



**COMMERCIAL®**



## ORLANDO MEDICAL CENTER

*1724 and 1736 33rd Street  
Orlando, Florida 32839*

### **Contact:**

Christopher Angelo, Commercial Specialist

Phone: 813-220-8396

Email: [chris@century21elite.com](mailto:chris@century21elite.com)

CENTURY 21 Commercial®®, the CENTURY 21 Commercial Logo and C21 Commercial®® are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.  
©Copyright 2011-2025 CRE Tech, Inc. All Rights Reserved.

# TABLE OF CONTENTS

2	PROPERTY INFO & DISCLAIMER
3	PROPERTY DESCRIPTION
4	PROPERTY PHOTOS
9	INVESTMENT ANALYSIS - 5 YEAR BEFORE TAX
35	AERIAL & LOCATION REPORT
37	DEMOGRAPHIC ANALYSIS
51	RESUME/BIO



## ORLANDO MEDICAL CENTER

### PROPERTY INFO:

#### PURCHASE PRICE:

**\$12,500,000.00**

#### PROPERTY ADDRESS:

**1724 AND 1736 33RD STREET  
ORLANDO, FLORIDA 32839**

#### YEAR BUILT:

**2005, 2017 AND 2021**

#### PROPERTY SIZE

**23,252 SQ. FT.**

#### LAND SIZE

**90,000.00 SQ. FT.**

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

# PROPERTY OVERVIEW

This Two building surgical and medical office complex is located on 1724 and 1736 33rd Street in Orlando FL. 1736 33rd features a state of the art 12,000 sf accredited licensed ambulatory surgery center with 2 OR's, 3 large procedure suites 14 pre-op/PACU bays which leased by Orlando Outpatient Surgical Center in April of 2019 for fifteen years. 1724 33rd is a fully occupied multi-tenant medical office building the upstairs was completed and occupied by Florida Pain Relief Group in 2018 for fifteen years. The downstairs was split into three class A medical office suites obtaining its CO's in May of 2021. By July 2021 it was fully leased to three separate tenants. In 2025 Pineapple Healthcare, Inc. absorbed all upcoming leases until 2031.





# PROPERTY PHOTOS



# PROPERTY PHOTOS





# PROPERTY PHOTOS





# PROPERTY PHOTOS



# PROPERTY PHOTOS





# ORLANDO MEDICAL CENTER

1724 and 1736 33rd Street, Orlando, Florida, 32839



## 5-Year Cash Flow Analysis

Fiscal Year Beginning January 2026

### INITIAL INVESTMENT

Purchase Price	\$12,500,000
+ Acquisition Costs	\$0
- Mortgage(s)	\$0
+ Loan Fees Points	\$0
Initial Investment	\$12,500,000

### MORTGAGE DATA

### 1ST LIEN

Loan Amount	\$0
Interest Rate (30/360)	0.000%
Amortization Period	0 Years
Loan Term	0 Years
Loan Fees Points	1.00%
Periodic Payment	\$0.00
Annual Debt Service	\$0

### CASH FLOW

For the Year Ending	Year 1 Dec-2026	Year 2 Dec-2027	Year 3 Dec-2028	Year 4 Dec-2029	Year 5 Dec-2030
<b>POTENTIAL RENTAL INCOME (PRI)</b>					
Base Rental Income	\$977,290	\$1,014,842	\$1,053,850	\$1,094,371	\$1,136,464
- Turnover Vacancy	\$0	\$0	\$0	\$0	\$0
- Rent Concessions	\$0	\$0	\$0	\$0	\$0
Total Base Rental Income	\$977,290	\$1,014,842	\$1,053,850	\$1,094,371	\$1,136,464
- General Vacancy / Credit Loss	\$48,865	\$50,742	\$52,693	\$54,719	\$56,823
<b>EFFECTIVE RENTAL INCOME</b>	<b>\$928,425</b>	<b>\$964,100</b>	<b>\$1,001,158</b>	<b>\$1,039,652</b>	<b>\$1,079,641</b>
+ Tenant Expense Reimbursements	\$0	\$0	\$0	\$0	\$0
+ Other Income	\$357,616	\$368,344	\$379,395	\$390,777	\$402,500
<b>GROSS OPERATING INCOME (GOI)</b>	<b>\$1,286,041</b>	<b>\$1,332,444</b>	<b>\$1,380,553</b>	<b>\$1,430,429</b>	<b>\$1,482,141</b>
- Operating Expenses	\$357,694	\$368,425	\$379,477	\$390,862	\$402,587
<b>NET OPERATING INCOME (NOI)</b>	<b>\$928,347</b>	<b>\$964,019</b>	<b>\$1,001,076</b>	<b>\$1,039,567</b>	<b>\$1,079,554</b>
<b>NET OPERATING INCOME (NOI)</b>	<b>\$928,347</b>	<b>\$964,019</b>	<b>\$1,001,076</b>	<b>\$1,039,567</b>	<b>\$1,079,554</b>
- Capital Expenses / Replacement Reserves	\$5,813	\$5,813	\$5,813	\$5,813	\$5,813
- Annual Debt Service 1st Lien	\$0	\$0	\$0	\$0	\$0
- Tenant Improvements (TI)	\$0	\$0	\$0	\$0	\$0
- Leasing Commissions (LC)	\$0	\$0	\$0	\$0	\$0
<b>CASH FLOW BEFORE TAXES</b>	<b>\$922,534</b>	<b>\$958,206</b>	<b>\$995,263</b>	<b>\$1,033,754</b>	<b>\$1,073,741</b>
Loan Balance	\$0	\$0	\$0	\$0	\$0
Loan-to-Value (LTV) - 1st Lien	0%	0%	0%	0%	0%
Debt Service Coverage Ratio	0.00	0.00	0.00	0.00	0.00
Before Tax Cash on Cash	7.38%	7.67%	7.96%	8.27%	8.59%
Return on Equity	7.05%	7.05%	7.05%	7.06%	7.03%
Equity Multiple	1.12	1.24	1.36	1.48	1.62

### SALES PROCEEDS

Projected Sales Price (EOY 5)	\$16,071,000
Cost of Sale	\$803,550
Mortgage Balance 1st Lien	\$0
Sales Proceeds Before Tax	\$15,267,450

### INVESTMENT PERFORMANCE

Internal Rate of Return (IRR)	11.43%
Acquisition CAP Rate	7.43%
Year 1 Cash-on-Cash	7.38%
Gross Rent Multiplier	12.79
Price Per Square Foot	\$537.59
Loan to Value	0.00%
Debt Service Coverage Ratio	0.00



Christopher Angelo  
Commercial Specialist

CENTURY 21 Elite Locations, Inc.  
Phone: 813-220-8396  
Email: chris@century21elite.com  
www.century21elite.com  
11406 N. Dale Mabry Hwy., Tampa FL 33618

DISCLAIMER: Year 5 sales price based on estimated NOI in year 6. All information is based on estimated forecast and are intended for the purpose of example projections and analysis. The information presented herein is provided as is, without warranty of any kind. Neither CENTURY 21 Elite Locations, Inc nor CRE Tech, Inc. assume any liability for errors or omissions. This information is not intended to replace or serve as substitute for any legal, investment, real estate or other professional advice, consultation or service. CENTURY 21 Commercial, the CENTURY 21 Commercial Logo and C21 Commercial are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.



**Tenant Rent Roll**

Fiscal Year Beginning January 2026

Suite/Unit	Tenant	Rentable Area(Sq. Ft.)	Lease Start Date	Lease End Date	Initial Lease Term (Months)	Current Monthly Rate Per Sq. Ft.	Current Annual Rate Per Sq. Ft.	Current Year Annual Base Rent
1736	Orlando Outpatient Surgery Center	12,000.00	Apr-25	Mar-34	108	\$4.45	\$53.35	\$659,418
1724/110	Pineapple Health Care Inc	1,842.00	Jul-25	Jun-31	72	\$2.41	\$28.88	\$53,994
1724/120	Pineapple Health Care	1,514.00	Jul-25	Jun-31	72	\$2.41	\$28.88	\$44,384
1724-200	Florida Pain Relief Group	6,000.00	Sep-25	Aug-33	96	\$2.25	\$26.96	\$163,917
1724/130	Pineapple Health Care	1,896.00	Jul-25	Jun-31	72	\$2.41	\$28.88	\$55,577
Total Amount		23,252.00						\$977,290



Christopher Angelo  
 Commercial Specialist  
 CENTURY 21 Elite Locations, Inc  
 Phone: 813-220-8396  
 Email: chris@century21elite.com  
 www.century21elite.com  
 11406 N. Dale Mabry Hwy., Tampa FL 33618

DISCLAIMER: Year 5 sales price based on estimated NOI in year 6. All information is based on estimated forecast and are intended for the purpose of example projections and analysis. The information presented herein is provided as is, without warranty of any kind. Neither CENTURY 21 Elite Locations, Inc nor CRE Tech, Inc. assume any liability for errors or omissions. This information is not intended to replace or serve as substitute for any legal, investment, real estate or other professional advice, consultation or service. CENTURY 21 Commercial, the CENTURY 21 Commercial Logo and C21 Commercial are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.



Tenant Occupancy



- Orlando Outpatient Surgery Center (51.61%)
- Pineapple Health Care Inc (7.92%)
- Pineapple Health Care (6.51%)
- Florida Pain Relief Group (25.8%)
- Pineapple Health Care (8.15%)



Christopher Angelo  
 Commercial Specialist  
  
 CENTURY 21 Elite Locations, Inc  
 Phone: 813-220-8396  
 Email: chris@century21elite.com  
 www.century21elite.com  
 11406 N. Dale Mabry Hwy., Tampa FL 33618

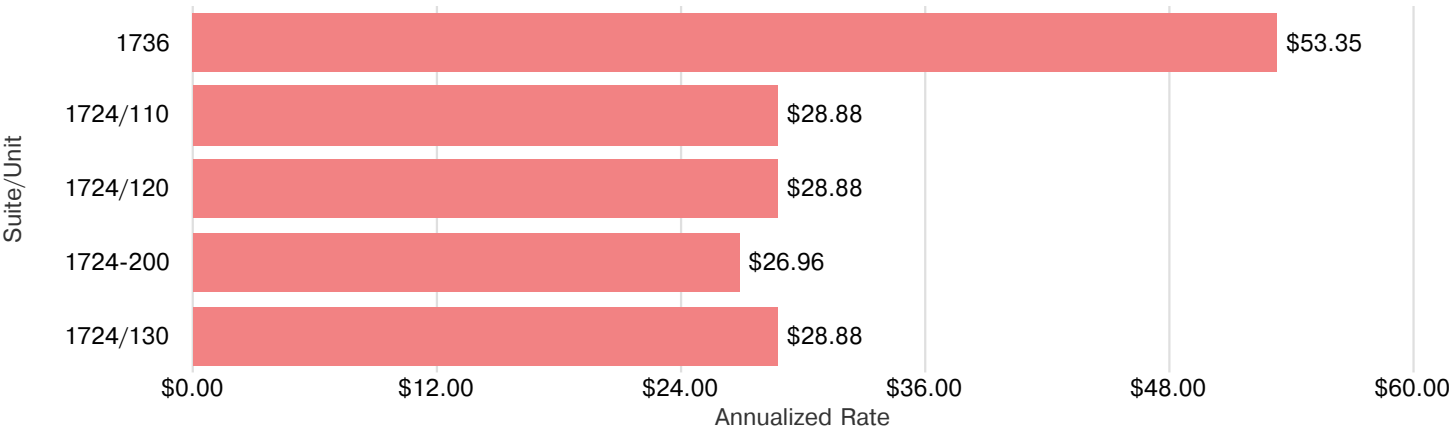
DISCLAIMER: Year 5 sales price based on estimated NOI in year 6. All information is based on estimated forecast and are intended for the purpose of example projections and analysis. The information presented herein is provided as is, without warranty of any kind. Neither CENTURY 21 Elite Locations, Inc nor CRE Tech, Inc. assume any liability for errors or omissions. This information is not intended to replace or serve as substitute for any legal, investment, real estate or other professional advice, consultation or service. CENTURY 21 Commercial<sup>®</sup>, the CENTURY 21 Commercial Logo and C21 Commercial<sup>®</sup> are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.



**Tenant Rent Roll**

Fiscal Year Beginning January 2026

Rate Per Square Feet



Christopher Angelo  
 Commercial Specialist  
 CENTURY 21 Elite Locations, Inc.  
 Phone: 813-220-8396  
 Email: chris@century21elite.com  
 www.century21elite.com  
 11406 N. Dale Mabry Hwy., Tampa FL 33618

DISCLAIMER: Year 5 sales price based on estimated NOI in year 6. All information is based on estimated forecast and are intended for the purpose of example projections and analysis. The information presented herein is provided as is, without warranty of any kind. Neither CENTURY 21 Elite Locations, Inc nor CRE Tech, Inc. assume any liability for errors or omissions. This information is not intended to replace or serve as substitute for any legal, investment, real estate or other professional advice, consultation or service. CENTURY 21 Commercial, the CENTURY 21 Commercial Logo and C21 Commercial are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.



# ORLANDO MEDICAL CENTER

1724 and 1736 33rd Street, Orlando, Florida, 32839



## Annual Tenant Income Detail

Fiscal Year Beginning January 2026

For the Year Ending		Year 1 Dec-2026	Year 2 Dec-2027	Year 3 Dec-2028	Year 4 Dec-2029	Year 5 Dec-2030
1736	Orlando Outpatient Surgery Center					
	Base Rent	\$659,418	\$685,795	\$713,227	\$741,756	\$771,426
	- Turnover Vacancy	\$0	\$0	\$0	\$0	\$0
	- Rent Concessions	\$0	\$0	\$0	\$0	\$0
	+ Tenant Exp Reimb.	\$0	\$0	\$0	\$0	\$0
	Net Tenant Income	\$659,418	\$685,795	\$713,227	\$741,756	\$771,426
	Tenant Improvements (TI)	\$0	\$0	\$0	\$0	\$0
	Leasing Commission (LC)	\$0	\$0	\$0	\$0	\$0

For the Year Ending		Year 1 Dec-2026	Year 2 Dec-2027	Year 3 Dec-2028	Year 4 Dec-2029	Year 5 Dec-2030
1724/110	Pineapple Health Care Inc					
	Base Rent	\$53,994	\$55,614	\$57,282	\$59,001	\$60,771
	- Turnover Vacancy	\$0	\$0	\$0	\$0	\$0
	- Rent Concessions	\$0	\$0	\$0	\$0	\$0
	+ Tenant Exp Reimb.	\$0	\$0	\$0	\$0	\$0
	Net Tenant Income	\$53,994	\$55,614	\$57,282	\$59,001	\$60,771
	Tenant Improvements (TI)	\$0	\$0	\$0	\$0	\$0
	Leasing Commission (LC)	\$0	\$0	\$0	\$0	\$0

For the Year Ending		Year 1 Dec-2026	Year 2 Dec-2027	Year 3 Dec-2028	Year 4 Dec-2029	Year 5 Dec-2030
1724/120	Pineapple Health Care					
	Base Rent	\$44,384	\$45,715	\$47,087	\$48,500	\$49,954
	- Turnover Vacancy	\$0	\$0	\$0	\$0	\$0
	- Rent Concessions	\$0	\$0	\$0	\$0	\$0
	+ Tenant Exp Reimb.	\$0	\$0	\$0	\$0	\$0
	Net Tenant Income	\$44,384	\$45,715	\$47,087	\$48,500	\$49,954
	Tenant Improvements (TI)	\$0	\$0	\$0	\$0	\$0
	Leasing Commission (LC)	\$0	\$0	\$0	\$0	\$0

For the Year Ending		Year 1 Dec-2026	Year 2 Dec-2027	Year 3 Dec-2028	Year 4 Dec-2029	Year 5 Dec-2030
1724-200	Florida Pain Relief Group					
	Base Rent	\$163,917	\$170,473	\$177,292	\$184,384	\$191,759
	- Turnover Vacancy	\$0	\$0	\$0	\$0	\$0
	- Rent Concessions	\$0	\$0	\$0	\$0	\$0
	+ Tenant Exp Reimb.	\$0	\$0	\$0	\$0	\$0
	Net Tenant Income	\$163,917	\$170,473	\$177,292	\$184,384	\$191,759
	Tenant Improvements (TI)	\$0	\$0	\$0	\$0	\$0
	Leasing Commission (LC)	\$0	\$0	\$0	\$0	\$0



Christopher Angelo  
Commercial Specialist

CENTURY 21 Elite Locations, Inc  
Phone: 813-220-8396  
Email: [chris@century21elite.com](mailto:chris@century21elite.com)  
[www.century21elite.com](http://www.century21elite.com)  
11406 N. Dale Mabry Hwy., Tampa FL 33618

DISCLAIMER: Year 5 sales price based on estimated NOI in year 6. All information is based on estimated forecast and are intended for the purpose of example projections and analysis. The information presented herein is provided as is, without warranty of any kind. Neither CENTURY 21 Elite Locations, Inc nor CRE Tech, Inc. assume any liability for errors or omissions. This information is not intended to replace or serve as substitute for any legal, investment, real estate or other professional advice, consultation or service. CENTURY 21 Commercial<sup>®</sup>, the CENTURY 21 Commercial Logo and C21 Commercial<sup>®</sup> are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.





