

1313

**AUTOMOBILE
COMMODITY LLC**
"Committed 2 Excellence"
★ 407-431-6424 ★

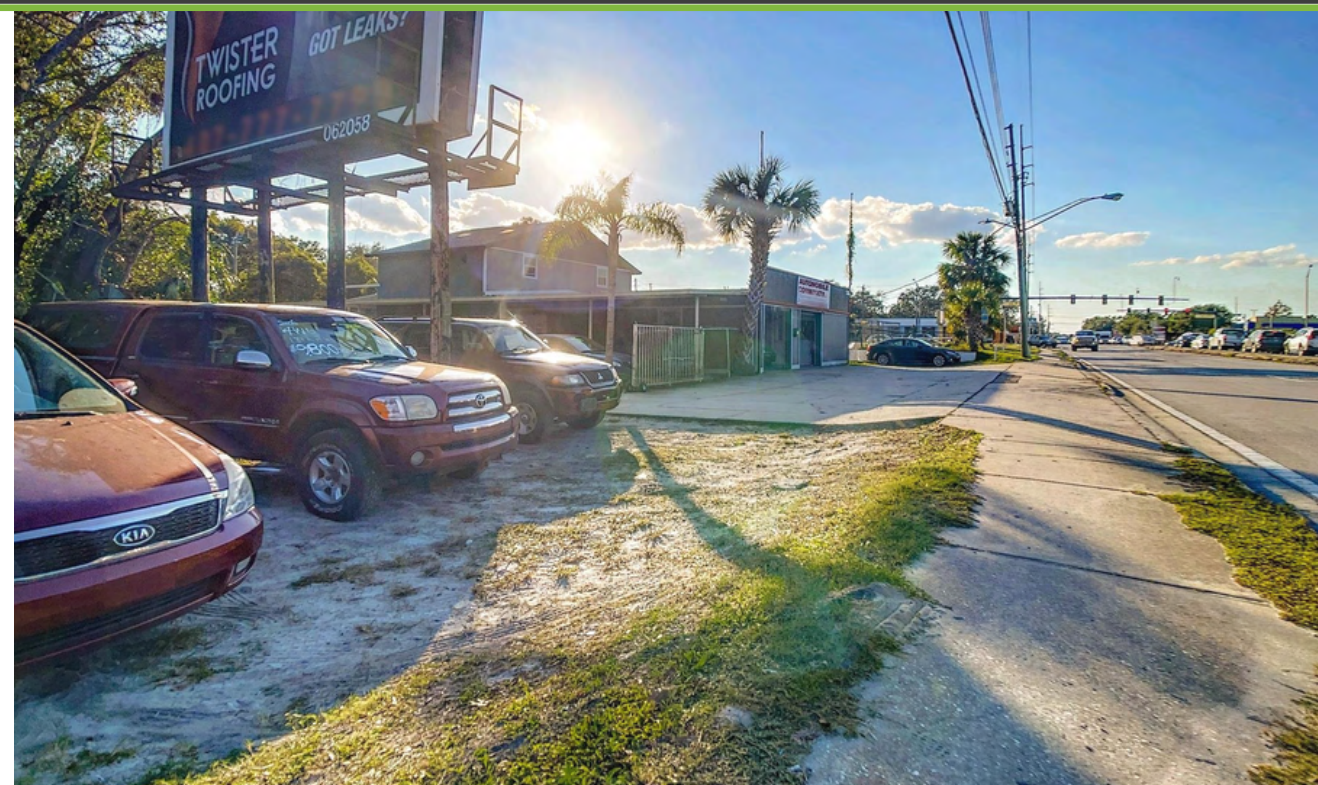
**AUTOMOBILE
COMMODITY LLC**
"Committed 2 Excellence"

FOR SALE: \$749,000

Automobile Commodity | 1313 W State Road 434
Winter Springs FL 32708

CONFIDENTIALITY AGREEMENT

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 Premium Properties and it should not be made available to any other person or entity without the written consent of Premium Properties. 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 Premium Properties. 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 here in is not a substitute for a thorough due diligence investigation. Premium Properties 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, Premium Properties has not verified, and will not verify, any of the information contained herein, nor has Premium Properties 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.



1313

Premium Properties Commercial Division



TABLE OF CONTENTS

05

INVESTMENT OVERVIEW

- Investment Summary
- Investment Highlights

11

PROPERTY SUMMARY

- Property Information
- Disposition Sensitivity Analysis

17

PROPERTY OVERVIEW

- Property Images
- Location, Aerial & Retail Maps

23

AREA OVERVIEW

- City Overview
- Demographics

© 2022 Premium Properties Real Estate Services. The information contained in this 'Offering Memorandum', has been obtained from sources believed to be reliable. Premium Properties Commercial Division does not doubt its accuracy; however, Premium Properties Commercial Division makes no guarantee, representation or warranty about the accuracy contained here in . It is the responsibility of each individual to conduct thorough due diligence on any and all information that is passed on about the property to determine it s accuracy and completeness. Any and all projections, market assumptions and cash flow analysis is are used to help determine a potential overview on the property, however there is no guarantee or assurance these projections, market assumptions and cash flow analysis are subject to change with property and market conditions. Premium Properties Commercial Division encourages all potential interested buyers to seek advice from your tax, financial and legal advisors before making any real estate purchase and transaction.



INVESTMENT SUMMARY

Premium Properties Commercial Division Proudly presents this Auto-Dealer/Repair Shop Service located on W State 434 & US Highway 17/92 in Seminole County Orlando MSA. 17,053 sf Land Space and 2680 SF building with office and Garage space on heavy traffic location on W 434 37,500 AADT next to corner of Highway 17/92 with 55,000 AADT gives massive visibility to the property. Current use of the property is an Owner user Auto-Dealer Business with Garage and lifts will convey to buyers is an opportunity for future buyers to continue their Auto-Dealer or Repair Shop Business or lease to prospective tenants use for future cash flow.

OFFERING SUMMARY

ADDRESS	1313 W State Road 434 Winter Springs FL 32708
COUNTY	Seminole
MARKET	Orlando MSA
SUBMARKET	Orlando-Kissimmee-Sanford
BUILDING SF	2,680 SF
LAND ACRES	0.3915
LAND SF	17,053 SF
YEAR BUILT	1968
OWNERSHIP TYPE	Fee Simple

AREA OVERVIEW

-Property located on W State Rd 434 in Winter Springs close to Casselberry with 37,500 AADT in front of the property and 55,500 AADT on 17/92 connecting to I-4, FL 414 and other major Highways, highly populated located in Seminole County close to 70,000 Population within 3 Mile Distance. Only 4 min from Casselberry and Longwood FL surrounded by National and Local Retailers, Shopping Centers, Grocery Stores and 20 min Drive to Orlando Downtown, very high demand for Vehicle repairs/Maintenance and Used car sales Business. Next 5 Years expected Population growth within a Mile Distance is over 5.81%, Orlando MSA and Central FL receiving 1000 Families per week since 2016 and high demand for Auto-Sales and Repair Shops on this highly visible location. Seminole County's Economic Base Multiplier is between 5.33-7.61 which means each Basic Employment creates 7.66 Non-Employment and creating demand for the Retail Business

1313 W State Road 434 Winter Springs FL 32708

HIGHLIGHTS

• Premium Properties Commercial Division Proudly presents this Auto-Dealer/Repair Shop Service located on W State 434 & US Highway 17/92 in Seminole County Orlando MSA. 17.053 sf Land Space and 2680 SF building with office and Garage space on heavy traffic location on W 434 37,500 AADT next to corner of Highway 17/92 with 55,000 AADT gives massive visibility to the property. Current use of the property is an Owner user Auto-Dealer Business with Garage and lifts will convey to buyers is an opportunity for future buyers to continue their Auto-Dealer or Repair Shop Business or lease to prospective tenants use for future cash flow. Market rent rate for similar properties average \$24 PSF and high demand for the auto-Dealer/Repair shop Business in this highly growing populated and high traffic location. Egress and Ingress to the property from Gate access to the car lot and repair shop Garage, around 60 cars capacity to store cars inside the building and outside on the parking lot.



