

## **Brokers Information**

**1155 Winter Garden Vineland Rd**

**3,200,000**

**Contact: Jerome Vernet 407-376-8763**

**Unit information:** 8400 Sq foot office building. Unit 1: 3200, Unit 2: 5200

**100% Occupancy:** AEG Vision(Optometric Office) and Projeto Vida Church(Church)

### **Lease terms**

AEG Vision: Starts November 18, 2022 for five years. 2 percent annual increase and can renew for another 5 years if gives notice at least 90 days prior to expiration.

Projeto Vido Church: Starts February 1, 2024 for 3 years. No annual increase and can renew for another 3 years with the same terms but a 3 percent total increase if gives 120 days notice.

### **Rental Income**

Aeg Vision: 8249.18 a month up to 8384.43 in January. They pay for their water.

Projeto Vido Church 6065 includes 38 a month for water and trash

Both pay by automatic deposit directly into my bank account

### **Security Deposits**

Aeg vison: None

Projeto Vido Church: 6000

### **Other details**

Roof is 8 month old.

4 AC units. Tenants are responsible for maintenance and repair.

Insurance: \$6727

Taxes: \$20,186

**Brokers info:** 2.5% split commission

You need to give me 48 notice to see the property per lease