



PARK DRIVE BUSINESS CENTER

2563  
**FOR SALE: \$1,400,000**  
Park Drive Business Center | 2563 Park Dr,  
Sanford FL 32773



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## PROPERTY OVERVIEW

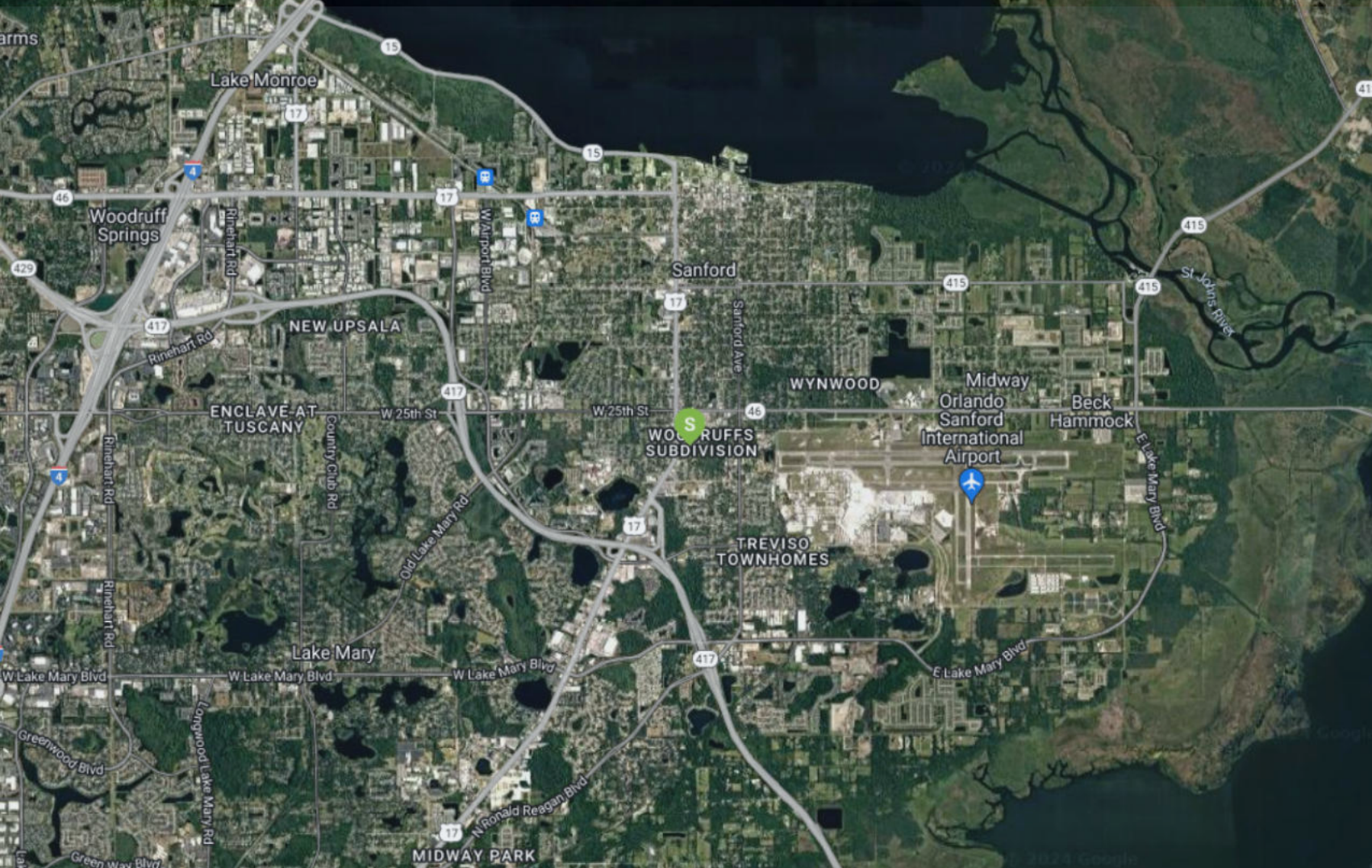
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## AREA OVERVIEW

City Overview  
Demographics







Premium Properties Commercial Division

INVESTMENT  
SUMMARY

Discover an exceptional investment opportunity in the heart of Sanford, Florida. This well-positioned retail center offers a compelling blend of steady income and significant upside potential, making it an ideal addition to any savvy investor's portfolio.

OFFERING SUMMARY	
ADDRESS	2563 Park Dr Sanford FL 32773
COUNTY	Seminole
MARKET	Orlando MSA
SUBMARKET	Orlando Sanford
GLA (SF)	10,623 SF
LAND ACRES	0.72
LAND SF	31,363 SF
YEAR BUILT	1957
YEAR RENOVATED	1980
APN	01203050406000010

AREA OVERVIEW

The subject property is strategically located in Sanford, Florida, a vibrant city in Seminole County, part of the Orlando-Kissimmee-Sanford Metropolitan Statistical Area. Sanford has been experiencing steady growth, making it an attractive location for commercial real estate investments. Conveniently situated near major thoroughfares:

- Approximately 3 miles from I-4, providing easy access to Orlando and Daytona Beach
- Close proximity to SR 417 (Central Florida GreeneWay), facilitating connections to the wider Orlando metro area
- Orlando Sanford International Airport is within a 15-minute drive, enhancing the area's appeal for businesses and residents.

Sanford population: Approximately 60,000 (as of latest estimates)

- Seminole County population: Over 470,000
- Median household income in Sanford: \$50,000 - \$60,000 (verify current data)
- Projected population growth rate: Above state average.

Diverse economic base including healthcare, retail, and technology sectors

- Major employers in the area include:
- Orlando Sanford International Airport - Central Florida Regional Hospital
- Seminole State College of Florida.

Retail: Seminole Towne Center mall within 5 miles

- Education: Multiple public and private schools in close proximity
- Recreation:
- Lake Monroe Waterfront & RiverWalk
- Central Florida Zoo & Botanical Gardens (within 10 miles)







# PROPERTY FEATURES

## PROPERTY FEATURES

NUMBER OF TENANTS	6
GLA (SF)	10,623
LAND SF	31,363
LAND ACRES	0.72
YEAR BUILT	1957
YEAR RENOVATED	1980
ZONING TYPE	GC2
BUILDING CLASS	C
LOCATION CLASS	C
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
LOT DIMENSION	235'x108'x118'x145'-86'x21'-17'
NUMBER OF PARKING SPACES	23
PARKING RATIO	2
STREET FRONTAGE	Park Dr
TRAFFIC COUNTS	2300 AADT - 22500 AADT(French Ave)
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2

## FINANCIAL SUMMARY

PRICE	\$1,400,000
PRICE PSF	\$131.79
OCCUPANCY	100%
NOI (CURRENT)	\$99,747
NOI (Pro Forma)	\$195,053
CAP RATE (CURRENT)	7.12%
CAP RATE (PRO FORMA)	13.93%
CASH ON CASH (CURRENT)	6.00%
CASH ON CASH (PRO FORMA)	25.45%





DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
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2024 Population	9,815	63,215	106,167
2024 Median HH Income	\$56,182	\$65,130	\$75,503
2024 Average HH Income	\$77,293	\$88,487	\$103,494

CONSTRUCTION
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FOUNDATION	Masonry
EXTERIOR	Brick
PARKING SURFACE	Asphalt
ROOF	Built-Up

GLOBAL
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Price	\$1,400,000
Analysis Period	10 year(s)
Consumer Price Index	3.00%
Millage Rate (not a growth rate)	0.35000%
Exit Cap Rate	8.00%





## INCOME - Growth Rates

Gross Scheduled Rent	3.00 %
CAM Revenue	3.00 %

## EXPENSES - Growth Rates

Real Estate Taxes	2.00 %
Insurance	2.00 %

## PROPOSED FINANCING

Conventional	
LOAN TYPE	Amortized
DOWN PAYMENT	\$490,000
LOAN AMOUNT	\$910,000
INTEREST RATE	6.00%
LOAN TERMS	10
ANNUAL DEBT SERVICE	\$70,361
LOAN TO VALUE	65%
AMORTIZATION PERIOD	25 Years