PROPERTY FEATURES

BUILDING SF	2,680
LAND SF	17,053
LAND ACRES	0.3915
YEAR BUILT	1968
ZONING TYPE	C-2
BUILDING CLASS	C
LOCATION CLASS	B
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
LOT DIMENSION	100'x98' - 182'170'
NUMBER OF PARKING SPACES	60
PARKING RATIO	15.6
STREET FRONTAGE	W State Rd 434
TRAFFIC COUNTS	37500
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2

CONSTRUCTION

FOUNDATION	Cont. Footing
EXTERIOR	Metal
ROOF	Built-Up

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2022 Population	12,054	70,128	202,373
2022 Median HH Income	\$57,844	\$68,346	\$72,840
2022 Average HH Income	\$72,866	\$90,320	\$101,989



FINANCIAL SUMMARY

OFFERING PRICE	\$749,000
PRICE PSF	\$279.48
OCCUPANCY	100 %
CAP RATE (PRO FORMA)	8.01 %

PROPOSED FINANCING

Conventional	
LOAN TYPE	Amortized
DOWN PAYMENT	\$187,250
LOAN AMOUNT	\$561,750
INTEREST RATE	5.50 %
LOAN TERMS	10
ANNUAL DEBT SERVICE	\$41,394
LOAN TO VALUE	75 %
AMORTIZATION PERIOD	25 Years

GLOBAL

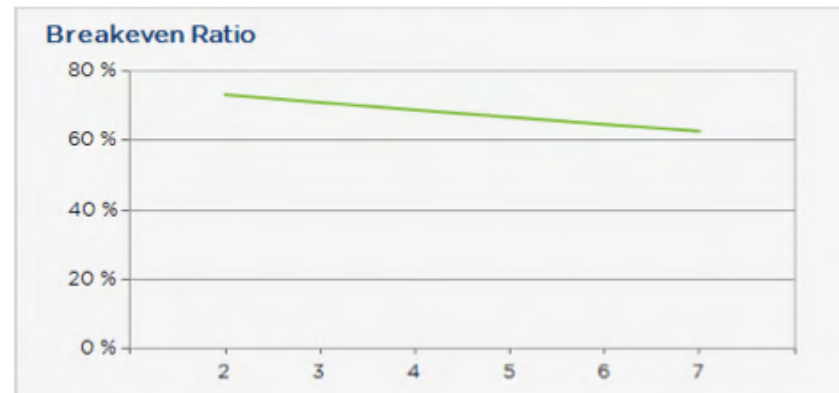
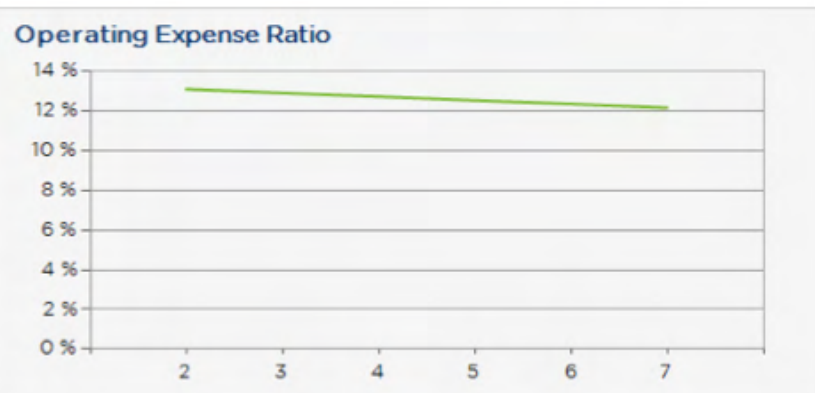
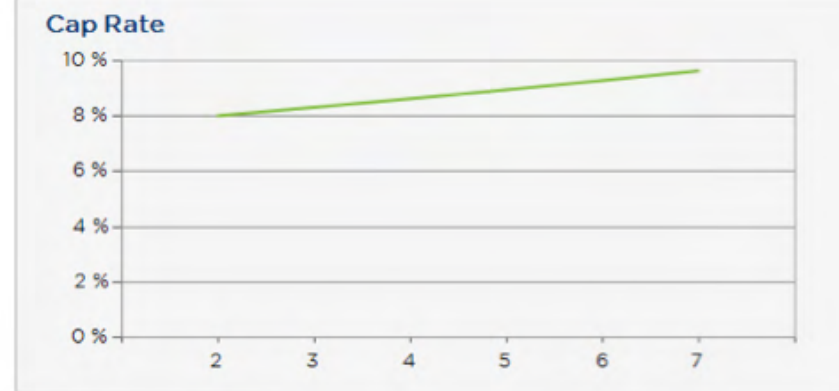
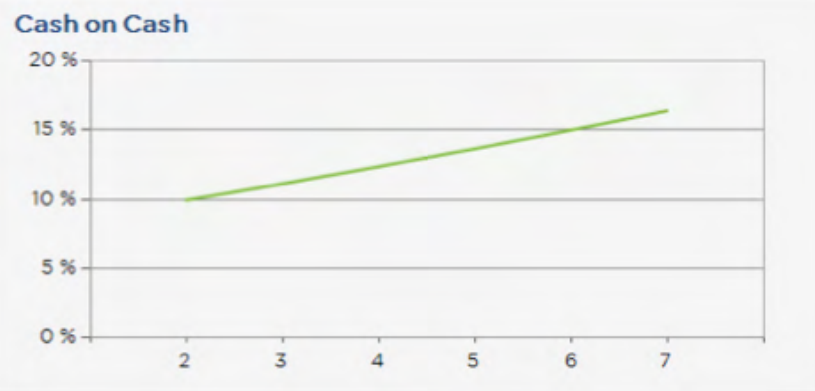
Offering Price	\$749,000
Analysis Period	6 year(s)

