



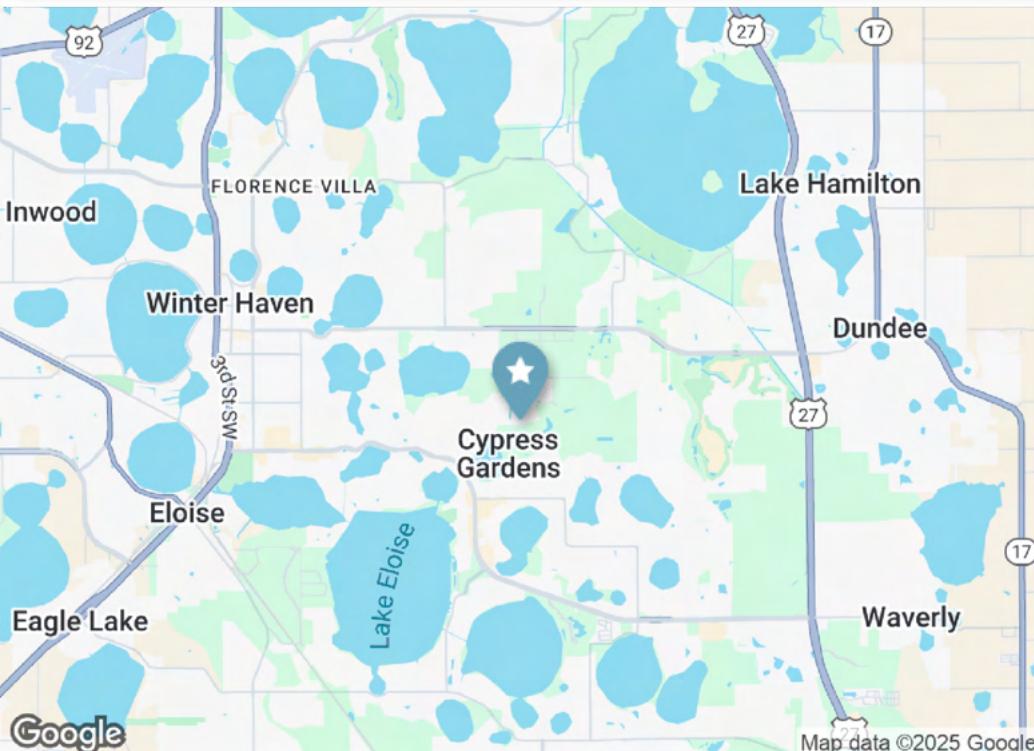
FranklinStreet

OFFERING MEMORANDUM

101 OVERLOOK DR

Winter Haven, FL 33884

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101 OVERLOOK DR

Winter Haven, FL 33884

Retail

 **FranklinStreet**

OFFER SUMMARY

101 OVERLOOK DR

WINTER HAVEN, FL 33884

SALE PRICE: \$1,825,000

SELLER FINANCING AVAILABLE

Cap Rate	7.13%
NOI	\$130,040
Occupancy	100%
Square Feet	7,560 SF
Price Per SF	\$241.40
Lot Size	0.57 AC

INVESTMENT DESCRIPTION

Franklin Street is pleased to present 101 Overlook Drive, a 7,560-square-foot mixed-use building in Winter Haven, Florida. The property features six residential units and four ground-floor commercial suites, and is currently 100% occupied.

Situated on 0.57 acres with 230 feet of frontage along Overlook Drive, the site offers excellent visibility and a large parking field with 29 spaces. The property is less than two miles from LEGOLAND Florida Resort and the Peppa Pig Theme Park, benefitting from strong year-round tourism drivers.

Offered for the first time in over 20 years, 101 Overlook Drive represents a rare opportunity to acquire a well-maintained mixed-use building in Polk County—Florida's fastest-growing county—with over 18% projected population growth in the immediate area over the next five years.