# ORLANDO MEDICAL CENTER

1724 and 1736 33rd Street, Orlando, Florida, 32839



## Annual Tenant Income Detail

Fiscal Year Beginning January 2026

For the Year Ending		Year 1 Dec-2026	Year 2 Dec-2027	Year 3 Dec-2028	Year 4 Dec-2029	Year 5 Dec-2030
1724/130	Pineapple Health Care					
	Base Rent	\$55,577	\$57,245	\$58,962	\$60,731	\$62,553
	- Turnover Vacancy	\$0	\$0	\$0	\$0	\$0
	- Rent Concessions	\$0	\$0	\$0	\$0	\$0
	+ Tenant Exp Reimb.	\$0	\$0	\$0	\$0	\$0
	Net Tenant Income	\$55,577	\$57,245	\$58,962	\$60,731	\$62,553
	Tenant Improvements (TI)	\$0	\$0	\$0	\$0	\$0
	Leasing Commission (LC)	\$0	\$0	\$0	\$0	\$0

TOTAL	Base Rent	\$977,290	\$1,014,842	\$1,053,850	\$1,094,371	\$1,136,464
	-Turnover Vacancy	\$0	\$0	\$0	\$0	\$0
	-Rent Concessions	\$0	\$0	\$0	\$0	\$0
	+ Tenant Exp Reimb.	\$0	\$0	\$0	\$0	\$0
	Total Tenant Income	\$977,290	\$1,014,842	\$1,053,850	\$1,094,371	\$1,136,464
	Tenant Improvements (TI)	\$0	\$0	\$0	\$0	\$0
	Leasing Commission (LC)	\$0	\$0	\$0	\$0	\$0



Christopher Angelo  
Commercial Specialist

CENTURY 21 Elite Locations, Inc  
Phone: 813-220-8396  
Email: [chris@century21elite.com](mailto:chris@century21elite.com)  
[www.century21elite.com](http://www.century21elite.com)  
11406 N. Dale Mabry Hwy., Tampa FL 33618

DISCLAIMER: Year 5 sales price based on estimated NOI in year 6. All information is based on estimated forecast and are intended for the purpose of example projections and analysis. The information presented herein is provided as is, without warranty of any kind. Neither CENTURY 21 Elite Locations, Inc nor CRE Tech, Inc. assume any liability for errors or omissions. This information is not intended to replace or serve as substitute for any legal, investment, real estate or other professional advice, consultation or service. CENTURY 21 Commercial<sup>®</sup>, the CENTURY 21 Commercial Logo and C21 Commercial<sup>®</sup> are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.



**INCOME**

For the Year Ending	Year 1 Dec-2026	Year 2 Dec-2027	Year 3 Dec-2028	Year 4 Dec-2029	Year 5 Dec-2030
<b>POTENTIAL RENTAL INCOME (PRI)</b>					
Base Rental Income	\$977,290	\$1,014,842	\$1,053,850	\$1,094,371	\$1,136,464
- Turnover Vacancy	\$0	\$0	\$0	\$0	\$0
- Rent Concessions	\$0	\$0	\$0	\$0	\$0
Total Base Rental Income	\$977,290	\$1,014,842	\$1,053,850	\$1,094,371	\$1,136,464
- General Vacancy / Credit Loss	\$48,865	\$50,742	\$52,693	\$54,719	\$56,823
<b>EFFECTIVE RENTAL INCOME (ERI)</b>	<b>\$928,425</b>	<b>\$964,100</b>	<b>\$1,001,158</b>	<b>\$1,039,652</b>	<b>\$1,079,641</b>
+ Tenant Expense Reimbursements	\$0	\$0	\$0	\$0	\$0
+ Other Income	\$357,616	\$368,344	\$379,395	\$390,777	\$402,500
<b>TOTAL OTHER INCOME</b>	<b>\$357,616</b>	<b>\$368,344</b>	<b>\$379,395</b>	<b>\$390,777</b>	<b>\$402,500</b>
<b>GROSS OPERATING INCOME (GOI)</b>	<b>\$1,286,041</b>	<b>\$1,332,444</b>	<b>\$1,380,553</b>	<b>\$1,430,429</b>	<b>\$1,482,141</b>

**EXPENSE DETAIL**

Real Estate Taxes	\$131,069	\$135,001	\$139,051	\$143,222	\$147,519
Maintenance Contracts	\$17,803	\$18,337	\$18,887	\$19,454	\$20,038
Property Insurance	\$33,144	\$34,138	\$35,162	\$36,217	\$37,303
Property Management	\$57,996	\$59,736	\$61,528	\$63,374	\$65,275
Fire Marshall	\$24,860	\$25,606	\$26,374	\$27,166	\$27,980
Janitorial	\$1,874	\$1,931	\$1,989	\$2,048	\$2,110
Repairs And Maintenance	\$32,783	\$33,767	\$34,780	\$35,823	\$36,898
Utilities	\$22,317	\$22,987	\$23,676	\$24,386	\$25,118
Business License	\$150	\$155	\$159	\$164	\$169
Association Dues	\$16,974	\$17,483	\$18,008	\$18,548	\$19,104
Telephone	\$5,884	\$6,060	\$6,242	\$6,429	\$6,622
Heating & Cooling	\$12,840	\$13,225	\$13,622	\$14,031	\$14,452
<b>TOTAL OPERATING EXPENSES</b>	<b>\$357,694</b>	<b>\$368,425</b>	<b>\$379,477</b>	<b>\$390,862</b>	<b>\$402,587</b>
<b>NET OPERATING INCOME (NOI)</b>	<b>\$928,347</b>	<b>\$964,019</b>	<b>\$1,001,076</b>	<b>\$1,039,567</b>	<b>\$1,079,554</b>



Christopher Angelo  
Commercial Specialist

CENTURY 21 Elite Locations, Inc  
Phone: 813-220-8396  
Email: chris@century21elite.com  
www.century21elite.com  
11406 N. Dale Mabry Hwy., Tampa FL 33618

DISCLAIMER: Year 5 sales price based on estimated NOI in year 6. All information is based on estimated forecast and are intended for the purpose of example projections and analysis. The information presented herein is provided as is, without warranty of any kind. Neither CENTURY 21 Elite Locations, Inc nor CRE Tech, Inc. assume any liability for errors or omissions. This information is not intended to replace or serve as substitute for any legal, investment, real estate or other professional advice, consultation or service. CENTURY 21 Commercial, the CENTURY 21 Commercial Logo and C21 Commercial are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.



# ORLANDO MEDICAL CENTER

1724 and 1736 33rd Street, Orlando, Florida, 32839



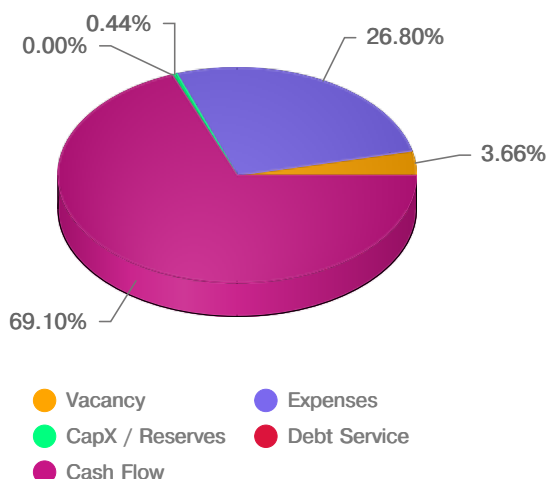
## 5-Year Cash Flow Analysis

Fiscal Year Beginning January 2026

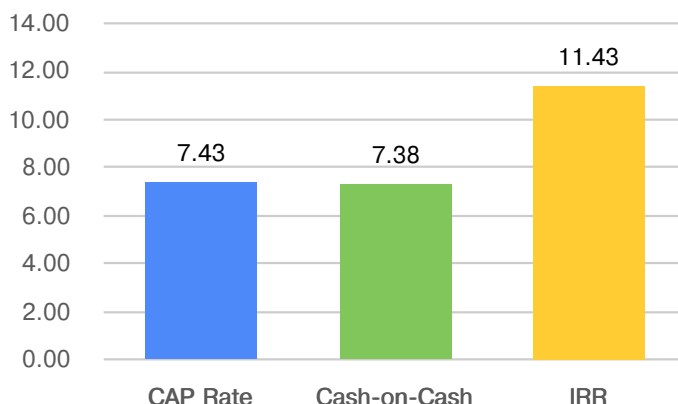
### ASSUMPTION / INPUTS

Purchase Price	\$12,500,000
Year 1 Potential Income	\$977,290
Vacancy & Credit Loss	Custom
Year 1 Expenses	\$357,694
Acquisition CAP Rate	7.43%
Sale Price - CAP Rate	7.00%

Acquisition Costs	\$0
Annual Income Increase	0.00%
Other Income Increase	3.00%
Annual Expense Increase	N/A
Loan Fees Points	1.00%
Cost of Sale upon Disposition	5.00%



### Investment Performance (%)



### 5-YEAR EQUITY YIELD & EFFECTIVE LOAN RATE

Unleveraged Investment		Financing Cash Flow		Equity Investment	
Cash Flow & 5-year Yield		& Effective Rate		Cash Flow & 5-year Yield	
N	\$	N	\$	N	\$
0	(\$12,500,000)	0	\$0	0	(\$12,500,000)
1	\$922,534	1	\$0	1	\$922,534
2	\$958,206	2	\$0	2	\$958,206
3	\$995,263	3	\$0	3	\$995,263
4	\$1,033,754	4	\$0	4	\$1,033,754
5	\$16,341,191	5	\$0	5	\$16,341,191
Property IRR/Yield = 11.43%		Effective Loan Rate = N/A		Equity IRR / Yield = 11.43%	

Neutral Leverage - The Equity Yield Remained the SAME with Leverage



Christopher Angelo  
Commercial Specialist

CENTURY 21 Elite Locations, Inc.  
Phone: 813-220-8396  
Email: chris@century21elite.com  
www.century21elite.com  
11406 N. Dale Mabry Hwy., Tampa FL 33618

DISCLAIMER: Year 5 sales price based on estimated NOI in year 6. All information is based on estimated forecast and are intended for the purpose of example projections and analysis. The information presented herein is provided as is, without warranty of any kind. Neither CENTURY 21 Elite Locations, Inc nor CRE Tech, Inc. assume any liability for errors or omissions. This information is not intended to replace or serve as substitute for any legal, investment, real estate or other professional advice, consultation or service. CENTURY 21 Commercial, C21, the CENTURY 21 Commercial Logo and C21 Commercial are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.

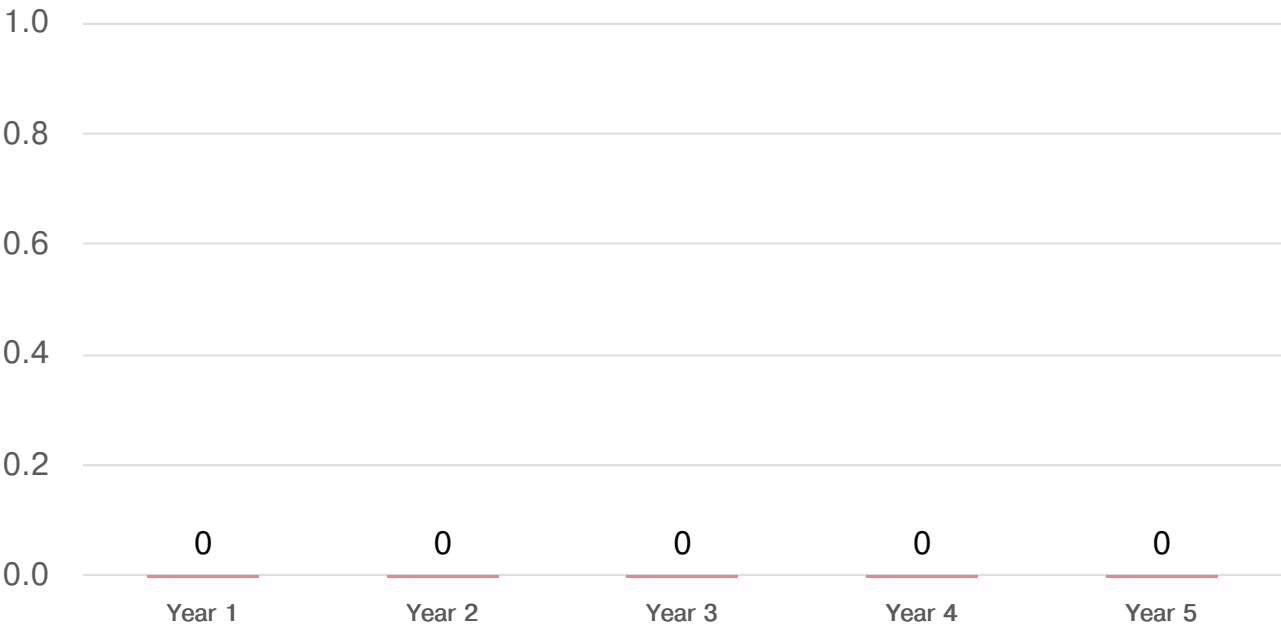


Lease Expiration Rollover Analysis

Fiscal Year Beginning January 2026

Lease Sq. Ft. Expiring For the Year Ending		Year 1 Dec-2026	Year 2 Dec-2027	Year 3 Dec-2028	Year 4 Dec-2029	Year 5 Dec-2030
1736	Orlando Outpatient Surgery Center					
1724/110	Pineapple Health Care Inc					
1724/120	Pineapple Health Care					
1724-200	Florida Pain Relief Group					
1724/130	Pineapple Health Care					
Total Square Feet Expiring		0	0	0	0	0
Percent of Building Total		0%	0%	0%	0%	0%

Lease Expiration Rollover Analysis

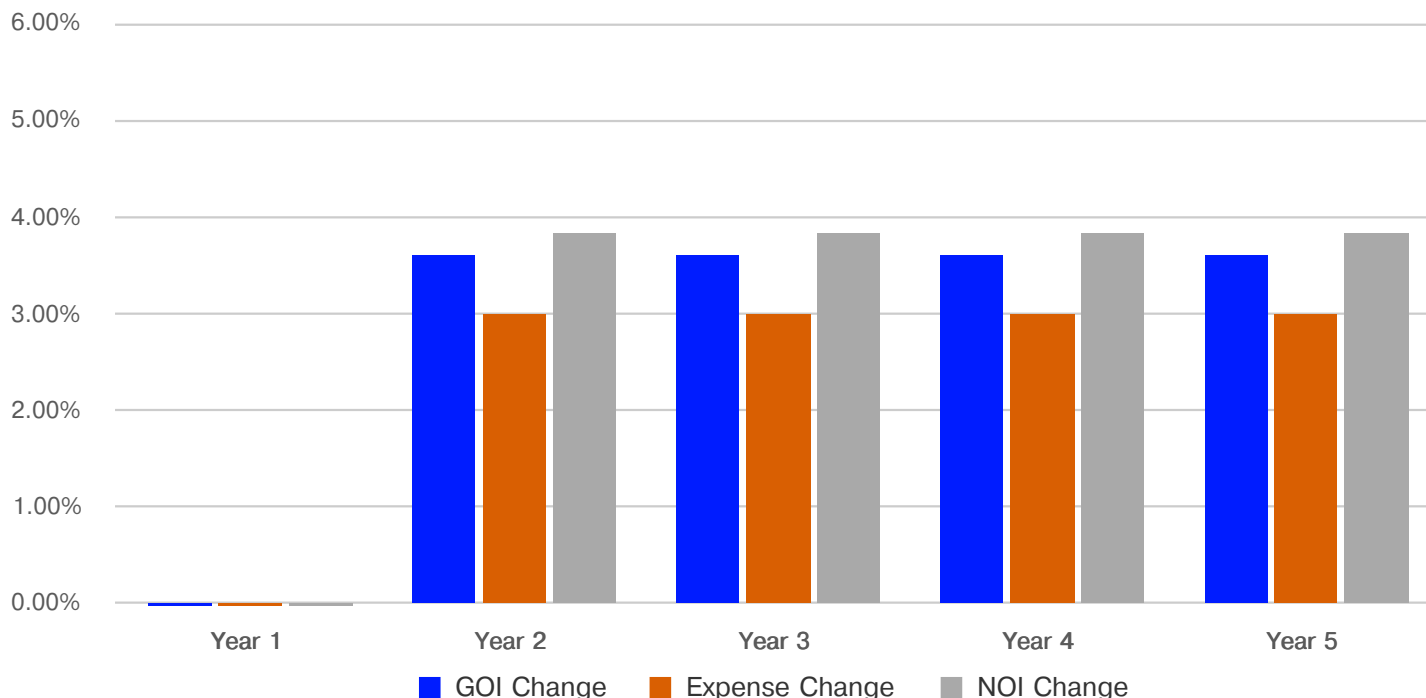


Christopher Angelo  
 Commercial Specialist  
 CENTURY 21 Elite Locations, Inc  
 Phone: 813-220-8396  
 Email: chris@century21elite.com  
 www.century21elite.com  
 11406 N. Dale Mabry Hwy., Tampa FL 33618

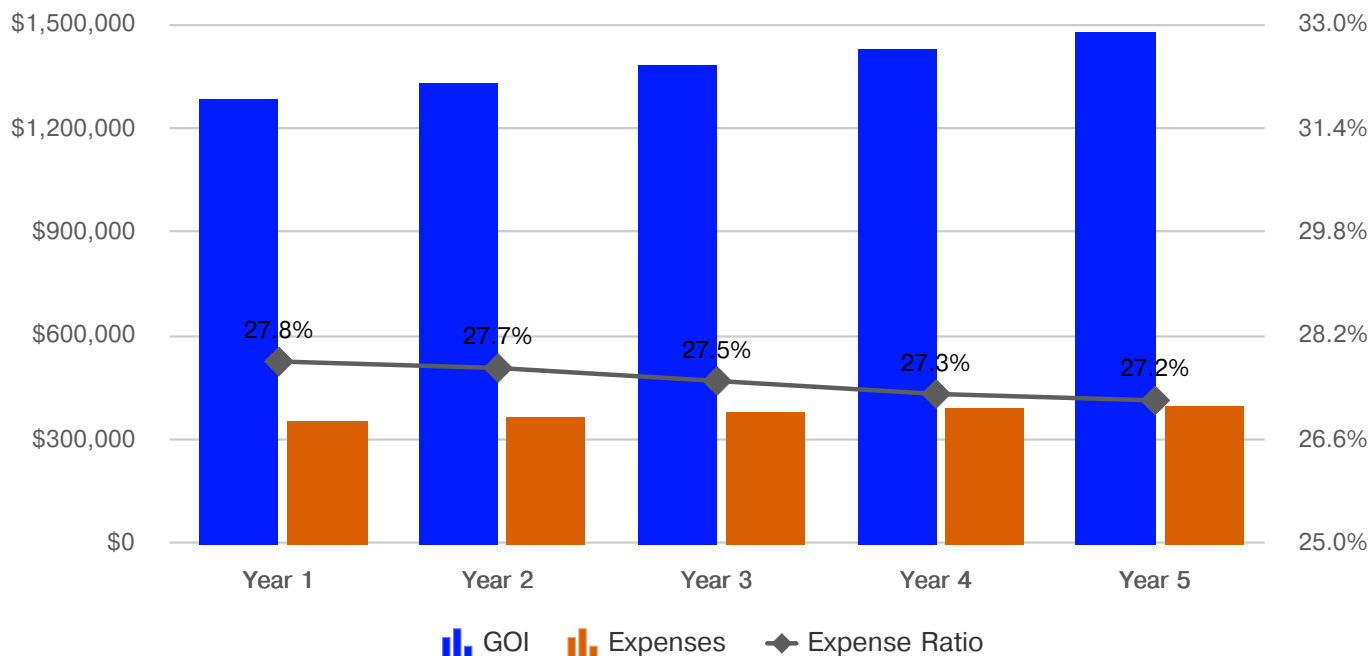
DISCLAIMER: Year 5 sales price based on estimated NOI in year 6. All information is based on estimated forecast and are intended for the purpose of example projections and analysis. The information presented herein is provided as is, without warranty of any kind. Neither CENTURY 21 Elite Locations, Inc nor CRE Tech, Inc. assume any liability for errors or omissions. This information is not intended to replace or serve as substitute for any legal, investment, real estate or other professional advice, consultation or service. CENTURY 21 Commercial, the CENTURY 21 Commercial Logo and C21 Commercial are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.