INCOME - Growth Rates

Gross Potential Rent	4.00 %
----------------------	---------------

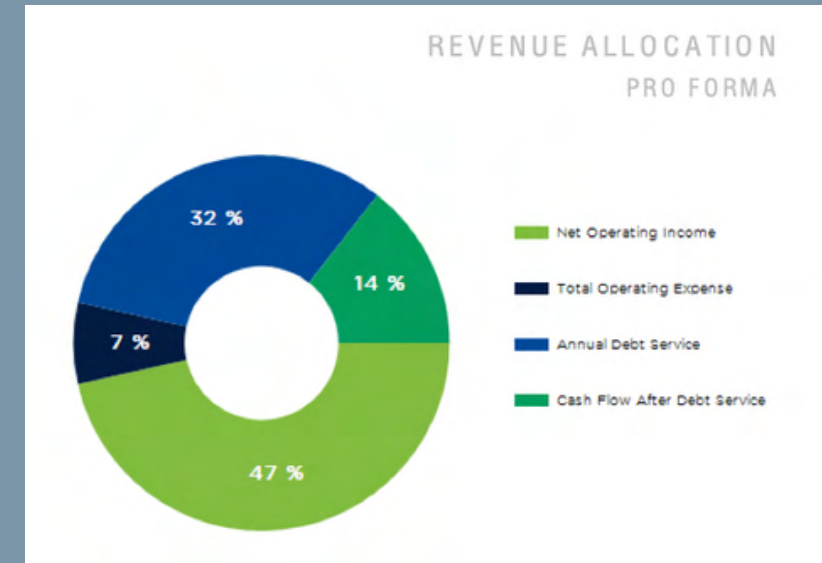
FINANCIAL METRICS

Calendar Year	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Cash on Cash Return b/t	9.94 %	11.12 %	12.36 %	13.64 %	14.98 %	16.38 %
CAP Rate	8.01 %	8.31 %	8.62 %	8.94 %	9.27 %	9.62 %
Debt Coverage Ratio	1.45	1.50	1.56	1.62	1.68	1.74
Operating Expense Ratio	13.06 %	12.87 %	12.69 %	12.50 %	12.32 %	12.13 %
Loan to Value	73.56 %	72.08 %	70.49 %	68.78 %	66.96 %	65.08 %
Breakeven Ratio	73.04 %	70.84 %	68.70 %	66.61 %	64.58 %	62.61 %
Price / SF	\$ 279.48	\$ 279.48	\$ 279.48	\$ 279.48	\$ 279.48	\$ 279.48
Income / SF	\$ 25.75	\$ 26.64	\$ 27.57	\$ 28.54	\$ 29.55	\$ 30.60
Expense / SF	\$ 3.36	\$ 3.43	\$ 3.50	\$ 3.57	\$ 3.64	\$ 3.71

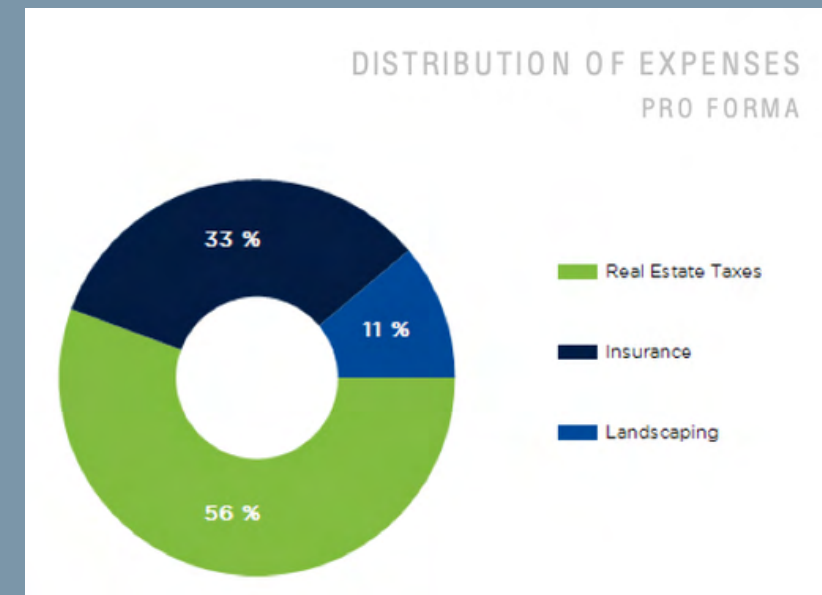


INCOME & EXPENSE ANALYSIS

INCOME		PRO FORMA
Gross Potential Rent		\$60,000 86.9 %
CAM Revenue		\$9,016 13.1 %
Effective Gross Income		\$69,016
Less Expenses		\$9,016 13.06 %
Net Operating Income		\$60,000
Annual Debt Service	\$41,394	\$41,394
Cash flow	(\$41,394)	\$18,606
Debt Coverage Ratio		1.45

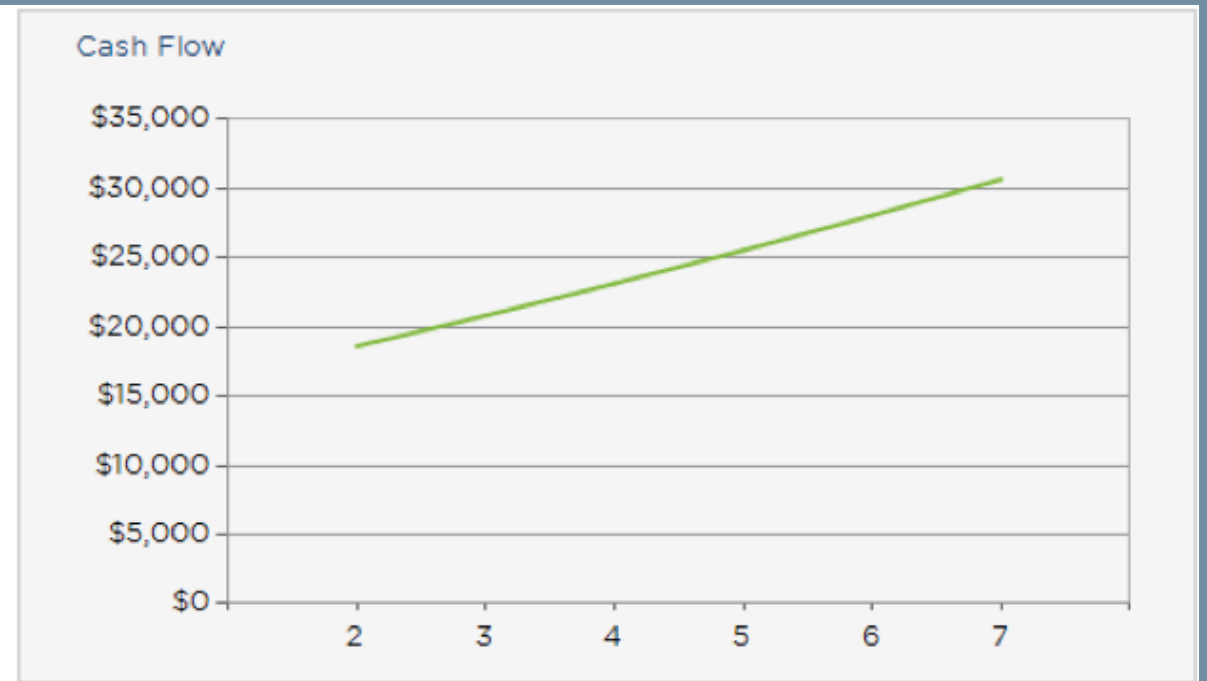
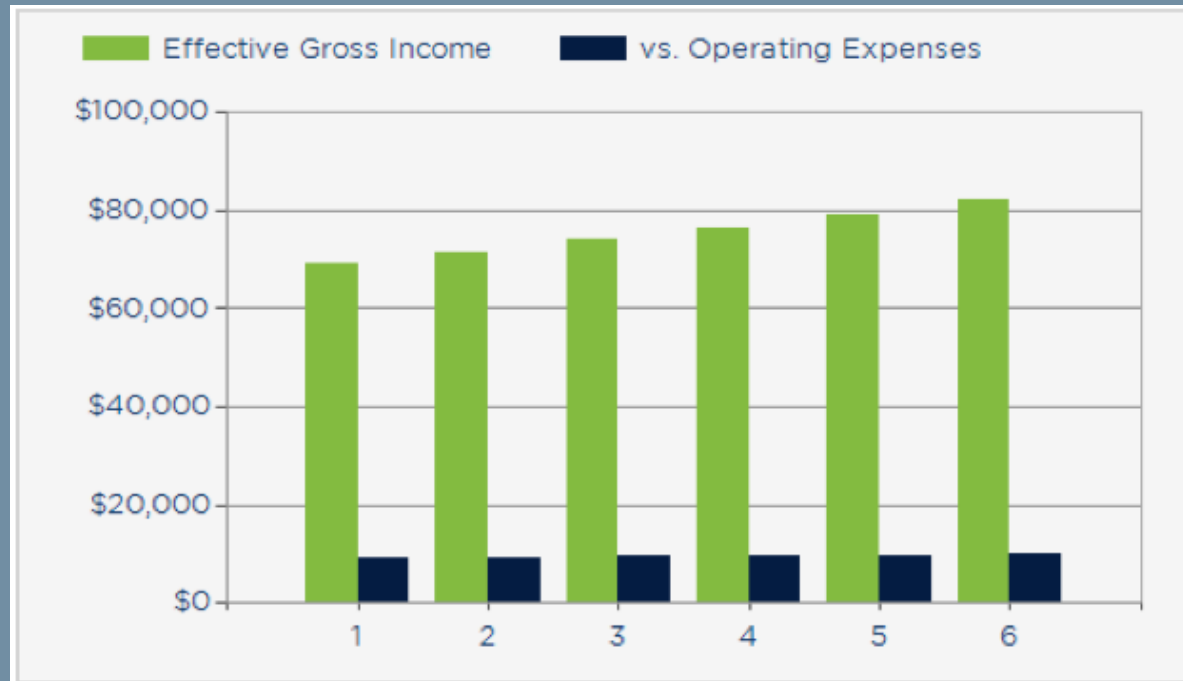


