

777 W. Central Ave

777 W. Central Ave , Orlando FL 32805

Unique Flex Space with Showroom, Office and Warehouse Space

OFFERING MEMORANDUM



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BEYOND
COMMERCIAL

777 W. CENTRAL AVE

01 Executive Summary

Investment Summary

Location Summary

OFFERING SUMMARY

ADDRESS	777 W. Central Ave Orlando FL 32805
COUNTY	Orange
BUILDING SF	55,034 SF
LAND ACRES	1.77
YEAR BUILT	1959

FINANCIAL SUMMARY

PRICE SQ FT	\$12
PRICE PSF	\$0.00

PROPOSED FINANCING

LOAN TYPE	
DOWN PAYMENT	\$12
LOAN AMOUNT	\$0
INTEREST RATE	0.00 %
LOAN TO VALUE	0 %

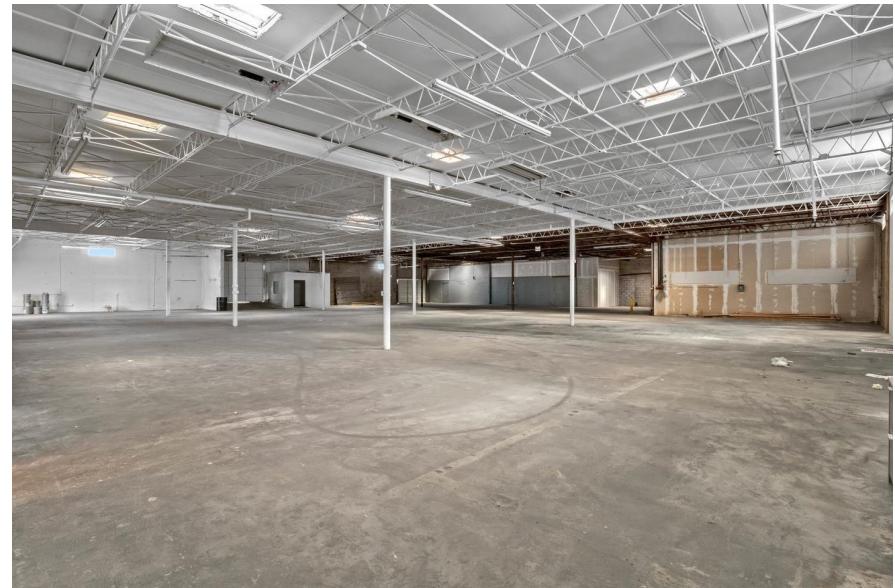
DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
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2021 Population	14,610	100,167	304,696
2021 Median HH Income	\$44,008	\$58,223	\$52,535
2021 Average HH Income	\$64,652	\$87,001	\$77,477

Unique Attributes

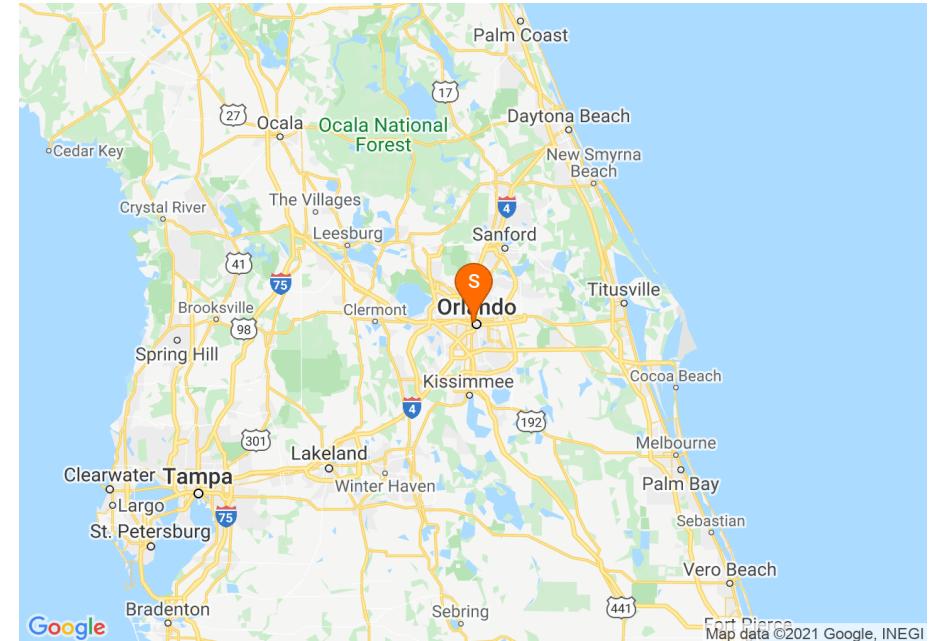
- Only Available Flex Space within 25 miles of Downtown Orlando
- Amps: 1,100 Volts: 240 Phase: 3



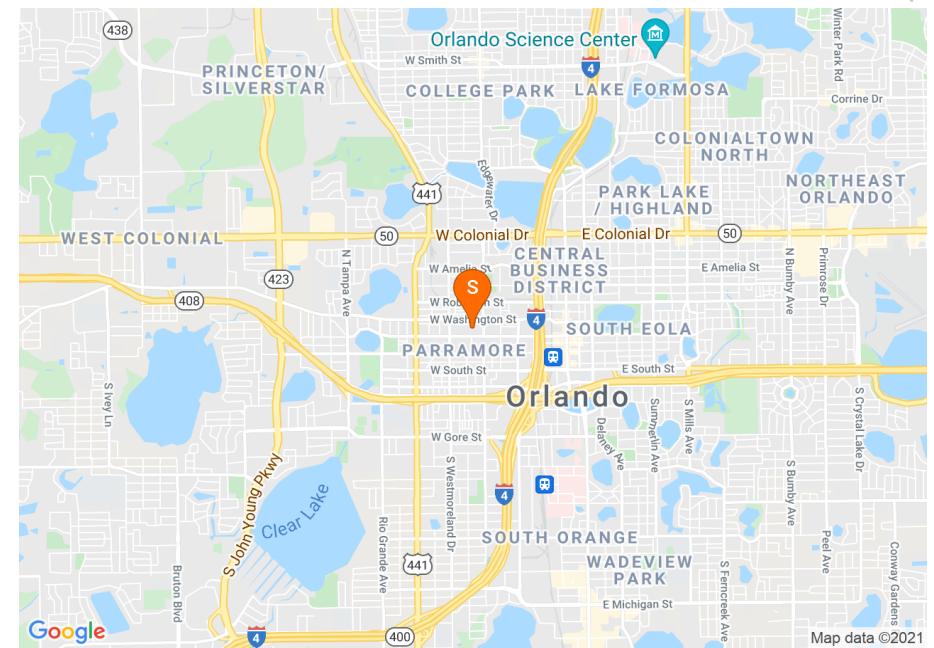
Ideal Location

- In the heart of Downtown Orlando
- Minutes from I-4 and the 408 Expressway
- Facing Orlando City Stadium