## Annual GOI, Expense and NOI Percent Change



## Expense Ratio % of GOI



**Christopher Angelo**  
Commercial Specialist

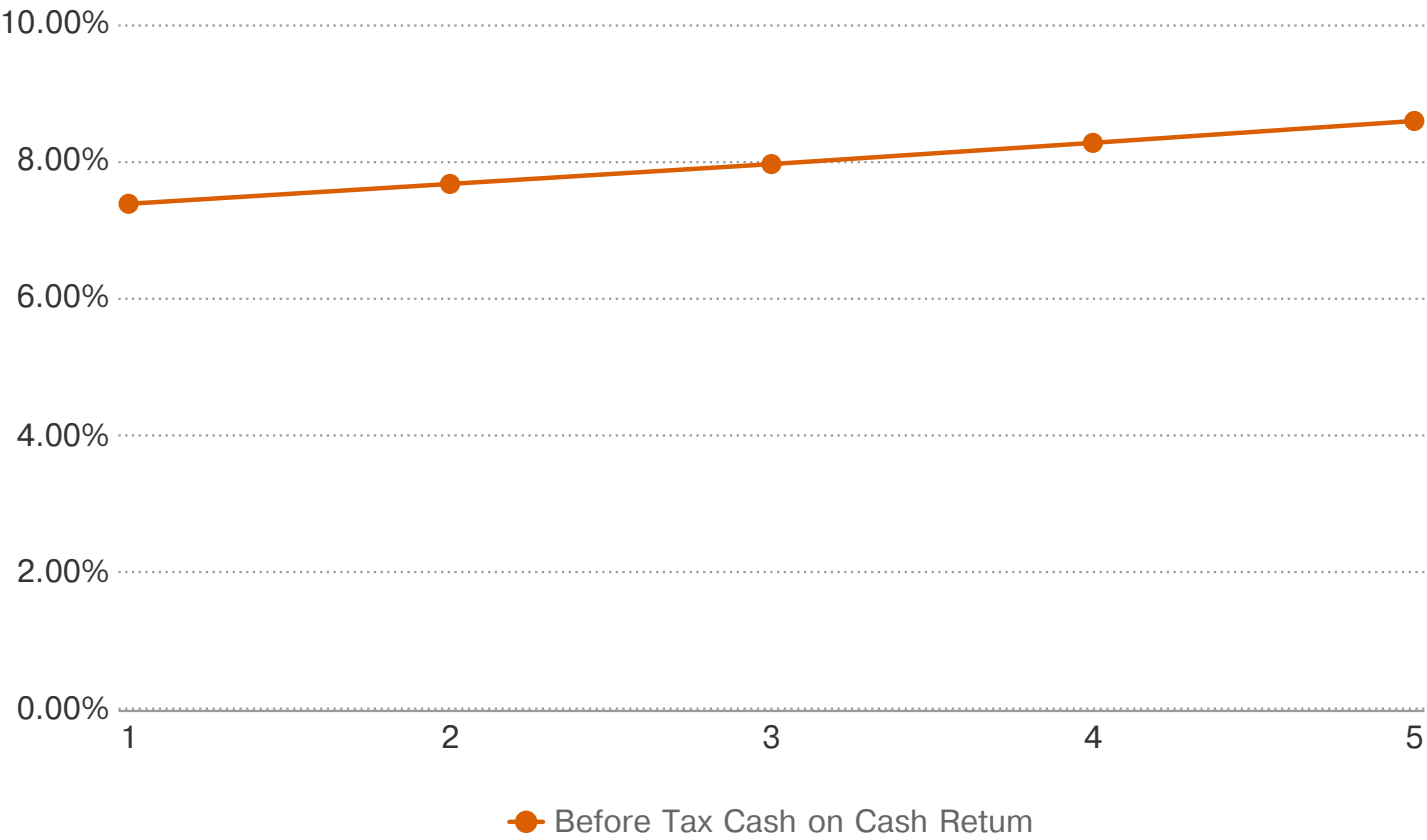
CENTURY 21 Elite Locations, Inc.  
Phone: 813-220-8396  
Email: [chris@century21elite.com](mailto:chris@century21elite.com)  
[www.century21elite.com](http://www.century21elite.com)  
11406 N. Dale Mabry Hwy., Tampa FL 33618

DISCLAIMER: Year 5 sales price based on estimated NOI in year 6. All information is based on estimated forecast and are intended for the purpose of example projections and analysis. The information presented herein is provided as is, without warranty of any kind. Neither CENTURY 21 Elite Locations, Inc. nor CRE Tech, Inc. assume any liability for errors or omissions. This information is not intended to replace or serve as substitute for any legal, investment, real estate or other professional advice, consultation or service. CENTURY 21 Commercial, the CENTURY 21 Commercial Logo and C21 Commercial are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.





Annual Cash-on-Cash Dividend Return



Year	Year 1	Year 2	Year 3	Year 4	Year 5
Before Tax Cash on Cash Return	7.38%	7.67%	7.96%	8.27%	8.59%



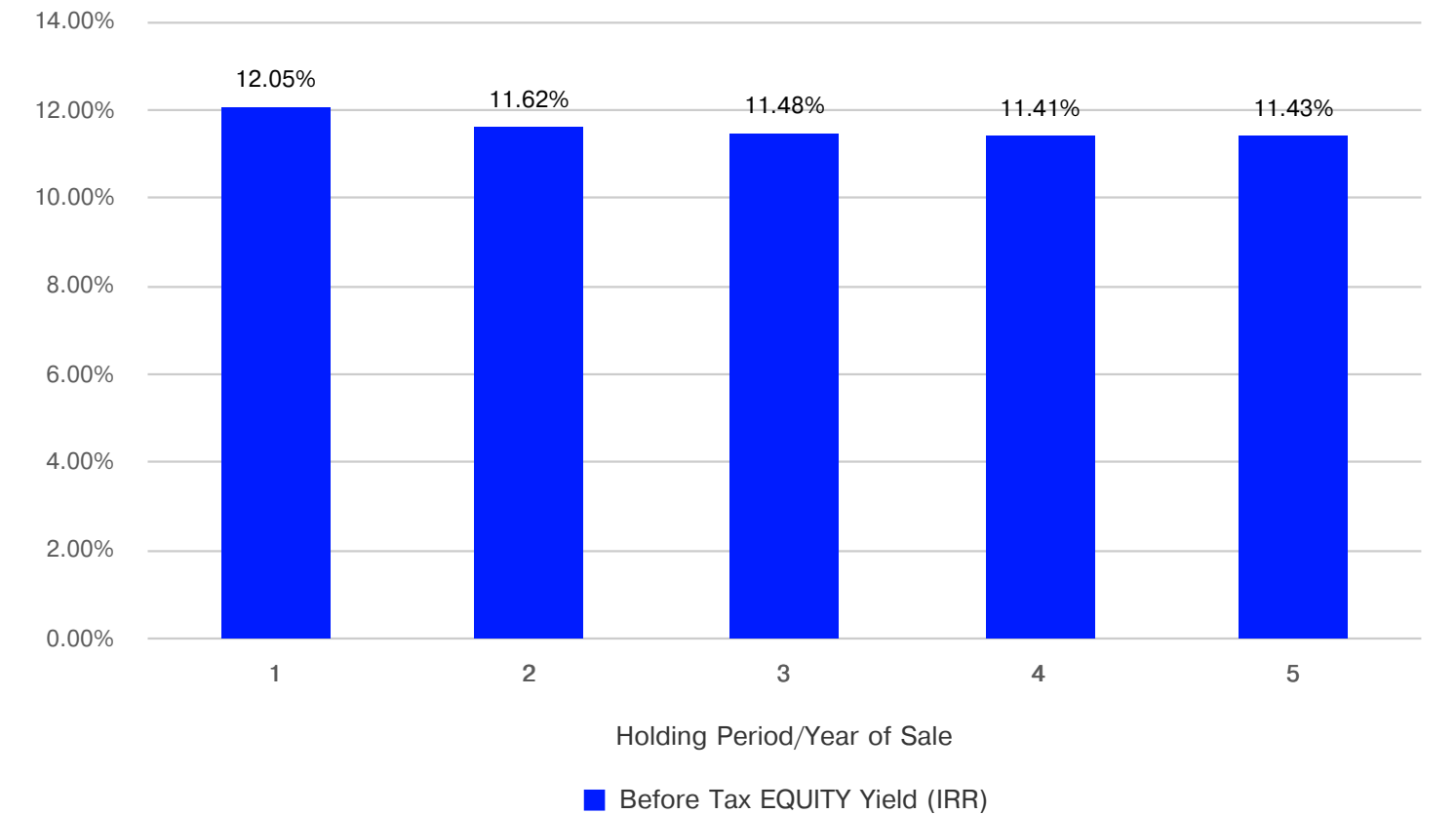
Christopher Angelo  
 Commercial Specialist  
 CENTURY 21 Elite Locations, Inc  
 Phone: 813-220-8396  
 Email: chris@century21elite.com  
 www.century21elite.com  
 11406 N. Dale Mabry Hwy., Tampa FL 33618

DISCLAIMER: Year 5 sales price based on estimated NOI in year 6. All information is based on estimated forecast and are intended for the purpose of example projections and analysis. The information presented herein is provided as is, without warranty of any kind. Neither CENTURY 21 Elite Locations, Inc nor CRE Tech, Inc. assume any liability for errors or omissions. This information is not intended to replace or serve as substitute for any legal, investment, real estate or other professional advice, consultation or service. CENTURY 21 Commercial, the CENTURY 21 Commercial Logo and C21 Commercial are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.



Before Tax Optimal Holding Period	1 Year
Before Tax Optimal Hold Annual Yield	12.05%

Optimal Holding Period by Annual Equity Yield (IRR)



Year of Sale	Year 1	Year 2	Year 3	Year 4	Year 5
Before Tax EQUITY Yield (IRR)	12.05%	11.62%	11.48%	11.41%	11.43%



Christopher Angelo  
 Commercial Specialist  
 CENTURY 21 Elite Locations, Inc  
 Phone: 813-220-8396  
 Email: chris@century21elite.com  
 www.century21elite.com  
 11406 N. Dale Mabry Hwy., Tampa FL 33618

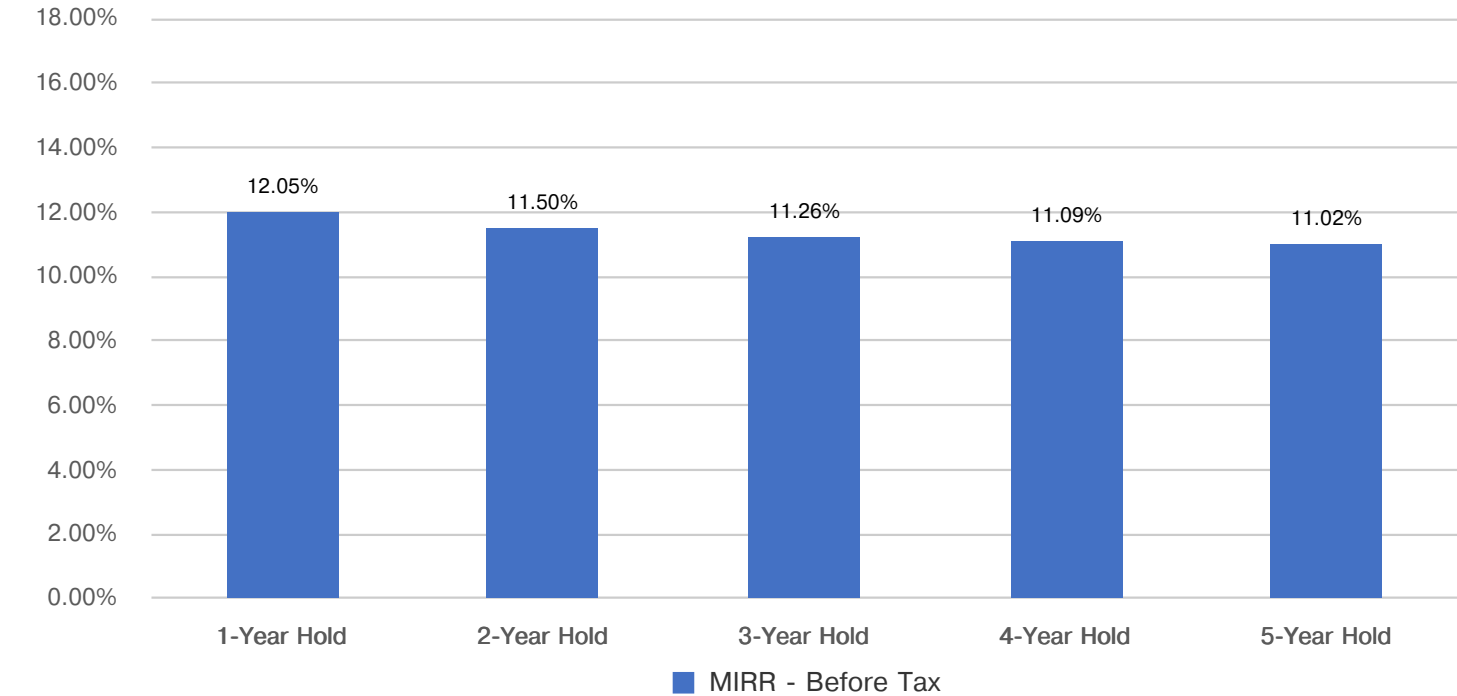
DISCLAIMER: Year 5 sales price based on estimated NOI in year 6. All information is based on estimated forecast and are intended for the purpose of example projections and analysis. The information presented herein is provided as is, without warranty of any kind. Neither CENTURY 21 Elite Locations, Inc nor CRE Tech, Inc. assume any liability for errors or omissions. This information is not intended to replace or serve as substitute for any legal, investment, real estate or other professional advice, consultation or service. CENTURY 21 Commercial, the CENTURY 21 Commercial Logo and C21 Commercial are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.



**MIRR - Modified Internal Rate of Return**  
 Fiscal Year Beginning January 2026

Before Tax Finance Rate	6.00%
Before Tax Reinvestment Rate	8.00%

**MIRR - Modified Internal Rate of Return**



Year	1-Year Hold	2-Year Hold	3-Year Hold	4-Year Hold	5-Year Hold
0	(\$12,500,000.00)	(\$12,500,000.00)	(\$12,500,000.00)	(\$12,500,000.00)	(\$12,500,000.00)
1	\$14,005,934.00	\$922,534.00	\$922,534.00	\$922,534.00	\$922,534.00
2		\$14,544,156.00	\$958,206.00	\$958,206.00	\$958,206.00
3			\$15,103,713.00	\$995,263.00	\$995,263.00
4				\$15,684,654.00	\$1,033,754.00
5					\$16,341,191.00
MIRR- Before Tax	12.05 %	11.50 %	11.26 %	11.09 %	11.02 %

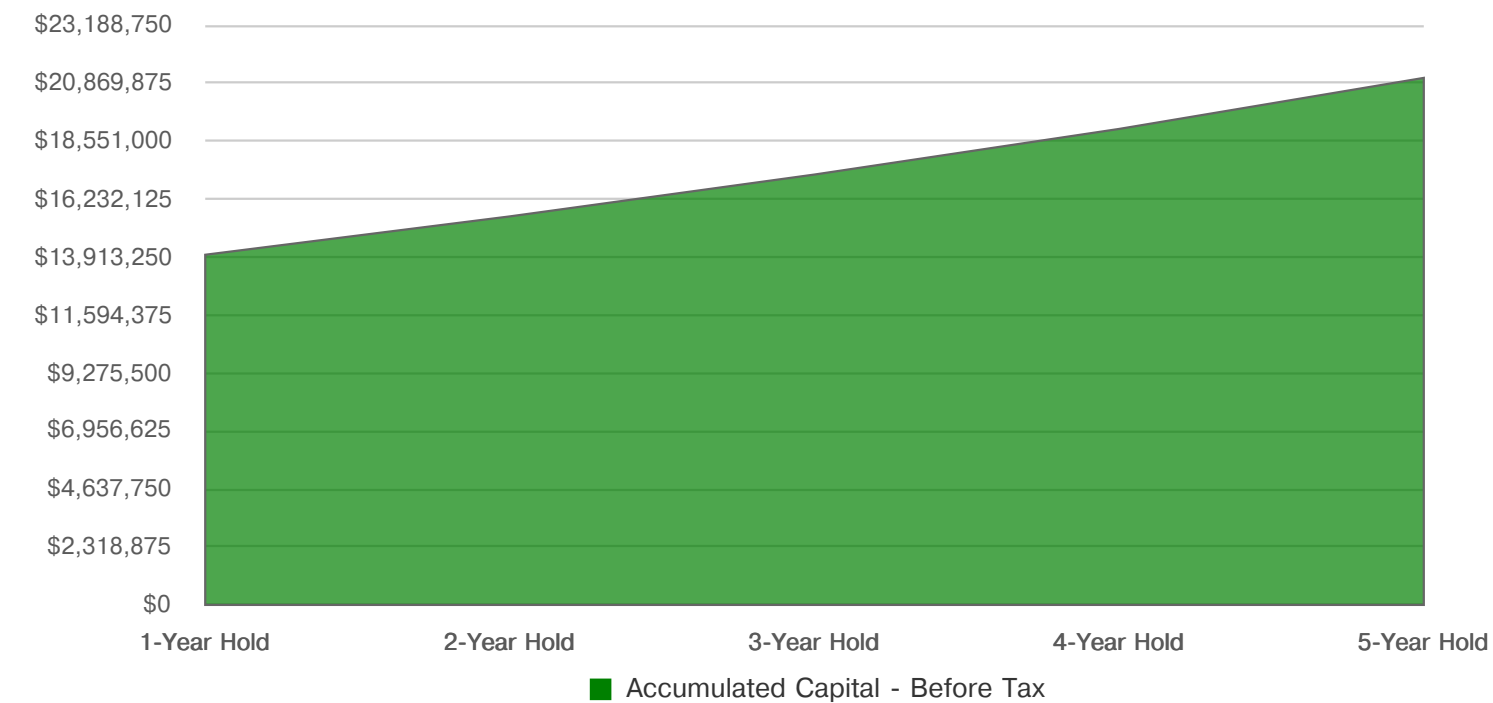


Christopher Angelo  
 Commercial Specialist  
 CENTURY 21 Elite Locations, Inc  
 Phone: 813-220-8396  
 Email: chris@century21elite.com  
 www.century21elite.com  
 11406 N. Dale Mabry Hwy., Tampa FL 33618

DISCLAIMER: Year 5 sales price based on estimated NOI in year 6. All information is based on estimated forecast and are intended for the purpose of example projections and analysis. The information presented herein is provided as is, without warranty of any kind. Neither CENTURY 21 Elite Locations, Inc nor CRE Tech, Inc. assume any liability for errors or omissions. This information is not intended to replace or serve as substitute for any legal, investment, real estate or other professional advice, consultation or service. CENTURY 21 Commercial, the CENTURY 21 Commercial Logo and C21 Commercial are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.