EXPENSES		PRO FORMA
Real Estate Taxes		\$5,016
Insurance		\$3,000
Landscaping		\$1,000
Total Operating Expense		\$9,016
Annual Debt Service	\$41,394	\$41,394
Expense / SF		\$3.36
% of EGI		13.06 %



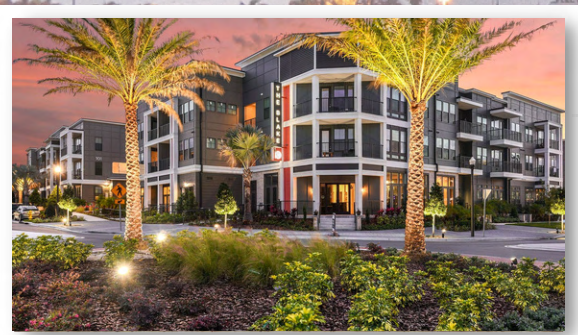
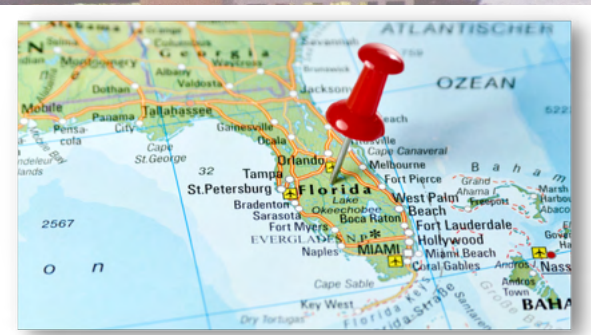
CASH FLOW PROJECTION

Calendar Year	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Gross Potential Revenue						
Gross Rental Income	\$ 60,000	\$ 62,400	\$ 64,896	\$ 67,492	\$ 70,192	\$ 72,999
CAM Revenue	\$ 9,016	\$ 9,016	\$ 9,016	\$ 9,016	\$ 9,016	\$ 9,016
Effective Gross Income	\$ 69,016	\$ 71,416	\$ 73,912	\$ 76,508	\$ 79,208	\$ 82,015
Operating Expenses						
Real Estate Taxes	\$ 5,016	\$ 5,116	\$ 5,219	\$ 5,323	\$ 5,429	\$ 5,538
Insurance	\$ 3,000	\$ 3,060	\$ 3,121	\$ 3,184	\$ 3,247	\$ 3,312
Landscaping	\$ 1,000	\$ 1,020	\$ 1,040	\$ 1,061	\$ 1,082	\$ 1,104
Total Operating Expense	\$ 9,016	\$ 9,196	\$ 9,380	\$ 9,568	\$ 9,759	\$ 9,954
Net Operating Income	\$ 60,000	\$ 62,220	\$ 64,532	\$ 66,940	\$ 69,448	\$ 72,061
Annual Debt Service	\$ 41,394	\$ 41,394	\$ 41,394	\$ 41,394	\$ 41,394	\$ 41,394
Cash Flow	\$ 18,606	\$ 20,826	\$ 23,138	\$ 25,546	\$ 28,055	\$ 30,667



Winter Springs | Seminole County | FL

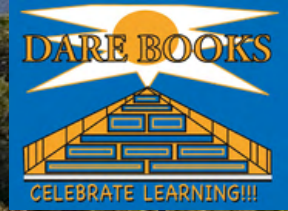
Seminole County is located on North of Orange County Orlando and It is one of the fastest growing Counties in FL with 18.33%, and the unemployment rate is only 2.5% which is one of the lowest Nationally and the Top Employers Concentrix CVG Corporation (Convergys) 1900, JP Morgan Chase Bankcard Services 1900, Deloitte Consulting LLP 1850, Verizon Corporate Resources Group 1300 and Seminole State College of Florida 1300 Employees as the top 5 Employers of the County, only 13 min Drive to Altamonte Mall in Altamonte Springs. Disney World is 36 min and Universal Studios around 29 min Drive to the property and 36 min Drive to Orlando Airport MCO. Orlando, a city in central Florida, is home to more than a dozen theme parks. Chief among its claims to fame is Walt Disney World, comprised of parks like the Magic Kingdom and Epcot, as well as water parks. Another major destination, Universal Orlando, offers Universal Studios and Islands of Adventure, with the Wizarding World of Harry Potter straddling both. Visit Orlando produces annual visitor statistics and they estimated there were 59.3 million visitors to Orlando in 2021 which is a big increase on 2020 with 35.3 million but well down on the record over 75 million in both 2019 and 2018. Orlando International Airport is a major public airport located 6 miles southeast of Downtown Orlando, Florida. In 2021, it handled 19,618,838 passengers, making it the busiest airport in the state and seventh busiest airport in the United States