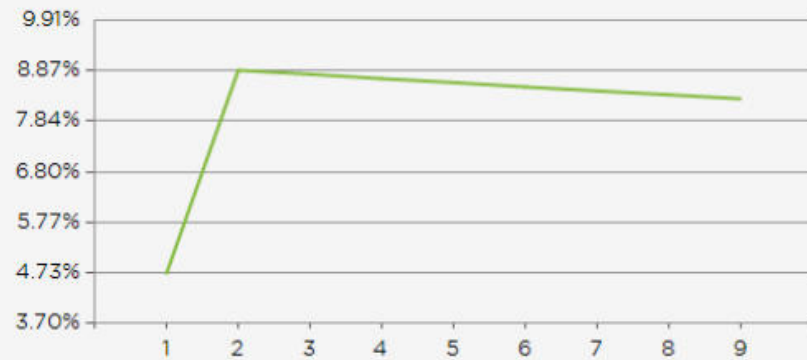


# FINANCIAL METRICS

Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Cash on Cash Return b/t	6.00%	25.45%	26.68%	27.95%	29.26%	30.61%	32.00%	33.44%	34.91%	36.44%
CAP Rate	7.12%	13.93%	14.36%	14.81%	15.27%	15.74%	16.23%	16.73%	17.25%	17.78%
Debt Coverage Ratio	1.42	2.77	2.86	2.95	3.04	3.13	3.23	3.33	3.43	3.54
Operating Expense Ratio	4.73%	8.87%	8.79%	8.70%	8.62%	8.53%	8.45%	8.37%	8.29%	8.20%
Loan to Value	64.96%	63.83%	62.60%	61.32%	59.94%	58.46%	56.91%	55.24%	53.49%	51.62%
Breakeven Ratio	71.93%	40.06%	39.06%	38.08%	37.14%	36.21%	35.32%	34.45%	33.60%	32.78%
Price / SF	\$131.79	\$131.79	\$131.79	\$131.79	\$131.79	\$131.79	\$131.79	\$131.79	\$131.79	\$131.79
Income / SF	\$9.85	\$20.15	\$20.75	\$21.37	\$22.01	\$22.67	\$23.35	\$24.06	\$24.78	\$25.52
Expense / SF	\$0.46	\$1.78	\$1.82	\$1.86	\$1.89	\$1.93	\$1.97	\$2.01	\$2.05	\$2.09

Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

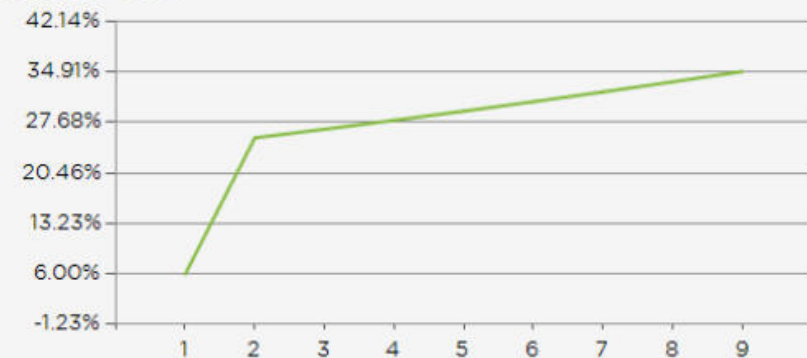
Operating Expense Ratio



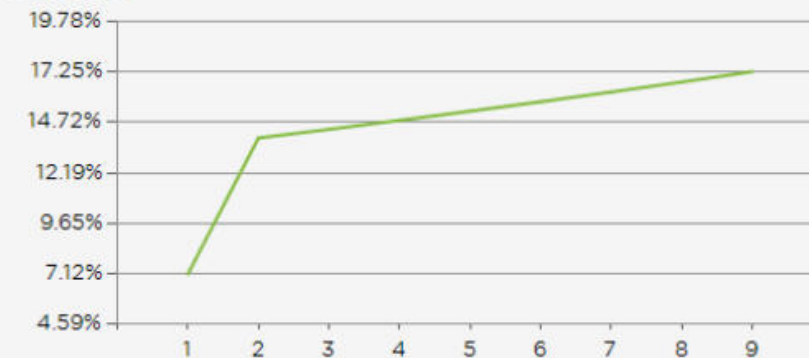
Breakeven Ratio



Cash on Cash



Cap Rate





DISPOSITION SENSITIVITY ANALYSIS

10 YEAR SENSITIVITY ANALYSIS

EXIT CAP RATE	PROJECTED SALES PRICE	SALES PRICE PSF	PROCEEDS AFTER LOAN PAYOFF	LEVERED IRR
7.00%	\$3,555,643	\$335	\$2,790,427	32.39%
7.25%	\$3,433,034	\$323	\$2,667,819	32.06%
7.50%	\$3,318,600	\$312	\$2,553,384	31.75%
7.75%	\$3,211,548	\$302	\$2,446,333	31.45%
8.00%	\$3,111,187	\$293	\$2,345,972	31.17%
8.25%	\$3,016,909	\$284	\$2,251,693	30.89%
8.50%	\$2,928,176	\$276	\$2,162,961	30.63%
8.75%	\$2,844,514	\$268	\$2,079,298	30.37%
9.00%	\$2,765,500	\$260	\$2,000,284	30.12%

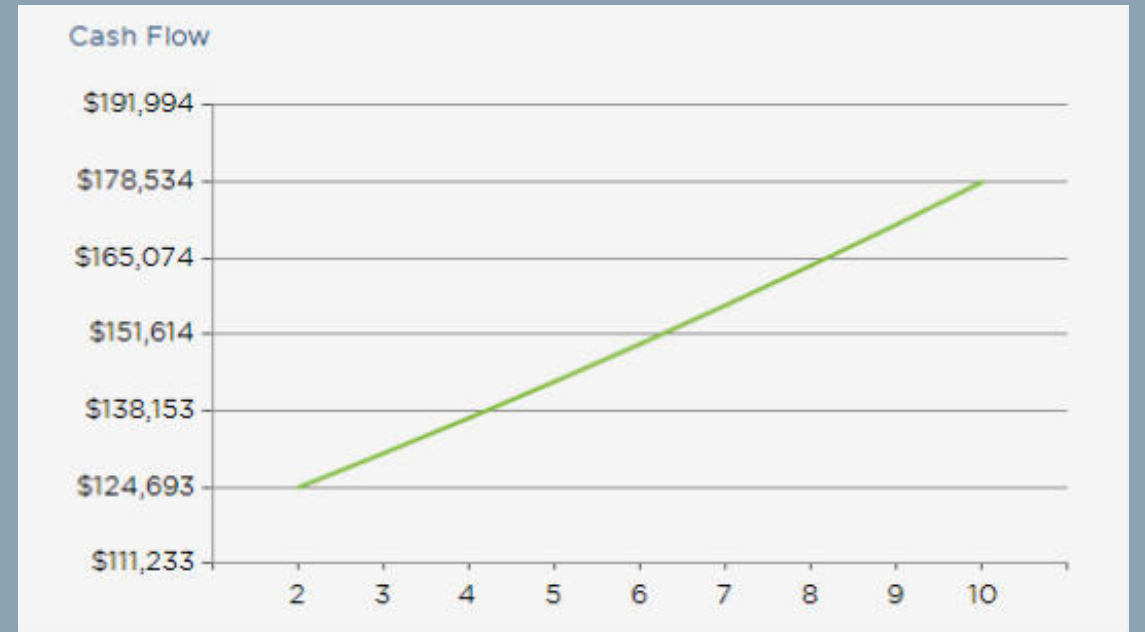
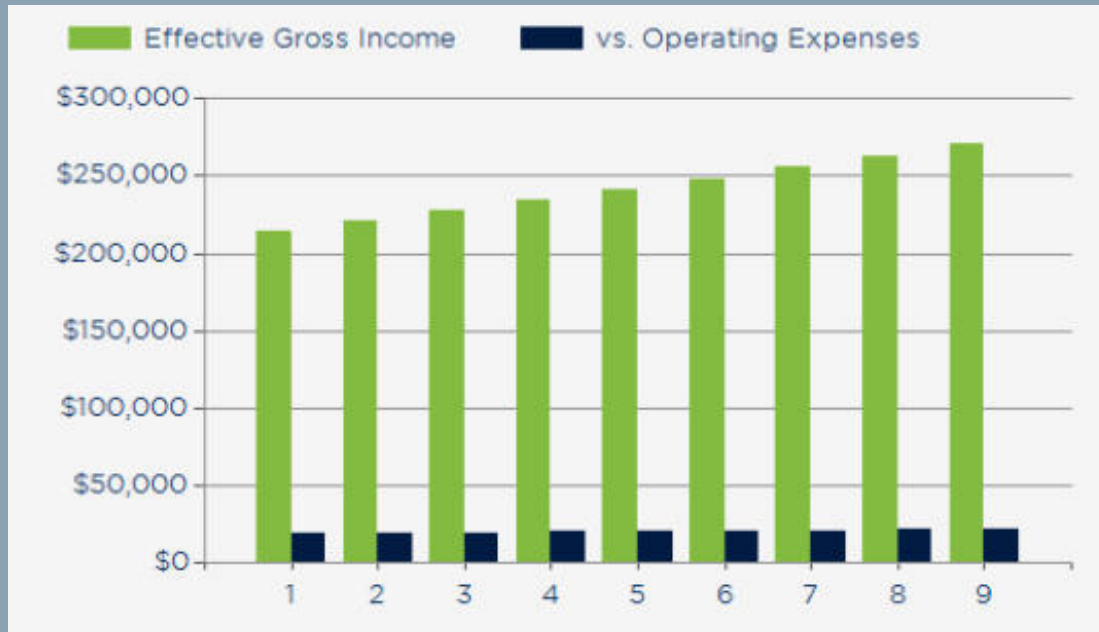
5 YEAR SENSITIVITY ANALYSIS

