



FOR SALE: \$2,200,000

Motel Lu Rae | 3400 S US Highway 17/92 Casselberry FL
32707

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TABLE OF CONTENTS

05

INVESTMENT OVERVIEW

Investment Summary
Investment Highlights

11

PROPERTY SUMMARY

Property Information
Disposition Sensitivity Analysis

17

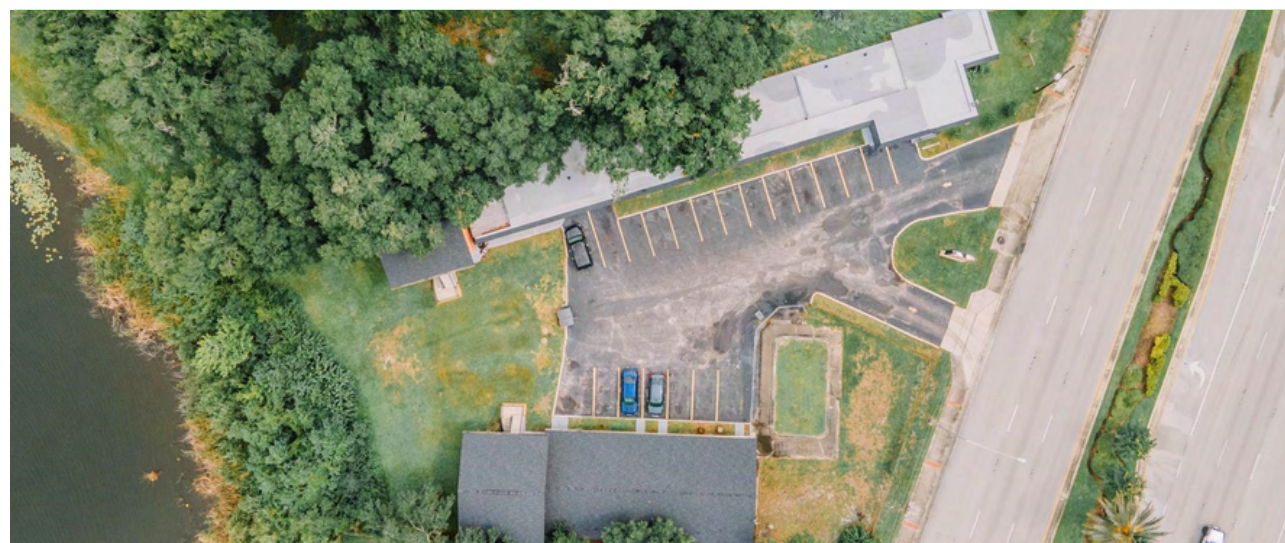
PROPERTY OVERVIEW

Property Images
Location, Aerial & Retail Maps

23

AREA OVERVIEW

City Overview
Demographics



INVESTMENT SUMMARY

Premium Properties Commercial Presents Motel Lu Rae Weekly Motel Investment Sales

located in Casselberry FL in Orlando MSA and Opportunity Zone in Seminole County.

Recently Renovated Motel with New Roof replacement in 2021 along with Drain Field and New Septic Tank replacement recently completed.

OFFERING SUMMARY

ADDRESS	3400 S US Highway 17/92 Casselberry FL 32707
COUNTY	Seminole
MARKET	Orlando
SUBMARKET	Orlando MSA
BUILDING SF	7,964 SF
LAND ACRES	0.8151
TOTAL ROOMS	21
LAND SF	35,505 SF
YEAR BUILT	1951
YEAR RENOVATED	2021
OWNERSHIP TYPE	Fee Simple

AREA OVERVIEW

Motel Lu Rae located on High Traffic US 17-92 in Casselberry FL within Opportunity Zone gives Extra Tax Advantage for future owners. Property Surrounded by National and Local Retailers, Residential properties and Shopping Centers. Less than 30 min drive to Orlando Downtown and easy access to Longwood, Winter Springs and Altamonte Springs via Major Highways and 20 Min Drive to Sanford International and 40 Min from Orlando International Airport. Famous Orlando Theme Parks only 30 Miles Distance to Motel

HIGHLIGHTS

Investment Highlights:

- Premium Properties Commercial Presents Motel Lu Rae Weekly Motel Investment Sales located in Casselberry FL in Orlando MSA and Opportunity Zone in Seminole County. Recently Renovated Motel with New Roof replacement in 2021 along with Drain Field and New Septic Tank replacement recently completed. Sellers upgraded 10 Rooms with new Flooring, fresh painting and new Bathrooms reflected to Motel's Income stream and room rates increased significantly and Value add opportunity for future buyers to upgrade rest of the rooms and increase the current income. Strategically located Motel on High Traffic facade to US 17-92 53,000 AADT(Average Annual Daily Traffic) with Ingress and Egress and 21 Asphalt Surface Parking spaces. Motel has repeated clients for many years and operating as Weekly rental Business structure gives flexibility for Owners to change weekly rates on and off season to increase cash flow.

- CG Zoning Motel on 0.82 Acre Lot Concrete Block construction on Lake Ellen across the Street from Home Depot and Publix Anchor Casselberry Collection Retail Shopping Center occupied by Local and National Retail Tenants. 94,175 Population within 3 Miles Distance and \$77,180 Average Household Income Average Strong Sales Comparison per room for similar Motel sales within 25 Miles Radius is \$148,182, In 2018.
- Orlando MSA is one of the fastest growing cities in the U.S and In July 2022, the Orlando Area's Unemployment Rate 3.0 Percent, a Decrease of 2.2 Percentage Points Over the Year. Orlando MSA was receiving 1000 residents per week during the pre-pandemic increased these numbers significantly after COVID 19 attracted many snow birds and Out of State Families along with Companies moving to Central Florida where they can enjoy the No State Tax, warm weather, center of Entertainments and Theme Parks City with close distance to both sides of Beaches and one of the Busiest International Airports in the U.S (MCO) offering opportunities for Tourism, Construction, Tech Companies, Medical and Defense Industry and Industrial sectors to move their location and grow their Business here in Central Florida.



PROPERTY FEATURES

TOTAL ROOMS	21
BUILDING SF	7,964
LAND SF	35,505
LAND ACRES	0.8151
YEAR BUILT	1951
YEAR RENOVATED	2021
ZONING TYPE	CG
BUILDING CLASS	C
LOCATION CLASS	C
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	2
NUMBER OF PARKING SPACES	21
TRAFFIC COUNTS	53000 AADT
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2
NON SMOKING ROOMS	21

FINANCIAL SUMMARY

OFFERING PRICE	\$2,200,000
PRICE PER KEY	\$104,762
PRICE PSF	\$276.24
NOI (CURRENT)	\$204,907
CAP RATE (CURRENT)	9.31 %



NEIGHBORING PROPERTIES

EAST

Home Depot

CONSTRUCTION

FOUNDATION

Masonry

EXTERIOR

Concrete Blk Stucco

PARKING SURFACE

Asphalt

ROOF

Built-Up

HEAT TYPE

Wall Furnace

ELEVATOR

Stairs

DEMOGRAPHICS 1 MILE 3 MILE 5 MILE

2022 Population

6,851

93,370

228,764

2022 Median HH Income

\$55,477

\$63,601

\$73,412

2022 Average HH Income

\$75,112

\$85,969

\$104,294

GLOBAL

Offering Price

\$2,200,000

Analysis Period

5.0000 year(s)