Regional Map



Locator Map



777 W. CENTRAL AVE



777 W. Central Ave | Property Description

02

Property Description

Property Features

Aerial Map

Parcel Map

Additional Maps

Pictures with Captions

PROPERTY FEATURES

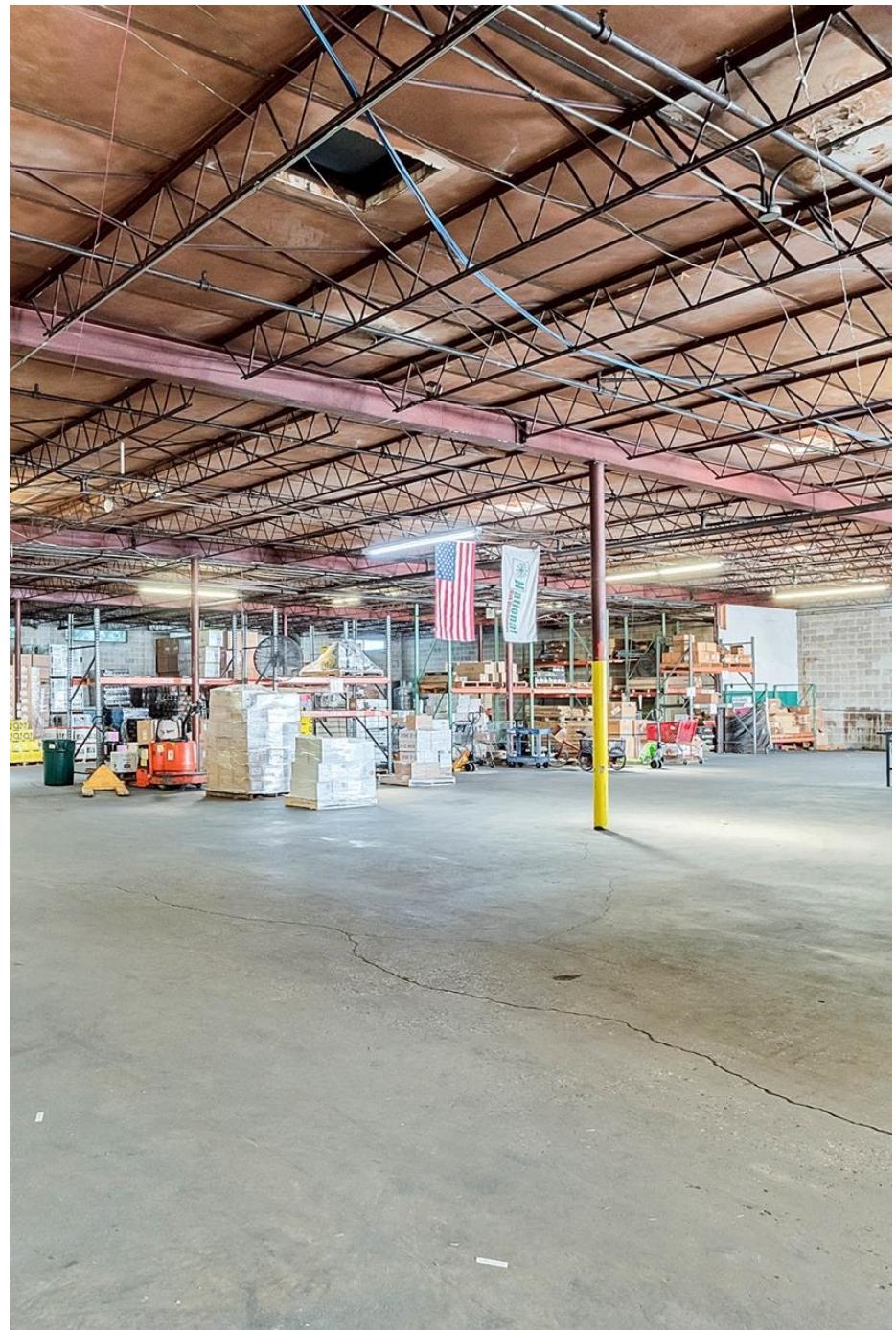
BUILDING SF	55,034
LAND ACRES	1.77
YEAR BUILT	1959
ZONING TYPE	AC-2 - AC-2/T/SP/PH). 100+ units per acre. The AC-2 Urban Activity Center District
PARKING RATIO	31