INVESTMENT OPPORTUNITIES



Well-Maintained Asset

- Consistently maintained with refreshed interiors
- First time on the market in almost 25 years
- 100% occupied with stable rent roll



Prime Location & Visibility

- 230 feet of direct frontage on Overlook Drive
- Less than two miles from LEGOLAND and Peppa Pig Theme Park
- High visibility in a rapidly growing tourism corridor



Parking & Site Features

- Situated on 0.57 acres
- Large parking field with 29 dedicated spaces
- Convenient access for both residential and commercial tenants



Strong Market Fundamentals

- Polk County is the fastest-growing county in Florida
- 18%+ population growth projected within a 1-mile radius over the next 5 years
- Central Florida tourism and residential

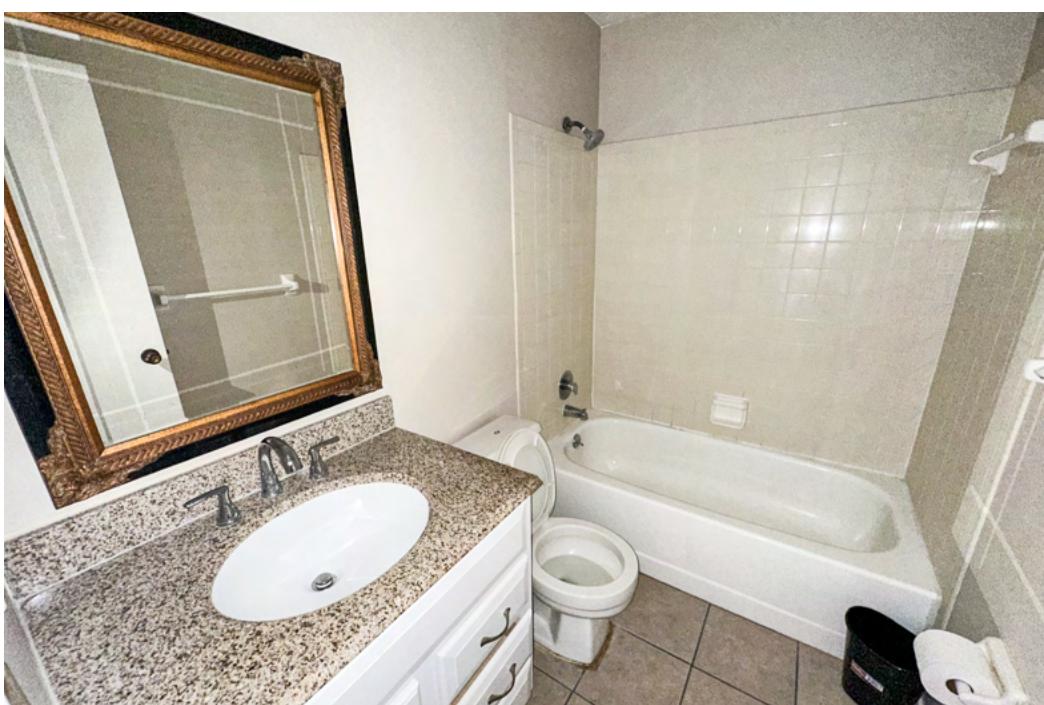
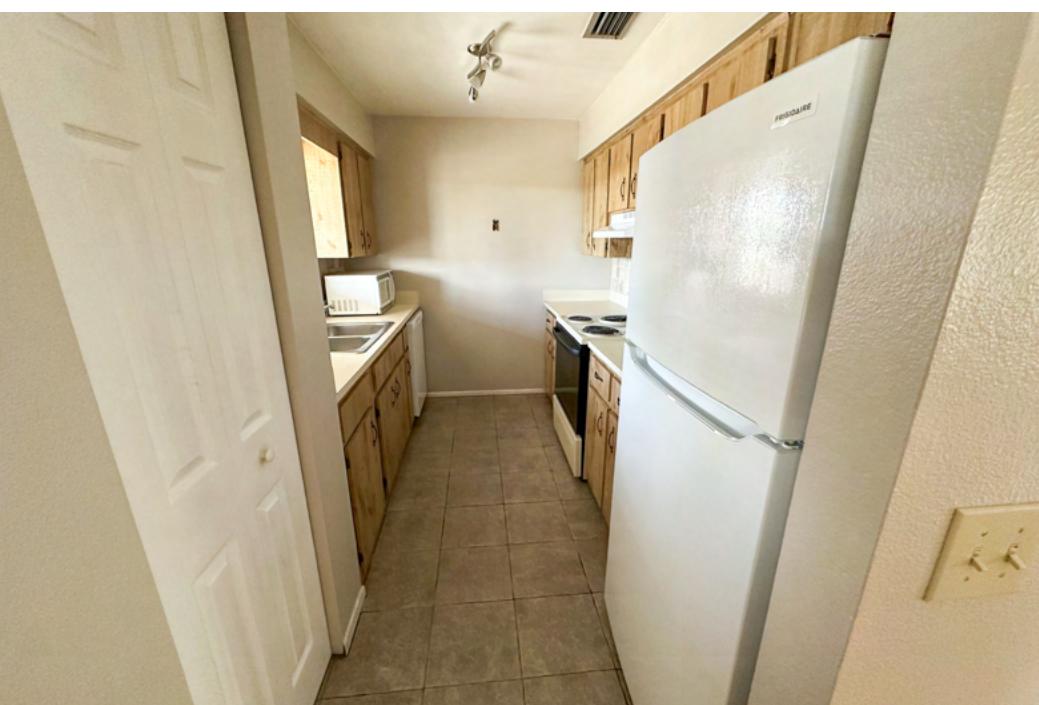
PARCEL VIEW



