

# OFFERING MEMORANDUM

4962 Hall Rd | Orlando FL 32817



## Prepared By

Ozan Cifci | Agent

407-782-4866 | Ozancommercial@gmail.com

**COMMERCIAL  
PROPERTY  
FOR SALE**



[PREMIUMPROPERTIES.COM](http://PREMIUMPROPERTIES.COM)



[floridacommerciallisting.com](mailto:floridacommerciallisting.com)



407-782-4866



Orlando, Florida

# Confidentiality & 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 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 herein 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.

### Exclusively Presented By:

Premium Properties Real Estate Service | Orlando, Florida | 407-757-2411 | aalvarado@premiumagents.net



[floridacommerciallisting.com](http://floridacommerciallisting.com)



407-782-4866



[Ozancommercial@gmail.com](mailto:Ozancommercial@gmail.com)



Orlando, Florida

# CONTENTS



**08** EXECUTIVE  
SUMMARY

**19** FINANCIAL  
ANALYSIS

**11** LOCATION  
SUMMARY

**26** INCOME &  
EXPENSE  
ANALYSIS

**12** PROPERTY  
DETAILS

**32** DEMOGRAPHICS











# Executive Summary

# Executive & Investment Highlight

C-1 ZONING RETAIL BUILDING WITH 2 UNITS LEASED BY LONG TERM TENANT OPERATING PRINTING COMPANY RECENTLY SIGNED 5 YEARS NN LEASE \$4,000 A MONTH AND TENANTS RESPONSIBLE OF ALL MAINTENANCE AND THE OWNER PAYS FOR TAXES AND INSURANCE. DETACHED MIX USE BUILDING IS 1088 SQF COMPLETELY REMODELED AND LEASED TO A SINGLE RESIDENTIAL TENANT FOR \$1200. THERE ARE 4 COVERED CAR PORT AREA BEHIND THE MAIN BUILDING RECENTLY REQUESTED TO LEASE BY LOCAL RESIDENT FOR \$100 EACH AND OPPORTUNITY TO GENERATE EXTRA \$400 A MONTH FOR FUTURE INVESTORS. PROPERTY IS LOCATED NEXT TO CITGO SERVICE STATION AND CONVENIENCE STORE AT SIGNALIZED CORNER OF ALOMA-HOWELL BRANCH RD AND HALL RD CLOSE TO NATIONAL AND FRANCHISE RETAILERS, ACROSS THE STREET OF WAWA AND THE GROVE AT WINTER PARK OVER 112,000 SQF RETAIL CENTER HAS 24 HOURS FITNESS, KFC AND OTHER RETAIL STORES. ONLY 5 MILES FROM THE UCF IS THE UNIVERSITY OF CENTRAL FLORIDA IS A PUBLIC RESEARCH UNIVERSITY IN UNINCORPORATED ORANGE COUNTY, FLORIDA. IT IS PART OF THE STATE UNIVERSITY SYSTEM OF FLORIDA. WITH ALMOST 72,000 STUDENTS, IT CURRENTLY HAS THE LARGEST STUDENT BODY IN THE UNITED STATES. 1 MILE RADIUS MEDIAN HOUSEHOLD INCOME ALMOST \$55,000 WITH \$46,495 MEDIAN DISPOSABLE INCOME.