EXIT CAP RATE	PROJECTED SALES PRICE	SALES PRICE PSF	PROCEEDS AFTER LOAN PAYOFF	LEVERED IRR
7.75%	\$2,757,923	\$260	\$1,923,449	44.00%
8.00%	\$2,671,738	\$252	\$1,837,264	43.01%
8.25%	\$2,590,776	\$244	\$1,756,303	42.06%
8.50%	\$2,514,577	\$237	\$1,680,103	41.14%
8.75%	\$2,442,732	\$230	\$1,608,258	40.25%
9.00%	\$2,374,878	\$224	\$1,540,405	39.38%
7.00%	\$3,053,415	\$287	\$2,218,941	47.16%
7.25%	\$2,948,125	\$278	\$2,113,651	46.07%
7.50%	\$2,849,854	\$268	\$2,015,380	45.02%



# PROJECTED CASH FLOW

Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
<b>Gross Revenue</b>										
Gross Scheduled Rent	\$104,700	\$180,591	\$186,009	\$191,589	\$197,337	\$203,257	\$209,354	\$215,635	\$222,104	\$228,767
CAM Revenue		\$42,492	\$43,767	\$45,080	\$46,432	\$47,825	\$49,260	\$50,738	\$52,260	\$53,828
<b>Total Gross Revenue</b>	<b>\$104,700</b>	<b>\$223,083</b>	<b>\$229,775</b>	<b>\$236,669</b>	<b>\$243,769</b>	<b>\$251,082</b>	<b>\$258,614</b>	<b>\$266,373</b>	<b>\$274,364</b>	<b>\$282,595</b>
General Vacancy*	-0.00%	-5.00%	-5.00%	-5.00%	-5.00%	-5.00%	-5.00%	-5.00%	-5.00%	-5.00%
<b>Effective Gross Income</b>	<b>\$104,700</b>	<b>\$214,053</b>	<b>\$220,475</b>	<b>\$227,089</b>	<b>\$233,902</b>	<b>\$240,919</b>	<b>\$248,147</b>	<b>\$255,591</b>	<b>\$263,259</b>	<b>\$271,157</b>
<b>Operating Expenses</b>										
Real Estate Taxes	\$4,953	\$14,000	\$14,280	\$14,566	\$14,857	\$15,154	\$15,457	\$15,766	\$16,082	\$16,403
Insurance		\$5,000	\$5,100	\$5,202	\$5,306	\$5,412	\$5,520	\$5,631	\$5,743	\$5,858
<b>Total Operating Expense</b>	<b>\$4,953</b>	<b>\$19,000</b>	<b>\$19,380</b>	<b>\$19,768</b>	<b>\$20,163</b>	<b>\$20,566</b>	<b>\$20,978</b>	<b>\$21,397</b>	<b>\$21,825</b>	<b>\$22,262</b>
<b>Net Operating Income</b>	<b>\$99,747</b>	<b>\$195,053</b>	<b>\$201,095</b>	<b>\$207,322</b>	<b>\$213,739</b>	<b>\$220,353</b>	<b>\$227,169</b>	<b>\$234,194</b>	<b>\$241,434</b>	<b>\$248,895</b>
Annual Debt Service	\$70,361	\$70,361	\$70,361	\$70,361	\$70,361	\$70,361	\$70,361	\$70,361	\$70,361	\$70,361
<b>Cash Flow</b>	<b>\$29,386</b>	<b>\$124,693</b>	<b>\$130,734</b>	<b>\$136,961</b>	<b>\$143,378</b>	<b>\$149,992</b>	<b>\$156,808</b>	<b>\$163,833</b>	<b>\$171,073</b>	<b>\$178,534</b>