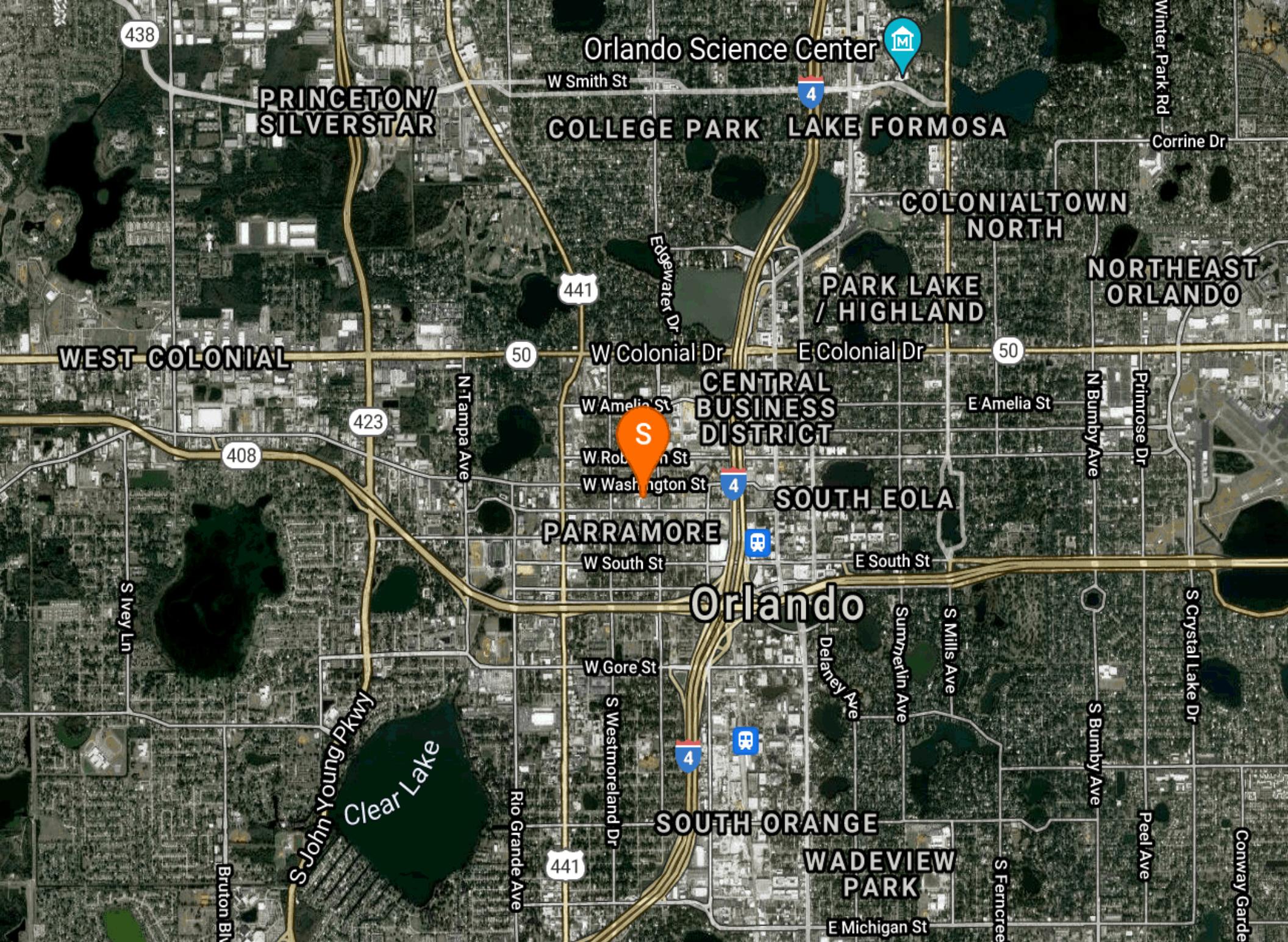
MECHANICAL

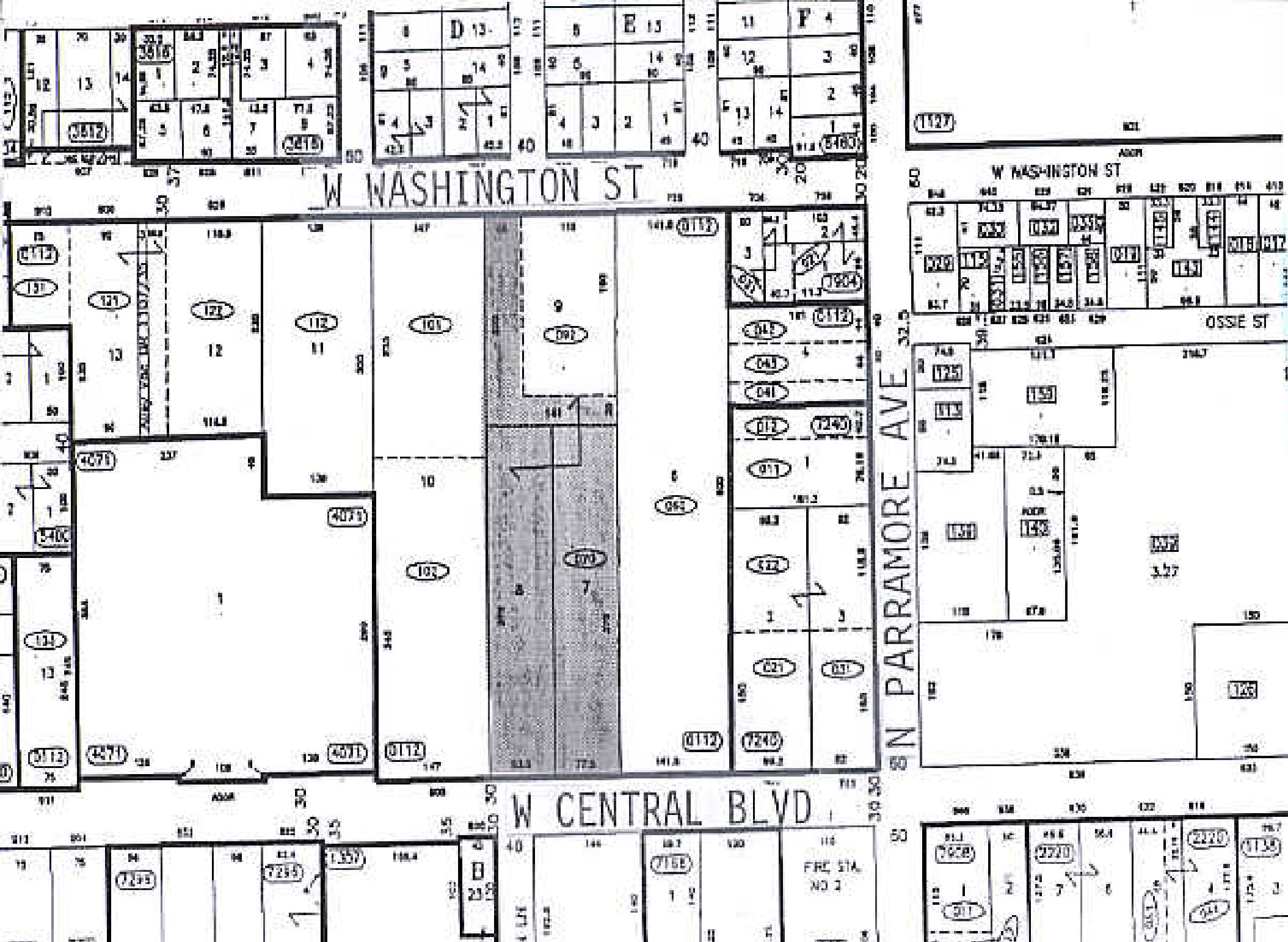
FIRE SPRINKLERS	Wet
ELECTRICAL / POWER	Amps: 1,100 Volts: 240 Phase: 3