Exit Cap Rate

8.00 %

EXPENSES - Growth Rates

Real Estate Taxes

2.00 %

Insurance

2.00 %

Workers Com Insurance

2.00 %

Repairs & Maintenance-Septic

2.00 %

Water / Sewer

2.00 %

Utilities=Gas/Internet/Electric/Trash

2.00 %

Bed Sheet Supply

2.00 %

Furniture

2.00 %

Misc. Supply

2.00 %

FL Sales Rev Tax

2.00 %

Bank Fees

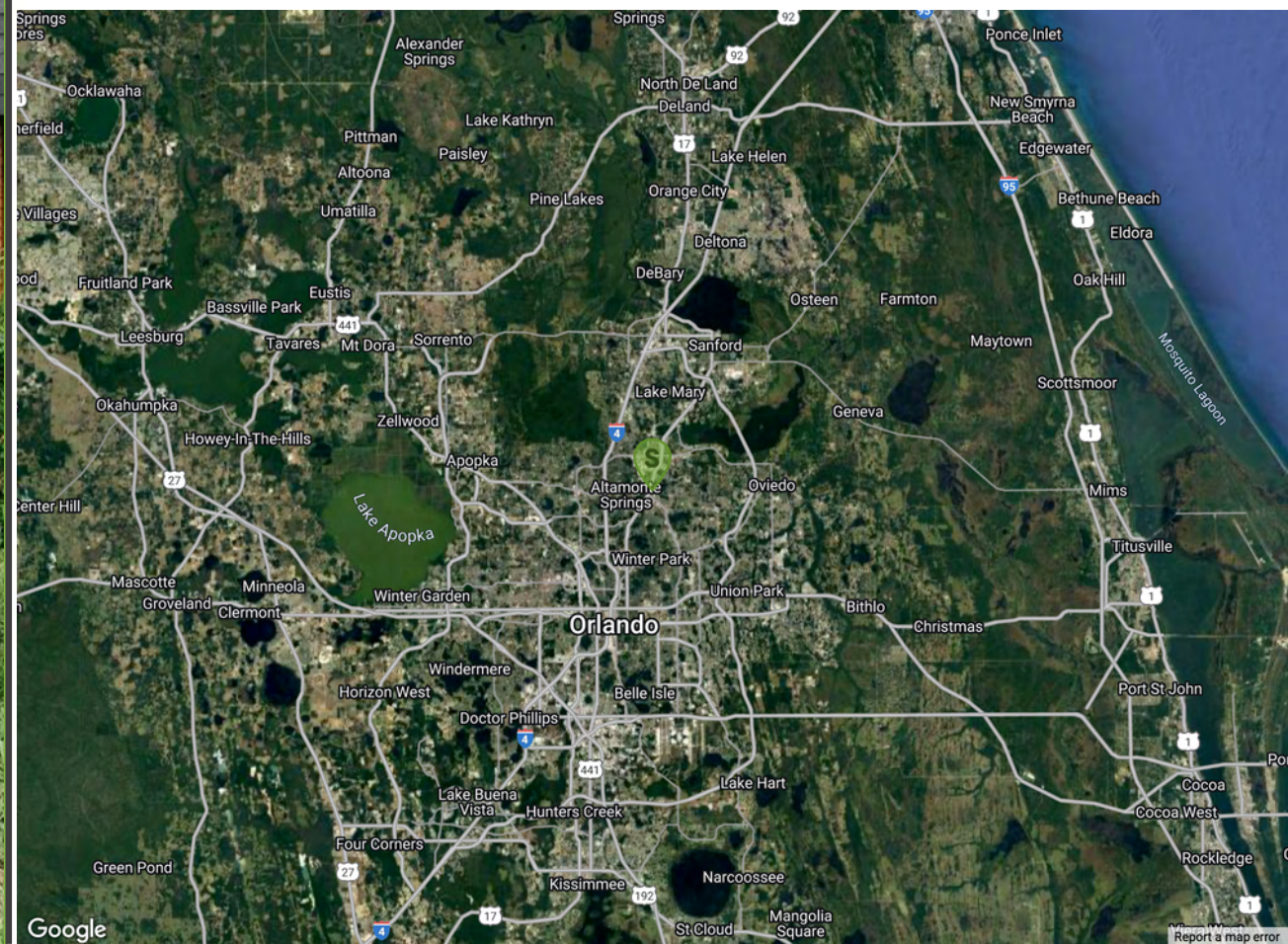
2.00 %



PROPOSED FINANCING

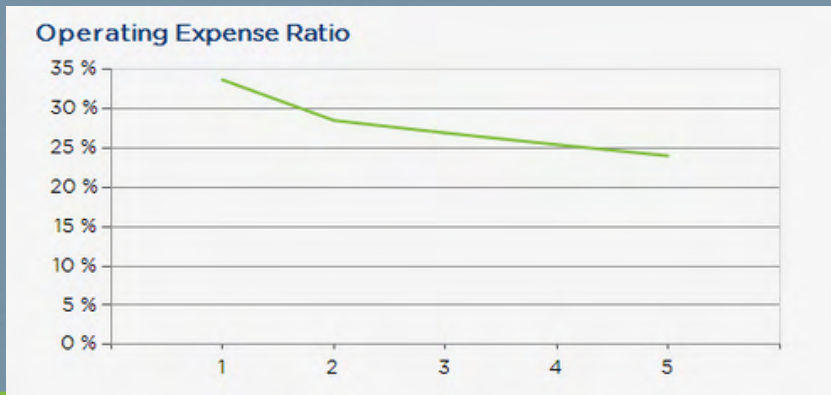
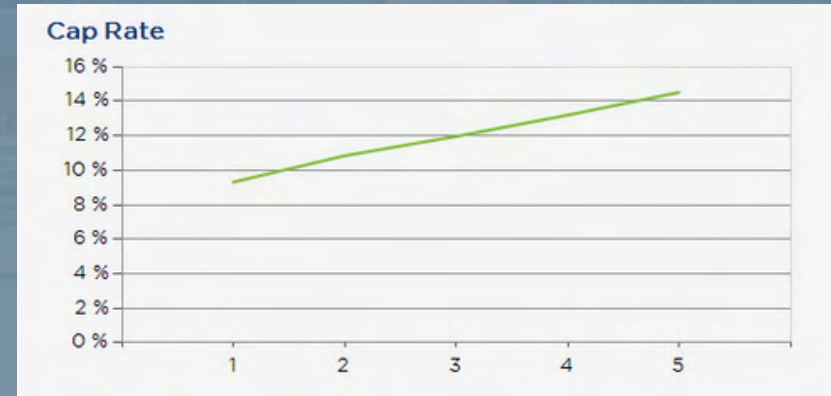
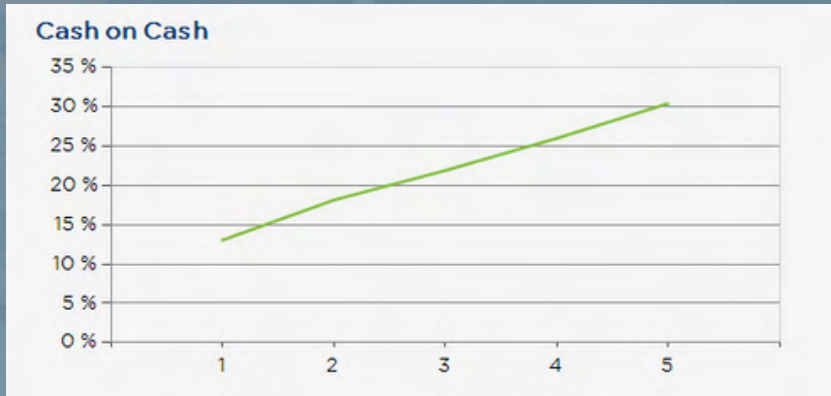
Conventional

LOAN TYPE	Amortized
DOWN PAYMENT	\$660,000
LOAN AMOUNT	\$1,540,000
INTEREST RATE	6.00 %
LOAN TERMS	10
ANNUAL DEBT SERVICE	\$119,072
LOAN TO VALUE	70 %
AMORTIZATION PERIOD	25 Years



FINANCIAL METRICS

Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6
Cash on Cash Return b/t	13.01 %	18.09 %	21.84 %	25.91 %	30.32 %	35.11 %
CAP Rate	9.31 %	10.84 %	11.96 %	13.19 %	14.51 %	15.94 %
Debt Coverage Ratio	1.72	2.00	2.21	2.44	2.68	2.95
Operating Expense Ratio	33.59 %	28.44 %	26.86 %	25.37 %	23.96 %	22.63 %
Loan to Value	69.97 %	68.76 %	67.41 %	66.05 %	64.54 %	62.94 %
Breakeven Ratio	72.18 %	64.18 %	59.95 %	56.01 %	52.33 %	48.89 %
Price / SF	\$276.24	\$276.24	\$276.24	\$276.24	\$276.24	\$276.24
Income / SF	\$38.74	\$41.84	\$45.19	\$48.80	\$52.71	\$56.92
Expense / SF	\$13.01	\$11.90	\$12.14	\$12.38	\$12.63	\$12.88