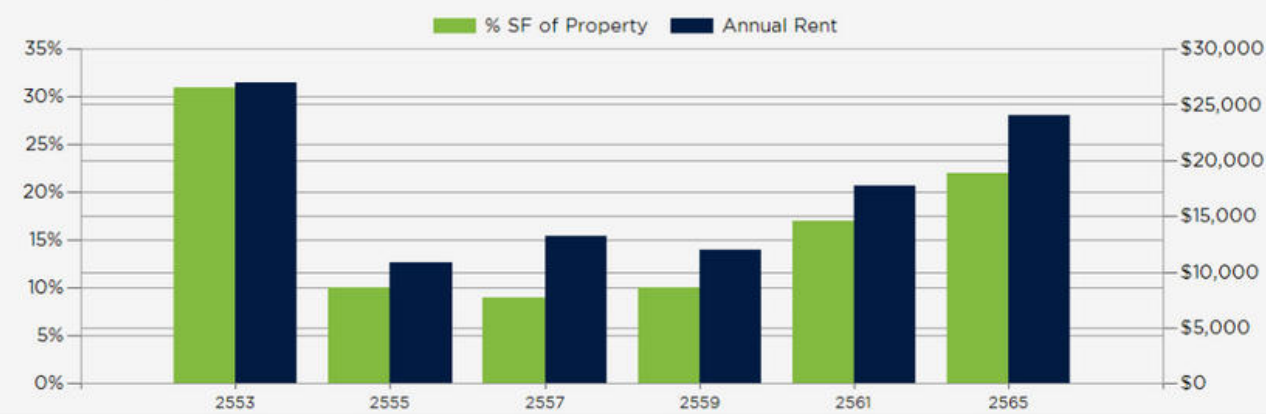




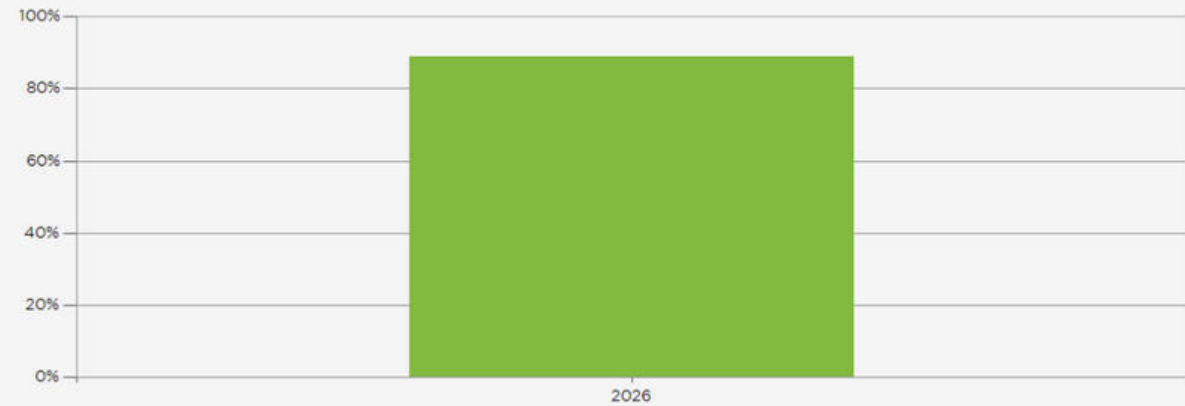
# RENT ROLL

				Lease Term		Rental Rates							
Suite	Tenant Name	Square Feet	% of GLA	Lease Start	Lease End	Begin Date	Monthly	PSF	Annual	PSF	CAM Revenue (Annual)	Lease Type	Options/Notes
2553	Angels Of Mercy	3,286	30.93%	01/01/26	12/31/26	CURRENT	\$2,250	\$0.68	\$27,000	\$8.22		Modify Gross	
2555	Valley Flower	1,095	10.31%	11/12/24	12/21/26	CURRENT	\$900	\$0.82	\$10,800	\$9.86		Modify Gross	
2557	Art Gallery	1,000	9.41%	12/01/25	11/30/26	CURRENT	\$1,100	\$1.10	\$13,200	\$13.20		Modify Gross	
2559	Hair Studio	1,095	10.31%			CURRENT	\$1,000	\$0.91	\$12,000	\$10.96		Modify Gross	Month to Month Term
2561	Cristo Church	1,800	16.94%	01/01/26	12/31/26	CURRENT	\$1,475	\$0.82	\$17,700	\$9.83		Modify Gross	
2565	House Of Grace	2,347	22.09%	01/01/26	06/30/26	CURRENT	\$2,000	\$0.85	\$24,000	\$10.23		Modify Gross	
Totals:		10,623					\$8,725		\$104,700				

Tenant SF Analysis



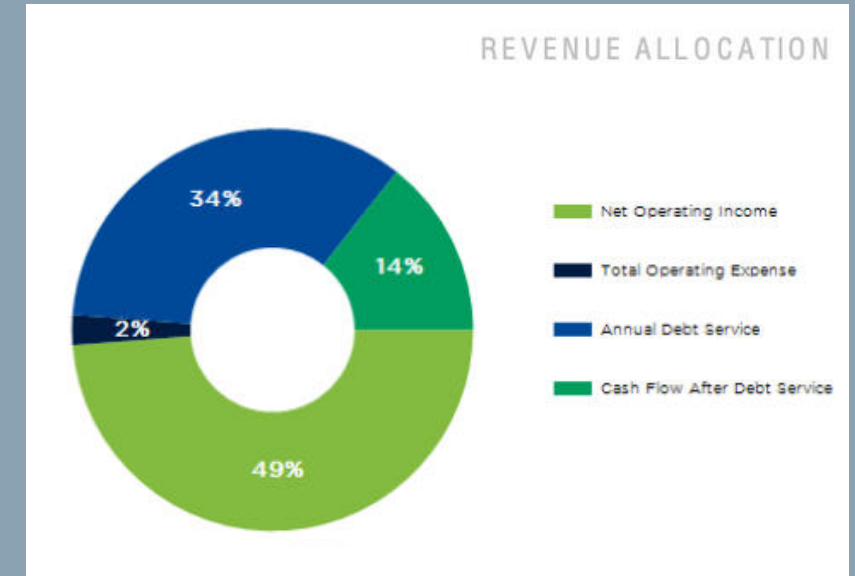
Lease Expiration Summary



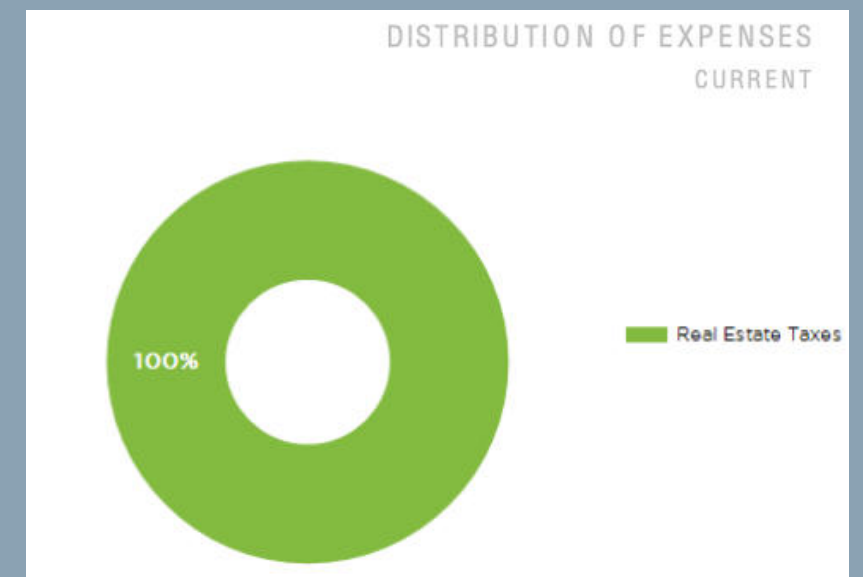


# INCOME & EXPENSE ANALYSIS

INCOME	CURRENT		PRO FORMA	
Gross Scheduled Rent	\$104,700		\$180,591	81.0%
CAM Revenue			\$42,492	19.0%
<b>Total Gross Revenue</b>	<b>\$104,700</b>		<b>\$223,083</b>	
General Vacancy *			-5.00%	
<b>Effective Gross Income</b>	<b>\$104,700</b>		<b>\$214,053</b>	
Less Expenses	\$4,953	4.73%	\$19,000	8.87%
<b>Net Operating Income</b>	<b>\$99,747</b>		<b>\$195,053</b>	
Annual Debt Service	\$70,361		\$70,361	
<b>Cash flow</b>	<b>\$29,386</b>		<b>\$124,693</b>	
Debt Coverage Ratio	1.42		2.77	
* vacancy amount factored into gross revenue				



EXPENSES	CURRENT	PRO FORMA
Real Estate Taxes	\$4,953	\$14,000
Insurance		\$5,000
<b>Total Operating Expense</b>	<b>\$4,953</b>	<b>\$19,000</b>
Annual Debt Service	\$70,361	\$70,361
Expense / SF	\$0.47	\$1.79
% of EGI	4.73%	8.87%

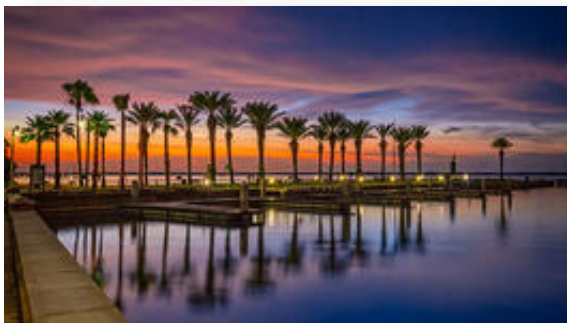




With a population of 58,000, Sanford is a developing community located midway between the beaches and Orlando's attractions between State Road 417 and Interstate 4. Sanford is situated on Lake Monroe's southern side, offering a lakefront setting ideal for strolling, running, or simply taking in the scenery. One of the first established communities in Central Florida, Sanford is renowned for its enormous Victorian mansions from the nineteenth century, fine storefronts, tall oaks, and streets paved with brick. Beautiful Downtown Sanford's First Street is a lively, alluring area to visit. Numerous distinctive stores, eateries, art galleries, a historic theater, and a growing microbrewery and craft cocktail culture can be found in our historic downtown.

