

Amscot NN - Asking \$2,050,000 - 6.62% Cap Rate

4304 Clarcona Ocoee Rd
Orlando, FL 32810
In Place NOI \$135,762

Clarcona Ocoee Rd



Pine Hills Rd

Orange Blossom Trl

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Investment Summary

Offering Summary

Price:	\$2,050,000
Current Cap:	6.62%
Current NOI:	\$135,762
Price per SF:	\$640
Guarantor:	Corporate

Property Summary

Address:	4304 Clarcona Ocoee Rd Orlando, FL 32810
County:	Orange
Building Area:	3,200
Land Area:	0.99
Built:	2007

Highlights

- Tenant exercised the second option for an additional 5 years (May 2027), demonstrating their long-term commitment to this site
- Frontage to Clarcona Ocoee Rd (AADT of 24,000)
- Excellent visibility from Orange Blossom Trl at (AADT of 30,000)
- Perfect opportunity for further development with 1± acre parcel
- Florida is a no income-tax state



Lease Summary

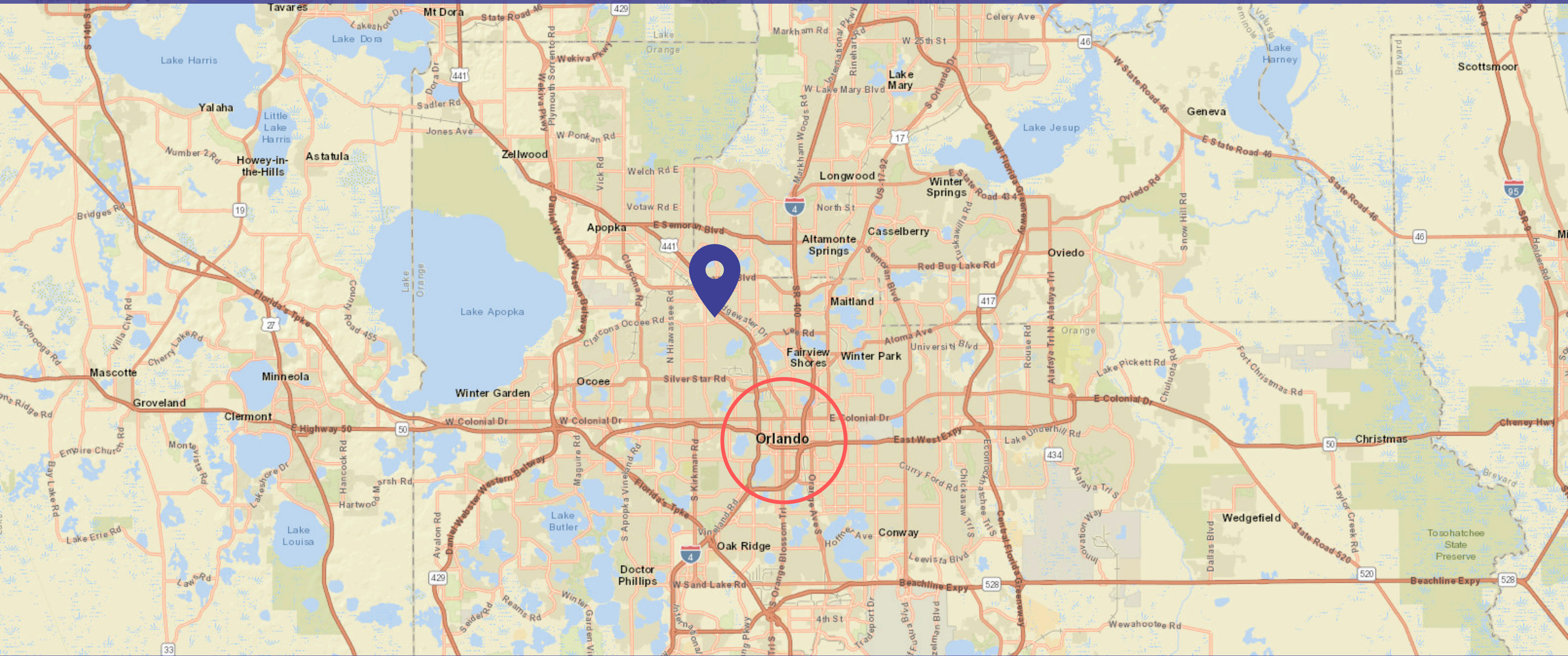
Tenant:	Amscot Financial
Premises:	Building of Approximately 3,200 sf
Lease Commencement:	May 10, 2007
Lease Term:	2+ Years Remaining
Renewal Options:	2 x 5 Years
Rent Increases:	10% Every Option Period
Lease Type:	NN
Property Taxes:	Tenant's Responsibility
Insurance:	Tenant's Responsibility
Common Area:	Tenant's Responsibility
Roof & Structure:	Landlord's Responsibility
Repairs & Maintenance:	Tenant's Responsibility
HVAC:	Tenant's Responsibility
Utilities:	Tenant's Responsibility
Lease Rate per SF:	\$42



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Location



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Demos



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Tenant Profile

Amscot Financial is a private company operating exclusively in Florida. They control about 240 branch locations in Tampa, Orlando, Ocala, Ft Lauderdale, Miami and surrounding areas, with a workforce of approximately 2,000 people. Company serves over 3 million customers each year with revenues in excess of \$220 million. Amscot provides a variety of financial services, including check cashing, money orders, cash advances and more.



Founded:	1989
Headquartered:	Tampa, FL
CEO:	Ian MacKechnie
Branches:	240
Employees:	2,000

Presented by:
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