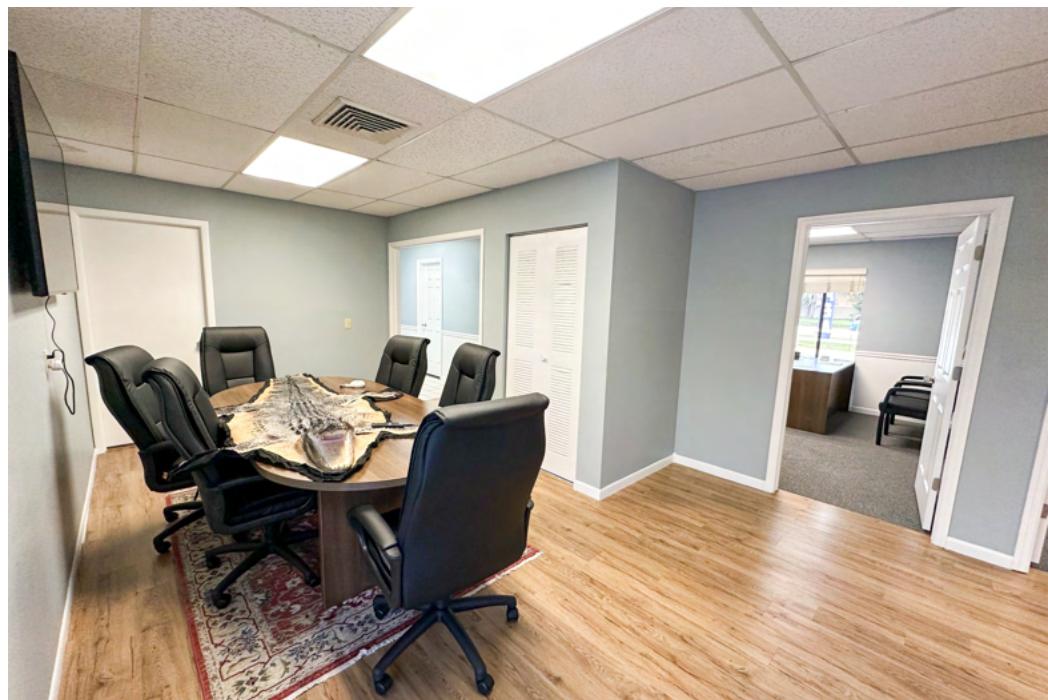
EXTERIOR PHOTOS



APARTMENT **INTERIOR**



RETAIL INTERIOR





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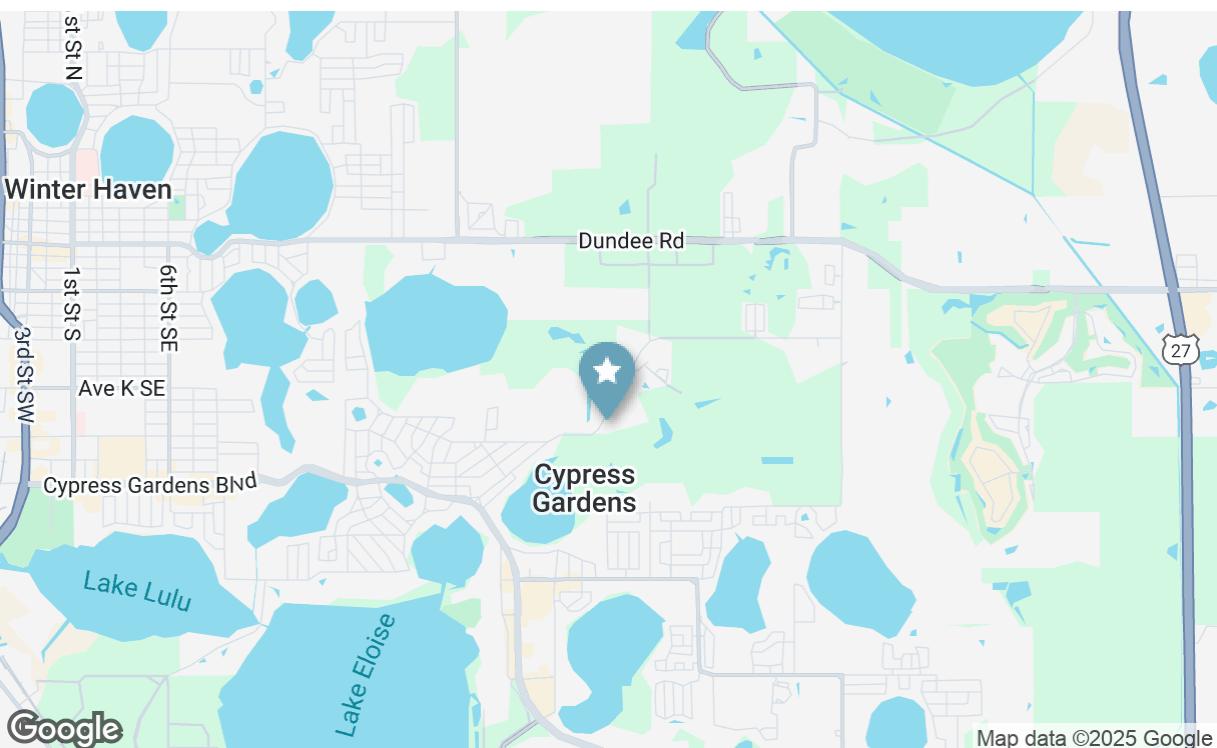
Retail

LOCATION OVERVIEW

ABOUT WINTER HAVEN

Located in the heart of Winter Haven, 101 Overlook Drive benefits from a prime position less than two miles from LEGOLAND Florida Resort, one of the region's most prominent attractions drawing over two million visitors annually. The property sits along Overlook Drive with convenient access to Cypress Gardens Boulevard, which sees more than 42,000 vehicles per day. This central location connects to major area thoroughfares and serves both local residents and steady tourist traffic throughout the year.

The surrounding area has strong demographics and growth trends, with more than 42,000 residents living within a three-mile radius. Average household incomes exceed \$100,000, and the community is characterized by well-established neighborhoods and an expanding base of families and professionals. This balance of stable local demand and tourism-driven exposure creates an ideal setting for retail and service-oriented businesses.