Activities like the Farmers Market on Saturday mornings and the Wayne Densch Performing Arts Center. Many people travel from all over the Central Florida region to attend the monthly Alive After 5 street events. There are numerous kilometers of pedestrian strolling lanes along RiverWalk, complete with swinging seats and gazebos. Enjoy a fantastic afternoon in downtown while visiting Veterans Memorial Park, Marina Island, Ft. Mellon Park, and the Sanford Museum. You may also moor your boat at our complimentary marina day slips. The Seminole Towne Center, one of Central Florida's major malls, and the many shop enclaves that surround it are part of the burgeoning retail activity located just west of downtown. This location is also home to one of the biggest concentrations of car and motorbike dealers in the region.

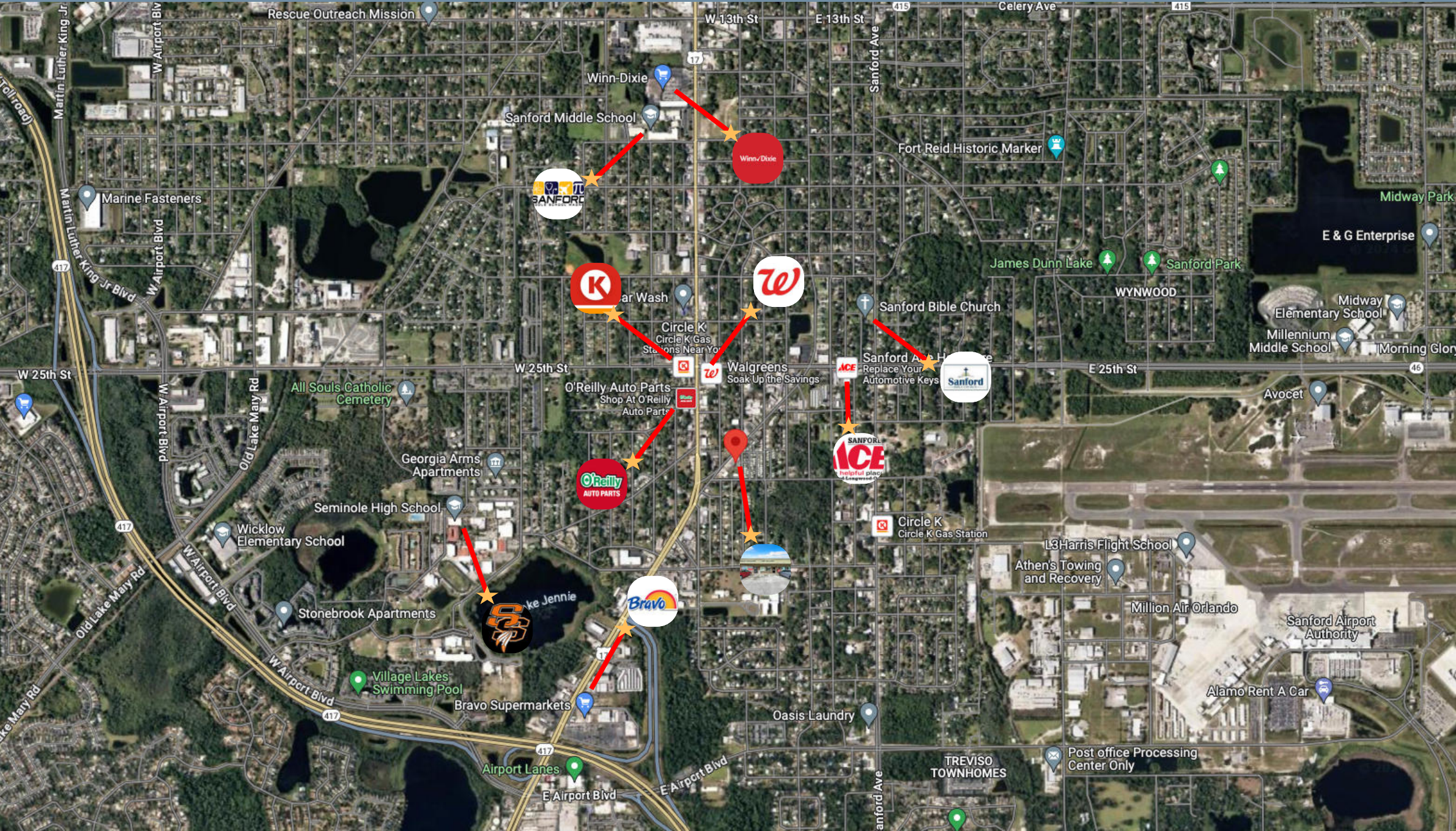
There are plenty of dining options, movie theaters, bookshops, and other service amenities "near home." Boaters of all skill levels have easy access to Lake Monroe and the stunning St. Johns River thanks to the marinas at the Port of Sanford, the Osteen Bridge, and Downtown.





# Retail Map

Retail Pic is provided from online source







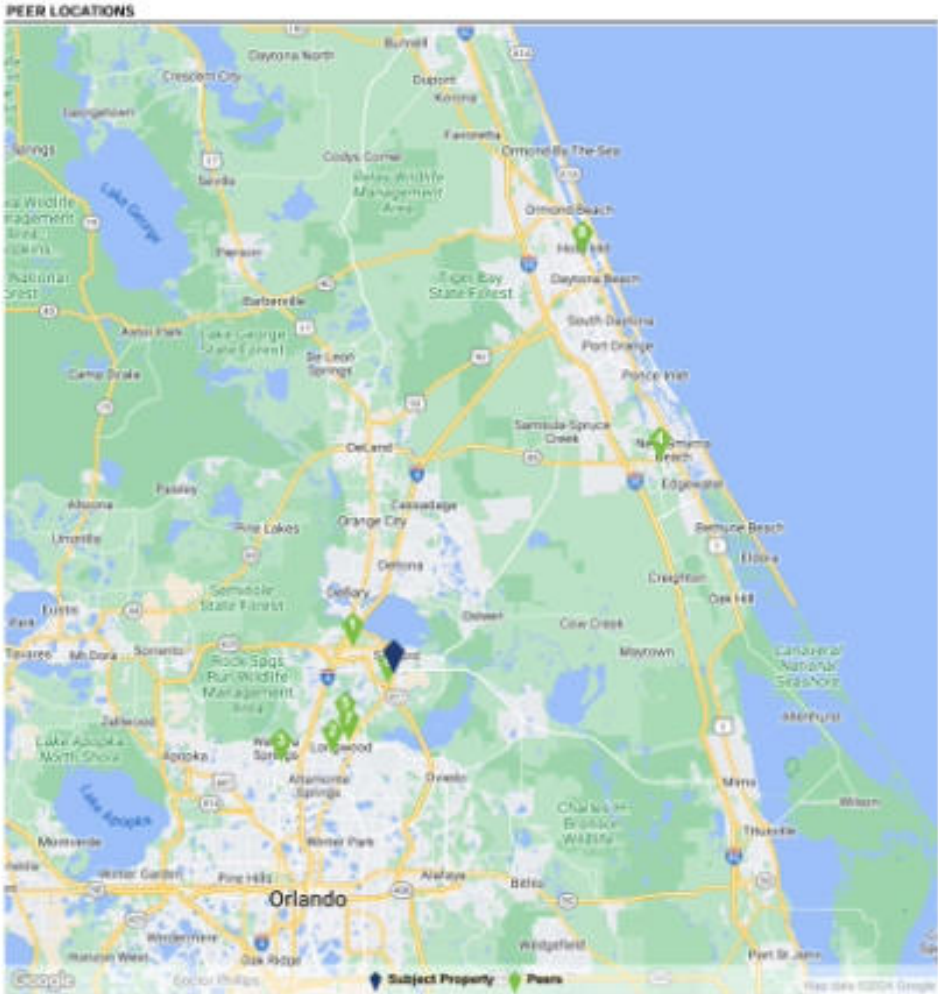


LEASE COMPS REPORT

Peer Properties Summary

2553-2565 Park Dr

No. Peers	NNN Market Rent/SF	Availability Rate	Vacancy Rate
8	\$14.71	22.0%	22.0%