Accumulated Capital



Year	1-Year Hold	2-Year Hold	3-Year Hold	4-Year Hold	5-Year Hold
Accumulated Capital- Before Tax	\$14,005,934	\$15,540,493	\$17,214,619	\$19,039,317	\$21,080,681
Equity Multiple	1.12	1.24	1.38	1.52	1.69



Christopher Angelo  
 Commercial Specialist  
 CENTURY 21 Elite Locations, Inc  
 Phone: 813-220-8396  
 Email: chris@century21elite.com  
 www.century21elite.com  
 11406 N. Dale Mabry Hwy., Tampa FL 33618

DISCLAIMER: Year 5 sales price based on estimated NOI in year 6. All information is based on estimated forecast and are intended for the purpose of example projections and analysis. The information presented herein is provided as is, without warranty of any kind. Neither CENTURY 21 Elite Locations, Inc nor CRE Tech, Inc. assume any liability for errors or omissions. This information is not intended to replace or serve as substitute for any legal, investment, real estate or other professional advice, consultation or service. CENTURY 21 Commercial, the CENTURY 21 Commercial Logo and C21 Commercial are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.



PROPERTY

Property Size	23,252 Square Feet
Purchase Date	01/2026

INCOME

Potential Income	
Year 1 Potential Income	Lease Details
Annual Income Increase	Lease Details

Lease Details	
Lease	
Tenant Name	Orlando Outpatient Surgery Center
Suite/unit #	1736
Lease Start Date	04/2025
Lease Term	108
Lease End Date	03/2034
Rent	
Rentable Area	12,000 Square Feet
Year 1 Annual Rent	\$640,212.00
Rent Escalation	4.00%
Initial Rent Concessions	0.00
Tenant Improvement Allowance (at Lease Start)	0.00
Leasing Commissions (at lease start)	0.00
Reimbursements	
Year 1 Tenant Reimbursement	0.00
Tenant Reimbursement Escalation	0.00%



Christopher Angelo  
Commercial Specialist

CENTURY 21 Elite Locations, Inc  
Phone: 813-220-8396  
Email: chris@century21elite.com  
www.century21elite.com  
11406 N. Dale Mabry Hwy., Tampa FL 33618

DISCLAIMER: Year 5 sales price based on estimated NOI in year 6. All information is based on estimated forecast and are intended for the purpose of example projections and analysis. The information presented herein is provided as is, without warranty of any kind. Neither CENTURY 21 Elite Locations, Inc nor CRE Tech, Inc. assume any liability for errors or omissions. This information is not intended to replace or serve as substitute for any legal, investment, real estate or other professional advice, consultation or service. CENTURY 21 Commercial, the CENTURY 21 Commercial Logo and C21 Commercial are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.





# ORLANDO MEDICAL CENTER

1724 and 1736 33rd Street, Orlando, Florida, 32839



## Analysis Assumptions

Fiscal Year Beginning January 2026

Lease Rollover Analysis	
Lease Renewal Probability	100%
Renewal Annual Rent	\$789,136.00
Market (new) Annual Rent	0
Rent Escalation	0.00%
Estimated Months To Re-lease	0
Rollover Rent Concessions	0.00
Renewal Tenant Improvements	0.00
New Tenant Improvements	0.00
Renewal Lease Commissions	0.00
New Lease Commissions	0.00

Lease Details	
Lease	
Tenant Name	Pineapple Health Care Inc
Suite/unit #	1724/110
Lease Start Date	07/2025
Lease Term	72
Lease End Date	06/2031
Rent	
Rentable Area	1,842 Square Feet
Year 1 Annual Rent	\$53,196.00
Rent Escalation	3.00%
Initial Rent Concessions	0.00
Tenant Improvement Allowance (at Lease Start)	0.00
Leasing Commissions (at lease start)	\$1,715.66
Reimbursements	
Year 1 Tenant Reimbursement	0.00
Tenant Reimbursement Escalation	0.00%



Christopher Angelo  
Commercial Specialist

CENTURY 21 Elite Locations, Inc  
Phone: 813-220-8396  
Email: chris@century21elite.com  
www.century21elite.com  
11406 N. Dale Mabry Hwy., Tampa FL 33618

DISCLAIMER: Year 5 sales price based on estimated NOI in year 6. All information is based on estimated forecast and are intended for the purpose of example projections and analysis. The information presented herein is provided as is, without warranty of any kind. Neither CENTURY 21 Elite Locations, Inc nor CRE Tech, Inc. assume any liability for errors or omissions. This information is not intended to replace or serve as substitute for any legal, investment, real estate or other professional advice, consultation or service. CENTURY 21 Commercial, A.A., the CENTURY 21 Commercial Logo and C21 Commercial, A.A., are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.



# ORLANDO MEDICAL CENTER

1724 and 1736 33rd Street, Orlando, Florida, 32839



## Analysis Assumptions

Fiscal Year Beginning January 2026

Lease Rollover Analysis	
Lease Renewal Probability	80%
Renewal Annual Rent	\$50,389.20
Market (new) Annual Rent	\$50,389.20
Rent Escalation	3.00%
Estimated Months To Re-lease	3
Rollover Rent Concessions	0.00
Renewal Tenant Improvements	0.00
New Tenant Improvements	0.00
Renewal Lease Commissions	0.00
New Lease Commissions	0.00

Lease Details	
Lease	
Tenant Name	Pineapple Health Care
Suite/unit #	1724/120
Lease Start Date	07/2025
Lease Term	72
Lease End Date	06/2031
Rent	
Rentable Area	1,514 Square Feet
Year 1 Annual Rent	\$43,728.00
Rent Escalation	3.00%
Initial Rent Concessions	0.00
Tenant Improvement Allowance (at Lease Start)	0.00
Leasing Commissions (at lease start)	\$4,357.87
Reimbursements	
Year 1 Tenant Reimbursement	0.00
Tenant Reimbursement Escalation	0.00%



Christopher Angelo  
Commercial Specialist

CENTURY 21 Elite Locations, Inc.  
Phone: 813-220-8396  
Email: chris@century21elite.com  
www.century21elite.com  
11406 N. Dale Mabry Hwy., Tampa FL 33618

DISCLAIMER: Year 5 sales price based on estimated NOI in year 6. All information is based on estimated forecast and are intended for the purpose of example projections and analysis. The information presented herein is provided as is, without warranty of any kind. Neither CENTURY 21 Elite Locations, Inc. nor CRE Tech, Inc. assume any liability for errors or omissions. This information is not intended to replace or serve as substitute for any legal, investment, real estate or other professional advice, consultation or service. CENTURY 21 Commercial, A.A., the CENTURY 21 Commercial Logo and C21 Commercial, A.A. are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.



# ORLANDO MEDICAL CENTER

1724 and 1736 33rd Street, Orlando, Florida, 32839



## Analysis Assumptions

Fiscal Year Beginning January 2026

Lease Rollover Analysis	
Lease Renewal Probability	90%
Renewal Annual Rent	\$39,606.00
Market (new) Annual Rent	\$39,606.00
Rent Escalation	3.00%
Estimated Months To Re-lease	3
Rollover Rent Concessions	0.00
Renewal Tenant Improvements	0.00
New Tenant Improvements	0.00
Renewal Lease Commissions	0.00
New Lease Commissions	0.00

Lease Details	
Lease	
Tenant Name	Florida Pain Relief Group
Suite/unit #	1724-200
Lease Start Date	09/2025
Lease Term	96
Lease End Date	08/2033
Rent	
Rentable Area	6,000 Square Feet
Year 1 Annual Rent	\$161,760.00
Rent Escalation	4.00%
Initial Rent Concessions	0.00
Tenant Improvement Allowance (at Lease Start)	0.00
Leasing Commissions (at lease start)	0.00
Reimbursements	
Year 1 Tenant Reimbursement	0.00
Tenant Reimbursement Escalation	0.00%



Christopher Angelo  
Commercial Specialist

CENTURY 21 Elite Locations, Inc.  
Phone: 813-220-8396  
Email: [chris@century21elite.com](mailto:chris@century21elite.com)  
[www.century21elite.com](http://www.century21elite.com)  
11406 N. Dale Mabry Hwy., Tampa FL 33618

DISCLAIMER: Year 5 sales price based on estimated NOI in year 6. All information is based on estimated forecast and are intended for the purpose of example projections and analysis. The information presented herein is provided as is, without warranty of any kind. Neither CENTURY 21 Elite Locations, Inc. nor CRE Tech, Inc. assume any liability for errors or omissions. This information is not intended to replace or serve as substitute for any legal, investment, real estate or other professional advice, consultation or service. CENTURY 21 Commercial, the CENTURY 21 Commercial Logo and C21 Commercial are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.



# ORLANDO MEDICAL CENTER

1724 and 1736 33rd Street, Orlando, Florida, 32839



## Analysis Assumptions

Fiscal Year Beginning January 2026

Lease Rollover Analysis	
Lease Renewal Probability	100%
Renewal Annual Rent	\$192,000.00
Market (new) Annual Rent	0
Rent Escalation	0.00%
Estimated Months To Re-lease	0
Rollover Rent Concessions	0.00
Renewal Tenant Improvements	0.00
New Tenant Improvements	0.00
Renewal Lease Commissions	0.00
New Lease Commissions	0.00

Lease Details	
Lease	
Tenant Name	Pineapple Health Care
Suite/unit #	1724/130
Lease Start Date	07/2025
Lease Term	72
Lease End Date	06/2031
Rent	
Rentable Area	1,896 Square Feet
Year 1 Annual Rent	\$54,756.00
Rent Escalation	3.00%
Initial Rent Concessions	0.00
Tenant Improvement Allowance (at Lease Start)	0.00
Leasing Commissions (at lease start)	\$28,691.00
Reimbursements	
Year 1 Tenant Reimbursement	0.00
Tenant Reimbursement Escalation	0.00%



Christopher Angelo  
Commercial Specialist

CENTURY 21 Elite Locations, Inc.  
Phone: 813-220-8396  
Email: chris@century21elite.com  
www.century21elite.com  
11406 N. Dale Mabry Hwy., Tampa FL 33618

DISCLAIMER: Year 5 sales price based on estimated NOI in year 6. All information is based on estimated forecast and are intended for the purpose of example projections and analysis. The information presented herein is provided as is, without warranty of any kind. Neither CENTURY 21 Elite Locations, Inc. nor CRE Tech, Inc. assume any liability for errors or omissions. This information is not intended to replace or serve as substitute for any legal, investment, real estate or other professional advice, consultation or service. CENTURY 21 Commercial, A.A., the CENTURY 21 Commercial Logo and C21 Commercial, A.A. are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.



# ORLANDO MEDICAL CENTER

1724 and 1736 33rd Street, Orlando, Florida, 32839



## Analysis Assumptions

Fiscal Year Beginning January 2026

Lease Rollover Analysis	
Lease Renewal Probability	90%
Renewal Annual Rent	\$56,500.00
Market (new) Annual Rent	\$468,645.00
Rent Escalation	3.00%
Estimated Months To Re-lease	3
Rollover Rent Concessions	0.00
Renewal Tenant Improvements	0.00
New Tenant Improvements	0.00
Renewal Lease Commissions	0.00
New Lease Commissions	0.00

Other Income	
Other Income	\$357,616.00
Other Income Increase	3.00%

## VACANCY & EXPENSES

Vacancy	
Vacancy/credit Loss	Custom

	Year	Type	Amount
	1	Annual percentage	5.00 %
	2	Annual percentage	5.00 %
	3	Annual percentage	5.00 %
	4	Annual percentage	5.00 %
	5	Annual percentage	5.00 %
	6	Annual percentage	5.00 %
	7	Annual percentage	5.00 %
	8	Annual percentage	5.00 %
	9	Annual percentage	5.00 %
	10	Annual percentage	5.00 %
	11	Annual percentage	5.00 %

Expenses	
Year 1 Expenses	Line item
Annual Expense Increase	Line item

Line Item Expenses	
--------------------	--



Christopher Angelo  
Commercial Specialist

CENTURY 21 Elite Locations, Inc  
Phone: 813-220-8396  
Email: chris@century21elite.com  
www.century21elite.com  
11406 N. Dale Mabry Hwy., Tampa FL 33618

DISCLAIMER: Year 5 sales price based on estimated NOI in year 6. All information is based on estimated forecast and are intended for the purpose of example projections and analysis. The information presented herein is provided as is, without warranty of any kind. Neither CENTURY 21 Elite Locations, Inc nor CRE Tech, Inc. assume any liability for errors or omissions. This information is not intended to replace or serve as substitute for any legal, investment, real estate or other professional advice, consultation or service. CENTURY 21 Commercial, the CENTURY 21 Commercial Logo and C21 Commercial are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.





# ORLANDO MEDICAL CENTER

1724 and 1736 33rd Street, Orlando, Florida, 32839



## Analysis Assumptions

Fiscal Year Beginning January 2026

Real Estate Taxes	Year 1 Amount Annual % Changes
Year 1	\$131,068.50
Year 2	3.00%
Year 3	3.00%
Year 4	3.00%
Year 5	3.00%
Year 6	3.00%
Year 7	3.00%
Year 8	3.00%
Year 9	3.00%
Year 10	3.00%
Year 11	3.00%

Maintenance Contracts	Year 1 Amount Annual % Changes
Year 1	\$17,803.20
Year 2	3.00%
Year 3	3.00%
Year 4	3.00%
Year 5	3.00%
Year 6	3.00%
Year 7	3.00%
Year 8	3.00%
Year 9	3.00%
Year 10	3.00%
Year 11	3.00%

Property Insurance	Year 1 Amount Annual % Changes
Year 1	\$33,143.65
Year 2	3.00%
Year 3	3.00%
Year 4	3.00%
Year 5	3.00%
Year 6	3.00%
Year 7	3.00%
Year 8	3.00%
Year 9	3.00%
Year 10	3.00%
Year 11	3.00%



Christopher Angelo  
Commercial Specialist

CENTURY 21 Elite Locations, Inc.  
Phone: 813-220-8396  
Email: [chris@century21elite.com](mailto:chris@century21elite.com)  
[www.century21elite.com](http://www.century21elite.com)  
11406 N. Dale Mabry Hwy., Tampa FL 33618

DISCLAIMER: Year 5 sales price based on estimated NOI in year 6. All information is based on estimated forecast and are intended for the purpose of example projections and analysis. The information presented herein is provided as is, without warranty of any kind. Neither CENTURY 21 Elite Locations, Inc nor CRE Tech, Inc. assume any liability for errors or omissions. This information is not intended to replace or serve as substitute for any legal, investment, real estate or other professional advice, consultation or service. CENTURY 21 Commercial<sup>®</sup>, the CENTURY 21 Commercial Logo and C21 Commercial<sup>®</sup> are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.



# ORLANDO MEDICAL CENTER

1724 and 1736 33rd Street, Orlando, Florida, 32839



## Analysis Assumptions

Fiscal Year Beginning January 2026

Property Management	Year 1 Amount Annual % Changes
Year 1	\$57,996.00
Year 2	3.00%
Year 3	3.00%
Year 4	3.00%
Year 5	3.00%
Year 6	3.00%
Year 7	3.00%
Year 8	3.00%
Year 9	3.00%
Year 10	3.00%
Year 11	3.00%

Fire Marshall	Year 1 Amount Annual % Changes
Year 1	\$24,860.28
Year 2	3.00%
Year 3	3.00%
Year 4	3.00%
Year 5	3.00%
Year 6	3.00%
Year 7	3.00%
Year 8	3.00%
Year 9	3.00%
Year 10	3.00%
Year 11	3.00%

Janitorial	Year 1 Amount Annual % Changes
Year 1	\$1,874.40
Year 2	3.00%
Year 3	3.00%
Year 4	3.00%
Year 5	3.00%
Year 6	3.00%
Year 7	3.00%
Year 8	3.00%
Year 9	3.00%
Year 10	3.00%
Year 11	3.00%



Christopher Angelo  
Commercial Specialist

CENTURY 21 Elite Locations, Inc  
Phone: 813-220-8396  
Email: chris@century21elite.com  
www.century21elite.com  
11406 N. Dale Mabry Hwy., Tampa FL 33618

DISCLAIMER: Year 5 sales price based on estimated NOI in year 6. All information is based on estimated forecast and are intended for the purpose of example projections and analysis. The information presented herein is provided as is, without warranty of any kind. Neither CENTURY 21 Elite Locations, Inc nor CRE Tech, Inc. assume any liability for errors or omissions. This information is not intended to replace or serve as substitute for any legal, investment, real estate or other professional advice, consultation or service. CENTURY 21 Commercial, the CENTURY 21 Commercial Logo and C21 Commercial are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.

©Copyright 2011-2025 CRE Tech, Inc. All Rights Reserved.