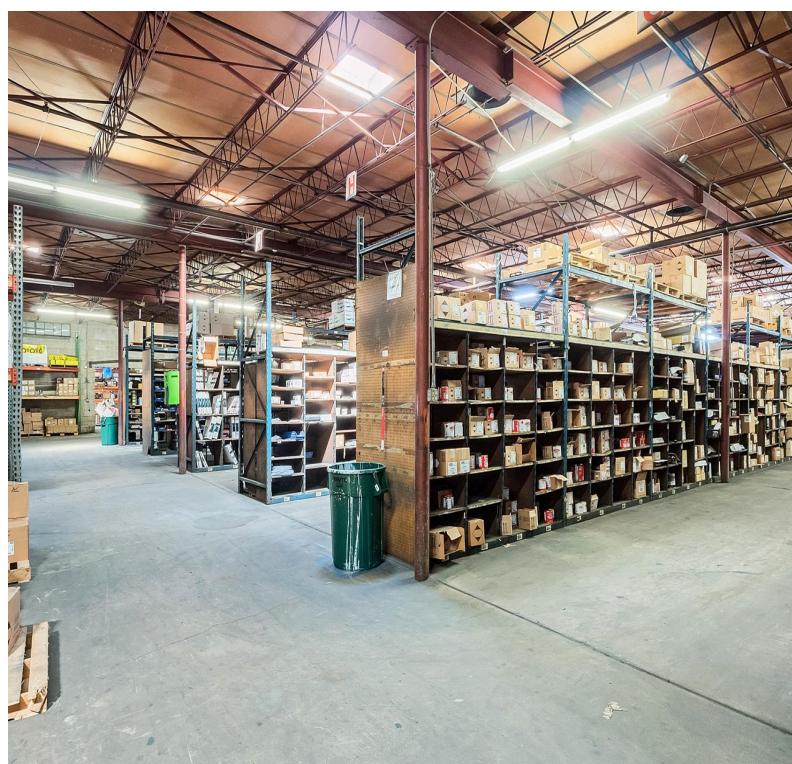
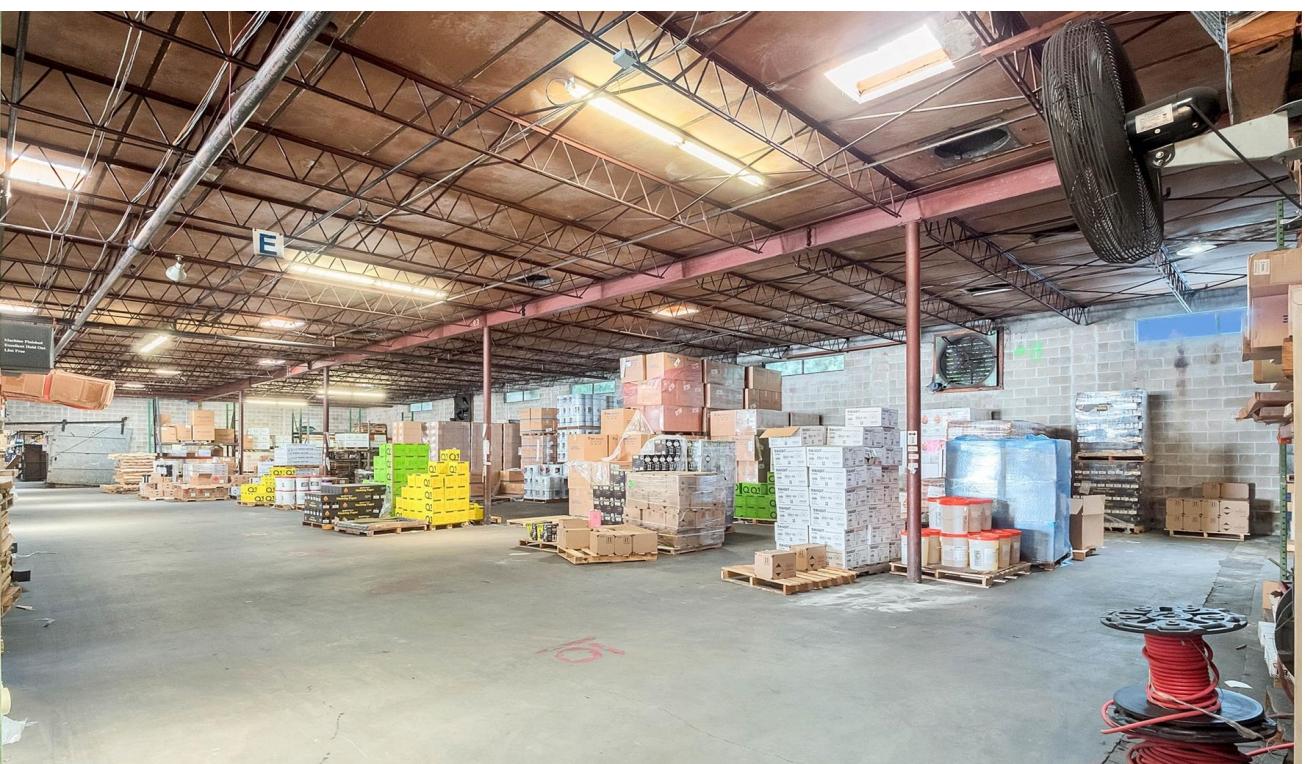
CONSTRUCTION

FOUNDATION	Masonry
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777 W. CENTRAL AVE

03 **Rent Roll**

- Rent Roll Details
- Lease Expiration Summary
- Tenant Profile

Company

Trade Name

National Oak Distributors

Headquartered

of Locations

Website

Description

04 **Financial Analysis**

- Income & Expense
- Multiyear Cash Flow Assumptions
- 2nd Gen Leasing
- Multiyear Cash Flow Projections
- Financial Metrics
- Disposition Sensitivity Analysis

REVENUE ALLOCATION
PRO FORMA

DISTRIBUTION OF EXPENSES
PRO FORMA

GLOBAL

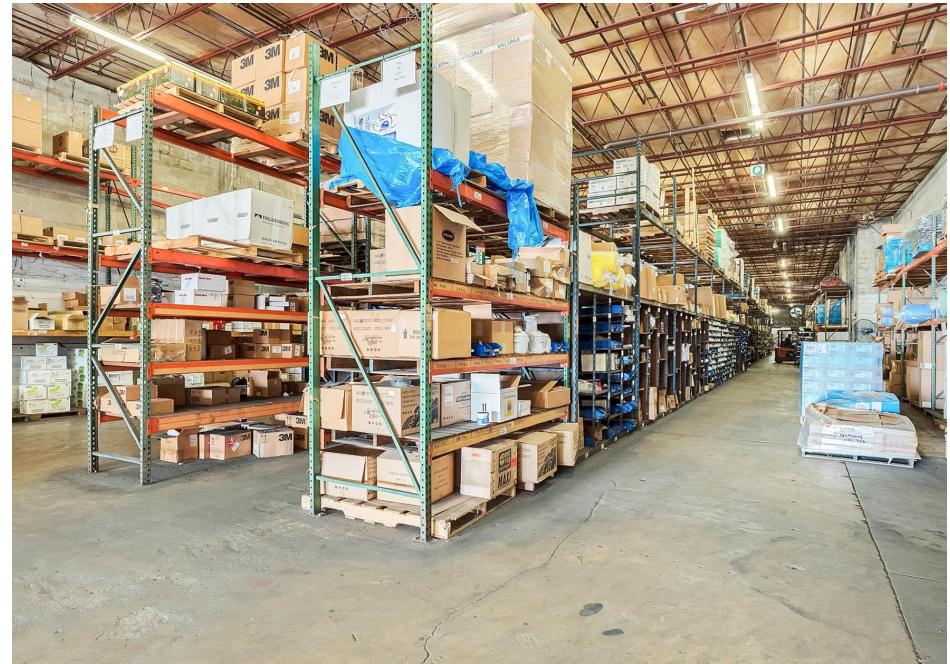
Price Sq Ft

\$12

PROPOSED FINANCING

Loan Type

Down Payment	\$12
Loan Amount	\$0
Interest Rate	0.00 %
Loan to Value	0 %



CASH FLOW

Calendar Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Potential Revenue										
Operating Expenses										