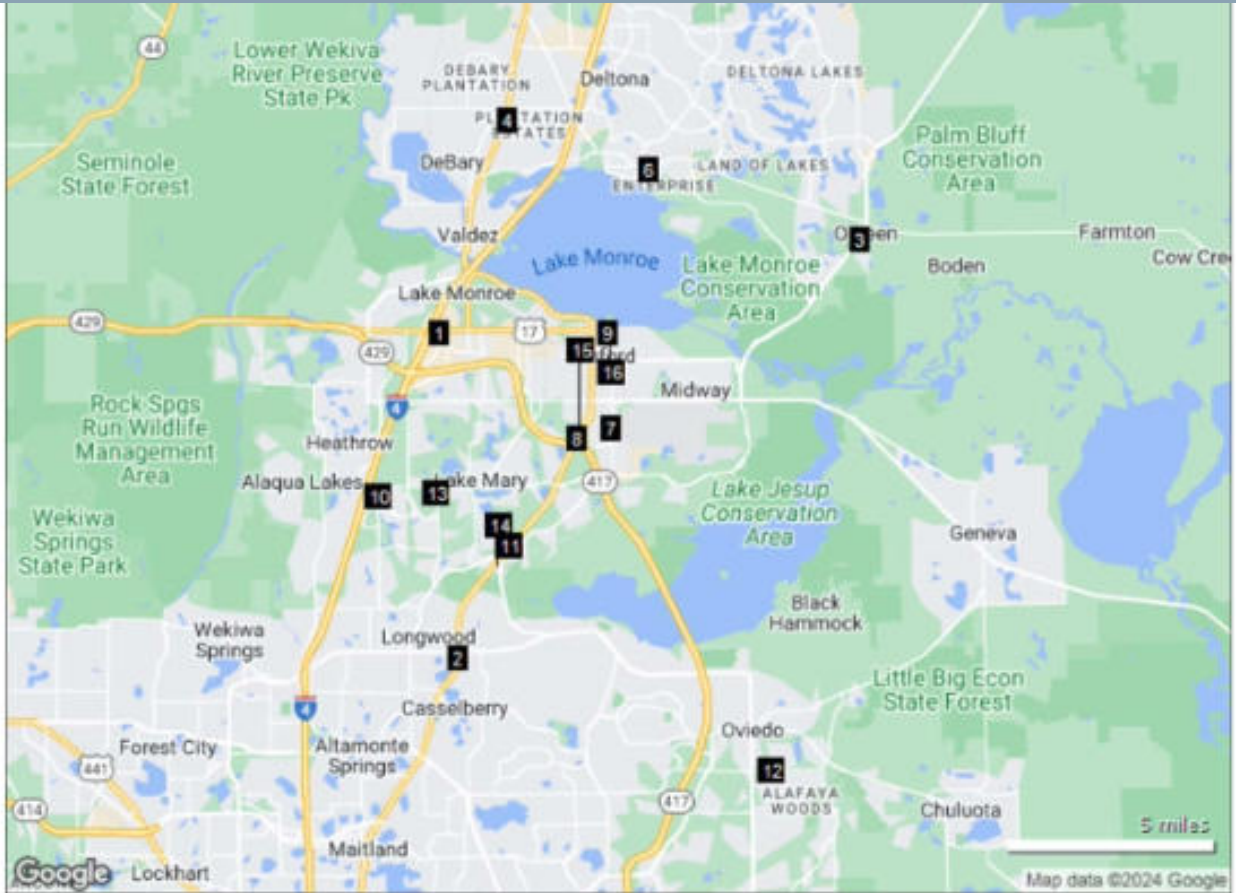
Peer Properties Summary

2553-2565 Park Dr

Property Name / Address	Yr Bld	Distance	Location Score	Bldg SF	Anchor	Availability			NNN Rent Per SF
						Spec	Avail %	Vac %	
4050 W State Road 46 ★ ★ ★ ★ ★	1973/-	3.7 mi	25	14,125	-	0	0%	0%	\$18 - 22 (Est.)
Longwood Square 190 S County Road 427 ★ ★ ★ ★ ★	1970/-	7.5 mi	33	10,200	-	1	100%	100%	\$20.00
2638 W State Rd 434 ★ ★ ★ ★ ★	1985/-	10.8 mi	42	5,000	-	0	0%	0%	\$18 - 20 (Est.)
Olympia Walgreens 1805 State Road 44 ★ ★ ★ ★ ★	1999/-	25.6 mi	14	15,120	-	0	0%	0%	\$15 - 18 (Est.)
2520 N Ronald Reagan ★ ★ ★ ★ ★	1984/-	5.3 mi	44	10,000	-	0	0%	0%	\$15 - 18 (Est.)
Sanford Plaza 2921 S Orlando Dr ★ ★ ★ ★ ★	1965/2008	0.85 mi	23	148,538	Bravo Citi Trends	2	21.4%	21.4%	\$18.00
700 N US Highway 17 92 ★ ★ ★ ★ ★	-/-	8.1 mi	41	17,000	-	0	0%	0%	\$15 - 18 (Est.)
2553-2565 Park Dr ★ ★ ★ ★ ★	1957/-	0.00 mi	10	10,623	-	0	0%	0%	\$15 - 18 (Est.)
700 Ridgewood Ave ★ ★ ★ ★ ★	2014/-	34.5 mi	18	19,467	-	4	54.8%	54.8%	\$13.89



# SALE COMPS REPORT



	Address	City	Property Info	Sale Info
1	100 Towne Center Blvd	Sanford	8,005 SF General Retail/Restaurant	Sold: \$3,200,000 (\$399.75/SF)
2	275 S US Highway 17-92	Longwood	6,000 SF General Retail/Freestanding	Sold: \$1,450,000 (\$241.67/SF)
3	180 S SR 415	Osteen	9,100 SF General Retail/Freestanding	Sold: \$1,525,000 (\$167.58/SF)
4	55 S Charles Richard Beall Blvd	DeBary	9,002 SF General Retail/Freestanding	Sold: \$1,640,548 (\$182.24/SF)
5	459 E Mitchell Hammock Rd	Oviedo	6,200 SF General Retail/Freestanding	Sold: \$3,633,600 (\$586.06/SF)
6	951 Doyle Rd	Deltona	9,200 SF General Retail/Freestanding	Sold: \$2,114,569 (\$229.84/SF)
7	2800 S Sanford Ave	Sanford	6,110 SF General Retail/Auto Dealership	Sold: \$1,145,000 (\$187.40/SF)
8	2900 S Orlando Dr	Sanford	7,111 SF General Retail/Restaurant	Sold: \$1,850,000 (\$260.16/SF)
9	111-115 S Magnolia Ave	Sanford	5,560 SF General Retail/Storefront Retail/Office	Sold: \$1,200,000 (\$215.83/SF)
10	3700 Lake Emma Rd	Lake Mary	5,418 SF General Retail/Restaurant	Sold: \$1,700,000 (\$313.77/SF)
11	3590 N Highway 17-92	Lake Mary	20,800 SF General Retail/Storefront	Sold: \$4,100,000 (\$197.12/SF)
12	459 E Mitchell Hammock Rd	Oviedo	6,200 SF General Retail/Freestanding	Sold: \$4,130,000 (\$666.13/SF)