# ORLANDO MEDICAL CENTER

1724 and 1736 33rd Street, Orlando, Florida, 32839



## Analysis Assumptions

Fiscal Year Beginning January 2026

Repairs And Maintenance	Year 1 Amount Annual % Changes
Year 1	\$32,783.17
Year 2	3.00%
Year 3	3.00%
Year 4	3.00%
Year 5	3.00%
Year 6	3.00%
Year 7	3.00%
Year 8	3.00%
Year 9	3.00%
Year 10	3.00%
Year 11	3.00%

Utilities	Year 1 Amount Annual % Changes
Year 1	\$22,316.99
Year 2	3.00%
Year 3	3.00%
Year 4	3.00%
Year 5	3.00%
Year 6	3.00%
Year 7	3.00%
Year 8	3.00%
Year 9	3.00%
Year 10	3.00%
Year 11	3.00%

Business License	Year 1 Amount Annual % Changes
Year 1	\$150.00
Year 2	3.00%
Year 3	3.00%
Year 4	3.00%
Year 5	3.00%
Year 6	3.00%
Year 7	3.00%
Year 8	3.00%
Year 9	3.00%
Year 10	3.00%
Year 11	3.00%



Christopher Angelo  
Commercial Specialist

CENTURY 21 Elite Locations, Inc  
Phone: 813-220-8396  
Email: [chris@century21elite.com](mailto:chris@century21elite.com)  
[www.century21elite.com](http://www.century21elite.com)  
11406 N. Dale Mabry Hwy., Tampa FL 33618

DISCLAIMER: Year 5 sales price based on estimated NOI in year 6. All information is based on estimated forecast and are intended for the purpose of example projections and analysis. The information presented herein is provided as is, without warranty of any kind. Neither CENTURY 21 Elite Locations, Inc nor CRE Tech, Inc. assume any liability for errors or omissions. This information is not intended to replace or serve as substitute for any legal, investment, real estate or other professional advice, consultation or service. CENTURY 21 Commercial, C21, the CENTURY 21 Commercial Logo and C21 Commercial are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.

©Copyright 2011-2025 CRE Tech, Inc. All Rights Reserved.



# ORLANDO MEDICAL CENTER

1724 and 1736 33rd Street, Orlando, Florida, 32839



## Analysis Assumptions

Fiscal Year Beginning January 2026

Association Dues	Year 1 Amount Annual % Changes
Year 1	\$16,973.88
Year 2	3.00%
Year 3	3.00%
Year 4	3.00%
Year 5	3.00%
Year 6	3.00%
Year 7	3.00%
Year 8	3.00%
Year 9	3.00%
Year 10	3.00%
Year 11	3.00%

Telephone	Year 1 Amount Annual % Changes
Year 1	\$5,883.64
Year 2	3.00%
Year 3	3.00%
Year 4	3.00%
Year 5	3.00%
Year 6	3.00%
Year 7	3.00%
Year 8	3.00%
Year 9	3.00%
Year 10	3.00%
Year 11	3.00%

Heating & Cooling	Year 1 Amount Annual % Changes
Year 1	\$12,840.00
Year 2	3.00%
Year 3	3.00%
Year 4	3.00%
Year 5	3.00%
Year 6	3.00%
Year 7	3.00%
Year 8	3.00%
Year 9	3.00%
Year 10	3.00%
Year 11	3.00%



Christopher Angelo  
Commercial Specialist

CENTURY 21 Elite Locations, Inc.  
Phone: 813-220-8396  
Email: [chris@century21elite.com](mailto:chris@century21elite.com)  
[www.century21elite.com](http://www.century21elite.com)  
11406 N. Dale Mabry Hwy., Tampa FL 33618

DISCLAIMER: Year 5 sales price based on estimated NOI in year 6. All information is based on estimated forecast and are intended for the purpose of example projections and analysis. The information presented herein is provided as is, without warranty of any kind. Neither CENTURY 21 Elite Locations, Inc nor CRE Tech, Inc. assume any liability for errors or omissions. This information is not intended to replace or serve as substitute for any legal, investment, real estate or other professional advice, consultation or service. CENTURY 21 Commercial<sup>®</sup>, the CENTURY 21 Commercial Logo and C21 Commercial<sup>®</sup> are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.



# ORLANDO MEDICAL CENTER

1724 and 1736 33rd Street, Orlando, Florida, 32839



## Analysis Assumptions

Fiscal Year Beginning January 2026

### Capital Expenses / Replacement Reserves (optional)

#### Add Annual Capital Expenses / Reserves

Year 1	\$0.25 Per Sq Ft/M2/Unit
Year 2	\$0.25 Per Sq Ft/M2/Unit
Year 3	\$0.25 Per Sq Ft/M2/Unit
Year 4	\$0.25 Per Sq Ft/M2/Unit
Year 5	\$0.25 Per Sq Ft/M2/Unit
Year 6	\$0.25 Per Sq Ft/M2/Unit
Year 7	\$0.25 Per Sq Ft/M2/Unit
Year 8	\$0.25 Per Sq Ft/M2/Unit
Year 9	\$0.25 Per Sq Ft/M2/Unit
Year 10	\$0.25 Per Sq Ft/M2/Unit

## MORTGAGE

#### 1st Mortgage

Assume Existing Loan	NO
Loan Amount	\$0.00
Loan Rate	0.00%
Interest Only	NO
Loan Fees Points	1.00%
Interest Calculation	30/360
Refinance / Future Loan	NO

## DISPOSITION/SALE

Cap Or Price	7.00 %
--------------	--------



Christopher Angelo  
Commercial Specialist

CENTURY 21 Elite Locations, Inc.  
Phone: 813-220-8396  
Email: [chris@century21elite.com](mailto:chris@century21elite.com)  
[www.century21elite.com](http://www.century21elite.com)  
11406 N. Dale Mabry Hwy., Tampa FL 33618

DISCLAIMER: Year 5 sales price based on estimated NOI in year 6. All information is based on estimated forecast and are intended for the purpose of example projections and analysis. The information presented herein is provided as is, without warranty of any kind. Neither CENTURY 21 Elite Locations, Inc. nor CRE Tech, Inc. assume any liability for errors or omissions. This information is not intended to replace or serve as substitute for any legal, investment, real estate or other professional advice, consultation or service. CENTURY 21 Commercial, the CENTURY 21 Commercial Logo and C21 Commercial are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.

**DEFAULT ASSUMPTIONS**

Acquisition Cost (% Of Purchase Or \$)	NA
Cost Of Sale Disposition	5.00 %
Federal Income Tax Rate	20.00%
State / Local Income Tax Rate	0.00%
Medicare Surtax	3.80%
Tax On Gain From Appreciation	20.00%
Tax On Recaptured Depreciation	25.00%
State / Provincial / Local Capital Gain Rate	0.00%
Medicare Capital Gain Rate	3.80%
Percent Improvements	70.00%
Depreciation Life	Other
Year	15
Interest Deduction	Yes
Loan Costs Deduction	Yes
USA Mid Month Convention	Yes
Mortgage Calculation	USA

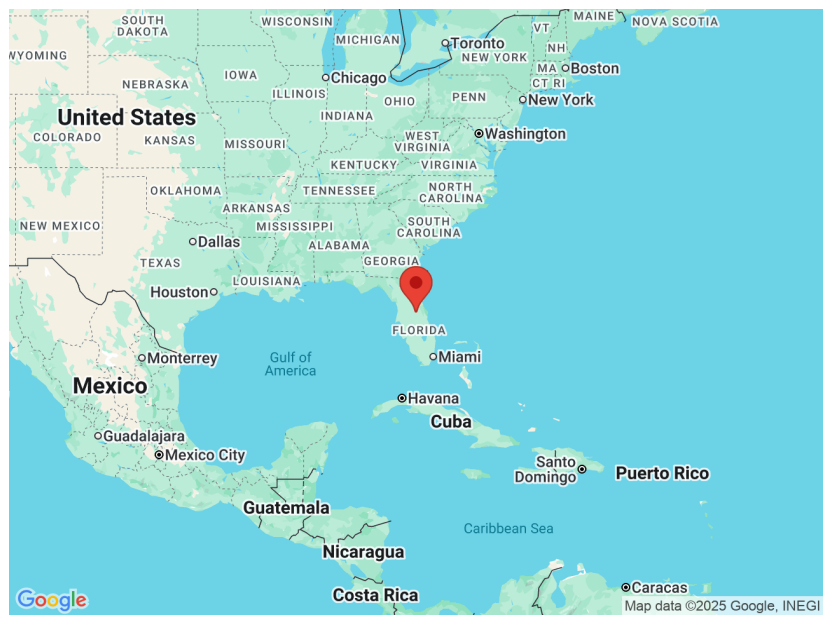
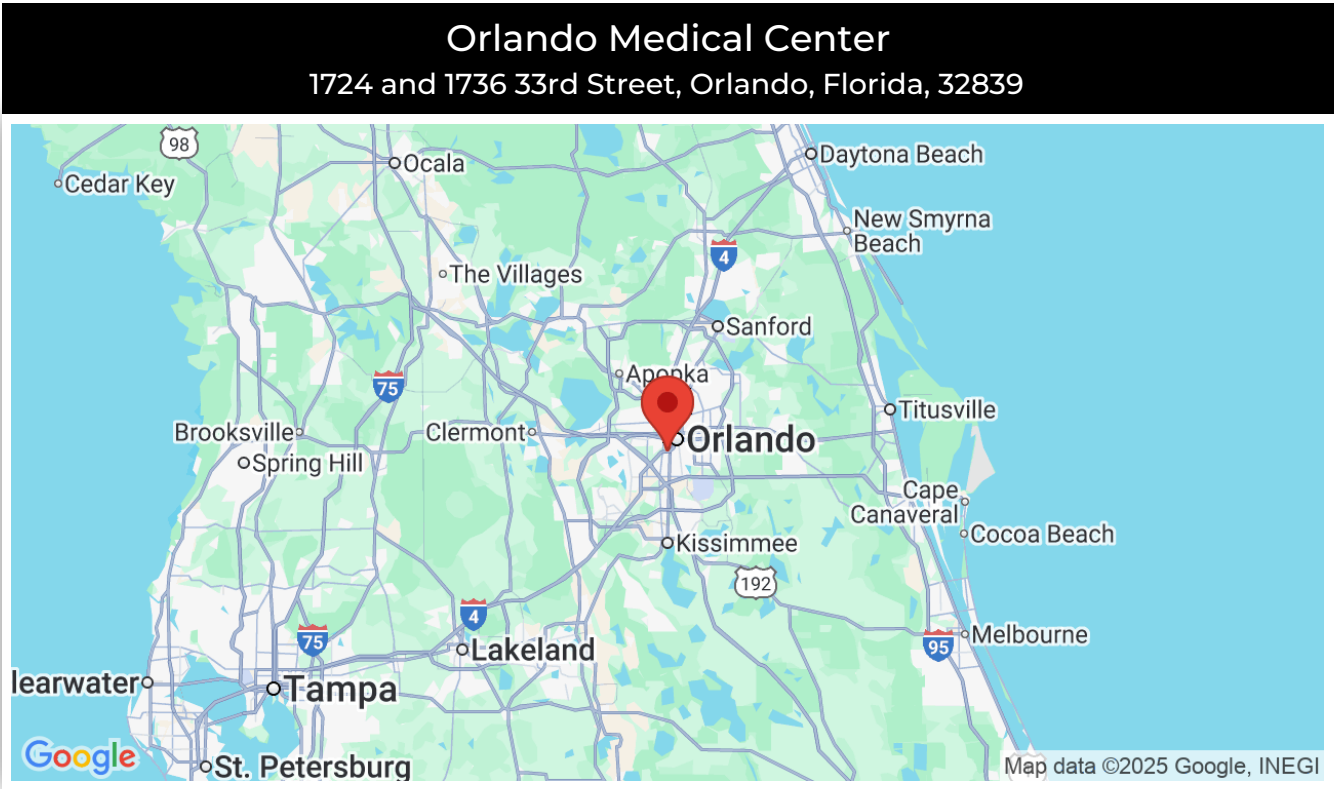


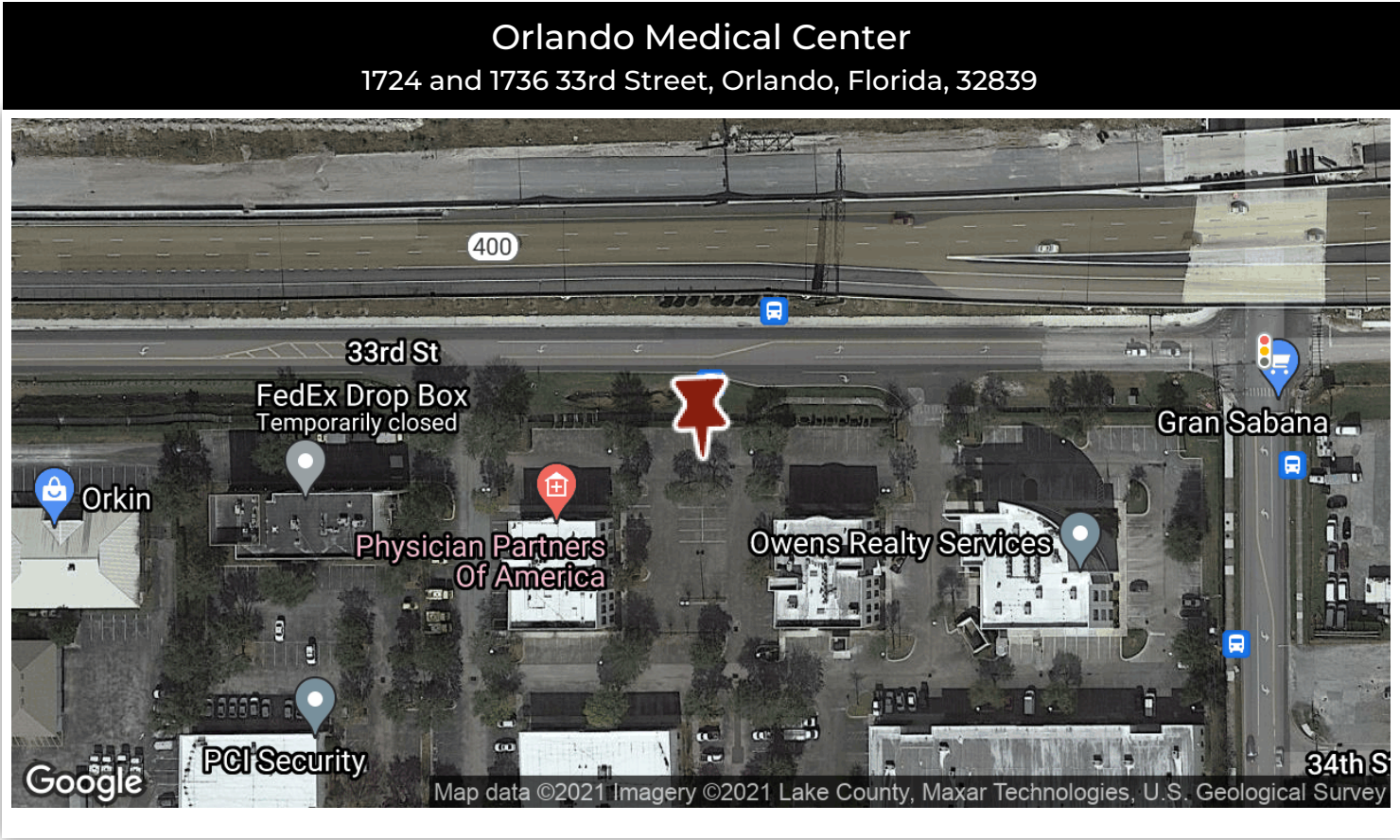
**Christopher Angelo**  
Commercial Specialist

CENTURY 21 Elite Locations, Inc  
Phone: 813-220-8396  
Email: [chris@century21elite.com](mailto:chris@century21elite.com)  
[www.century21elite.com](http://www.century21elite.com)  
11406 N. Dale Mabry Hwy., Tampa FL 33618

DISCLAIMER: Year 5 sales price based on estimated NOI in year 6. All information is based on estimated forecast and are intended for the purpose of example projections and analysis. The information presented herein is provided as is, without warranty of any kind. Neither CENTURY 21 Elite Locations, Inc nor CRE Tech, Inc. assume any liability for errors or omissions. This information is not intended to replace or serve as substitute for any legal, investment, real estate or other professional advice, consultation or service. CENTURY 21 Commercial<sup>®</sup>, the CENTURY 21 Commercial Logo and C21 Commercial<sup>®</sup> are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.





