

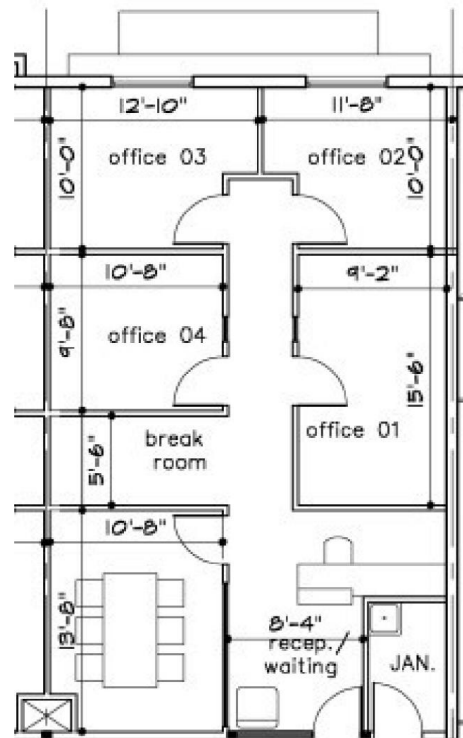
**FOR SALE**  
OR LEASE

**A**  
CLASS



# PLANS

SUITE 218



# FINANCIAL DATA

1711 Amazing Way, Ocoee, FL 34761

|                  |                         |               |                   |                 |
|------------------|-------------------------|---------------|-------------------|-----------------|
| 218              | 1,212 gross square feet |               |                   |                 |
|                  |                         |               |                   |                 |
|                  | <b>Monthly</b>          | <b>Yearly</b> | <b>Sale Price</b> | <b>Cap Rate</b> |
| Base Rent        | \$3,686.50              | \$44,238.00   | \$631,971         | 7.00%           |
| CAM              | \$545.40                | \$6,544.80    |                   |                 |
| Prop. Tax        | \$863.55                | \$10,362.60   |                   |                 |
| Sales Tax @ 5.5% | \$280.25                | \$3,363.00    |                   |                 |

\*Property is currently vacant , base rent is \$36.50 NNN. Typical 5 year lease with 3% yearly escalations or CPI whichever is higher. Property may also be sold for \$631,971 which is equivalent to a generous 7% cap rate once it is leased. This is the only unit currently vacant on the entire building . Class A building in high demand area.

**CONTACT US**

# INSPIRATION



321.206.5262



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