## Peer Property Photos

2553-2565 Park Dr



**1 4050 W State Road 46**

14,125 SF / Vacancy Rate 0%  
**Rent/SF - \$18 - 22 (Est.)**  
 Owner: MNRL Properties LLC

★★★★★



**2 Longwood Square**

190 S County Road 427  
 10,200 SF / Vacancy Rate 100%  
**NNN Rent/SF - \$20.00**  
 Owner: Joseph, Lawrence & Co. LLC

★★★★★



**3 2636 W State Rd 434**

5,000 SF / Vacancy Rate 0%  
**Rent/SF - \$16 - 20 (Est.)**  
 Owner: Roosevelt J Washington Jr

★★★★★



**4 Olympia Walgreens - New S...**

1800 State Road 44  
 15,120 SF / Vacancy Rate 0%  
**Rent/SF - \$15 - 18 (Est.)**  
 Owner: Gambetta Realty

★★★★★



**5 2520 N Ronald Reagan Blvd**

10,000 SF / Vacancy Rate 0%  
**Rent/SF - \$15 - 18 (Est.)**  
 Owner: Albert Esposito & Associates...

★★★★★



**6 Sanford Plaza**

2921 S Orlando Dr  
 148,538 SF / Vacancy Rate 21.4%  
**NNN Rent/SF - \$18.00**  
 Owner: Bih Investments Inc

★★★★★



**7 700 N US Highway 17 92**

17,000 SF / Vacancy Rate 0%  
**Rent/SF - \$15 - 18 (Est.)**  
 Owner: Innovative Realty

★★★★★



**2553-2565 Park Dr**

10,623 SF / Vacancy Rate 0%  
**Rent/SF - \$15 - 18 (Est.)**  
 Owner: Boke Machining Llc

★★★★★



**8 700 Ridgewood Ave**

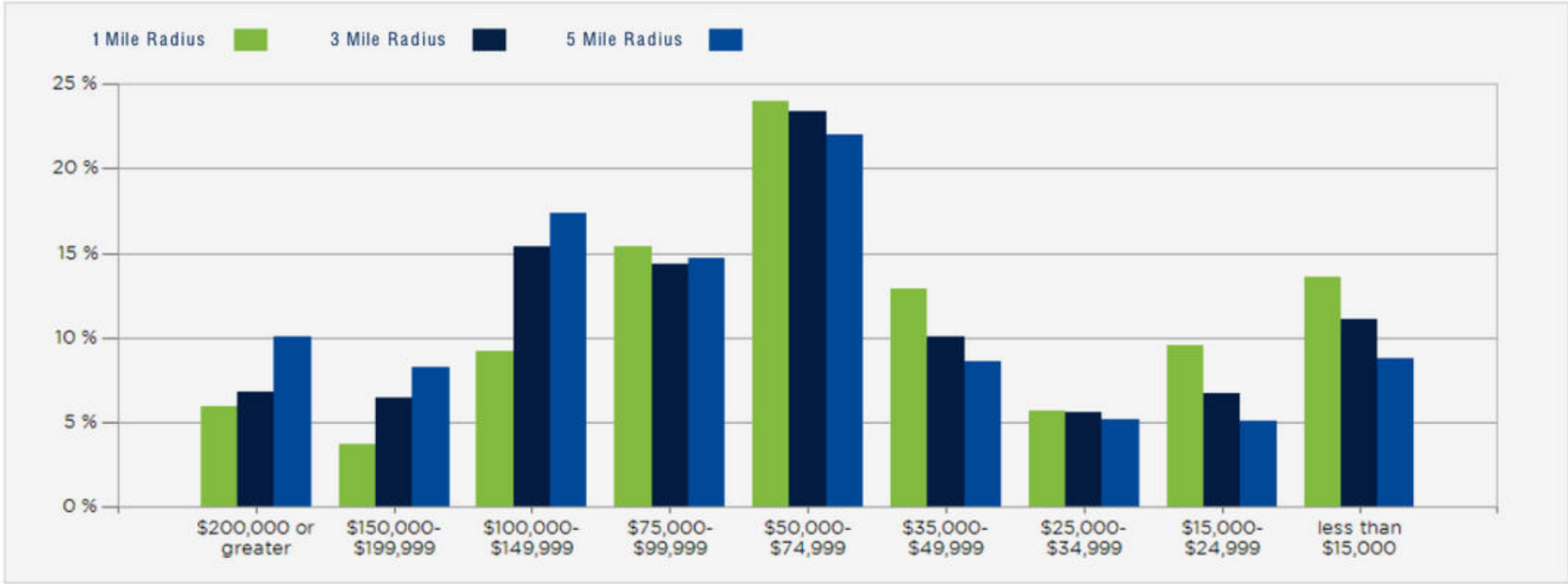
19,467 SF / Vacancy Rate 54.8%  
**NNN Rent/SF - \$13.89**  
 Owner: Patrik Franceschi