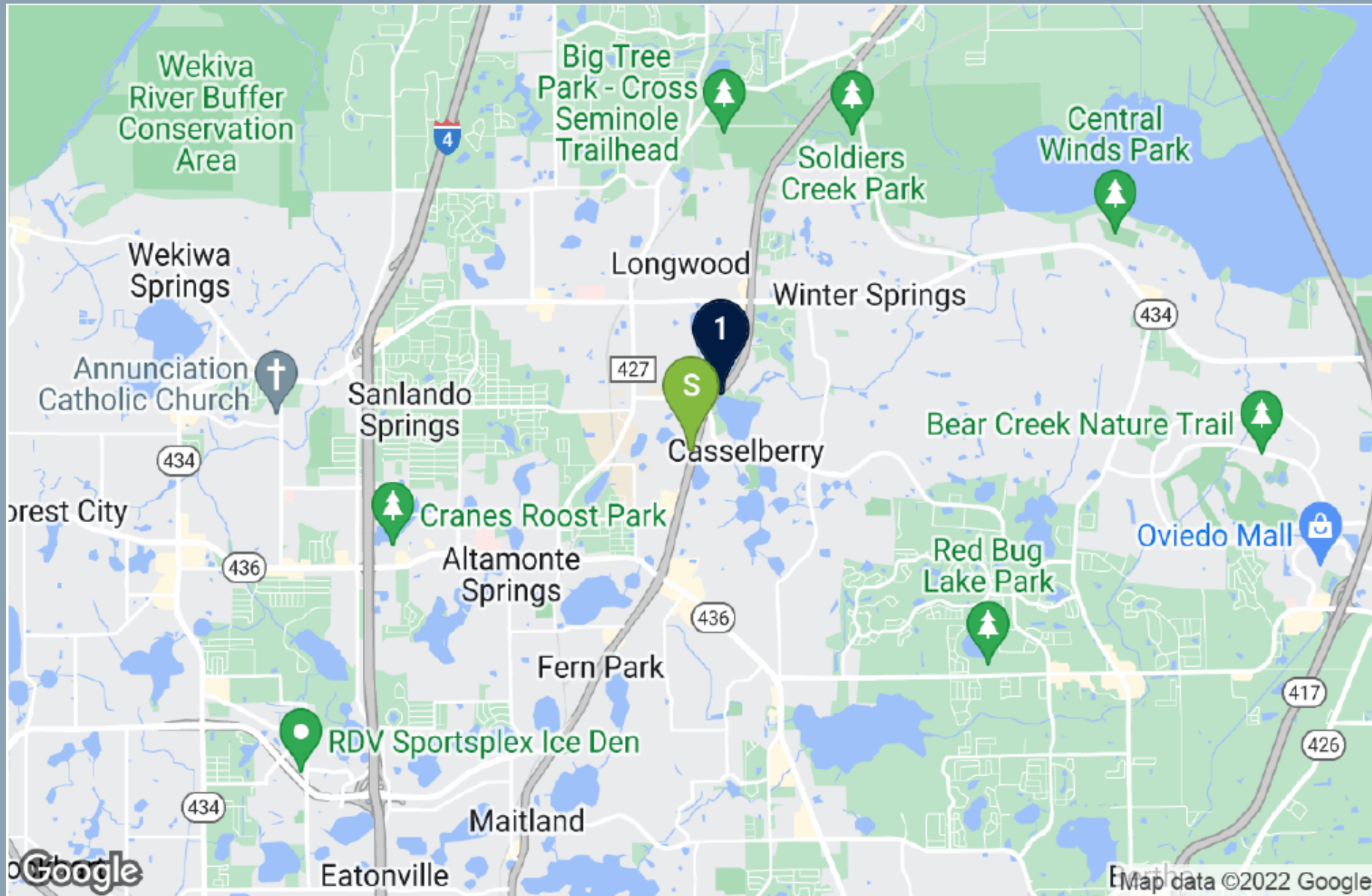


DISPOSITION SENSITIVITY ANALYSIS

5 YEAR SENSITIVITY ANALYSIS

EXIT CAP RATE	PROJECTED SALES PRICE	SALES PRICE/KEY	PROCEEDS AFTER LOAN PAYOFF	IRR
7.00%	\$5,011,026	\$629	\$3,623,100	44.44%
7.25%	\$4,838,232	\$608	\$3,450,306	43.57%
7.50%	\$4,676,958	\$587	\$3,289,032	42.72%
7.75%	\$4,526,088	\$568	\$3,138,162	41.90%
8.00%	\$4,384,648	\$551	\$2,996,722	41.11%
8.25%	\$4,251,780	\$534	\$2,863,854	40.34%
8.50%	\$4,126,727	\$518	\$2,738,802	39.59%
8.75%	\$4,008,821	\$503	\$2,620,895	38.87%
9.00%	\$3,897,465	\$489	\$2,509,539	38.17%

COMPETITION MAP



#	Property Name	Address	City
S	Motel Lu Rae	3400 S US Highway 17/92	Casselberry
1	Lake Kathryn Motel	1995 S Us Highway 17 92	Longwood

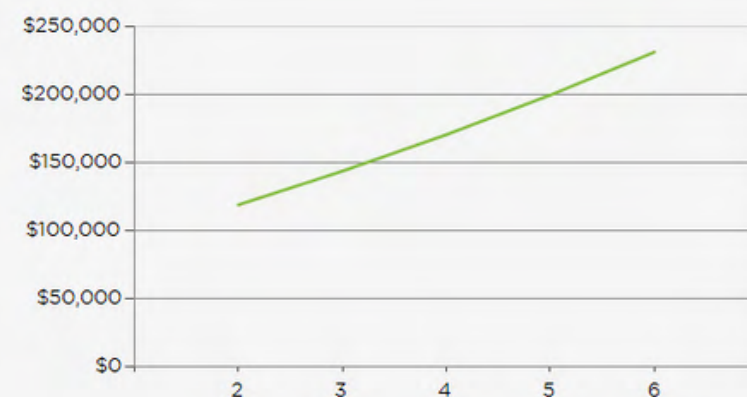
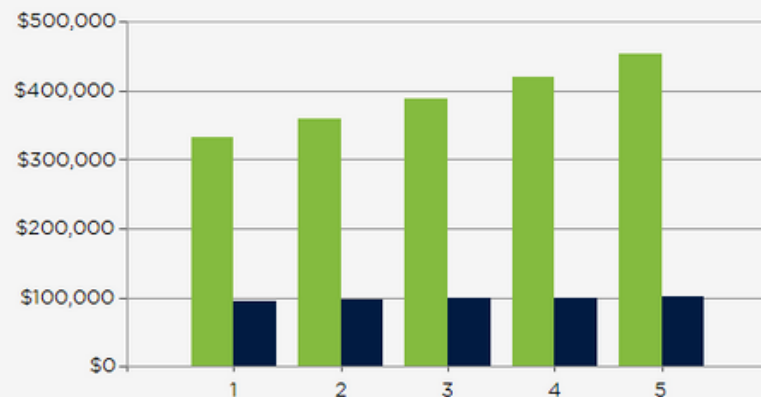
ROOM RATES



Number Of Units	Units SF	Room Type	In-Season Price	Off-Season Price	Notes
10		Deluxe	\$380	\$400	Sellers renovated these 10 Rooms completely and room rates higher than other rooms. Daily Rates: \$75-\$85
2		Standard	\$300		Weekly rates
8		Standard	\$340	\$340	Weekly rates

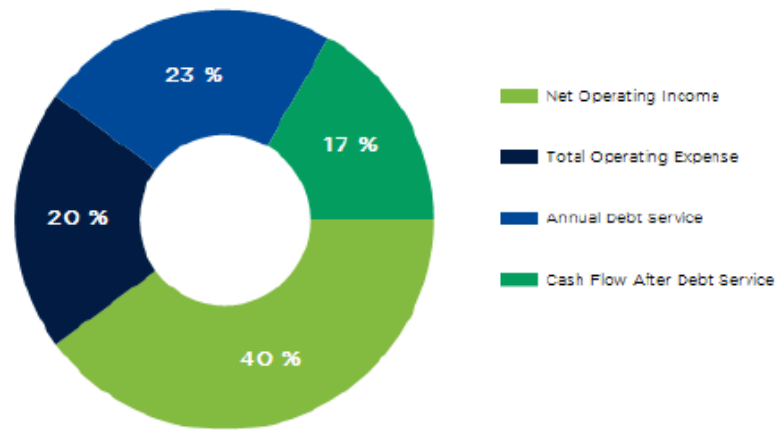
CASH FLOW

Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6
Gross Potential Revenue						
Gross Room Revenue	\$308,562	\$333,247	\$359,907	\$388,699	\$419,795	\$453,379
Effective Gross Income	\$308,562	\$333,247	\$359,907	\$388,699	\$419,795	\$453,379
Operating Expenses						
Real Estate Taxes	\$6,426	\$6,426	\$6,555	\$6,686	\$6,819	\$6,956
Insurance	\$13,014	\$13,014	\$13,274	\$13,540	\$13,811	\$14,087
Workers Com Insurance	\$1,598	\$1,598	\$1,630	\$1,663	\$1,696	\$1,730
Repairs & Maintenance-Septic	\$19,312	\$2,000	\$2,040	\$2,081	\$2,122	\$2,165
Water / Sewer	\$5,933	\$5,933	\$6,052	\$6,173	\$6,296	\$6,422
Utilities-Gas/Internet/Electric/Trash	\$28,369	\$28,369	\$28,936	\$29,515	\$30,105	\$30,708
Bed Sheet Supply	\$1,840	\$1,840	\$1,877	\$1,914	\$1,953	\$1,992
Furniture	\$4,337	\$4,337	\$4,424	\$4,512	\$4,602	\$4,695
Mics. Supply	\$575	\$575	\$587	\$598	\$610	\$622
FL Sales Rev Tax	\$17,831	\$26,281	\$26,807	\$27,343	\$27,890	\$28,447
Bank Fees	\$4,420	\$4,420	\$4,508	\$4,599	\$4,691	\$4,784
Total Operating Expense	\$103,655	\$94,793	\$96,689	\$98,623	\$100,595	\$102,607
Net Operating Income	\$204,907	\$238,454	\$263,218	\$290,077	\$319,200	\$350,772
Annual Debt Service	\$119,072	\$119,072	\$119,072	\$119,072	\$119,072	\$119,072
Cash Flow	\$85,835	\$119,382	\$144,146	\$171,004	\$200,128	\$231,700



