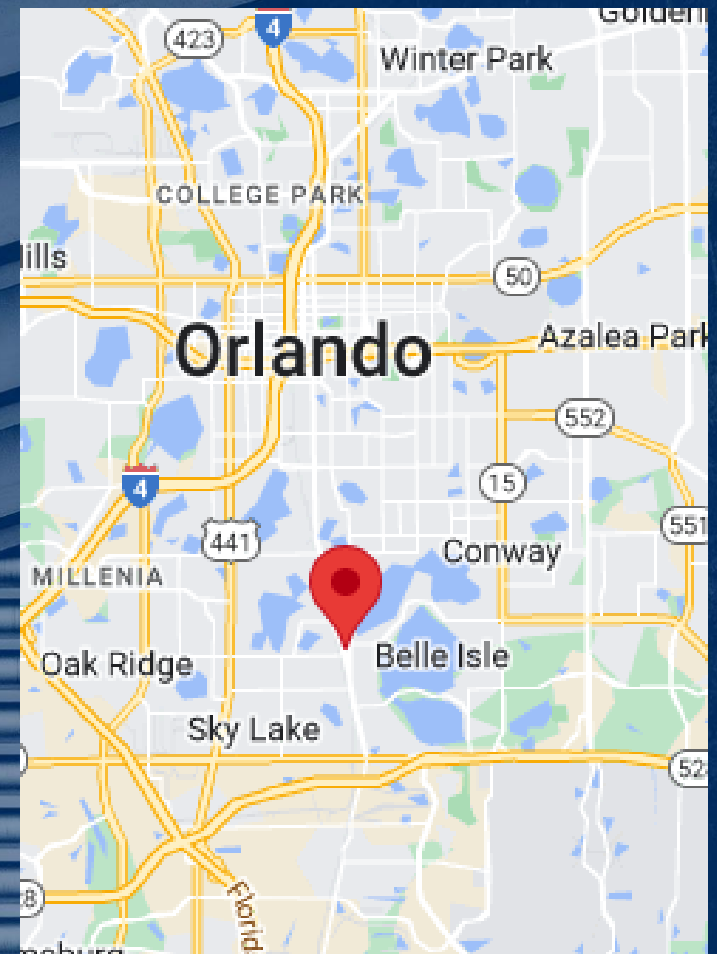
INVESTMENT HIGHLIGHTS

5815 S. ORANGE AVE.
ORLANDO, FL 32809

SUMMARY

Price	\$1,450,000
Size	5,950 SF
Gross Income	\$129,132 / Yr.
Expenses	\$17,244 / Yr.
NOI	\$111,888
CAP Rate (In Place)	7.71%
Occupancy	100% Leased
Tenant Mix	4 Tenants
Lease Type	Modified Gross

LOCATION MAP



INCOME & EXPENSES

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

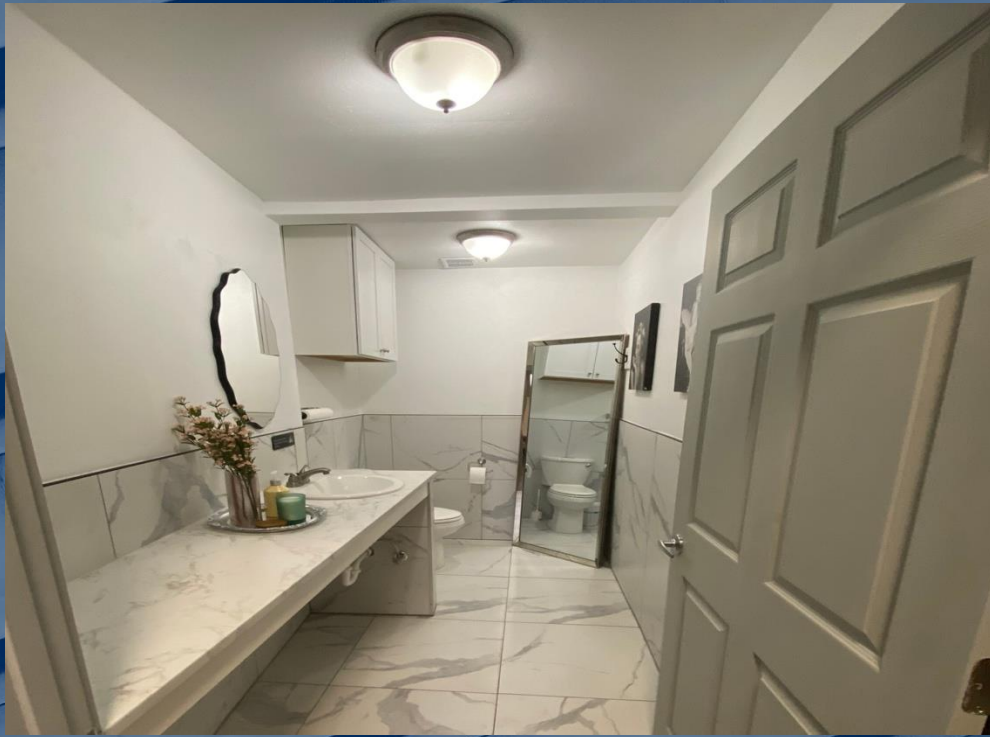
PHOTOS



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