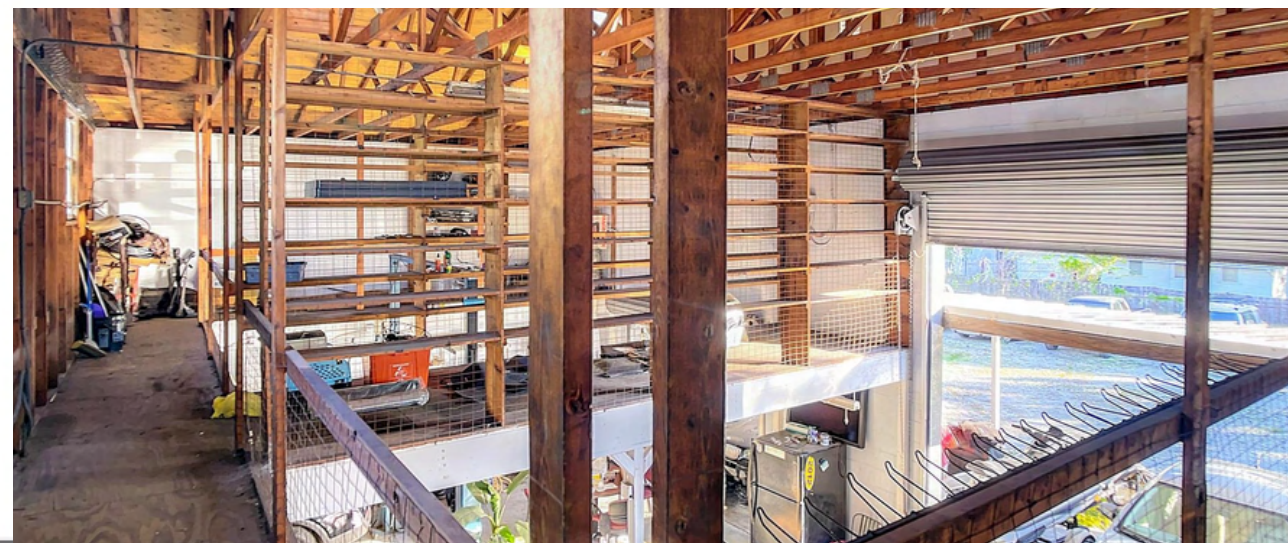


Retail Map



Automobile
Commodity
Subject Property





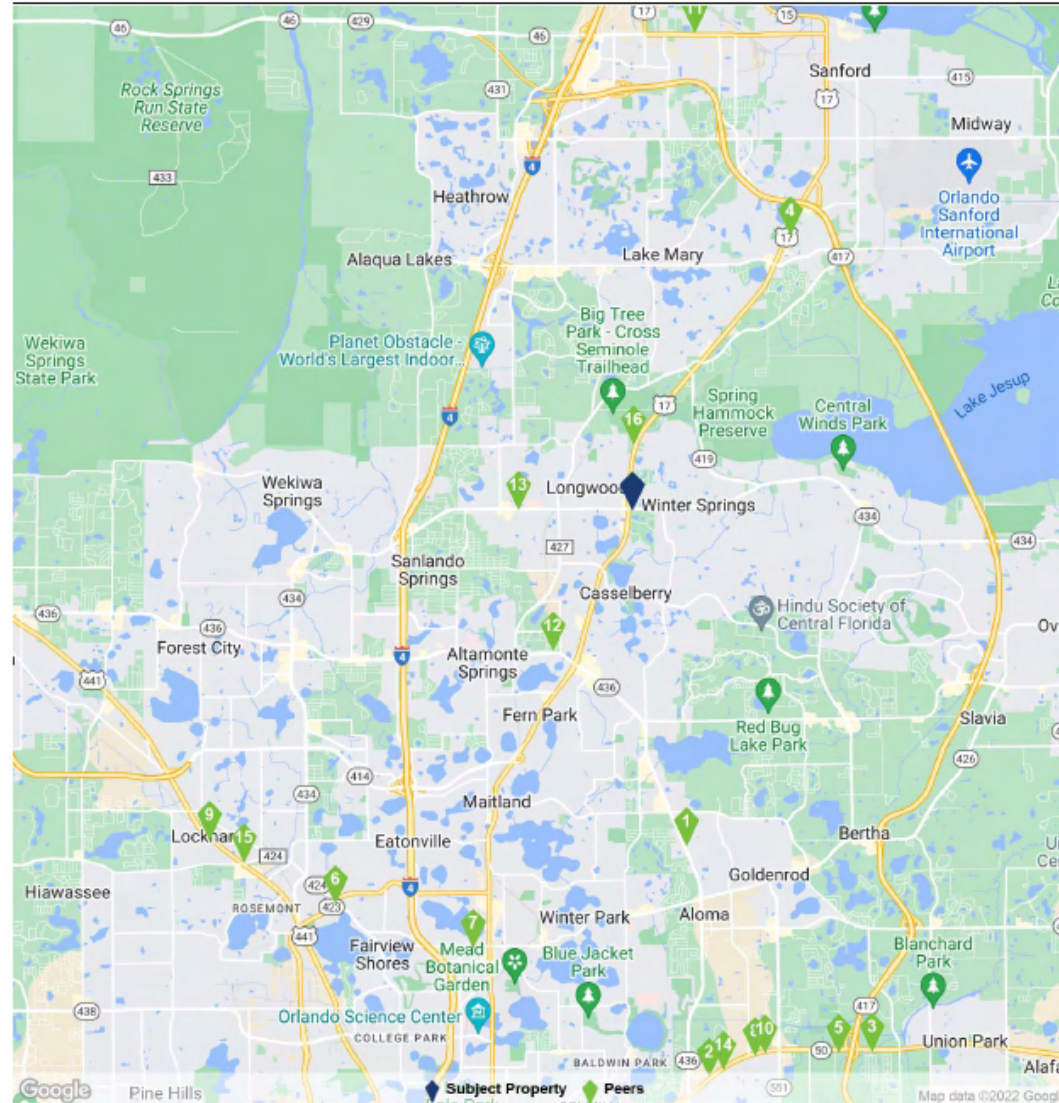
LEASE COMPS REPORT

Peer Properties Summary

1313 Sr-434

No. Peers	NNN Market Rent/SF	Availability Rate	Vacancy Rate
16	\$25.12	-	0%

PEER LOCATIONS

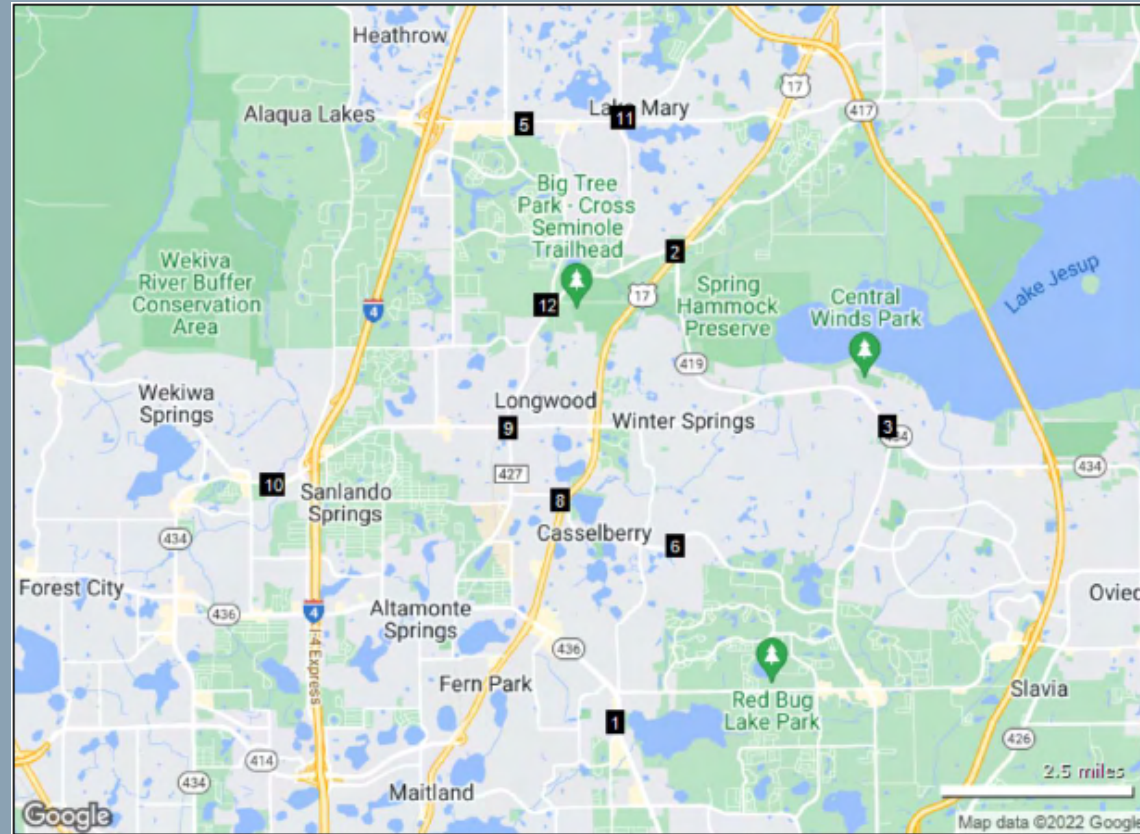


Peer Properties Summary

1313 Sr-434

Property Name / Address	Yr Bld/Renov	Distance	Location Score	Bldg SF	Anchor	Availability			NNN Rent Per SF
						Spcs	Avail %	Vac %	
1 1830 E Semoran Blvd ★★★★★	1991/-	5.6 mi	79	2,880	-	0	0%	0%	\$40 - 48 (Est.)
2 6113 E Colonial Dr ★★★★★	1988/-	9.5 mi	89	2,224	-	0	0%	0%	\$35 - 42 (Est.)
3 Gas Station/Commerc... 9140 E Colonial Dr ★★★★★	1990/-	9.8 mi	43	1,435	-	0	0%	0%	\$29 - 36 (Est.)
4 Gibson Truck World 3455 S Orlando Dr ★★★★★	1985/-	5.3 mi	86	4,171	-	0	0%	0%	\$28 - 34 (Est.)
5 8650 E Colonial Dr ★★★★★	1945/-	9.6 mi	70	2,657	-	0	0%	0%	\$28 - 34 (Est.)
6 4890 Edgewater Dr ★★★★★	1951/-	8.2 mi	56	1,497	-	0	0%	0%	\$26 - 32 (Est.)
1313 Sr-434 ★★★★★	1988/-	0.00 mi	77	2,880	-	0	0%	0%	\$24 - 30 (Est.)
7 1492 W Fairbanks Ave ★★★★★	1962/-	7.7 mi	75	1,550	-	0	0%	0%	\$24 - 29 (Est.)
8 7128 E Colonial Dr ★★★★★	1990/-	9.3 mi	96	3,925	-	0	0%	0%	\$22 - 27 (Est.)
9 6810 N Orange Bloss... ★★★★★	1985/-	8.9 mi	39	1,920	-	0	0%	0%	\$22 - 27 (Est.)
10 7250 E Colonial Dr ★★★★★	1946/-	9.3 mi	97	2,327	-	0	0%	0%	\$21 - 26 (Est.)
11 3400 W Sr-46 Hwy ★★★★★	1971/-	8.0 mi	20	2,443	-	0	0%	0%	\$21 - 26 (Est.)
12 1351 E Altamonte Dr ★★★★★	1971/-	2.7 mi	80	2,100	-	0	0%	0%	\$20 - 24 (Est.)
13 796 W State Road 434 ★★★★★	1985/-	1.9 mi	87	4,417	-	0	0%	0%	\$19 - 23 (Est.)
14 6436 E Colonial Dr ★★★★★	1969/-	9.4 mi	97	3,300	-	0	0%	0%	\$18 - 22 (Est.)

SALE COMPS REPORT



	Address	City	Property Info	Sale Info
1	2699 Cassel Creek Blvd	Casselberry	4,500 SF General Retail/Restaurant	Sold: \$6,900,000 (\$1,533.33/SF)
2	3350 N Us-17-92	Longwood	2,585 SF General Retail/Convenience Store	Sold: \$1,000,000 (\$386.85/SF)