INCOME & EXPENSE ANALYSIS

REVENUE ALLOCATION
CURRENT

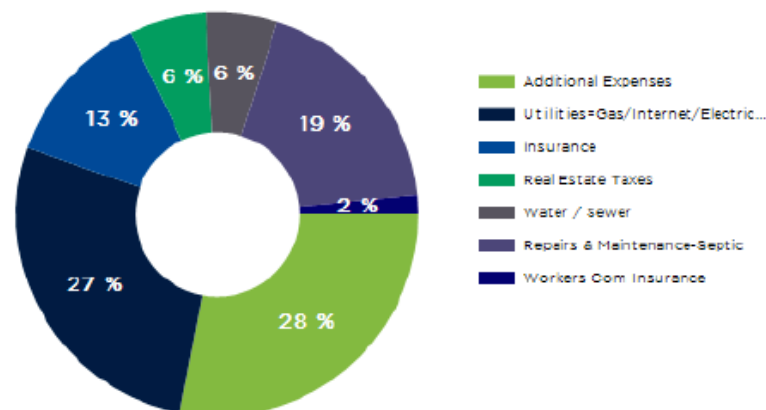


INCOME

CURRENT

Gross Room Revenue	\$308,562
Effective Gross Income	\$308,562
Less Expenses	\$103,655
Net Operating Income	\$204,907
Annual Debt Service	\$119,072
Cash flow	\$85,835
Debt Coverage Ratio	1.72

DISTRIBUTION OF EXPENSES
CURRENT



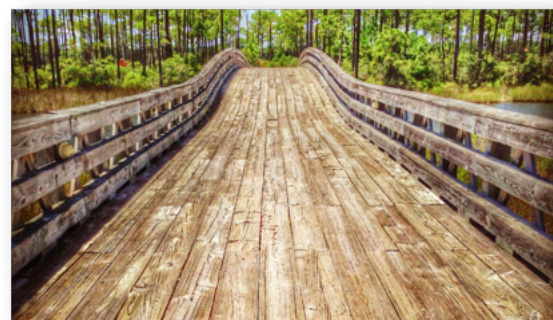
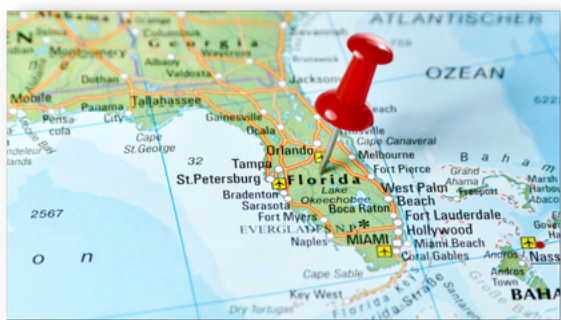
EXPENSES

CURRENT

Real Estate Taxes	\$6,426
Insurance	\$13,014
Workers Com Insurance	\$1,598
Repairs & Maintenance-Septic	\$19,312
Water / Sewer	\$5,933
Utilities-Gas/Internet/Electric/Trash	\$28,369
Additional Expenses	\$29,003
Total Operating Expense	\$103,655
Expense / SF	\$13.02
% of EGI	33.59 %

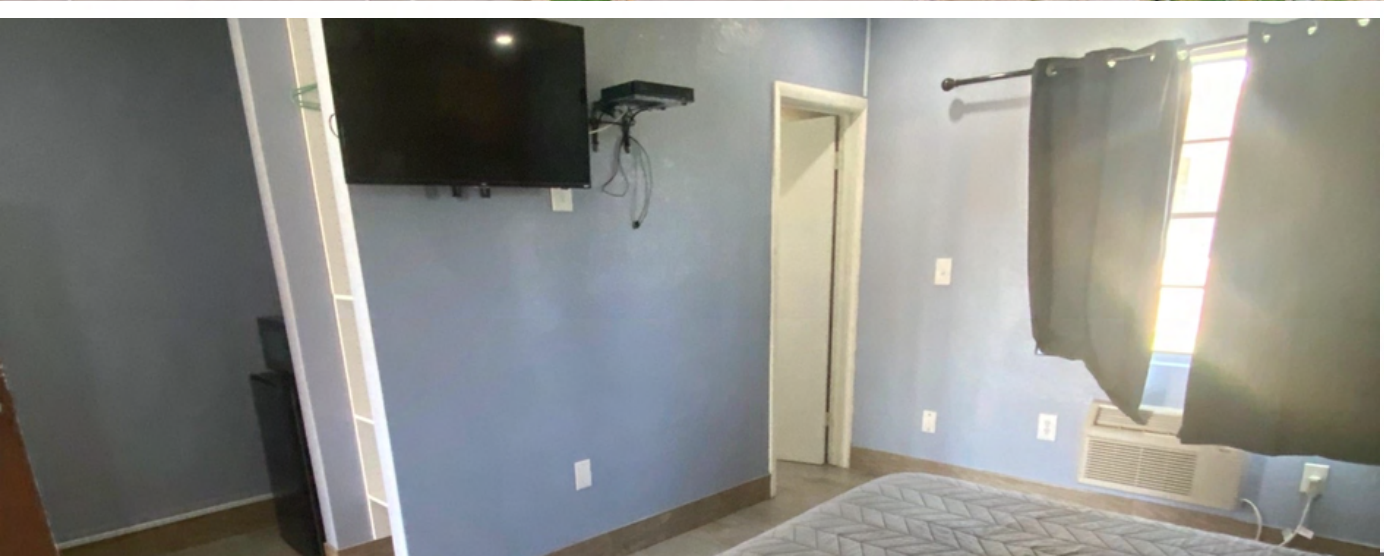
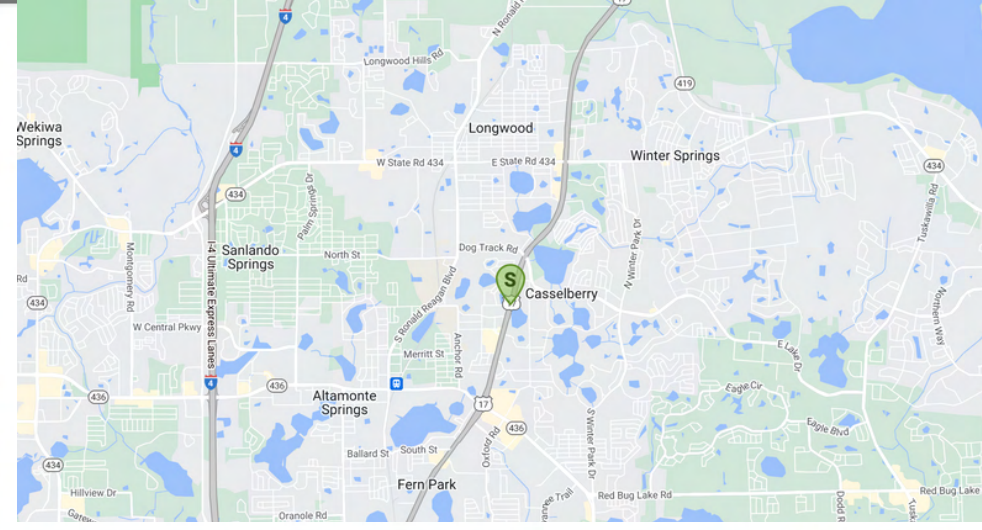
Casselberry | Seminole County | FL

Casselberry is a city in Seminole County, Florida, United States. The population was 26,241 at the 2010 census. The city is part of the Orlando–Kissimmee–Sanford Metropolitan Statistical Area. Casselberry is in Seminole County and is one of the best places to live in Florida. Living in Casselberry offers residents a dense suburban feel and most residents own their homes. Casselberry is located in the southern portion of Seminole County, Florida, approximately 10 miles north of downtown Orlando. Seminole County is a county located in the central portion of the U.S. state of Florida. As of the 2020 census, the population was 470,856. Its county seat and largest city is Sanford. Seminole County is part of the Orlando-Kissimmee-Sanford, Florida Metropolitan Statistical Area. Seminole County is home to the Central Florida Zoo where visitors can not only see an array of animals, but they can zipline and traverse rope-suspended platforms and bridges, climb ladders and conquer other tests at the Seminole Aerial Adventures. Seminole County schools are consistently ranked in the top 10 of Florida's 69 school districts. Many of the teachers and staff throughout Seminole County have a history here and family ties to the area. The crime rate is lower compared to other neighboring areas.