NORTH AERIAL



SOUTH WEST AERIAL

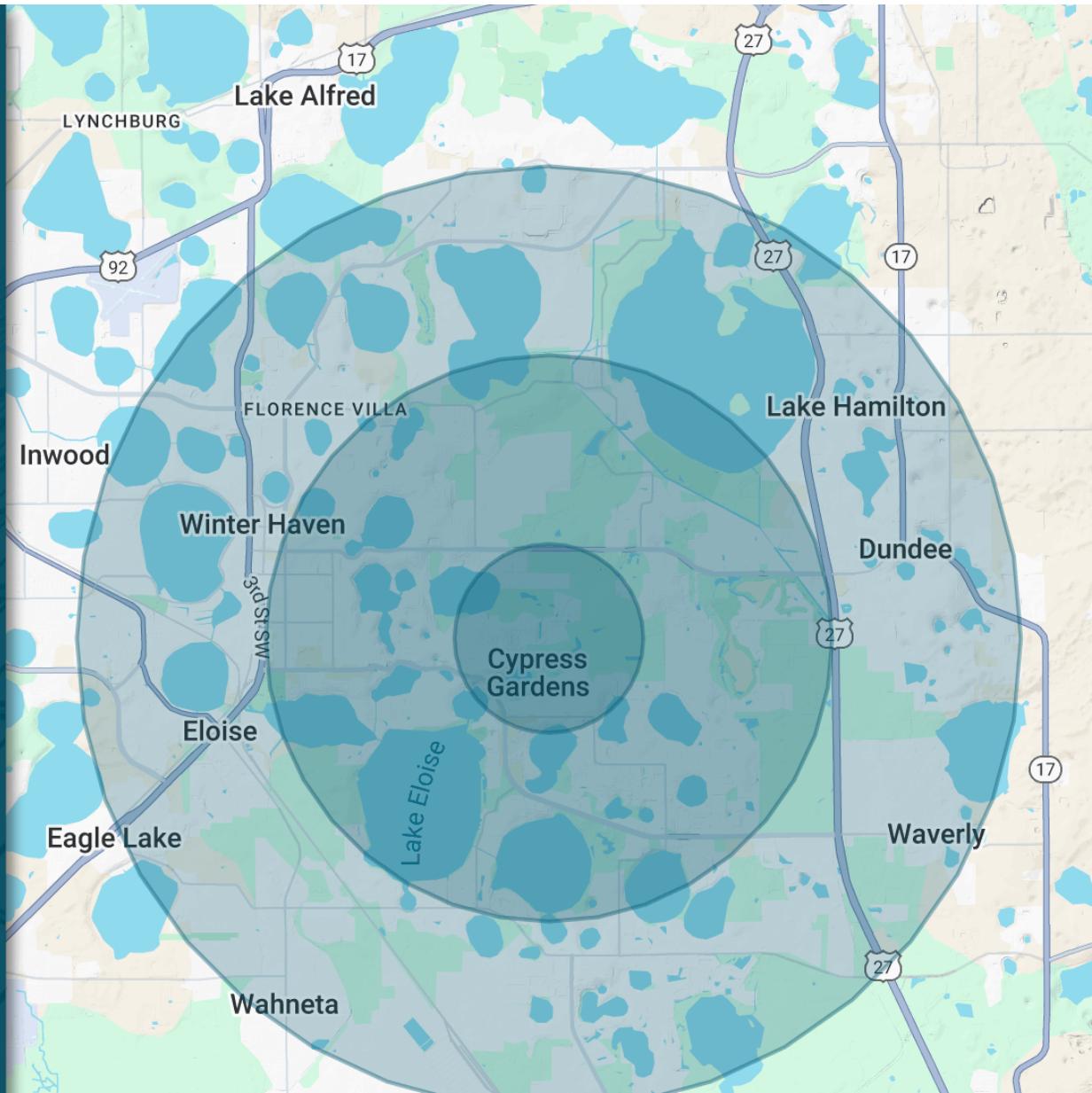


AREA OVERVIEW

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
Total population	6,291	44,156	100,960
Median age	46	44	43
Median age (Male)	44	43	42
Median age (Female)	48	45	44
HOUSEHOLDS & INCOME			
Total households	2,546	17,551	40,075
# of persons per HH	2.5	2.5	2.5
Average HH income	\$101,011	\$88,461	\$78,756
Average house value	\$305,969	\$309,096	\$291,744