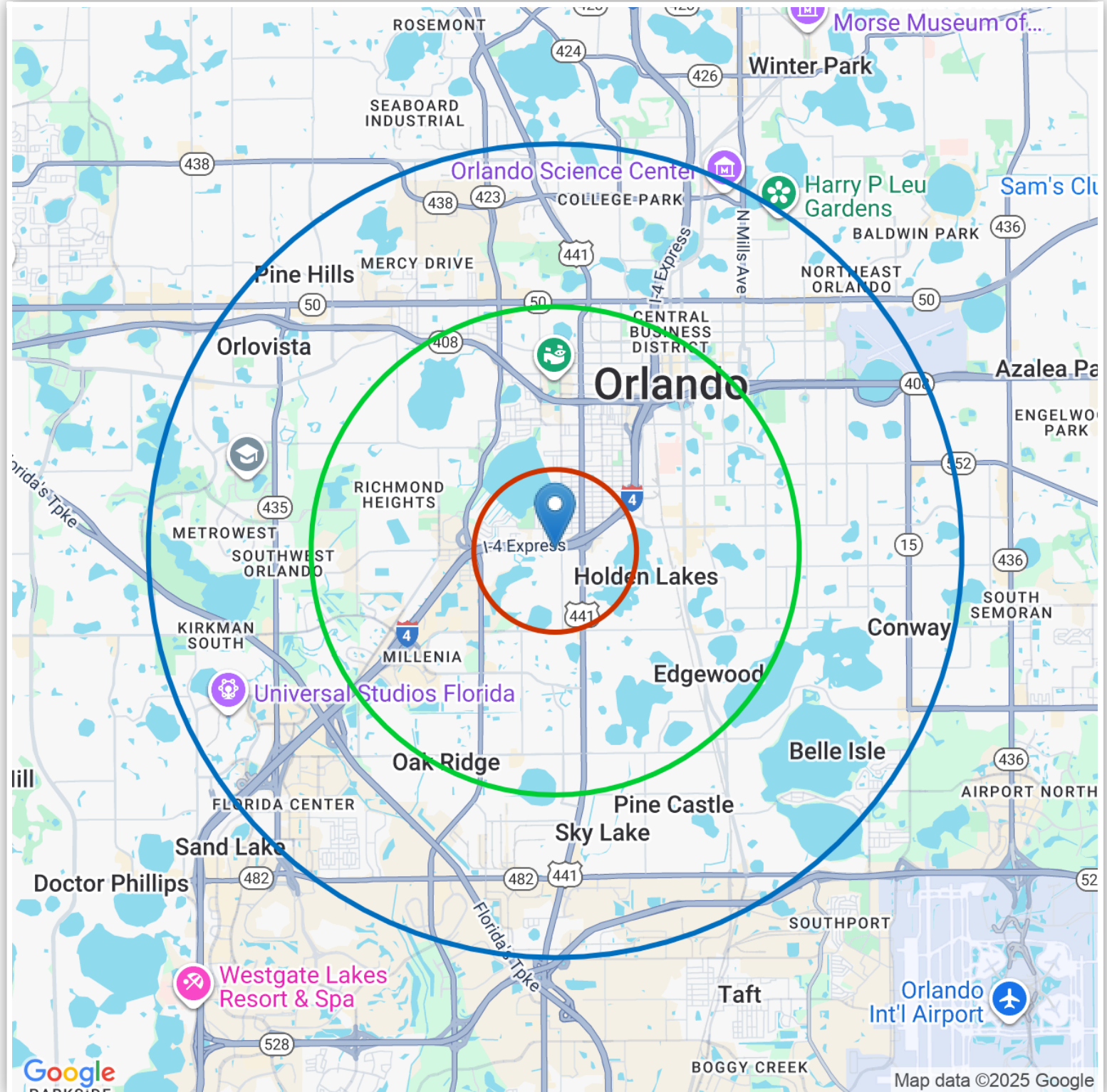




## ORLANDO MEDICAL CENTER

1724 and 1736 33rd Street, Orlando, Florida, 32839

Location/Study Area Map (Rings: 1, 3, 5 mile radius)



Christopher Angelo  
Commercial Specialist

CENTURY 21 Elite Locations, Inc.  
Phone: 813-220-8396  
Email: chris@century21elite.com  
www.century21elite.com  
11406 N. Dale Mabry Hwy., Tampa FL 33618

CENTURY 21 Commercial, the CENTURY 21 Commercial Logo and C21 Commercial are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.

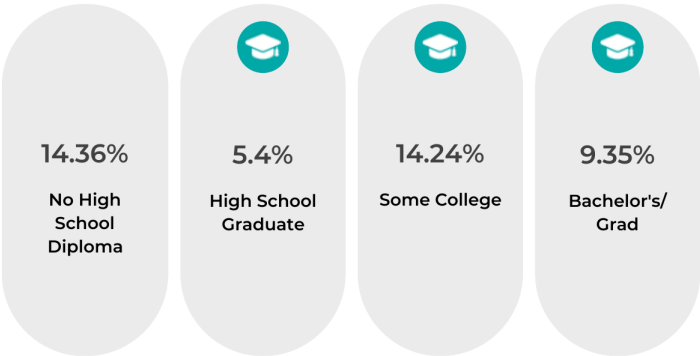
©Copyright 2011-2025 CRE Tech, Inc. All Rights Reserved.



KEY FACTS



EDUCATION



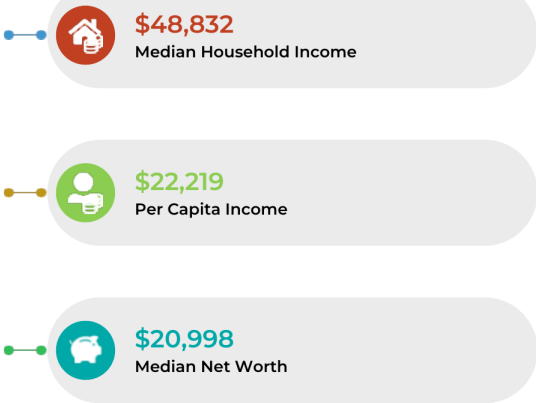
BUSINESS



EMPLOYMENT



INCOME



Households by Income

The largest group : \$50,000 - \$74,999 (24.19%) ■  
The smallest group : \$150,000 - \$199,999 (3.07%) ■

Indicator	Value(%)	
< \$15,000	16.52	■
\$15,000 - \$24,999	10.17	■
\$25,000 - \$34,999	11.11	■
\$35,000 - \$49,999	12.95	■
\$50,000 - \$74,999	24.19	■
\$75,000 - \$99,999	7.29	■
\$100,000 - \$149,999	10.17	■
\$150,000 - \$199,999	3.07	■
\$200,000+	4.5	■



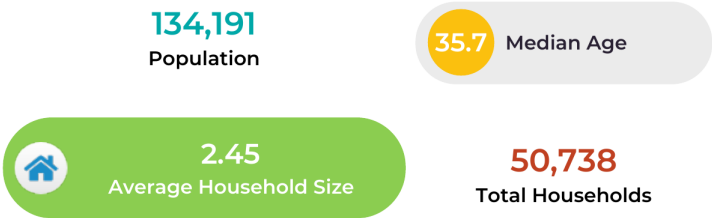
Copyright © 2024 TheAnalyst PRO by CRE Tech, Inc. <https://TheAnalystPRO.com>  
This infographic contains data provided by Esri.



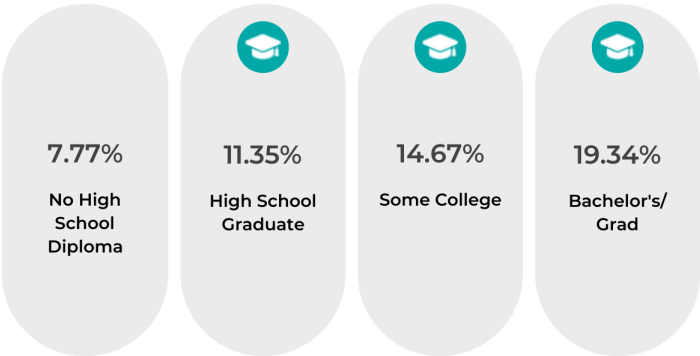
Christopher Angelo  
Commercial Specialist  
CENTURY 21 Elite Locations, Inc.  
Phone: 813-220-8396  
Email: [chris@century21elite.com](mailto:chris@century21elite.com)  
[www.century21elite.com](http://www.century21elite.com)  
11406 N. Dale Mabry Hwy., Tampa FL 33618



KEY FACTS



EDUCATION



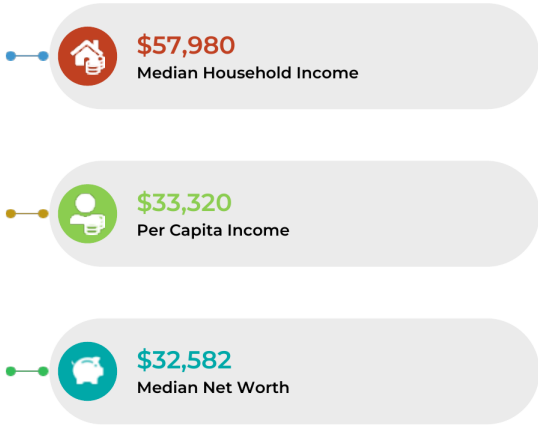
BUSINESS



EMPLOYMENT



INCOME



Households by Income

The largest group : \$50,000 - \$74,999 (23.83%) ■  
The smallest group : \$150,000 - \$199,999 (5.86%) ■

Indicator	Value(%)	
< \$15,000	13.38	■
\$15,000 - \$24,999	8.01	■
\$25,000 - \$34,999	7.2	■
\$35,000 - \$49,999	11.29	■
\$50,000 - \$74,999	23.83	■
\$75,000 - \$99,999	11.88	■
\$100,000 - \$149,999	11.51	■
\$150,000 - \$199,999	5.86	■
\$200,000+	7.04	■



Copyright © 2024 TheAnalyst PRO by CRE Tech, Inc. <https://TheAnalystPRO.com>  
This infographic contains data provided by Esri.



Christopher Angelo  
Commercial Specialist  
CENTURY 21 Elite Locations, Inc.  
Phone: 813-220-8396  
Email: [chris@century21elite.com](mailto:chris@century21elite.com)  
[www.century21elite.com](http://www.century21elite.com)  
11406 N. Dale Mabry Hwy., Tampa FL 33618

CENTURY 21 Commercial, A®, the CENTURY 21 Commercial Logo and C21 Commercial, A® are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.

©Copyright 2011-2025 CRE Tech, Inc. All Rights Reserved.



KEY FACTS

306,117  
Population

36 Median Age



2.43  
Average Household Size

118,584  
Total Households

EDUCATION



6.31%  
No High School Diploma



12.75%  
High School Graduate



13.59%  
Some College

24.54%  
Bachelor's/ Grad

BUSINESS



27,245  
Total Businesses



296,100  
Total Employees

EMPLOYMENT

53,819  
Retail Trade Employees

8,580  
Manufacturing Employees

20,016  
Eating & Drinking Employees

19,835  
Finance/Ins/Real Estate Emp

3.4% Unemployment Rate

INCOME



\$62,848  
Median Household Income



\$38,510  
Per Capita Income



\$54,643  
Median Net Worth

Households by Income

The largest group : \$50,000 - \$74,999 (23.48%)  
The smallest group : \$25,000 - \$34,999 (6.36%)

Indicator	Value(%)	
< \$15,000	11.27	
\$15,000 - \$24,999	6.8	
\$25,000 - \$34,999	6.36	
\$35,000 - \$49,999	11.04	
\$50,000 - \$74,999	23.48	
\$75,000 - \$99,999	12.64	
\$100,000 - \$149,999	12.12	
\$150,000 - \$199,999	7	
\$200,000+	9.29	



Copyright © 2024 TheAnalyst PRO by CRE Tech, Inc. <https://TheAnalystPRO.com>  
This infographic contains data provided by Esri.



Christopher Angelo  
Commercial Specialist  
CENTURY 21 Elite Locations, Inc.  
Phone: 813-220-8396  
Email: [chris@century21elite.com](mailto:chris@century21elite.com)  
[www.century21elite.com](http://www.century21elite.com)  
11406 N. Dale Mabry Hwy., Tampa FL 33618

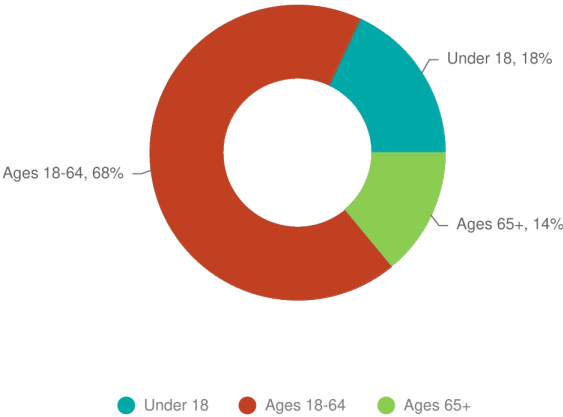




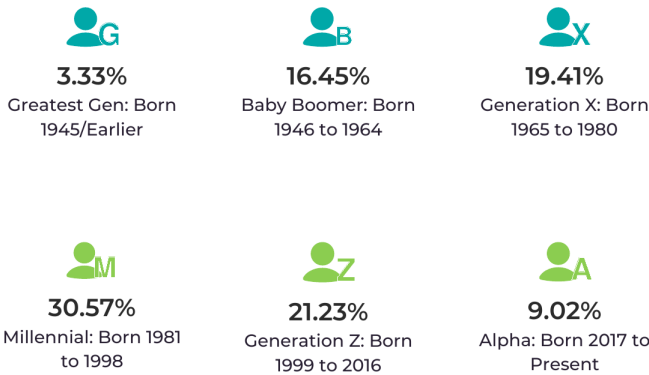
POPULATION TRENDS AND KEY INDICATORS  
1 Miles Ring

15,327 Population	4,820 Households	36.9 Median Age
2.53 Avg Size Household	\$48,832 Median Household Income	\$317,883 Median Home Value
44 Wealth Index	60 Housing Affordability	75.9 Diversity Index

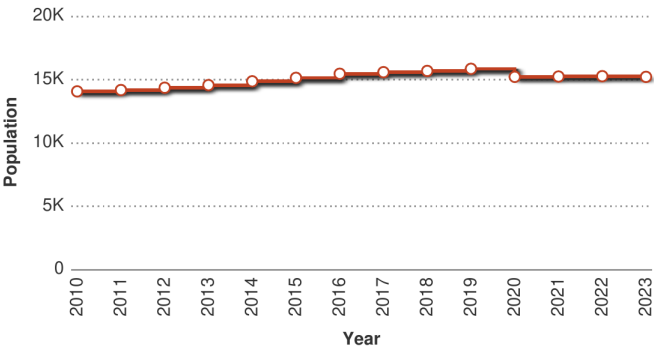
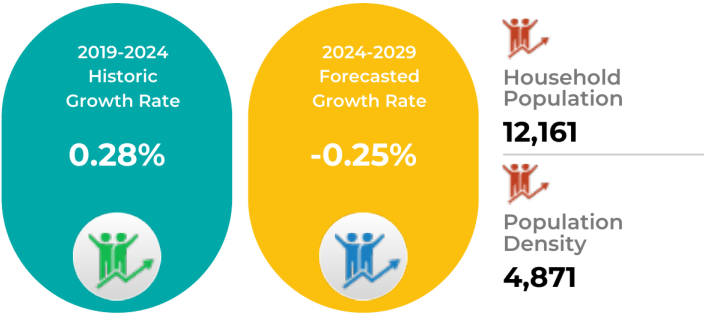
POPULATION BY AGE



POPULATION BY GENERATION



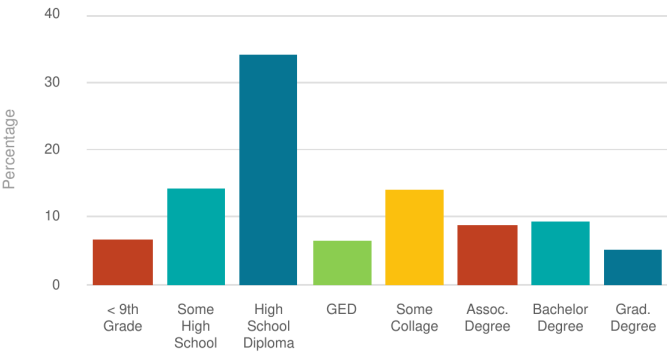
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



Copyright © 2024 TheAnalyst PRO by CRE Tech, Inc. <https://TheAnalystPRO.com>  
This infographic contains data provided by Esri.



Christopher Angelo  
Commercial Specialist  
CENTURY 21 Elite Locations, Inc.  
Phone: 813-220-8396  
Email: [chris@century21elite.com](mailto:chris@century21elite.com)  
[www.century21elite.com](http://www.century21elite.com)  
11406 N. Dale Mabry Hwy., Tampa FL 33618

CENTURY 21 Commercial, the CENTURY 21 Commercial Logo and C21 Commercial are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.

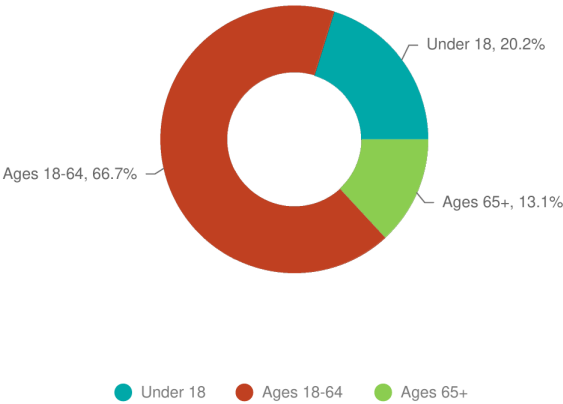
©Copyright 2011-2025 CRE Tech, Inc. All Rights Reserved.



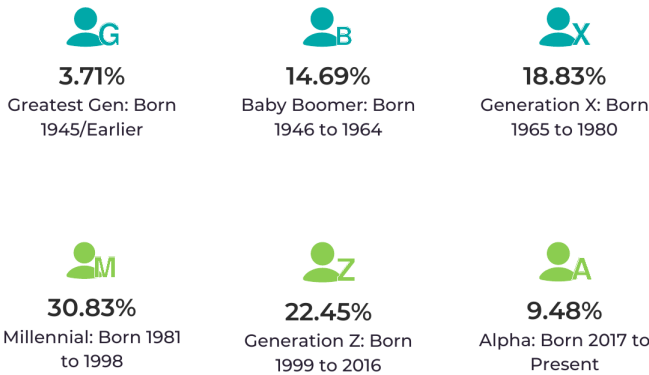
POPULATION TRENDS AND KEY INDICATORS  
3 Miles Ring

134,191	52,334	35.7
Population	Households	Median Age
2.45	\$57,980	\$397,573
Avg Size Household	Median Household Income	Median Home Value
56	57	83.4
Wealth Index	Housing Affordability	Diversity Index

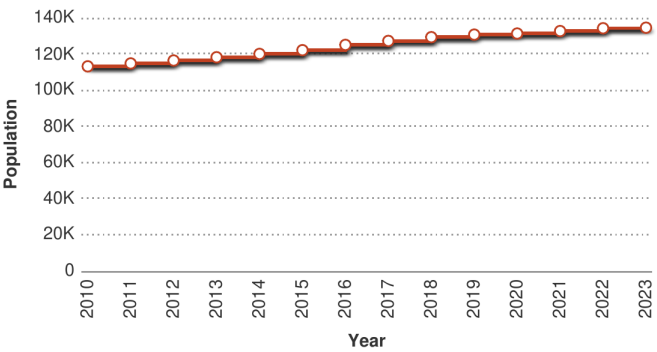
POPULATION BY AGE



POPULATION BY GENERATION



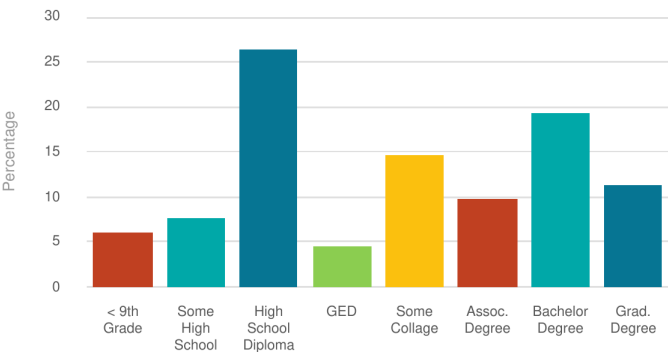
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



Copyright © 2024 TheAnalyst PRO by CRE Tech, Inc. <https://TheAnalystPRO.com>  
This infographic contains data provided by Esri.