Retail Map





SUBJECT PROPERTY

Subject Property

3400 S US Highway 17/92

Lu Rae Motel - 3400 S US Highway 17/92

Casselberry, FL 32707-2902 - Orlando North

Economy

Class



HOSPITALITY

Brand:	-
Hotel Opened:	-
Operation:	Independent
Status:	Open
Hotel Grade:	-

BUILDING

Type:	Hospitality
Year Built:	-
Rooms:	18
Location:	Suburban
Floors:	2
Corridors:	Exterior
Meeting Space:	-

PARKING

Spaces:	25
Ratio:	1.39 Per Room

LAND

Land:	-
Parcel:	21-30-08-510-EA00-0220

EXPENSES PER ROOM

OpEx:	-
Taxes:	\$0.88/SF (2021)

AMENITIES

-

PROPERTY CONTACTS

True Owner:	V&P Mann LLC	Prior True Owner:	-
Property Manager:	-	Developer:	-
Architect:	-	Parent Company:	-

COMMERCIAL LEASING

Available Spaces:	No Spaces Currently Available
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SALE

Last Sale:	Sold on Jun 30, 2021 for \$975,000 (\$54,167/Room)
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TRANSPORTATION

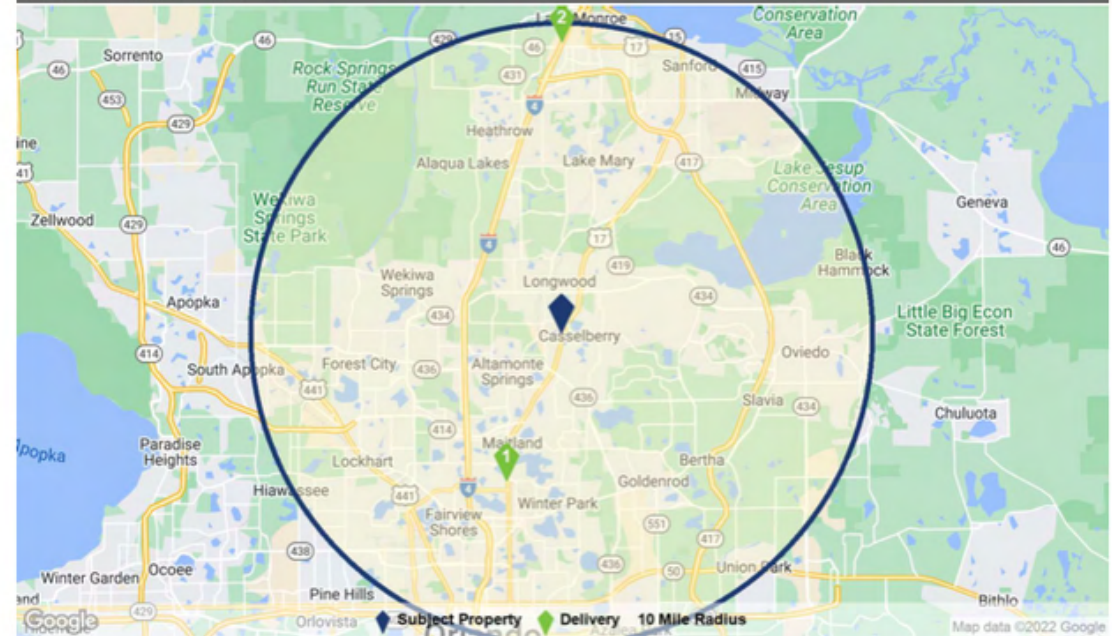
Airport:	21 min minute drive to Orlando Sanford Airport
Walk Score®:	Somewhat Walkable
Transit Score®:	Some Transit

Deliveries Past 12 Months Summary

3400 S US Highway 17/92

Properties	Rooms	Percent of Inventory	Avg No Rooms
2	247	2.1%	123

DELIVERIES IN PAST 12 MONTHS



DELIVERIES IN PAST 12 MONTHS

Property Name/Address	Class	Rooms	Stories	Complete	Brand/Developer
1 SpringHill Suites Winter... 1127 N Orlando Ave	Upscale	126	5	Nov 21	SpringHill Suites Sydgan Corporation
2 Holiday Inn Express & S... 4750 W State Road 46	Upper Midscale	121	5	Sep 21	Holiday Inn Express Automated Consulting Services
Lu Rae Motel 3400 S US Highway 17/92	Economy	-	2	-	-

SALE COMPS REPORT

Sale Comparables Summary

3400 S US Highway 17/92

Sale Comparables

Avg Price/Room

Average Price

Avg Cap Rate

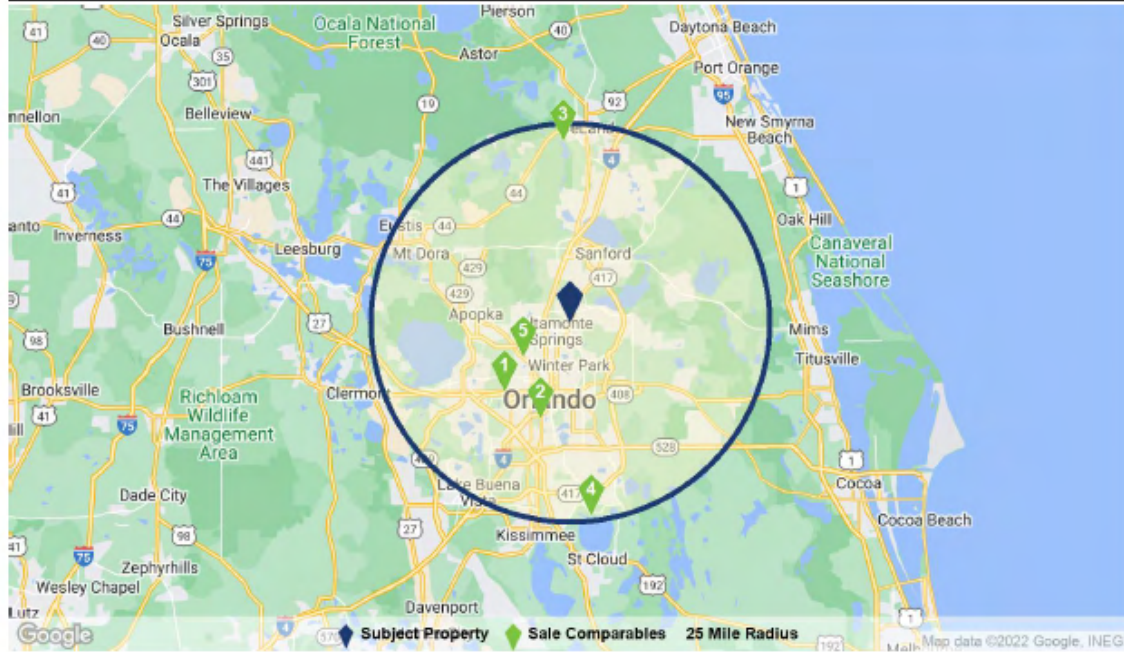
5

\$148.2K

\$3.6M

25.0%

SALE COMPARABLES LOCATIONS



SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	\$1,800,000	\$3,586,000	\$2,100,000	\$10,030,000
Price/Room	\$50,000	\$148,182	\$95,000	\$417,917
Cap Rate	25.0%	25.0%	25.0%	25.0%
Time Since Sale in Months	8.4	10.5	10.7	13.8
Property Attributes	Low	Average	Median	High
Property Size in Rooms	17	24	20	42
Number of Floors	1	1	1	2
Total Meeting Space	-	-	-	-
Year Built	1948	1962	1958	1989
Class	Economy	Economy	Economy	Economy

Sale Comparables Summary

3400 S US Highway 17/92

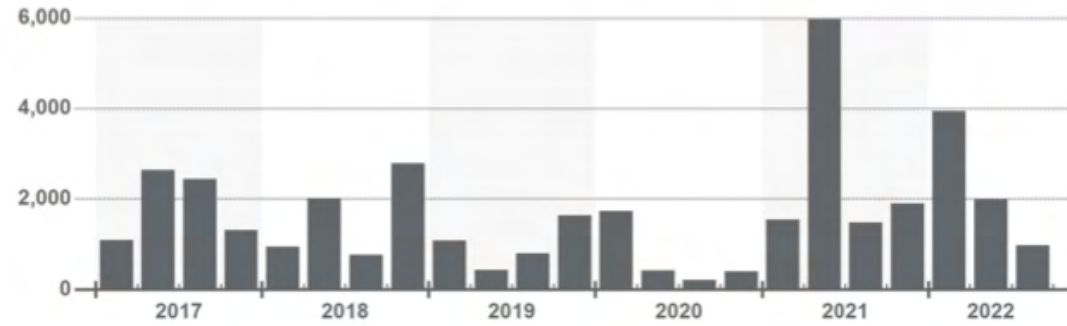
SALE COMPARABLES LOCATIONS

Property Name/Address	Property Information				Sale Information		
	Class	Year Built	Rooms	Brand	Sale Date	Price	Price/Room
1 Orlando Motel 6510 W Colonial Dr	Economy	1958	42	-	12/9/2021	\$2,100,000	\$50,000
2 Melody Motel 3842 S Orange Blossom Trl	Economy	1948	17	-	12/9/2021	\$1,800,000	\$105,882
3 Tropical Resort & Marina 1485 Lakeview Dr	Economy	1967	18	-	9/30/2021	\$2,100,000	-
4 Boggy Creek Resort and RV... 3705 Big Bass Rd	Economy	1989	24	-	9/23/2021	\$10,030,000	\$417,917
5 Geneva Motel 6401 N Orange Blossom Trl	Economy	1949	20	-	6/30/2021	\$1,900,000	\$95,000