★★★★★

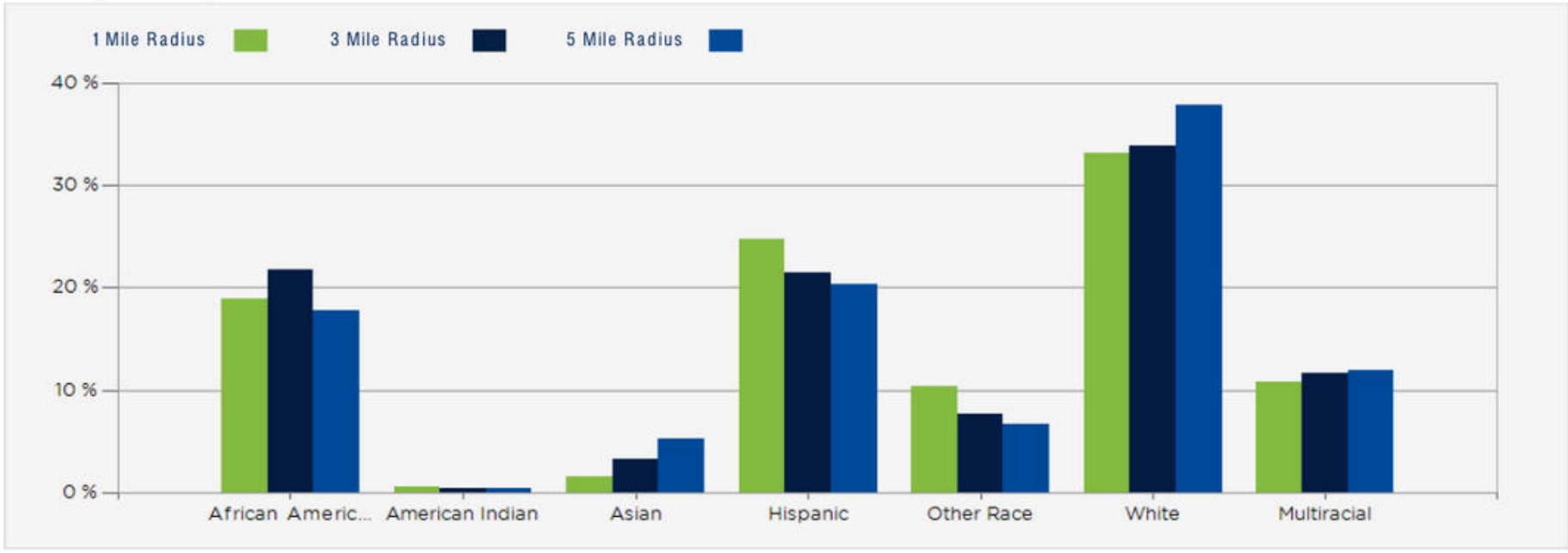


# DEMOGRAPHIC REPORT

2024 Household Income



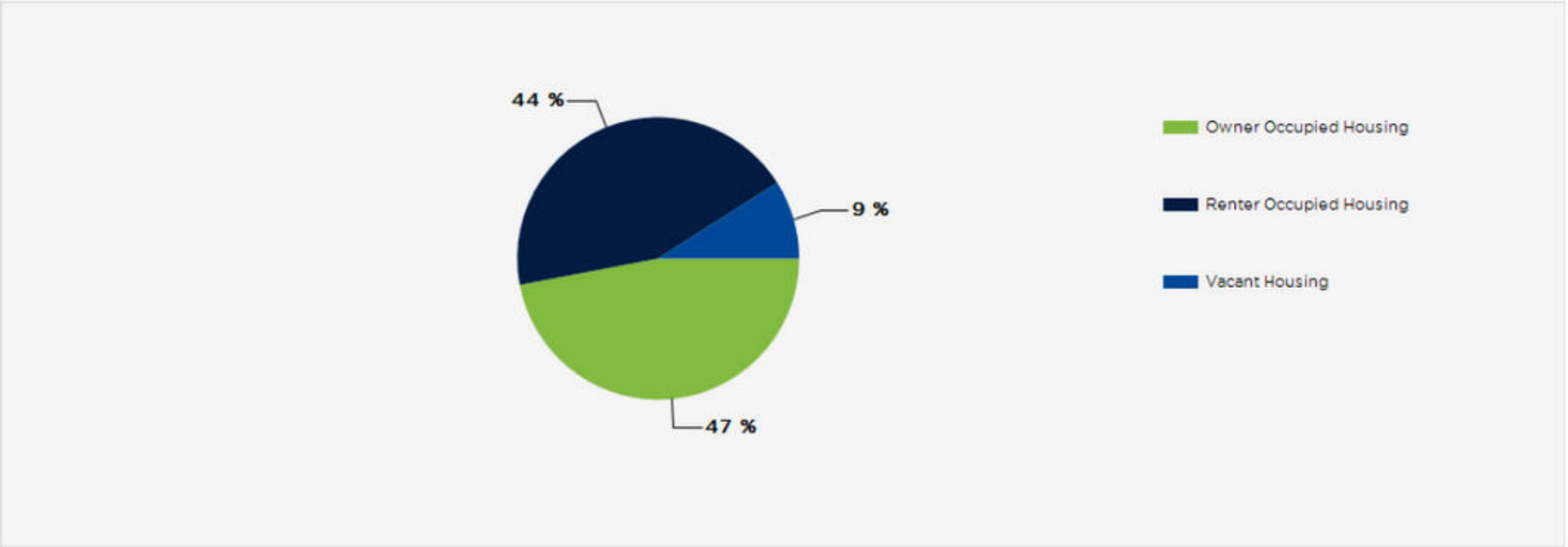
2024 Population by Race



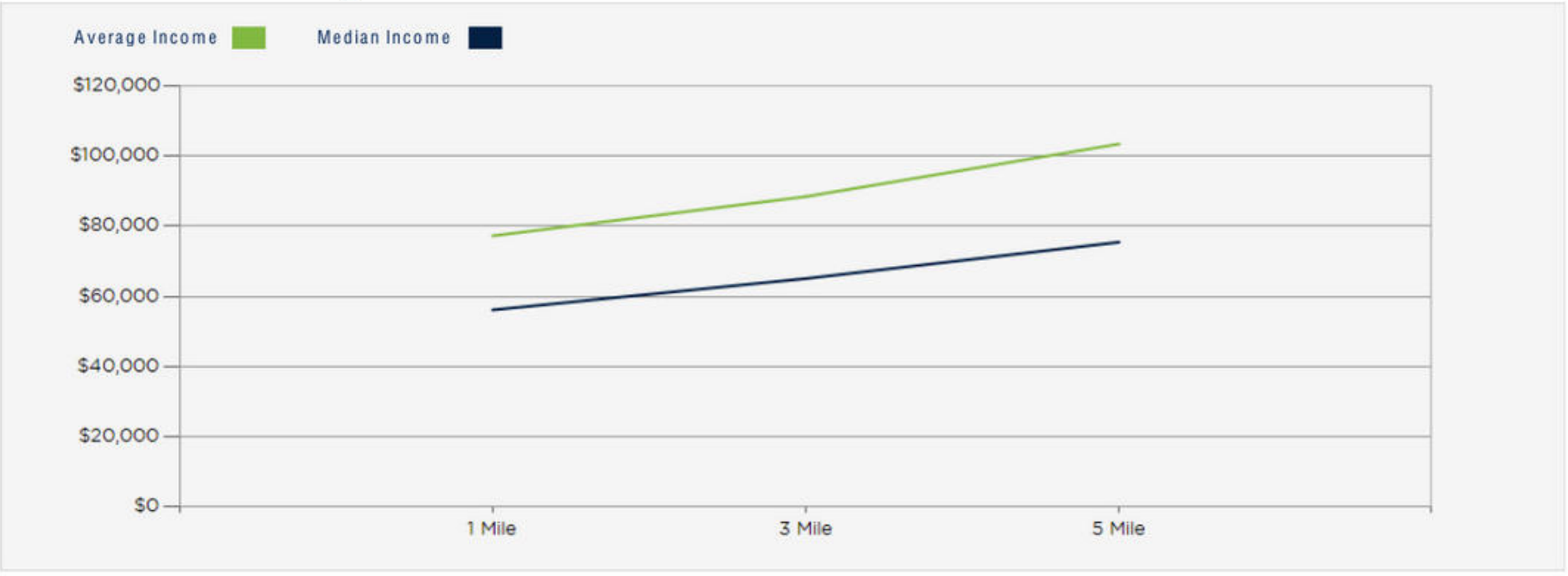


# DEMOGRAPHIC REPORT

2024 Household Occupancy - 1 Mile Radius



2024 Household Income Average and Median





# EXCLUSIVELY MARKETED BY:

## ABOUT ME:

I have been in the Real Estate services Business in Orlando area for many successful years and specialize in Commercial Sales and Leases. I'm a Designated Commercial agent and Business Broker in Central Florida and specialize in Investment sales and leases services. I am the perfect fit to help you buy or sell in Commercial Real Estate and development projects. I'm a member of CCIM, ICSC, NAOIP, working with investors and developers for their projects, acquisitions and dispositions of their properties.

I provide assistance to Investors, Owners User buyers, tenants and Landlords inquiring services to lease, purchase or land development projects for their Retail, Industrial, Multi-Family and Medical Offices. I can assist them for Financial & Market Analysis, value add opportunities, market research and Professional Marketing Solutions for the listings with advance marketing techniques and negotiation skills to facilitate transactions.



Ozan Cifci

Commercial Agent and Business  
Broker



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## PROFESSIONAL PROFILE

GRCC(Grand Rapids Community College) Grand Rapids Michigan 2012 Sisli Technical School Electric and Electronic - Istanbul Turkey 2003 Previously employed at Stiles Machinery as Electronic Technician Acquired Real Estate Sales Associates since 2014 Member of Orlando Regional Realtor Association (ORRA) Member of Florida Association of Realtors (FAR) Member of National Association of Realtors (NAR) Member of Business Brokers of Florida (BBF) Member of Certified Commercial Investment Member (CCIM) Certification Completion of CI 101 Financial Analysis Class of CCIM (2020) Certification Completion of CI 102 Market Analysis Class of CCIM (2020) Certification Completion of CI 103 User Analysis Class of CCIM (2021) – Certification Completion of CI 104 Investor Analysis Class of CCIM (2021) Top Sales Agent Real Estate Awards in 2016 & 2017 at Premium Properties R.E Services Branch Manager of Dr Phillips Orlando Office since 2017. Assisting Agents to prepare contracts, negotiate in transactions, analyzing properties Financial and Market Aspects. Scheduling trainings and sales meetings, motivating the team and recruiting new Sales Associates during continuing of Leasing and Selling Commercial Real Estates and Businesses

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