Effective Gross Income



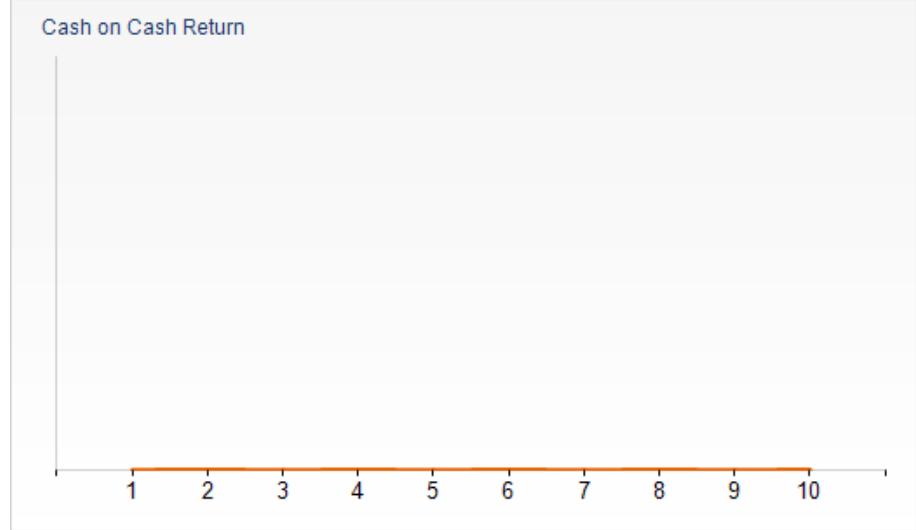
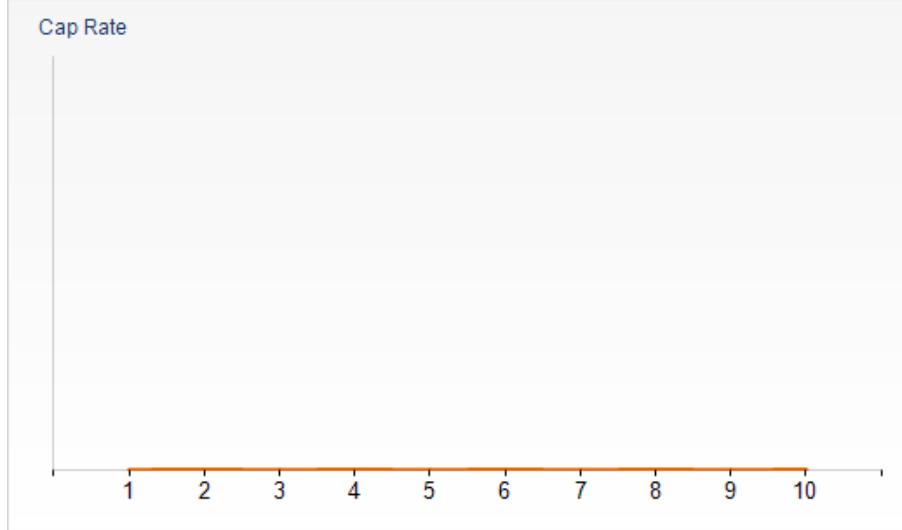
vs Operating Expenses



Cash Flow

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Calendar Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Financial Metrics										
Price / SF	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00



5 YEAR SENSITIVITY ANALYSIS

EXIT CAP RATE	PROJECTED SALES PRICE	SALES PRICE PSF	PROCEEDS AFTER LOAN PAYOFF	IRR
0.25%	\$0	\$0	\$0	-100.00%
0.50%	\$0	\$0	\$0	-100.00%
0.75%	\$0	\$0	\$0	-100.00%
1.00%	\$0	\$0	\$0	-100.00%
1.25%	\$0	\$0	\$0	-100.00%
1.50%	\$0	\$0	\$0	-100.00%
1.75%	\$0	\$0	\$0	-100.00%
2.00%	\$0	\$0	\$0	-100.00%
2.25%	\$0	\$0	\$0	-100.00%

10 YEAR SENSITIVITY ANALYSIS

EXIT CAP RATE	PROJECTED SALES PRICE	SALES PRICE PSF	PROCEEDS AFTER LOAN PAYOFF	IRR
0.25%	\$0	\$0	\$0	-100.00%
0.50%	\$0	\$0	\$0	-100.00%
0.75%	\$0	\$0	\$0	-100.00%
1.00%	\$0	\$0	\$0	-100.00%
1.25%	\$0	\$0	\$0	-100.00%
1.50%	\$0	\$0	\$0	-100.00%
1.75%	\$0	\$0	\$0	-100.00%
2.00%	\$0	\$0	\$0	-100.00%
2.25%	\$0	\$0	\$0	-100.00%



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	10,632	89,412	263,797
2010 Population	10,871	89,280	267,209
2021 Population	14,610	100,167	304,696
2026 Population	17,507	109,885	326,777
2021 African American	6,701	34,219	110,574
2021 American Indian	50	339	1,211
2021 Asian	479	2,746	8,992
2021 Hispanic	2,445	14,895	68,954
2021 Other Race	504	3,441	19,197
2021 White	6,448	56,377	153,467
2021 Multiracial	423	2,991	11,028
2021-2026: Population: Growth Rate	18.40 %	9.35 %	7.05 %
2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,667	6,146	14,840
\$15,000-\$24,999	804	4,190	12,790
\$25,000-\$34,999	664	4,098	13,391
\$35,000-\$49,999	741	5,355	18,470
\$50,000-\$74,999	1,191	8,105	23,840
\$75,000-\$99,999	950	5,629	14,355
\$100,000-\$149,999	722	6,440	14,868
\$150,000-\$199,999	208	2,552	5,807
\$200,000 or greater	308	3,850	7,632
Median HH Income	\$44,008	\$58,223	\$52,535
Average HH Income	\$64,652	\$87,001	\$77,477

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	4,925	40,716	113,963
2010 Total Households	4,975	39,043	109,656
2021 Total Households	7,254	46,364	125,993
2026 Total Households	9,014	51,574	136,008
2021 Average Household Size	1.78	2.08	2.34
2000 Owner Occupied Housing	961	18,288	50,787
2000 Renter Occupied Housing	3,554	19,477	54,734
2021 Owner Occupied Housing	1,338	18,365	51,833
2021 Renter Occupied Housing	5,917	27,998	74,160
2021 Vacant Housing	1,730	6,407	19,074
2021 Total Housing	8,984	52,771	145,067
2026 Owner Occupied Housing	1,400	19,487	55,483
2026 Renter Occupied Housing	7,614	32,087	80,525
2026 Vacant Housing	1,752	6,589	20,184
2026 Total Housing	10,766	58,163	156,192
2021-2026: Households: Growth Rate	22.20 %	10.75 %	7.70 %