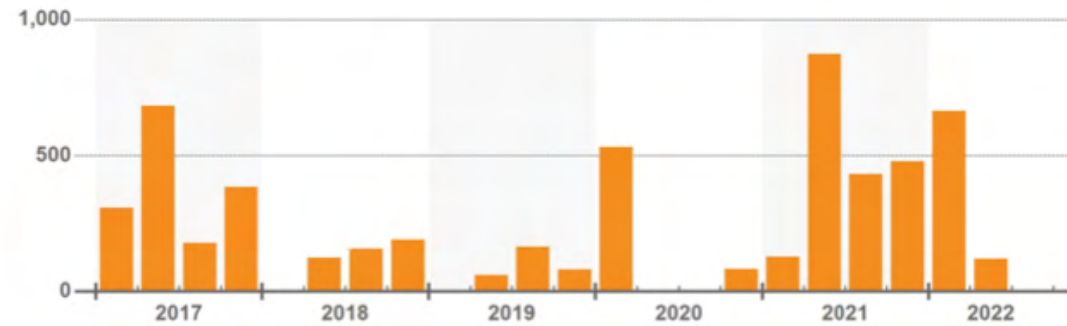
Sales Volume

3400 S US Highway 17/92

ORLANDO - FL SALES VOLUME IN ROOMS



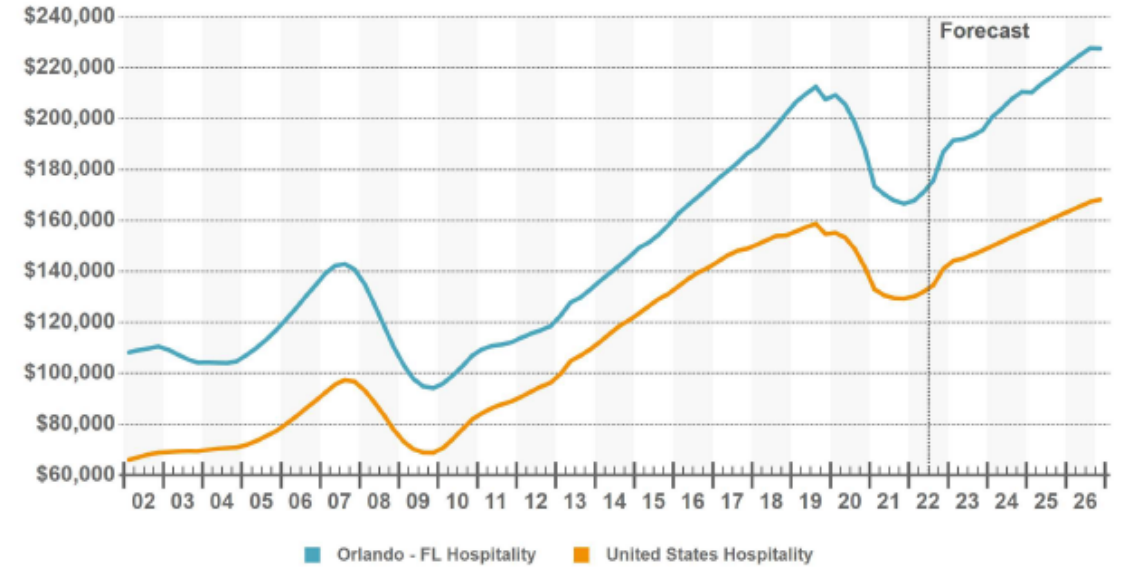
ORLANDO NORTH SALES VOLUME IN ROOMS



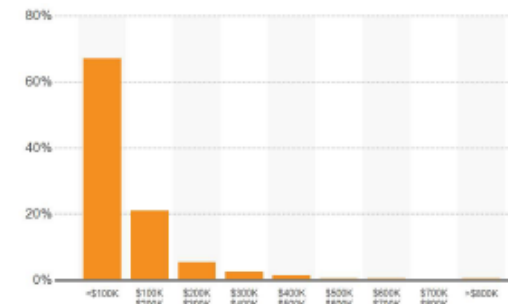
Sales Pricing

3400 S US Highway 17/92

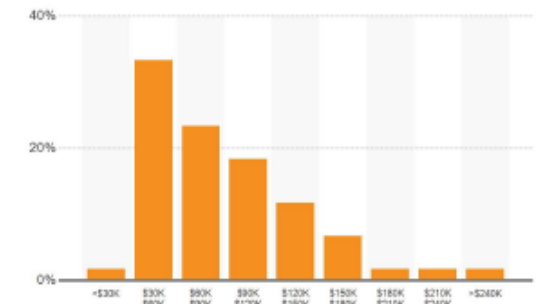
MARKET PRICE PER ROOM



UNITED STATES SALE PRICE PER ROOM DISTRIBUTION PAST 12 MONTHS



ORLANDO - FL SALE PRICE PER ROOM DISTRIBUTION PAST 12 MONTHS



PRICE PER ROOM SUMMARY FOR SALES IN PAST YEAR

Geography	Transactions	Low	Bottom 25%	Median	Average	Top 25%	High
United States	4,861	\$2	\$21,182	\$71,429	\$162,761	\$300,191	\$11,700,000
Orlando - FL	67	\$16,129	\$45,290	\$77,222	\$98,155	\$861,678	\$11,700,000
Orlando North	16	\$16,129	\$30,662	-	\$90,834	\$188,625	\$191,171
Selected Sale Comps	5	\$50,000	\$50,000	\$95,000	\$130,826	\$261,900	\$417,917

BUYERS & SELLERS

Buyers

3400 S US Highway 17/92

TOP ORLANDO - FL HOSPITALITY BUYERS PAST TWO YEARS

Company Name	Properties Bought			Properties Sold		
	Bldgs	Rooms	Volume	Bldgs	Rooms	Volume
Monarch Alternative Capital LP	7	1,946	\$198,220,891	0	0	-
London & Regional Properties	4	1,586	\$167,500,000	0	0	-
Tishman Hotel Corporation	2	1,118	\$156,786,900	0	0	-
Blackstone Inc.	25	3,071	\$153,524,892	6	693	\$61,210,500
Starwood Capital Group	24	2,941	\$128,672,697	5	724	\$60,109,856
Cross Lake Partners LP	1	400	\$120,500,000	0	0	-
Willow Lake Holdings Inc	3	1,100	\$114,000,000	0	0	-
HIM	3	434	\$66,792,300	0	0	-
Highgate Hotels	7	982	\$59,026,140	0	0	-
Paceline Equity Partners, LLC	2	355	\$58,726,000	0	0	-
Hersha Hospitality Trust	2	335	\$49,448,000	0	0	-
Three Wall Capital LLC	2	231	\$31,963,000	0	0	-
Sony Highroads LLC	1	301	\$31,000,000	0	0	-
HKB Hotel Group	2	334	\$28,500,000	0	0	-
Global Hotel Group Management & Investm...	3	379	\$23,800,000	0	0	-
Radix Hawk Group	1	192	\$19,750,000	0	0	-
Lockwood Companies	2	330	\$17,170,000	0	0	-
Veteran Services USA	2	330	\$17,170,000	0	0	-
ICM Development Group	1	435	\$16,400,000	0	0	-
KAWA Capital Management	1	436	\$16,363,700	0	0	-
Hotel Connections	2	712	\$16,000,000	0	0	-
Rore Investment Group	1	230	\$16,000,000	0	0	-
Lennox Capital Partners, LP	1	138	\$15,700,000	0	0	-
Comerstone Asset Service LLC	1	295	\$15,600,000	0	0	-
Sandpiper Hospitality	2	226	\$15,000,000	0	0	-

■ Purchased at least one asset in Orlando North submarket

TYPES OF HOSPITALITY ORLANDO - FL BUYERS PAST TWO YEARS

Company Type	Bldgs	Rooms	Buying Volume		Average Purchase	
			Millions	Price/Room	Avg Price	
Private	78	11,841	\$844.17	\$71,291	\$10,822,654	
Institutional	42	7,689	\$650.30	\$84,575	\$15,483,268	
Private Equity	30	3,880	\$254.71	\$65,647	\$8,490,463	
REIT/Public	2	335	\$49.45	\$147,605	\$24,724,000	

Sellers

3400 S US Highway 17/92

TOP ORLANDO - FL HOSPITALITY SELLERS PAST TWO YEARS

Company Name	Properties Sold			Properties Bought		
	Bldgs	Rooms	Volume	Bldgs	Rooms	Volume
Wyndham Hotels & Resorts	2	470	\$124,100,000	0	0	-
Noble Investment Group	3	1,100	\$114,000,000	0	0	-
Urban Commons LLC	2	1,177	\$81,980,591	0	0	-
Brookfield Asset Management, Inc.	6	704	\$68,562,841	0	0	-
CorePoint Lodging Inc.	6	843	\$65,136,140	0	0	-
Blackstone Inc.	6	693	\$61,210,500	25	3,071	\$153,524,892
Starwood Capital Group	5	724	\$60,109,856	24	2,941	\$128,672,697
Ares Management LLC	1	486	\$53,500,000	0	0	-
Winston Harton Holdings	1	486	\$53,500,000	0	0	-
Robert J Guidry	2	335	\$49,448,000	0	0	-
Southeastern Real Estate Group	1	195	\$45,000,000	0	0	-
Southern Hospitality Management	2	281	\$41,414,800	0	0	-
Itacaré Capital Partners, Ltd	1	718	\$36,286,900	0	0	-
Equity Management Partners, Inc.	1	301	\$31,000,000	0	0	-
3H Group Hotels	1	153	\$25,377,500	0	0	-
Condor Hospitality Trust, Inc.	1	130	\$24,852,195	0	0	-
Sunsol Hotel & Resort	1	192	\$19,750,000	0	0	-
Alpesh N. Khushal	1	200	\$18,000,000	0	0	-
C & Y Investment Corp.	2	330	\$17,170,000	0	0	-
Robert D & Gloria Jarvis	1	435	\$16,400,000	0	0	-
AD1 Global	3	720	\$16,363,700	3	391	\$4,900,000
Allamanda Investments LLC	1	356	\$16,000,000	0	0	-
USA Investment Co.	1	230	\$16,000,000	0	0	-
Emerald Eagles, LLC	1	138	\$15,700,000	0	0	-
Champions World Resort	1	295	\$15,600,000	0	0	-