Christopher Angelo  
Commercial Specialist  
CENTURY 21 Elite Locations, Inc.  
Phone: 813-220-8396  
Email: [chris@century21elite.com](mailto:chris@century21elite.com)  
[www.century21elite.com](http://www.century21elite.com)  
11406 N. Dale Mabry Hwy., Tampa FL 33618

CENTURY 21 Commercial, the CENTURY 21 Commercial Logo and C21 Commercial are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.

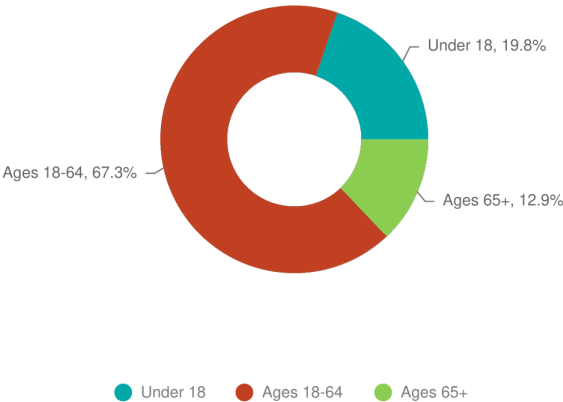
©Copyright 2011-2025 CRE Tech, Inc. All Rights Reserved.



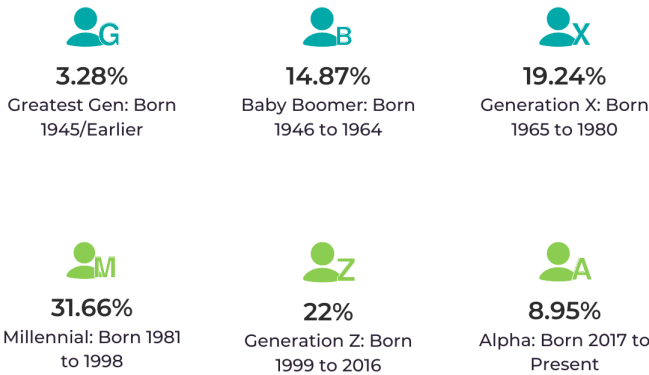
POPULATION TRENDS AND KEY INDICATORS  
5 Miles Ring

306,117	122,973	36
Population	Households	Median Age
2.43	\$62,848	\$411,071
Avg Size Household	Median Household Income	Median Home Value
68	60	84.2
Wealth Index	Housing Affordability	Diversity Index

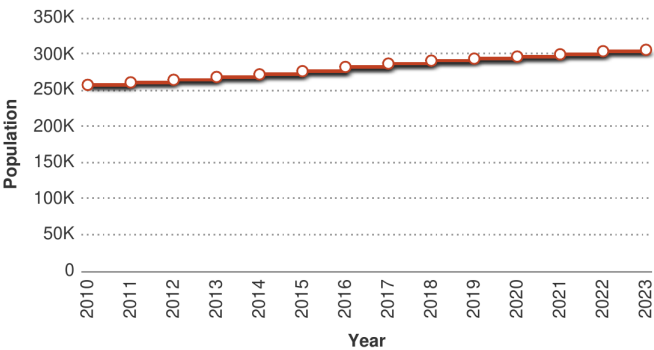
POPULATION BY AGE



POPULATION BY GENERATION



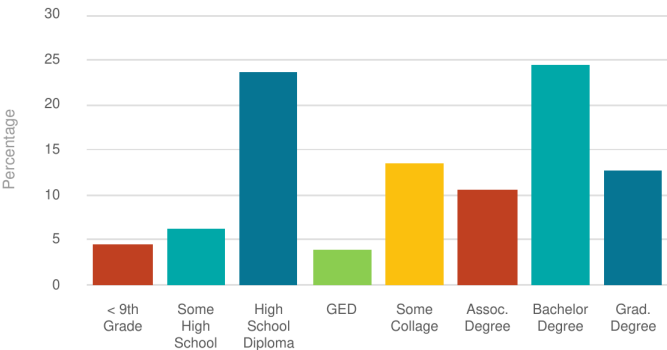
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



Copyright © 2024 TheAnalyst PRO by CRE Tech, Inc. <https://TheAnalystPRO.com>  
This infographic contains data provided by Esri.



Christopher Angelo  
Commercial Specialist  
CENTURY 21 Elite Locations, Inc.  
Phone: 813-220-8396  
Email: [chris@century21elite.com](mailto:chris@century21elite.com)  
[www.century21elite.com](http://www.century21elite.com)  
11406 N. Dale Mabry Hwy., Tampa FL 33618



## Community Profile



**15,327**  
Population  
Total

**0.28%**  
Population  
Growth

**2.53**  
Average  
HH Size

**36.9**  
Median  
Age

**75.9**  
Diversity  
Index

**\$48,832**  
Median HH  
Income

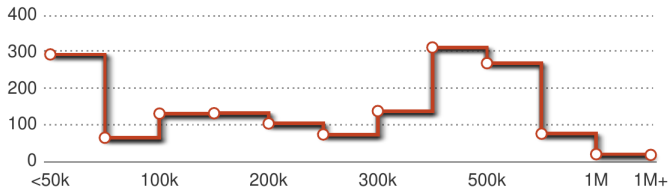
**\$317,883**  
Median Home  
Value

**18.41%**  
Under 18

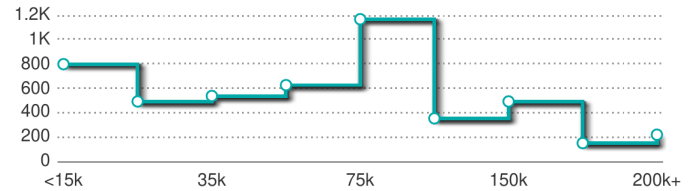
**67.66%**  
Ages 18  
to 65

**13.92%**  
Aged 66+

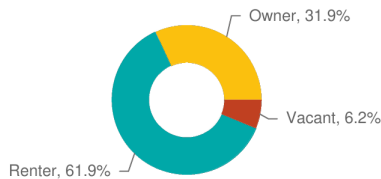
HOME VALUE



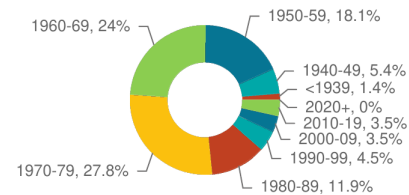
HOUSEHOLD INCOME



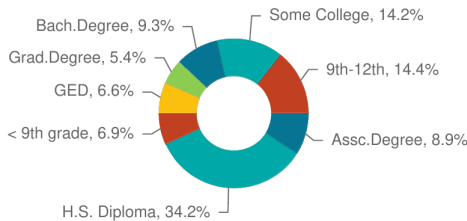
HOME OWNERSHIP



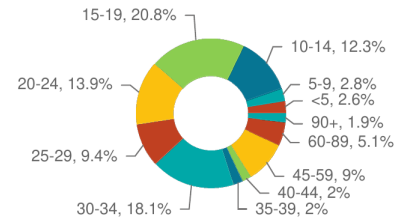
HOUSING: YEAR BUILT



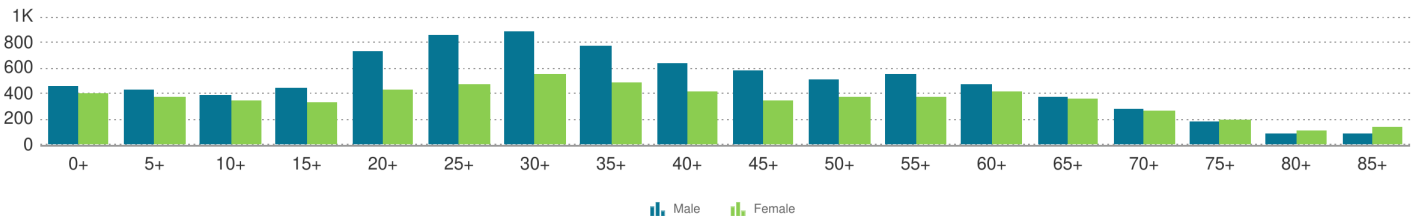
EDUCATIONAL ATTAINMENT



COMMUTE TIME: MINUTES



AGE PROFILE: 5 YEAR INCREMENTS



Copyright © 2024 TheAnalyst PRO by CRE Tech, Inc. <https://TheAnalystPRO.com>  
This infographic contains data provided by Esri.



Christopher Angelo  
Commercial Specialist  
CENTURY 21 Elite Locations, Inc.  
Phone: 813-220-8396  
Email: [chris@century21elite.com](mailto:chris@century21elite.com)  
[www.century21elite.com](http://www.century21elite.com)  
11406 N. Dale Mabry Hwy., Tampa FL 33618

CENTURY 21 Commercial, the CENTURY 21 Commercial Logo and C21 Commercial are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.

©Copyright 2011-2025 CRE Tech, Inc. All Rights Reserved.



Community Profile



134,191  
Population  
Total

0.68%  
Population  
Growth

2.45  
Average  
HH Size

35.7  
Median  
Age

83.4  
Diversity  
Index

\$57,980  
Median HH  
Income

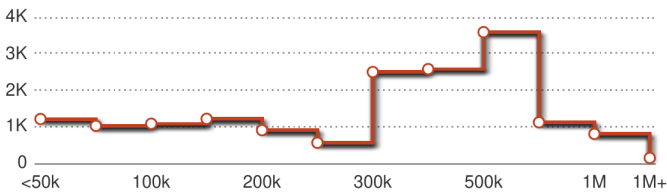
\$397,573  
Median Home  
Value

20.46%  
Under 18

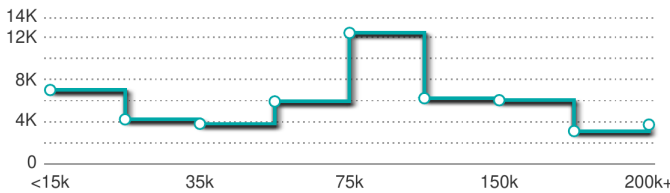
66.27%  
Ages 18  
to 65

13.27%  
Aged 66+

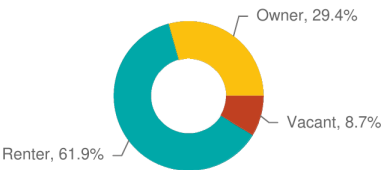
HOME VALUE



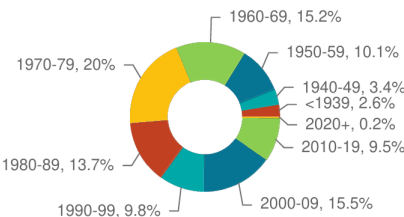
HOUSEHOLD INCOME



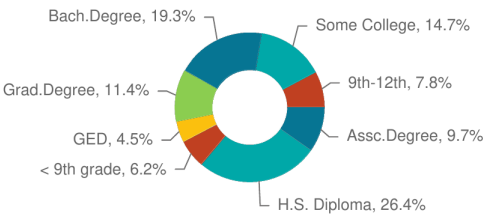
HOME OWNERSHIP



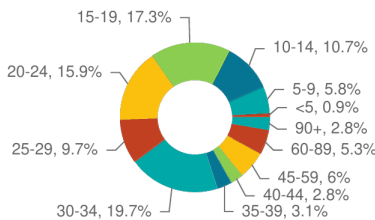
HOUSING: YEAR BUILT



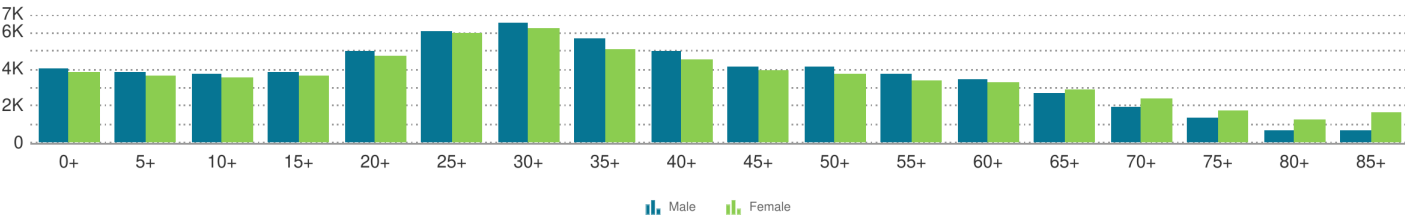
EDUCATIONAL ATTAINMENT



COMMUTE TIME: MINUTES



AGE PROFILE: 5 YEAR INCREMENTS



Copyright © 2024 TheAnalyst PRO by CRE Tech, Inc. <https://TheAnalystPRO.com>  
This infographic contains data provided by Esri.



Christopher Angelo  
Commercial Specialist  
CENTURY 21 Elite Locations, Inc.  
Phone: 813-220-8396  
Email: [chris@century21elite.com](mailto:chris@century21elite.com)  
[www.century21elite.com](http://www.century21elite.com)  
11406 N. Dale Mabry Hwy., Tampa FL 33618



## Community Profile



**306,117**

Population  
Total

**0.83%**

Population  
Growth

**2.43**

Average  
HH Size

**36**

Median  
Age

**84.2**

Diversity  
Index

**\$62,848**

Median HH  
Income

**\$411,071**

Median Home  
Value

**19.57%**

Under 18

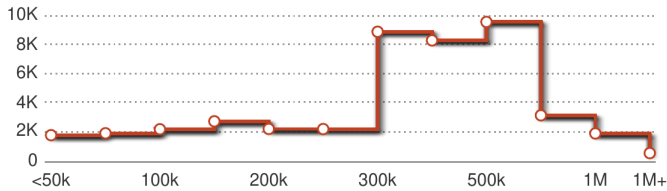
**67.58%**

Ages 18  
to 65

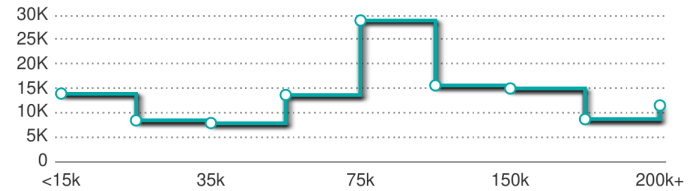
**12.85%**

Aged 66+

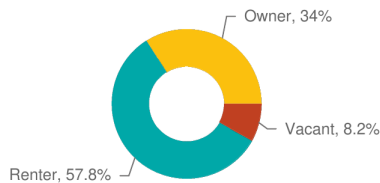
### HOME VALUE



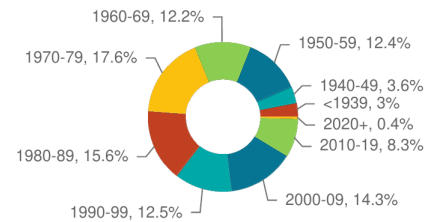
### HOUSEHOLD INCOME



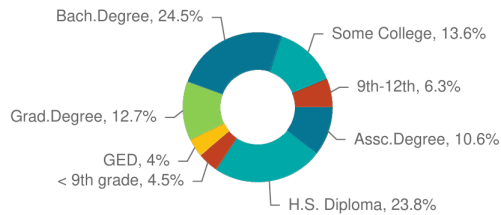
### HOME OWNERSHIP



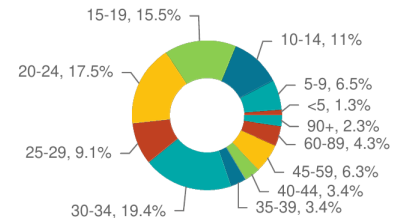
### HOUSING: YEAR BUILT



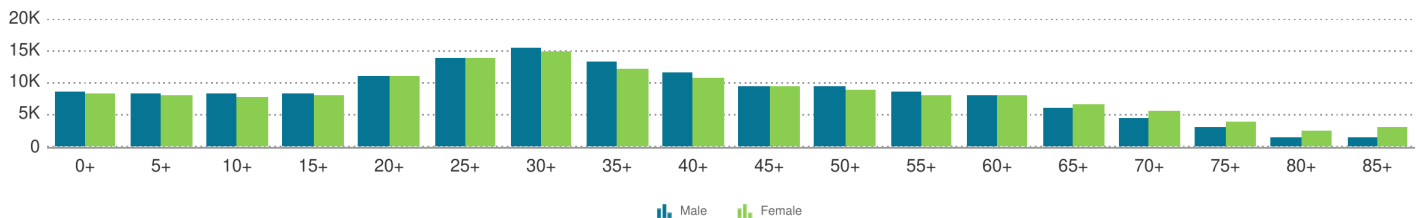
### EDUCATIONAL ATTAINMENT



### COMMUTE TIME: MINUTES



### AGE PROFILE: 5 YEAR INCREMENTS



Copyright © 2024 TheAnalyst PRO by CRE Tech, Inc. <https://TheAnalystPRO.com>  
This infographic contains data provided by Esri.



Christopher Angelo  
Commercial Specialist  
CENTURY 21 Elite Locations, Inc.  
Phone: 813-220-8396  
Email: [chris@century21elite.com](mailto:chris@century21elite.com)  
[www.century21elite.com](http://www.century21elite.com)  
11406 N. Dale Mabry Hwy., Tampa FL 33618

CENTURY 21 Commercial, the CENTURY 21 Commercial Logo and C21 Commercial are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.

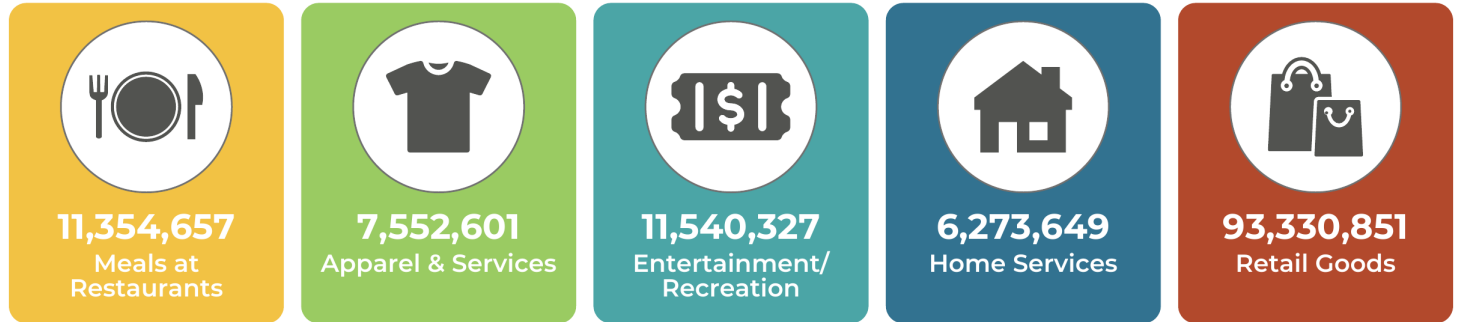
©Copyright 2011-2025 CRE Tech, Inc. All Rights Reserved.