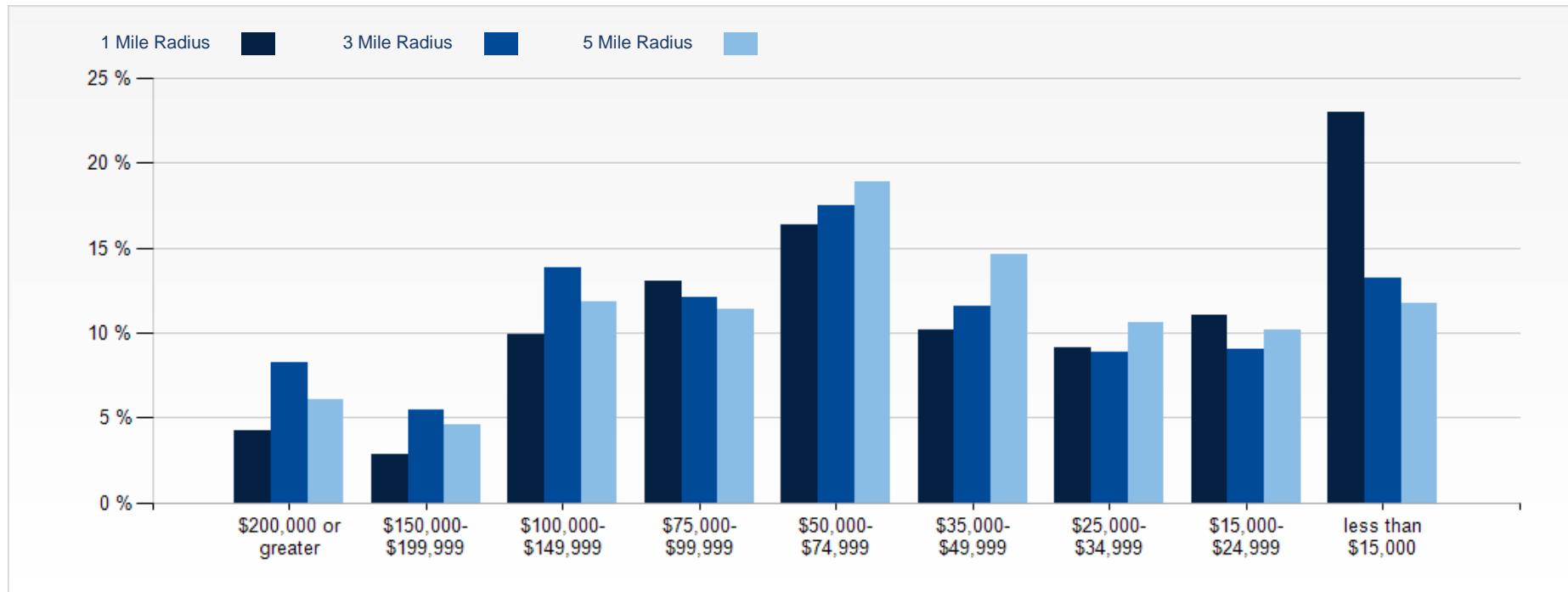
2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	1,443	8,477	25,523
2021 Population Age 35-39	1,261	8,316	22,865
2021 Population Age 40-44	996	6,772	19,294
2021 Population Age 45-49	936	6,439	18,358
2021 Population Age 50-54	910	6,444	18,187
2021 Population Age 55-59	895	6,414	18,360
2021 Population Age 60-64	812	6,037	17,026
2021 Population Age 65-69	707	5,149	14,477
2021 Population Age 70-74	613	4,158	11,332
2021 Population Age 75-79	514	2,957	7,851
2021 Population Age 80-84	409	2,124	5,524
2021 Population Age 85+	625	2,795	6,316
2021 Population Age 18+	12,456	82,553	243,862
2021 Median Age	41	40	37

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$61,473	\$62,377	\$53,929
Average Household Income 25-34	\$74,911	\$82,401	\$70,991
Median Household Income 35-44	\$63,589	\$75,606	\$61,421
Average Household Income 35-44	\$82,384	\$102,158	\$88,711
Median Household Income 45-54	\$57,325	\$77,463	\$63,747
Average Household Income 45-54	\$83,099	\$111,844	\$96,752
Median Household Income 55-64	\$37,471	\$62,868	\$56,161
Average Household Income 55-64	\$66,612	\$98,464	\$87,334
Median Household Income 65-74	\$22,961	\$45,051	\$45,067
Average Household Income 65-74	\$48,082	\$73,144	\$70,119
Average Household Income 75+	\$33,095	\$51,146	\$52,135