3	1173 East Florida 434	Winter Springs	4,280 SF General Retail/Freestanding	Sold: \$3,100,000 (\$724.30/SF)
4	126 S Ronald Reagan Blvd	Longwood	1,633 SF General Retail/Fast Food	Sold: \$3,034,500 (\$1,858.24/SF)
5	3701 W Lake Mary Blvd	Lake Mary	3,333 SF General Retail/Bank	Sold: \$2,700,000 (\$810.08/SF)
6	1412 Seminola Blvd	Casselberry	2,745 SF General Retail/Service Station	Sold: \$1,425,000 (\$519.13/SF)
7	2200 W State Road 434	Longwood	3,053 SF General Retail/Fast Food	Sold: \$2,200,000 (\$720.60/SF)
8	611 Dog Track Rd	Casselberry	2,500 SF General Retail/Convenience Store	Sold: \$1,250,000 (\$500/SF)
9	126 S Ronald Reagan Blvd	Longwood	1,633 SF General Retail/Fast Food	Sold: \$2,478,261 (\$1,517.81/SF)
10	2200 W State Road 434	Longwood	3,053 SF General Retail/Fast Food	Sold: \$1,800,000 (\$589.58/SF)
11	2350 W Lake Mary Blvd (Part of Portfolio)	Lake Mary	2,452 SF Retail/Convenience Store	Sold: \$3,600,000 (\$1,468.19/SF)
12	1818 Longwood Lake Mary Rd (Part of Portfolio)	Lake Mary	2,940 SF Retail/Convenience Store	Sold: \$3,200,000 (\$1,088.44/SF)

SALE COMPS SUMMARY

1



Seminole Car Care
377 N Us-17-92
Winter Springs, FL 32708

BUILDING SF	6,000
LAND ACRES	1.41
YEAR BUILT	1988
SALE PRICE	\$ 2,130,000
PRICE PSF	\$ 355.00
CAP RATE	6.50 %
CLOSING DATE	12/23/2019
DISTANCE	1.0 miles

Cap Rate Range **6.50 % - 6.50 %**

LOW  HIGH

Price/Square Ft **\$114 - \$ 2,031**

LOW  HIGH

Notes Car Dealer-Auto Sales

2



290 W Melody Ln
Casselberry, FL 32707

BUILDING SF	3,950
LAND SF	14,000
LAND ACRES	0.32
YEAR BUILT	1964
SALE PRICE	\$ 449,000
PRICE PSF	\$ 113.67
CLOSING DATE	12/14/2021
DISTANCE	2.9 miles

Price/Square Ft **\$114 - \$ 2,031**

LOW  HIGH

Notes Auto-Repair

SALE COMPS SUMMARY

3



1048 N Us-17-92
Longwood, FL 32750

BUILDING SF	2,200
LAND SF	16,117
LAND ACRES	0.37
YEAR BUILT	1949
SALE PRICE	\$ 450,000
PRICE PSF	\$ 204.55
CLOSING DATE	10/13/2021
DISTANCE	2.8 miles