* Demographic data derived from 2020 ACS - US Census





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FINANCIAL ANALYSIS

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101 OVERLOOK DR

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Retail

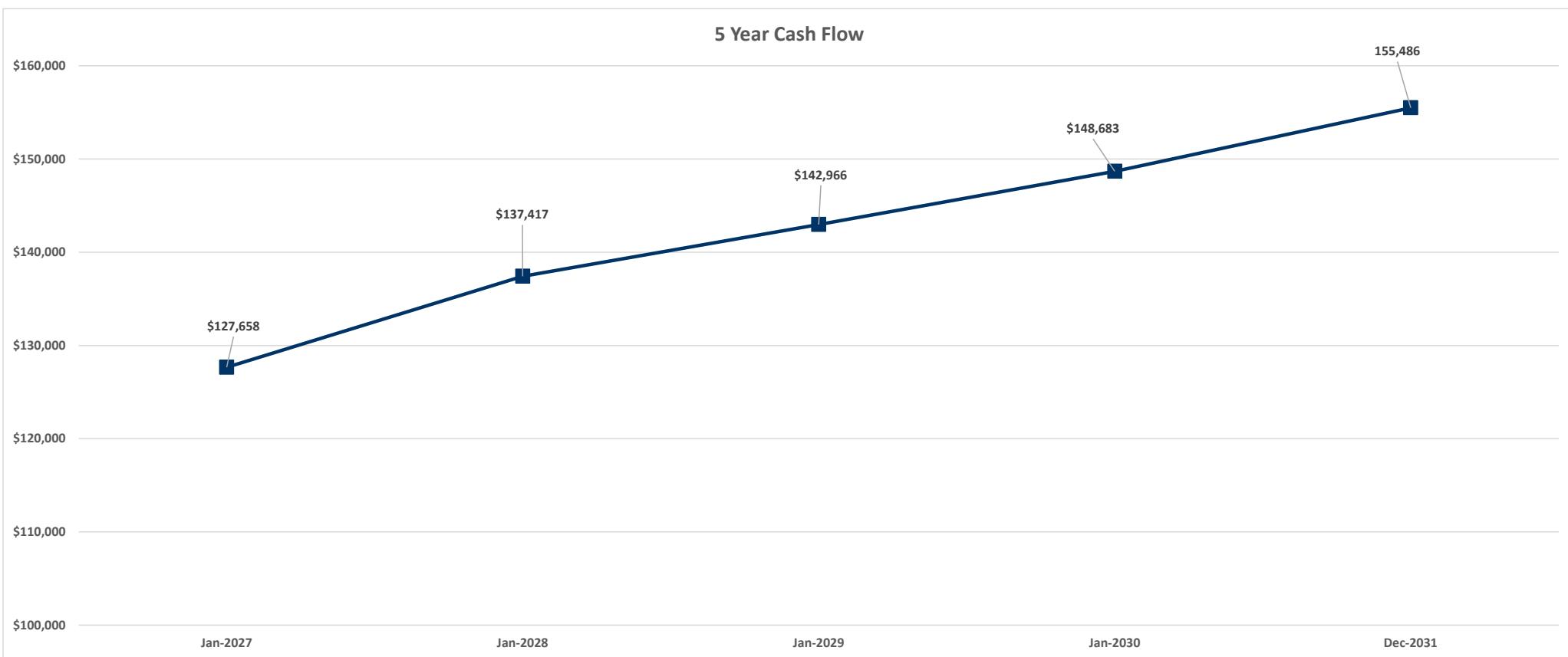
RENT ROLL

Suite	Tenant	Square Feet	GLA %	Lease Term		Rent Rates				Recovery Type
				Lease Start	Lease Expires	Dates	Monthly	Annual Rent	PSF	
100	Traditions Engineering	1,260 SF	16.67%	9/1/2024	8/31/2026	9/1/2025	\$2,400.00	\$28,800	\$22.86	Gross
101	Paradise Salon	630 SF	8.33%	6/1/2022	5/31/2030	6/1/2025	\$1,000.00	\$12,000	\$19.05	Gross
						6/1/2026	\$1,030.00	\$12,360	\$19.62	
						6/1/2027	\$1,060.90	\$12,731	\$20.21	
						6/1/2028	\$1,092.73	\$13,113	\$20.81	
						6/1/2029	\$1,125.51	\$13,506	\$21.44	
102	Transformations Weightloss and Aesthetics	630 SF	8.33%	9/1/2024	8/31/2026	9/1/2025	\$1,200.00	\$14,400	\$22.86	Gross
103	Falls Family Center	1,260 SF	16.67%	11/1/2024	10/31/2027	11/1/2025	\$2,400.00	\$28,800	\$22.86	Gross
						11/1/2026	\$2,472.00	\$29,664	\$23.54	
201	Apt: 1Bdr/1Bath	630 SF	8.33%	8/1/2025	7/31/2026	8/1/2025	\$1,200.00	\$14,400	\$22.86	Gross
203	Apt: 1Bdr/1Bath	630 SF	8.33%	10/1/2025	9/30/2026	10/1/2025	\$1,200.00	\$14,400	\$22.86	Gross
205	Apt: 1Bdr/1Bath	630 SF	8.33%	5/1/2025	4/30/2026	5/1/2025	\$1,200.00	\$14,400	\$22.86	Gross
207	Apt: 1Bdr/1Bath	630 SF	8.33%	10/1/2025	9/30/2026	10/1/2025	\$1,200.00	\$14,400	\$22.86	Gross
209	Apt: 1Bdr/1Bath	630 SF	8.33%	6/1/2025	5/31/2026	6/1/2025	\$1,100.00	\$13,200	\$20.95	Gross
211	Apt: 1Bdr/1Bath	630 SF	8.33%	6/1/2013	5/31/2026	6/1/2025	\$1,000.00	\$12,000	\$19.05	Gross
Occupied		7,560 SF	100%				\$13,900	\$166,800	\$22.06	
Totals / Avgs		7,560 SF	100%				\$13,900	\$166,800	\$22.06	