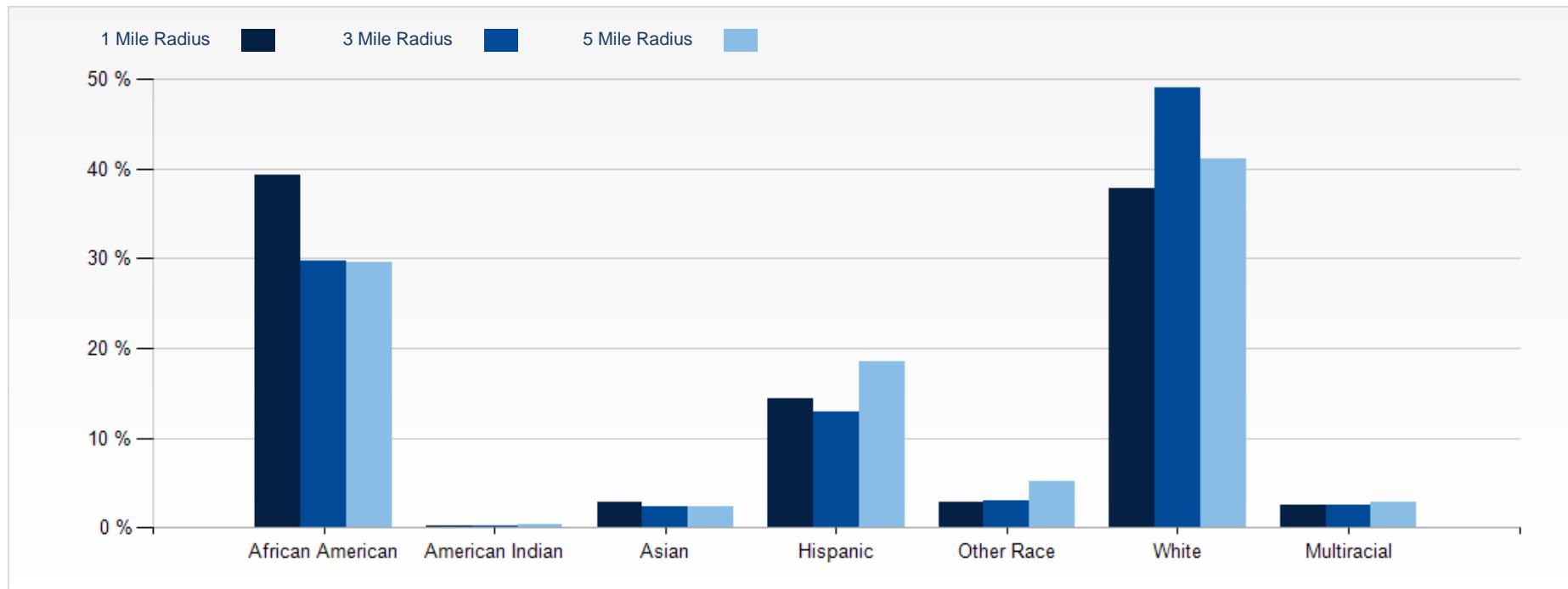
2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,541	9,029	26,768
2026 Population Age 35-39	1,460	8,296	24,038
2026 Population Age 40-44	1,351	8,052	21,705
2026 Population Age 45-49	1,117	7,025	19,420
2026 Population Age 50-54	1,063	6,595	18,201
2026 Population Age 55-59	969	6,555	17,989
2026 Population Age 60-64	919	6,286	17,594
2026 Population Age 65-69	887	5,981	16,268
2026 Population Age 70-74	736	4,916	13,243
2026 Population Age 75-79	658	3,934	10,185
2026 Population Age 80-84	516	2,594	6,545
2026 Population Age 85+	709	3,032	6,855
2026 Population Age 18+	14,977	91,223	262,273
2026 Median Age	41	40	37

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$68,925	\$71,895	\$60,437
Average Household Income 25-34	\$83,721	\$93,978	\$81,292
Median Household Income 35-44	\$71,207	\$81,691	\$67,565
Average Household Income 35-44	\$91,877	\$112,172	\$97,499
Median Household Income 45-54	\$66,397	\$89,604	\$70,405
Average Household Income 45-54	\$96,100	\$124,859	\$106,951
Median Household Income 55-64	\$52,188	\$74,360	\$62,683
Average Household Income 55-64	\$79,414	\$112,000	\$98,059
Median Household Income 65-74	\$30,382	\$53,267	\$51,332
Average Household Income 65-74	\$58,478	\$85,084	\$80,288
Average Household Income 75+	\$42,621	\$60,462	\$60,503