Price/Square Ft

\$114 - \$2,031

LOW



HIGH

Notes Auto-Sales/Repair

4



1890 S US Highway 17 92
Longwood, FL 32750

BUILDING SF	640
LAND ACRES	1.18
SALE PRICE	\$1,300,000
PRICE PSF	\$ 2,031.25
CLOSING DATE	11/14/2022
DISTANCE	1.6 miles

Price/Square Ft

\$114 - \$2,031

LOW



HIGH

Notes Auto-Dealership

SALE COMPS SUMMARY

5



150 E Marvin Ave
Longwood, FL 32750

BUILDING SF	2,760
LAND SF	17,500
SALE PRICE	\$ 500,000
PRICE PSF	\$ 181.16
CLOSING DATE	4/8/2022
DISTANCE	2.4 miles

Price/Square Ft

\$ 114 - \$ 2,031

LOW



HIGH

Notes Auto-Repair Shop service

S



Automobile Commodity
1313 W State Road 434
Winter Springs, FL 32708

BUILDING SF	2,680
LAND SF	17,053
LAND ACRES	0.3915
YEAR BUILT	1968
ASKING PRICE	\$ 749,000
PRICE PSF	\$ 279.48
OCCUPANCY	100 %

Price/Square Ft






\$ 114 - \$ 2,031

LOW

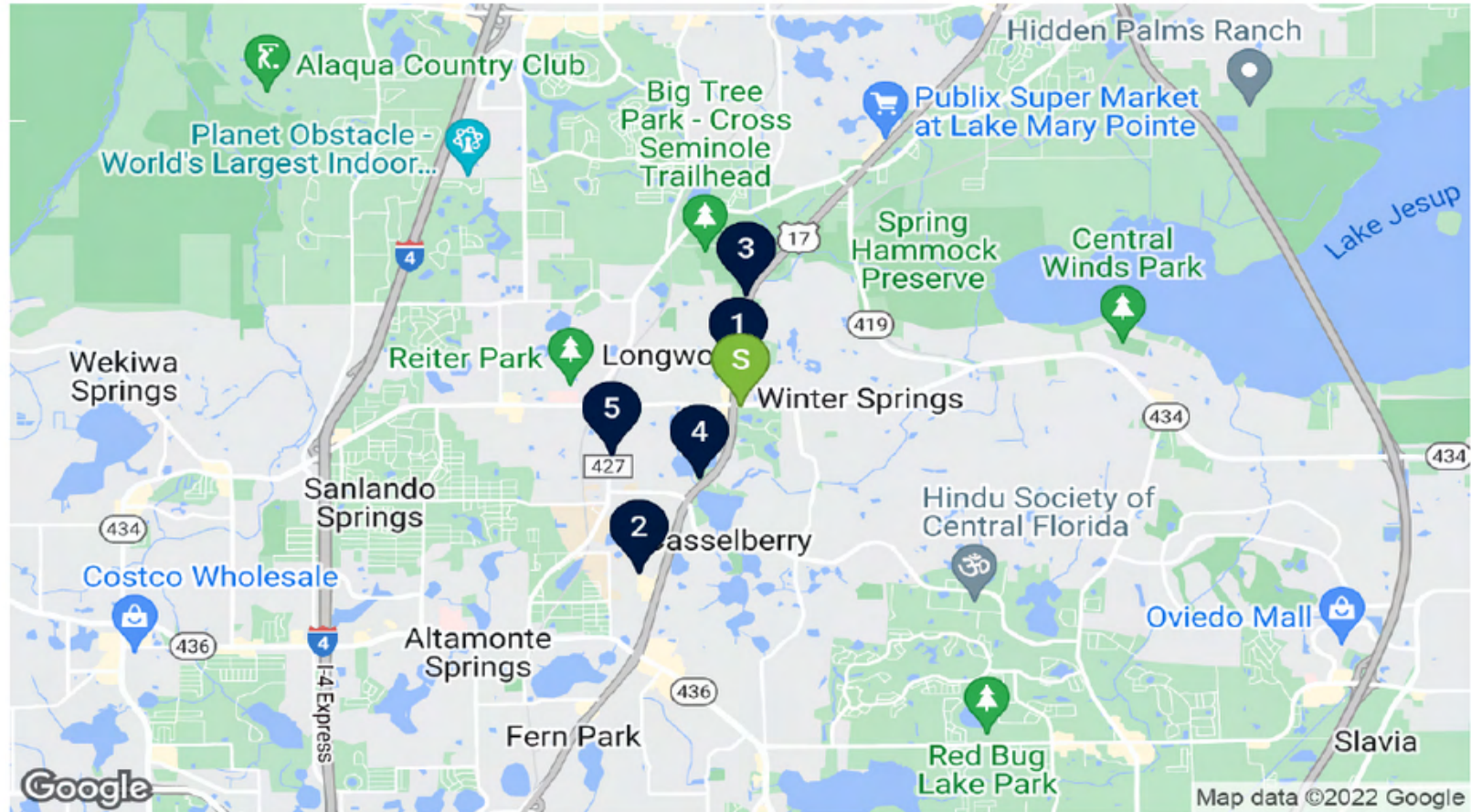


HIGH

SALE COMPS SUMMARY

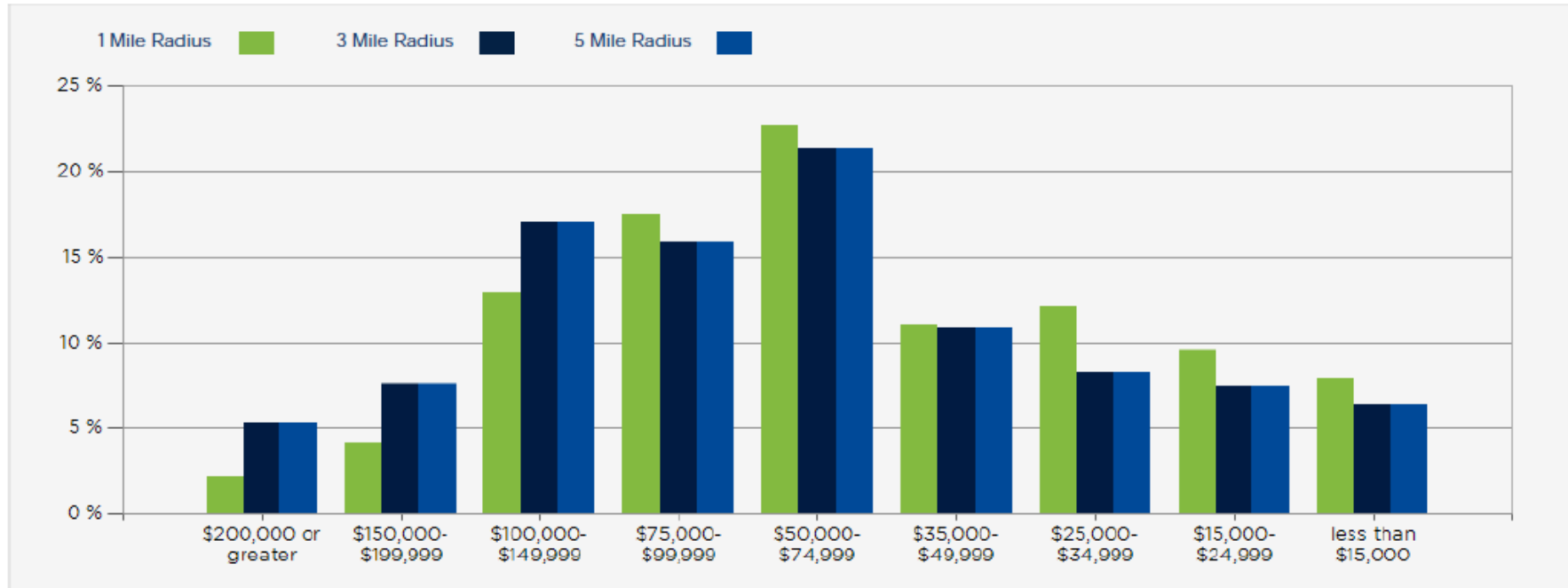
	PROPERTY	BLDG SF	SALE PRICE	PSF	CAP RATE	Built	CLOSE DATE	DISTANCE (mi)
1	 Seminole Car Care 377 N Us-17-92 Winter Springs, FL 32708	6,000	\$ 2,130,000	\$ 355.00	6.50%	1988	12/23/2019	1.00
2	 290 W Melody Ln Casselberry, FL 32707	3,950	\$ 449,000	\$ 113.67		1964	12/14/2021	2.90
3	 1048 N Us-17-92 Longwood, FL 32750	2,200	\$ 450,000	\$ 204.55		1949	10/13/2021	2.80
4	 1890 S US Highway 17 92 Longwood, FL 32750	640	\$ 1,300,000	\$ 2,031.25			11/14/2022	1.60
5	 150 E Marvin Ave Longwood, FL 32750	2,760	\$ 500,000	\$ 181.16			4/8/2022	2.40
AVERAGES		3,110	\$ 965,800	\$ 577.13	6.50%	1967		
SUBJECT		2,680	\$ 749,000	\$ 279.48		1968		