5 YEAR CASH FLOW

	Current	Year 1	Year 2	Year 3	Year 4	Year 5	
For the Years Ending	Jan-2026	Jan-2027	Jan-2028	Jan-2029	Jan-2030	Jan-2031	Total
Rental Revenue	\$/SF 2026						
Potential Base Rent	\$22.06	\$166,800	\$174,233	\$185,701	\$192,773	\$200,060	\$208,527
Potential Gross Revenue	\$22.06	\$166,800	\$174,233	\$185,701	\$192,773	\$200,060	\$208,527
Vacancy & Credit Loss							
Vacancy Allowance	\$0.00	\$0	-\$8,712	-\$9,285	-\$9,639	-\$10,003	\$(10,426)
Total Vacancy & Credit Loss	\$0.00	\$0	-\$8,712	-\$9,285	-\$9,639	-\$10,003	\$(10,426)
Effective Gross Revenue	\$22.06	\$166,800	\$165,521	\$176,415	\$183,134	\$190,057	\$198,101
Operating Expenses							
RE Taxes	\$2.36	\$17,860	\$18,396	\$18,948	\$19,516	\$20,102	\$20,705
Insurance	\$1.28	\$9,700	\$9,991	\$10,291	\$10,599	\$10,917	\$11,245
Utilities	\$0.75	\$5,700	\$5,871	\$6,047	\$6,229	\$6,415	\$6,608
Landscaping	\$0.26	\$2,000	\$2,060	\$2,122	\$2,185	\$2,251	\$2,319
Trash	\$0.20	\$1,500	\$1,545	\$1,591	\$1,639	\$1,688	\$1,739
Total Operating Expenses	\$4.86	\$36,760	\$37,863	\$38,999	\$40,169	\$41,374	\$42,615
Net Operating Income	\$17.20	\$130,040	\$127,658	\$137,417	\$142,966	\$148,683	\$155,486
Cash Flow Before Debt Service	\$17.20	\$130,040	\$127,658	\$137,417	\$142,966	\$148,683	\$155,486
Tenant Occupancy Summary							
Occupied Area		7,560	7,560	7,560	7,560	7,560	7,560
Leased Area		7,560	7,560	7,560	7,560	7,560	7,560
Building Area		7,560	7,560	7,560	7,560	7,560	7,560
Average Occupancy Percentage		100.00%	100.00%	100.00%	100.00%	100.00%	100.00%

ASSUMPTIONS



Market Leasing Assumptions

New Leasing Assumptions	Retail Units	Residential Units
Term Length	3 Years	1 Year
Renewal Probability	75.00%	75.00%
Months Vacant	0.00 months	0.00 months
Market Base Rent (New)	\$25.00/SF/Year	\$1,300/Month

WALE (as of PV/IRR Date)

WALE (Area)	1 Year 8 Months 10 Days
WALE (Income)	1 Year 7 Months 28 Days

Expense Ratio Analysis

Expense Ratio YR 1	22%
Total Analysis Expense Ratio	22%

Timing & Inflation

General Inflation (Year 2)	3.0%
Market Inflation (Year 2)	3.0%
Expense Inflation (Year 2)	3.0%
CPI Inflation (Year 2)	3.0%

Notes:

Analysis starts with projected close date of January 1st, 2026

RE Taxes have been reassessed in YR 1 - based on Polk County property appraiser site

Expenses are based on owners current monthly expenses

Vacancy factor is applied in YR 2 2028 of the proforma analysis

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Winter Haven, FL 33884

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