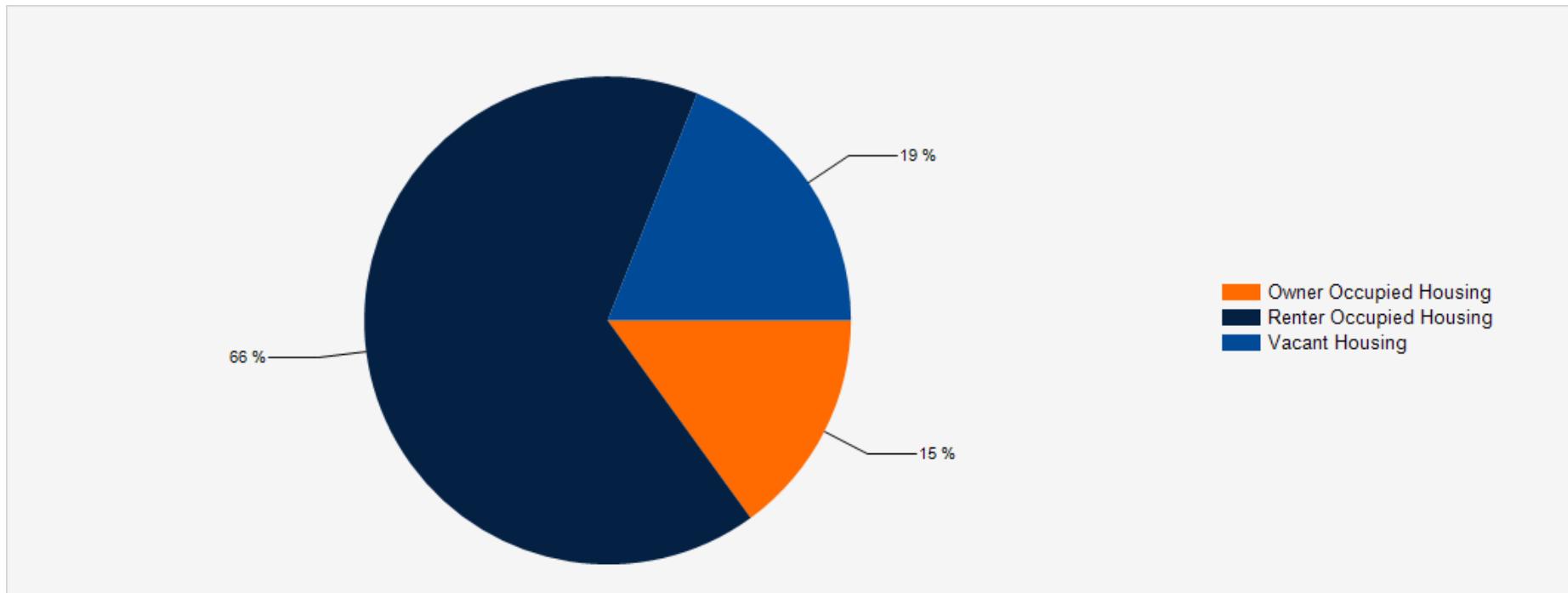
2021 Household Income



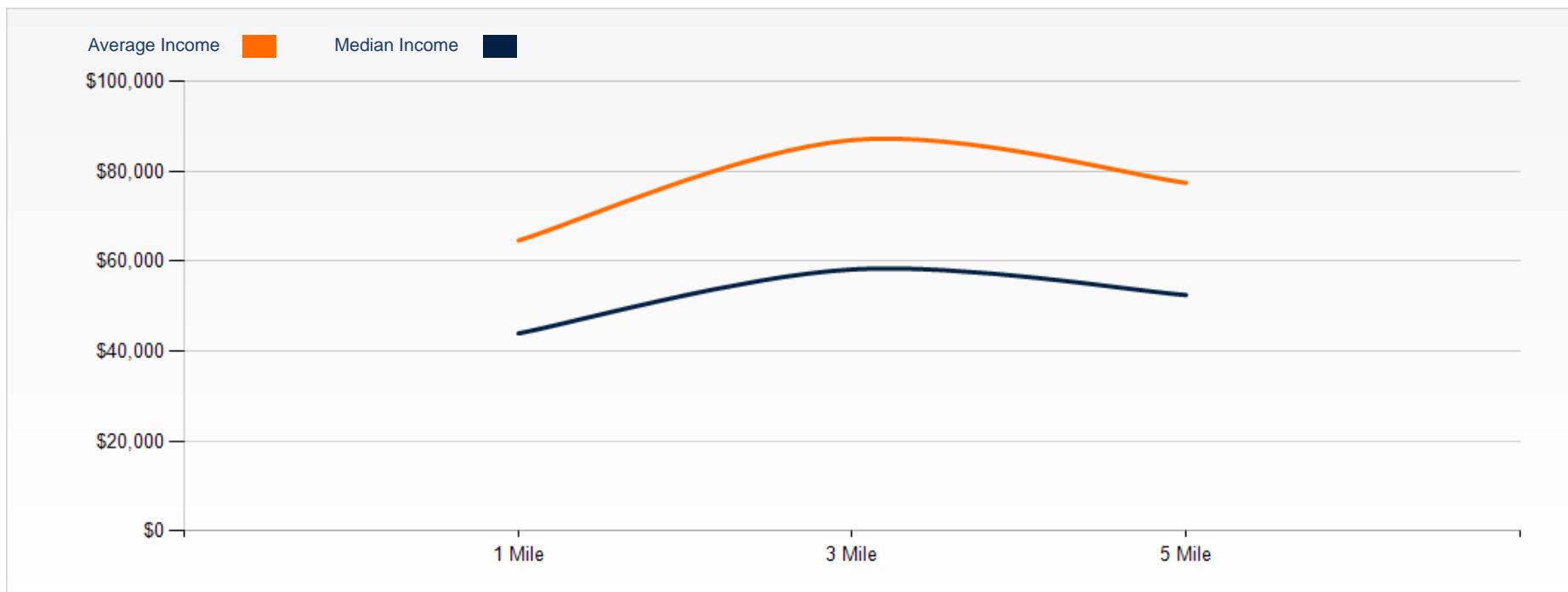
2021 Population by Race



2021 Household Occupancy - 1 Mile Radius



2021 Household Income Average and Median



We believe that developing long-term relationships with our clients is key to our mutual success. This principle combined with our extensive experience and market knowledge allows Beyond Commercial to truly add value and meet the needs of our clients.

As a full-service CRE firm, Beyond Commercial provides expertise in investments, sales, and leasing of property throughout Central Florida.

Our team of commercial real estate professionals has represented buyers and sellers as well as landlords and tenants alike in asset classes of industrial sales and leasing, retail sales and leasing, office leasing, land sales, and investment sales for all types of industries throughout Orlando.

We believe that motivated teams naturally provide excellent and dedicated client service. Therefore, we've created a culture where opinions are respected, where everyone is invited to contribute to the success of our business and rewarded for excellence.

We want the most ambitious clients to work with us, and the most ambitious people to work for us.

Join us.



Amy Calandrino
CEO

Amy Calandrino, CCIM is the Founding Principal of Beyond Commercial, a Certified Women Business Enterprise (WBE) and Women Owned Small Business (WOSB) certified commercial real estate firm. Amy leads a team of talented commercial real estate agents who serve business owners and investors across all asset classes and representation types.

Amy's clientele includes numerous private investors and investment groups as well as regional, national, and international companies in a wide range of industries. Her reputation as a fierce, results-driven dealmaker in sales, leasing, and investment transactions helps to achieve her client's goals through winning bidding wars or otherwise accomplishing what others often cannot.

Currently, Amy is the Immediate Past President of Florida CCIM Chapter's Central District, Immediate Past President of the Winter Park Chamber of Commerce Leadership Winter Park Alumni Council, Representative on the Winter Park Chamber of Commerce's Board of Directors, Associate Member of the Manufacturers Association of Central Florida (MACF), and Board Member on Seacoast Bank's Central Florida Community Board.

Amy also gives time and treasure to many community organizations including Valencia College's Foundation, the Victim Service Center of Central Florida, Easterseals Florida, and Inspire of Central Florida. Since Amy finds fulfillment helping others to achieve success, her philanthropic efforts are focused on organizations aligned with her personal mission.



Sandi Harrison
Commercial REALTOR®

Sandi Harrison is Beyond Commercials most tenured commercial REALTOR specializing in industrial and retail properties. Sandi began her career in executive level B2B sales. While working in the industry she began developing a knack for real estate investment, re-zoning projects, and business development. Sandi believes location is paramount to profitability. She knows from first-hand experience, as a previous business owner, that the wrong location can be life or death for small businesses.

Sandi has worked heavily with veteran business owners and entrepreneurs given her upbringing with both her father and husband being Navy veterans and knows the time commit of running a business while trying to expand.

“We truly do go beyond for our clients, I’ve found that working with veterans especially, they are poster children for entrepreneurship, but generally have trouble marketing themselves, as they’ve never had to do that while enlisted. I connect them to movers, to banks, insurance companies, business education resources and more. My clients are working people, who have been running their business for 12 hours a day and are now done with their “first work day” and onto our project to expand their current business. Other realtors won’t accommodate their schedule while I work into the night and weekends.”



Moises Vega
Commercial REALTOR®

For Moises Vega, a career in commercial real estate is the natural culmination of a lifetime spent in and around business ownership, retail management and business-to-business sales.

Moises is a highly skilled and passionate agent who takes pride in providing his customers exceptional service. Building relationships with customers and gaining trust from those relationships is important to him. Moises is driven to know everything about a customers' industry and being an advocate for his customers.

"Nothing gets me more excited than curating strategies individualized for the entrepreneurs I work with. Seeing their excitement when I unveil areas of potential growth never gets old to me. Building meaningful connections and helping my clients increase their business' revenue or build generational wealth through smart real estate decisions is what drives me to work hard each and every day," said Moises.

Moises' success in brokerage has been attributed to his responsiveness, firm negotiation, integrity, diverse local market knowledge, and exceptional customer service commitment. Simply put, Moises and his team give their clients the leading edge in the current marketplace and always ensure their client's goal are met.

Growing up in Orlando and running the halls at Colonial High School, Moises knows the area like the back of his hand. He also studied Business Administration at Seminole State College University.

In his spare time, Moises enjoys spending time with family and friends, and watching his favorite sports teams play.

777 W. Central Ave

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Beyond Commercial and it should not be made available to any other person or entity without the written consent of Beyond Commercial.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Beyond Commercial. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Beyond Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Beyond Commercial has not verified, and will not verify, any of the information contained herein, nor has Beyond Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

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