9

# Hall Rd Investment Property

4962 Hall Rd Orlando FL 32817

OFFERING PRICE

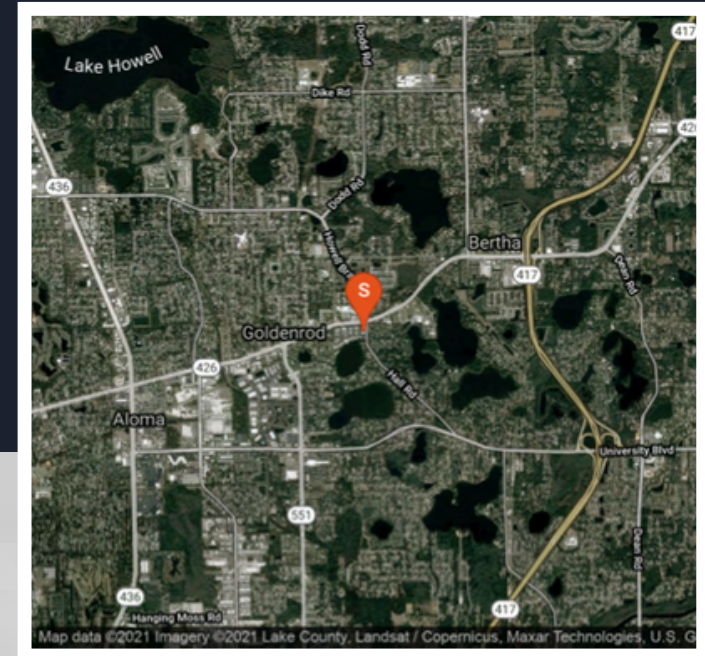
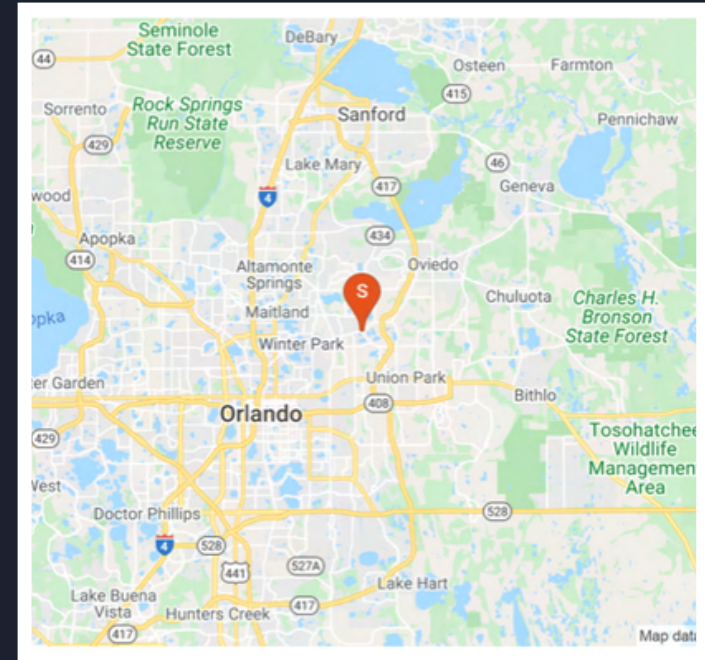
**\$749,000**

Cap Rate

**7.26 %**

# Location Summary

Located on Signalized corner of Hall - Howell Branch Rd and Aloma with heavy Traffic around the local-National Retailers and Residential Properties. almost 11,000 Population within a Mile Distance and 5 Miles to UCF offering lots of opportunities for variety of Retail Tenants. Property Located between Orange and Seminole County border next to Winter Park and 3 Miles away from Advent Health Winter Park ranked the #1 Hospital in Greater Orlando area, property has easy access to major Highways 15 minutes to Orlando Downtown and 20 minutes to MCO International Airport is the Busiest Airport in Florida with \$4.1 Billion Expansion project currently under construction. The UCF is the Largest Student Body in the United States has almost 72,000 students. Orlando is #1 Tourist Destination in the US for the last 3 Years in a row over 70 Million Tourist visiting and Orlando. Orlando population rose 20.4% since 2010 and second Fastest Growth rate in 30 Largest Cities and Real Estate sales growth 6.7% since last year.



## Exclusively Presented By:

Premium Properties Real Estate Service | Orlando, Florida | 407-757-2411 | aalvarado@premiumagents.net



[floridacommerciallisting.com](http://floridacommerciallisting.com)



[Ozancommercial@gmail.com](mailto:Ozancommercial@gmail.com)



407-782-4866



Orlando, Florida

# Property Details

## SITE DESCRIPTION

Loan Type - Amortized  
Market- Orlando  
Property Type- Retail/ Mixed Used

Building Size- 3,228  
Building Class- C  
Zoning- C-1  
Tax Year 2020- \$4,988

Opportunity Zone- No  
Year Built- 1982  
Building Area Sqft- 3,228  
Price- \$749,000  
Lot Size - 20038 SF  
Cap Rate- 7.26%  
Acres 0.46 acres

Construction- Concrete Block  
Building Height- 1 Story  
Occupancy- 2%  
Ownership Type- Fee Simple



# PROPERTY TAXES



Parcel Number- 02-22-30-0000-00-095

Land Assessment- \$91,173

Improvements Assessment- \$286,951

Total Assessment- \$378,124

## ORLANDO INFORMATION:

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. Orlando, Florida may be best known for Disney World and Universal, but it's also known for a lot more besides. This central Florida region attracts around 60 million visitors every year, who come for the warm climate, the world-famous theme parks, the shopping malls, the golf courses and the nightlife. Orlando is ranked as one of the best places to buy rental property in 2021, based on key investment criteria such as cash flow, affordable property prices, and a growing population and job market. To make the market even more attractive, Florida has no state income tax and plenty of warm weather.