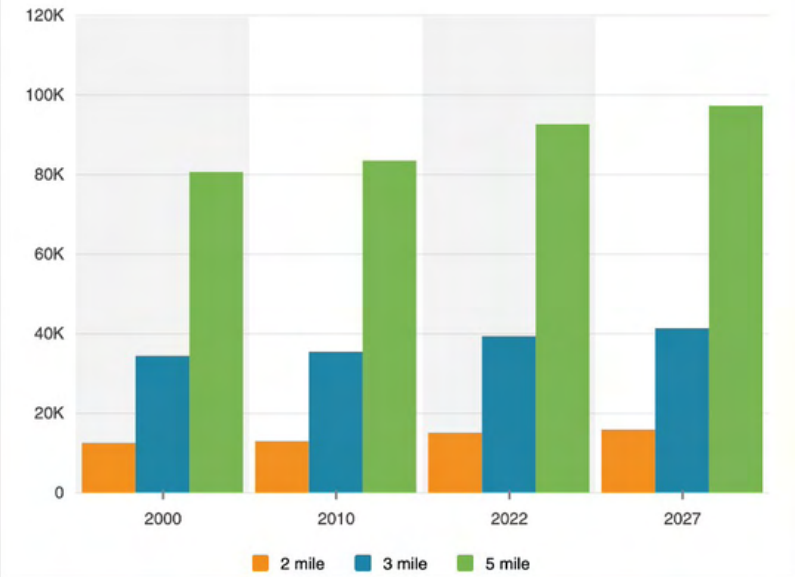
■ Sold at least one asset in Orlando North submarket

TYPES OF HOSPITALITY ORLANDO - FL SELLERS PAST TWO YEARS

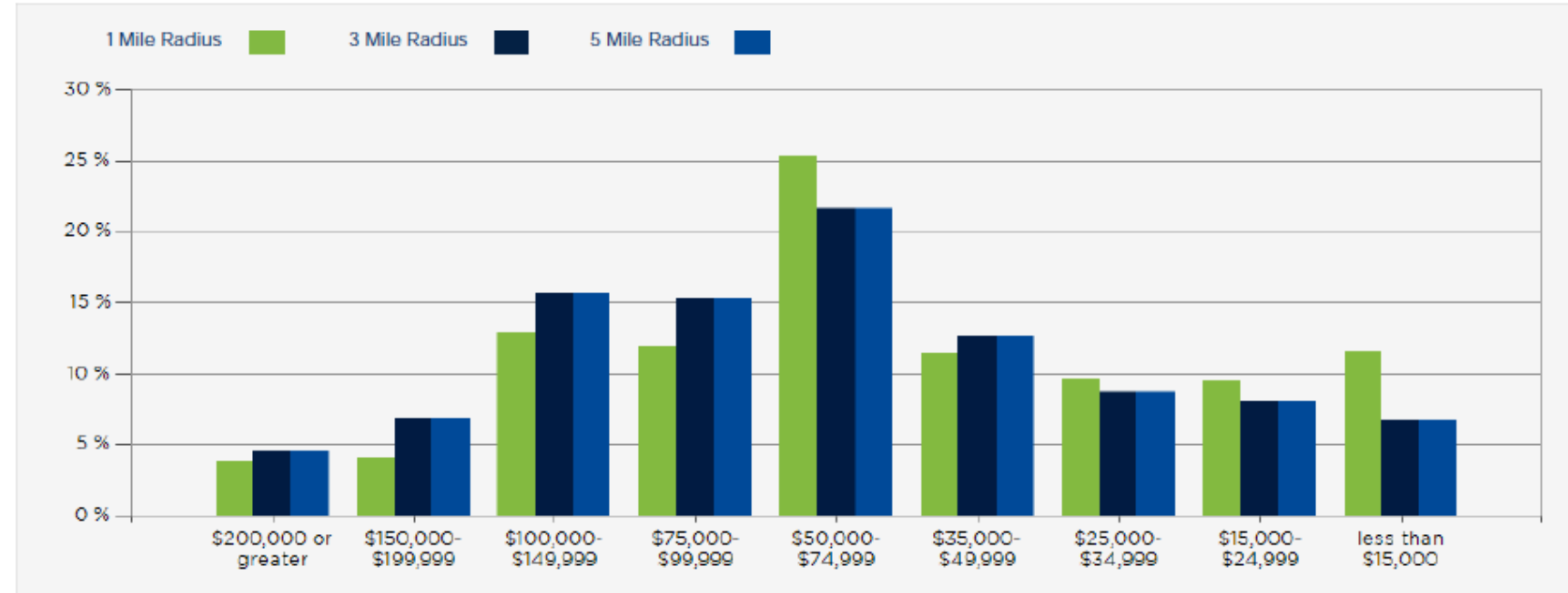
Company Type	Bldgs	Rooms	Selling Volume		Average Sale	
			Millions	Price/Room	Avg Price	
Private	65	9,631	\$705.25	\$73,227	\$10,850,074	
Private Equity	17	3,701	\$333.56	\$80,127	\$19,621,190	
REIT/Public	11	1,659	\$228.49	\$137,726	\$20,771,657	
Institutional	8	1,288	\$97.16	\$75,434	\$12,144,982	