SALE COMPS SUMMARY

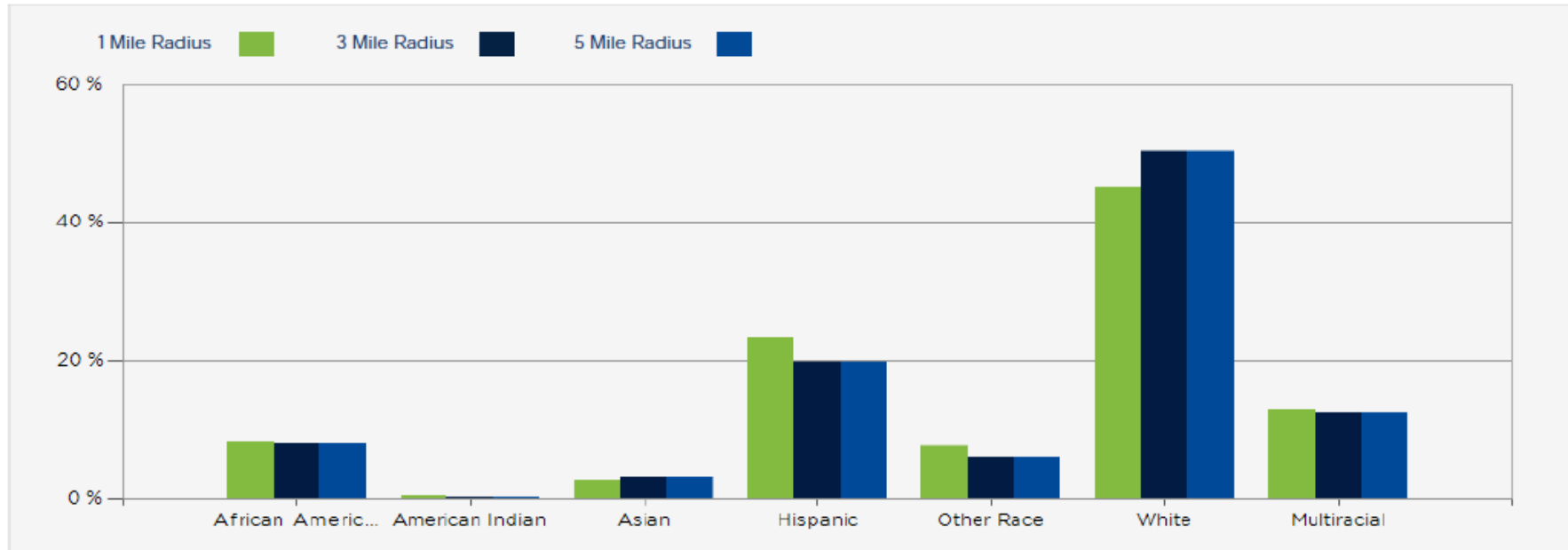


#	Property Name	Address	City
S	Automobile Commodity	1313 W State Road 434	Winter Springs
1	Seminole Car Care	377 N Us-17-92	Winter Springs
2		290 W Melody Ln	Casselberry
3		1048 N Us-17-92	Longwood
4		1890 S US Highway 17 92	Longwood
5		150 E Marvin Ave	Longwood

2022 Household Income



2022 Population by Race



EXCLUSIVELY MARKETED BY:

ABOUT ME:

I have been in the Real Estate services Business in Orlando area for many successful years and specialize in Commercial Sales and Leases. I'm a Designated Commercial agent and Business Broker in Central Florida and specialize in Investment sales and leases services. I am the perfect fit to help you buy or sell in Commercial Real Estate and development projects. I'm a member of CCIM, ICSC, NAOIP, working with investors and developers for their projects, acquisitions and dispositions of their properties.

I provide assistance to Investors, Owners User buyers, tenants and Landlords inquiring services to lease, purchase or land development projects for their Retail, Industrial, Multi-Family and Medical Offices. I can assist them for Financial & Market Analysis, value add opportunities, market research and Professional Marketing Solutions for the listings with advance marketing techniques and negotiation skills to facilitate transactions.



Ozan Gifci

Commercial Agent and Business
Broker



Ozancommercial@gmail.com

Office: 407-757-2411



Cell: 407-782-4866

Fax: 407-317-6319



floridacommerciallisting.com

PROFESSIONAL PROFILE

GRCC(Grand Rapids Community College) Grand Rapids Michigan
2012 Sisli Technical School Electric and Electronic - Istanbul
Turkey 2003 Previously employed at Stiles Machinery as
Electronic Technician Acquired Real Estate Sales Associates since
2014 Member of Orlando Regional Realtor Association
(ORRA) Member of Florida Association of Realtors (FAR)
Member of National Association of Realtors (NAR)
Member of Business Brokers of Florida (BBF)
Member of Certified Commercial Investment Member (CCIM)
Certification Completion of CI 101 Financial Analysis Class of CCIM
(2020)
Certification Completion of CI 102 Market Analysis Class of CCIM
(2020)
Certification Completion of CI 103 User Analysis Class of CCIM
(2021)
- Certification Completion of CI 104 Investor Analysis Class of
CCIM (2021)
Top Sales Agent Real Estate Awards in 2016 & 2017 at Premium
Properties R.E Services Branch Manager of Dr Phillips Orlando
Office since 2017. Assisting Agents to prepare contracts,
negotiate in transactions, analyzing properties Financial and
Market Aspects. Scheduling trainings and sales meetings,
motivating the team and recruiting new Sales Associates during
continuing of Leasing and Selling Commercial Real Estates and
Businesses

7521 West Sand Lake Road, Orlando FL,
32819

407-782-4866

floridacommerciallisting.com

Premium Properties Real Estate Services