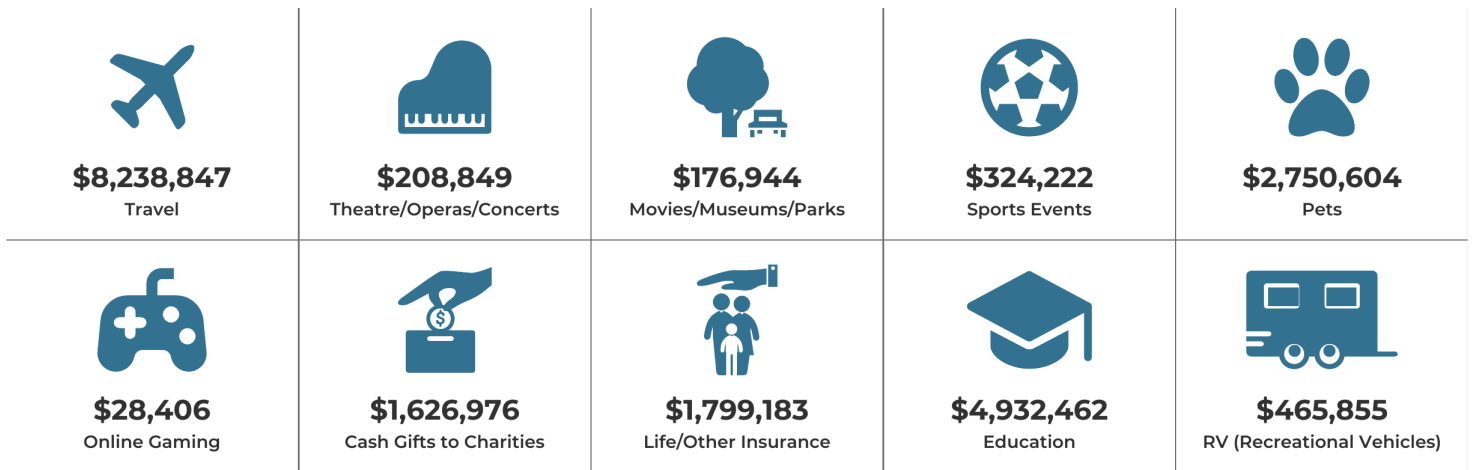


## Lifestyle and Tapestry Segmentation Infographic

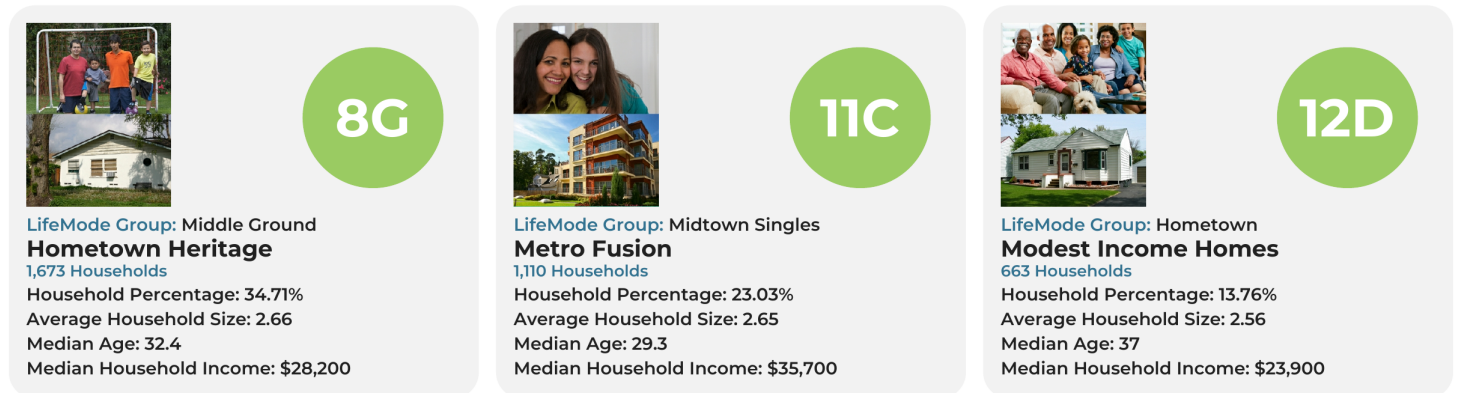
### LIFESTYLE SPENDING



### ANNUAL LIFESTYLE SPENDING



### TAPESTRY SEGMENTS



Copyright © 2024 TheAnalyst PRO by CRE Tech, Inc. <https://TheAnalystPRO.com>. This infographic contains data provided by Esri.



Christopher Angelo  
Commercial Specialist

CENTURY 21 Elite Locations, Inc.  
Phone: 813-220-8396  
Email: [chris@century21elite.com](mailto:chris@century21elite.com)  
[www.century21elite.com](http://www.century21elite.com)  
11406 N. Dale Mabry Hwy., Tampa FL 33618

CENTURY 21 Commercial, 21, the CENTURY 21 Commercial Logo and C21 Commercial are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.

©Copyright 2011-2025 CRE Tech, Inc. All Rights Reserved.

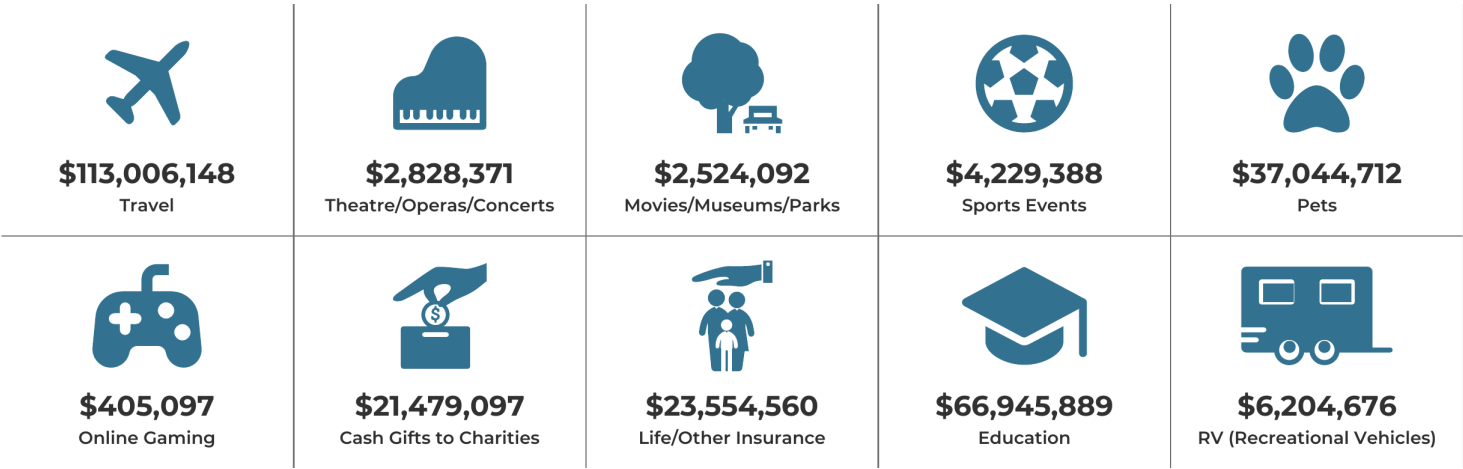


Lifestyle and Tapestry Segmentation Infographic

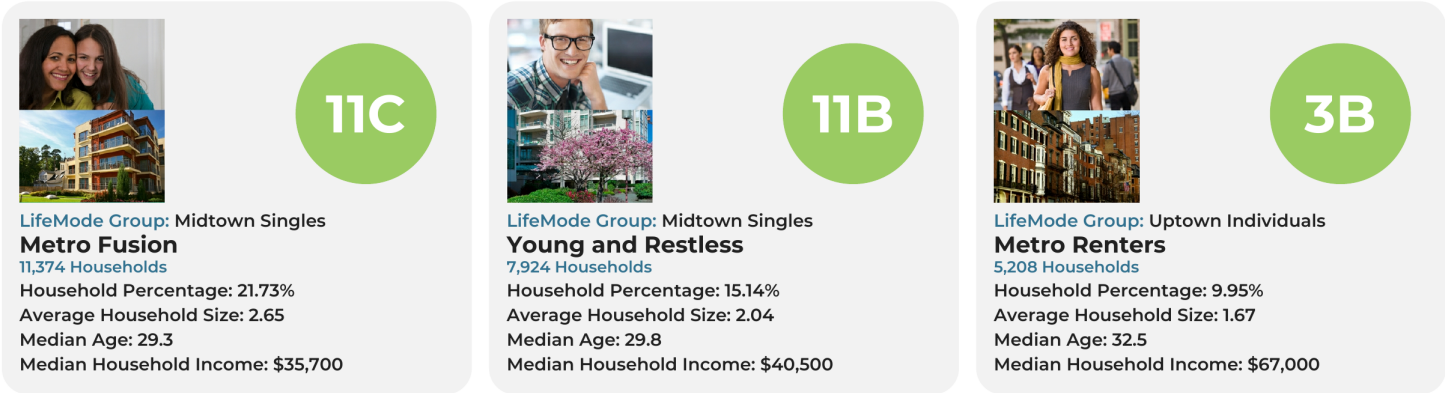
LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



Copyright © 2024 TheAnalyst PRO by CRE Tech, Inc. <https://TheAnalystPRO.com>. This infographic contains data provided by Esri.



Christopher Angelo  
Commercial Specialist  
CENTURY 21 Elite Locations, Inc.  
Phone: 813-220-8396  
Email: [chris@century21elite.com](mailto:chris@century21elite.com)  
[www.century21elite.com](http://www.century21elite.com)  
11406 N. Dale Mabry Hwy., Tampa FL 33618

CENTURY 21 Commercial, C21, the CENTURY 21 Commercial Logo and C21 Commercial are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and Equal Opportunity Act. Each office is independently owned and operated.

©Copyright 2011-2025 CRE Tech, Inc. All Rights Reserved.

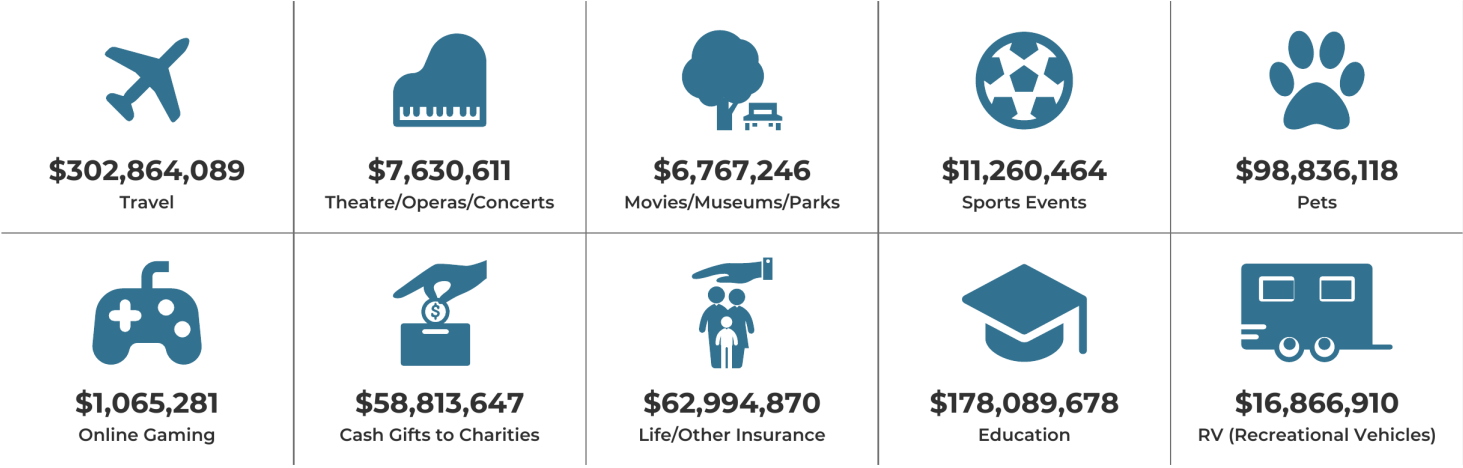


Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



Copyright © 2024 TheAnalyst PRO by CRE Tech, Inc. <https://TheAnalystPRO.com>. This infographic contains data provided by Esri.



Christopher Angelo  
Commercial Specialist  
CENTURY 21 Elite Locations, Inc.  
Phone: 813-220-8396  
Email: [chris@century21elite.com](mailto:chris@century21elite.com)  
[www.century21elite.com](http://www.century21elite.com)  
11406 N. Dale Mabry Hwy., Tampa FL 33618

## Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

- |   |   |
|---|---|
| Segment 1A (Top Tier)                   | Segment 8C (Bright Young Professionals) |
| Segment 1B (Professional Pride)         | Segment 8D (Downtown Melting Pot)       |
| Segment 1C (Boomburbs)                  | Segment 8E (Front Porches)              |
| Segment 1D (Savvy Suburbanites)         | Segment 8F (Old and Newcomers)          |
| Segment 1E (Exurbanites)                | Segment 8G (Hardscrabble Road)          |
| Segment 2A (Urban Chic)                 | Segment 9A (Silver & Gold)              |
| Segment 2B (Pleasantville)              | Segment 9B (Golden Years)               |
| Segment 2C (Pacific Heights)            | Segment 9C (The Elders)                 |
| Segment 2D (Enterprising Professionals) | Segment 9D (Senior Escapes)             |
| Segment 3A (Laptops and Lattes)         | Segment 9E (Retirement Communities)     |
| Segment 3B (Metro Renters)              | Segment 9F (Social Security Set)        |
| Segment 3C (Trendsetters)               | Segment 10A (Southern Satellites)       |
| Segment 4A (Soccer Moms)                | Segment 10B (Rooted Rural)              |
| Segment 4B (Home Improvement)           | Segment 10C (Diners & Miners)           |
| Segment 4C (Middleburg)                 | Segment 10D (Down the Road)             |
| Segment 5A (Comfortable Empty Nesters)  | Segment 10E (Rural Bypasses)            |
| Segment 5B (In Style)                   | Segment 11A (City Strivers)             |
| Segment 5C (Parks and Rec)              | Segment 11B (Young and Restless)        |
| Segment 5D (Rustbelt Traditions)        | Segment 11C (Metro Fusion)              |
| Segment 5E (Midlife Constants)          | Segment 11D (Set to Impress)            |
| Segment 6A (Green Acres)                | Segment 11E (City Commons)              |
| Segment 6B (Salt of the Earth)          | Segment 12A (Family Foundations)        |
| Segment 6C (The Great Outdoors)         | Segment 12B (Traditional Living)        |
| Segment 6D (Prairie Living)             | Segment 12C (Small Town Simplicity)     |
| Segment 6E (Rural Resort Dwellers)      | Segment 12D (Modest Income Homes)       |
| Segment 6F (Heartland Communities)      | Segment 13A (International Marketplace) |
| Segment 7A (Up and Coming Families)     | Segment 13B (Las Casas)                 |
| Segment 7B (Urban Villages)             | Segment 13C (NeWest Residents)          |
| Segment 7C (American Dreamers)          | Segment 13D (Fresh Ambitions)           |
| Segment 7D (Barrios Urbanos)            | Segment 13E (High Rise Renters)         |
| Segment 7E (Valley Growers)             | Segment 14A (Military Proximity)        |
| Segment 7F (Southwestern Families)      | Segment 14B (College Towns)             |
| Segment 8A (City Lights)                | Segment 14C (Dorms to Diplomas)         |
| Segment 8B (Emerald City)               | Segment 15 (Unclassified)               |



**Christopher Angelo**  
 Commercial Specialist  
 CENTURY 21 Elite Locations, Inc.  
 Phone: 813-220-8396  
 Email: [chris@century21elite.com](mailto:chris@century21elite.com)  
[www.century21elite.com](http://www.century21elite.com)  
 11406 N. Dale Mabry Hwy., Tampa FL 33618



Chris Angelo, the Director of the Commercial Division at CENTURY 21 Elite Locations, provides consummate value to the clients who hire him to assist in the sale, purchase, or lease of commercial property.

Chris brings unparalleled experience to any transaction and has closed over \$100 million in volume locally and nationally. Not only does Chris offer his clients expertise when it comes to negotiating commercial real estate transactions, but as a Certified Public Accountant and Fraud Examiner, spending 32 years with the IRS, Chris has the exclusive ability to guide his clients in understanding the tax benefits of ownership including: cost segregation, enhanced accelerated depreciation, tax-deferred exchange, tax incentives such as opportunity zones, 1031 exchange, in-depth financial analysis, amongst other methods that will heighten his client's investments, business goals and ultimately increase their net worth.

Chris served in the United States Marine Corps., and holds his Master's Degree in Federal Tax Law from the University of South Florida and his Bachelor's degree in Accounting from the University of Southern Utah.

In 2019, Chris was named the #2 CENTURY 21 Commercial Agent in the World, is a Centurion award recipient, and also received multiple top awards from the Florida Gulfcoast Commercial Association of Realtors® including #1 Most Transactions in 2019, #1 Deal of the Year – Office, #2 National – Top Producer Office Production, #2 National – Top producer Land Production.



CENTURY 21 ELITE  
LOCATIONS, INC  
*CHRISTOPHER ANGELO,  
COMMERCIAL SPECIALIST*



**Christopher Angelo, Commercial  
Specialist**

Phone: 813-220-8396

Email: [chris@century21elite.com](mailto:chris@century21elite.com)



813-220-8396

[chris@century21elite.com](mailto:chris@century21elite.com)

11406 N. Dale Mabry Hwy.  
Tampa, FL, 33618, United States