DEMOGRAPHIC REPORT

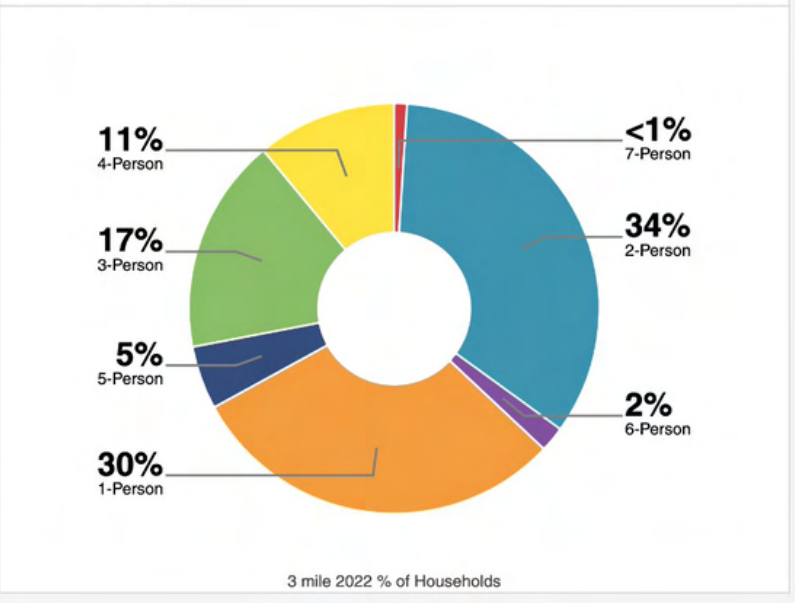
Households



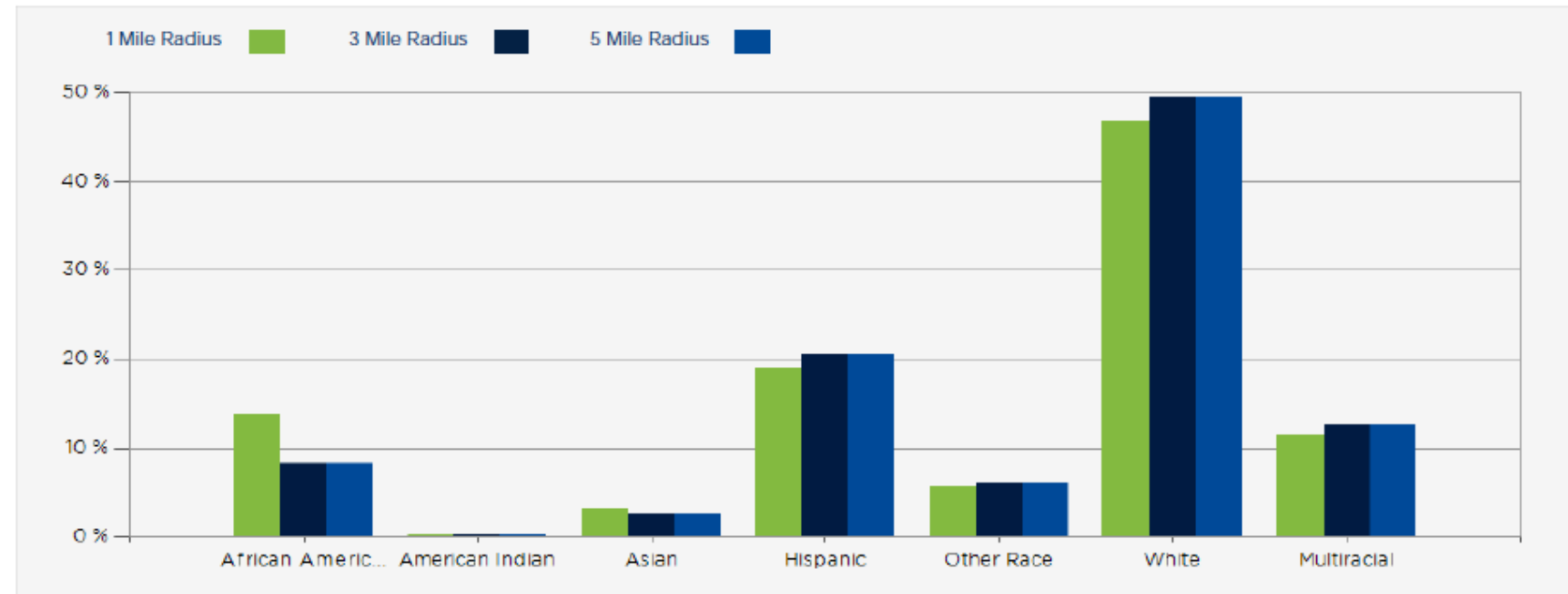
2022 Household Income



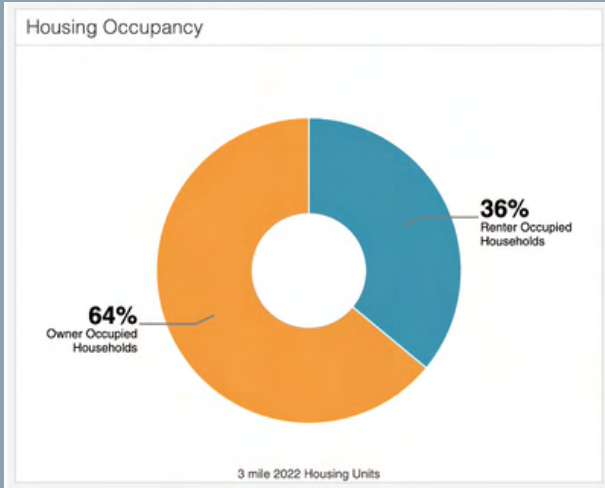
Household Size



2022 Population by Race

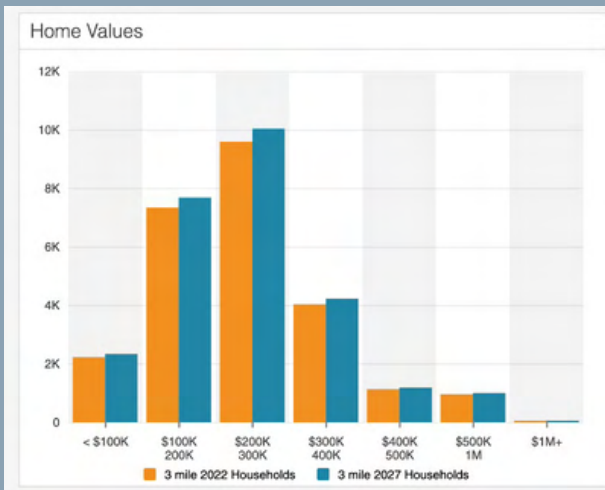


DEMOGRAPHIC REPORT



Daytime Employment

Radius	2 mile			3 mile			5 mile		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
Service-Producing Industries	19,866	2,649	7	36,992	5,034	7	93,244	12,164	8
Trade Transportation & Utilit...	5,078	641	8	9,099	1,071	8	17,727	1,872	9
Information	584	58	10	1,038	107	10	4,516	305	15
Financial Activities	1,356	318	4	3,009	651	5	11,988	1,812	7
Professional & Business Se...	2,625	508	5	5,803	932	6	16,170	2,553	6
Education & Health Services	4,242	489	9	8,811	1,218	7	21,182	3,312	6
Leisure & Hospitality	2,690	223	12	4,672	376	12	11,891	863	14
Other Services	1,750	375	5	2,874	631	5	5,846	1,306	4
Public Administration	1,541	37	42	1,686	48	35	3,924	141	28
Goods-Producing Industries	5,481	531	10	7,192	799	9	13,659	1,522	9
Natural Resources & Mining	23	8	3	32	11	3	69	22	3
Construction	4,320	380	11	5,294	579	9	9,302	1,130	8
Manufacturing	1,138	143	8	1,866	209	9	4,288	370	12
Total	25,347	3,180	8	44,184	5,833	8	106,903	13,686	8

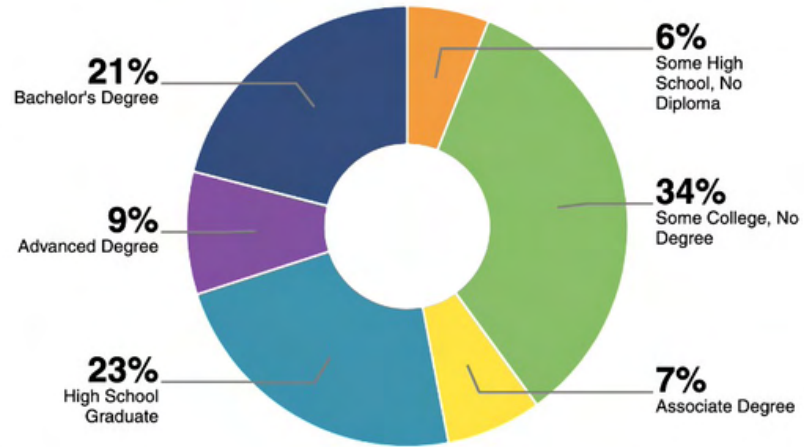


Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
N Hwy 17/92	Lake Ellen Dr N	49,687	2022	0.04 mi
AL 55	Plumosa Ave N	53,000	2020	0.16 mi
N Hwy 17/92	Plumosa Ave N	49,165	2022	0.19 mi
Button Rd	Sunset Dr N E	11,639	2022	0.22 mi
N Hwy 17/92	Golden Days Dr N	49,682	2022	0.24 mi
Seminola Boulevard	Rain Lily Ct E	19,137	2022	0.24 mi
Plumosa Ave	Lake Ellen Dr E	1,212	2022	0.25 mi
Concord Dr	Jackson Ct E	1,674	2022	0.32 mi
Seminola Blvd	Lakeport Cv S	14,178	2022	0.37 mi
Sunset Dr N	Aldeen Dr N	1,698	2022	0.37 mi

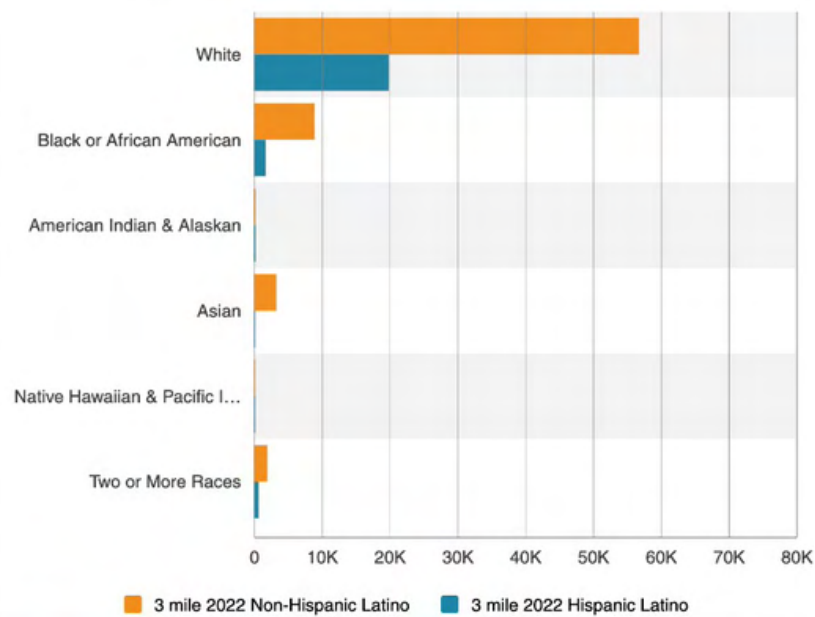
DEMOGRAPHIC REPORT

Educational Attainment



3 mile 2022 % of Population

Population By Race & Hispanic Origin



Population

	2 mile	3 mile	5 mile
2010 Population	31,832	84,444	202,355
2022 Population	37,194	94,175	225,926
2027 Population Projection	39,313	98,896	237,461
Annual Growth 2010-2022	1.4%	1.0%	1.0%
Annual Growth 2022-2027	1.1%	1.0%	1.0%
Median Age	41.2	42	41.6
Bachelor's Degree or Higher	23%	29%	36%
U.S. Armed Forces	37	128	231

Households

	2 mile	3 mile	5 mile
2010 Households	12,851	35,337	83,397
2022 Households	14,978	39,273	92,560
2027 Household Projection	15,828	41,221	97,182
Annual Growth 2010-2022	0.9%	0.5%	0.5%
Annual Growth 2022-2027	1.1%	1.0%	1.0%
Owner Occupied Households	9,243	26,517	63,355
Renter Occupied Households	6,585	14,703	33,827
Avg Household Size	2.4	2.4	2.4
Avg Household Vehicles	2	2	2
Total Specified Consumer Spendi...	\$397M	\$1.1B	\$2.9B

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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.



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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

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