# Hall Rd Investment Property Retail Map

GROUNDING  ROOTS



**Hall Rd Orlando  
Retail Property**  
**Subject Property**

Orlando Magic  
Recreation Center  
Recreation center in Goldenrod, Florida

Aloma Ave  
AADT: 32,500



AADT: 41,000



4962 Hall Rd

## Exclusively Presented By:

Premium Properties Real Estate Service | Orlando, Florida | 407-757-2411 | aalvarado@premiumagents.net



 [floridacommerciallisting.com](http://floridacommerciallisting.com)  
 [Ozancommercial@gmail.com](mailto:Ozancommercial@gmail.com)

 407-782-4866  
 Orlando, Florida



All the information about the property conditions and financial statements needs to be verified by buyers from Seller, Premium Properties Commercial is not reliable of any information listed in this marketing package.



All the information about the property conditions and financial statements needs to be verified by buyers from Seller, Premium Properties Commercial is not reliable of any information listed in this marketing package.



All the information about the property conditions and financial statements needs to be verified by buyers from Seller, Premium Properties Commercial is not reliable of any information listed in this marketing package.



All the information about the property conditions and financial statements needs to be verified by buyers from Seller, Premium Properties Commercial is not reliable of any information listed in this marketing package.



# Financial Analysis

# Hall Rd Investment Property

4962 Hall Rd Orlando FL 32817

OFFERING PRICE

**\$749,000**

Cap Rate

**7.26 %**

# Hall Rd Orlando Financial Summary

## OFFERING SUMMARY

|                |                                  |
|----------------|----------------------------------|
| ADDRESS        | 4962 Hall Rd<br>Orlando FL 32817 |
| COUNTY         | Orange                           |
| MARKET         | Orlando                          |
| SUBMARKET      | Orlando MSA                      |
| BUILDING SF    | 4,248 SF                         |
| LAND ACRES     | 0.46                             |
| LAND SF        | 20,038 SF                        |
| YEAR BUILT     | 1982                             |
| YEAR RENOVATED | 2020                             |
| OWNERSHIP TYPE | Fee Simple                       |

## FINANCIAL SUMMARY

|                      |           |
|----------------------|-----------|
| OFFERING PRICE       | \$749,000 |
| PRICE PSF            | \$176.32  |
| NOI (CURRENT)        | \$54,412  |
| CAP RATE (CURRENT)   | 7.26 %    |
| CAP RATE (PRO FORMA) | 10.15 %   |
| GRM (CURRENT)        | 12.00     |
| GRM (PRO FORMA)      | 8.92      |

## COMMERCIAL VITALS

|                   |         |
|-------------------|---------|
| NUMBER OF UNITS   | 2       |
| CURRENT OCCUPANCY | 2 %     |
| HVAC              | Central |
| LEASE TYPE        | NNN     |



## PROPOSED FINANCING

|                     |            |
|---------------------|------------|
| Conventional        |            |
| LOAN TYPE           | Amortized  |
| DOWN PAYMENT        | \$ 262,150 |
| LOAN AMOUNT         | \$ 486,850 |
| INTEREST RATE       | 4.00 %     |
| LOAN TERMS          | 25         |
| ANNUAL DEBT SERVICE | \$ 30,838  |
| LOAN TO VALUE       | 65 %       |
| AMORTIZATION PERIOD | 25 Years   |

| DEMOGRAPHICS           | 1 MILE    | 3 MILE    | 5 MILE    |
|------------------------|-----------|-----------|-----------|
| 2020 Population        | 10,862    | 96,666    | 265,700   |
| 2020 Median HH Income  | \$ 54,993 | \$ 57,788 | \$ 61,128 |
| 2020 Average HH Income | \$ 72,188 | \$ 80,210 | \$ 89,656 |

|                 |                     |
|-----------------|---------------------|
| CONSTRUCTION    |                     |
| FOUNDATION      | Concrete Blk Stucco |
| EXTERIOR        | Concrete Blk Stucco |
| PARKING SURFACE | Asphalt             |
| ROOF            | Shingle             |

### Exclusively Presented By:

Premium Properties Real Estate Service | Orlando, Florida | 407-757-2411 | aalvarado@premiumagents.net



 [floridacommerciallisting.com](http://floridacommerciallisting.com)  **407-782-4866**

 [Ozancommercial@gmail.com](mailto:Ozancommercial@gmail.com)  **Orlando, Florida**



## GLOBAL

|                     |        |
|---------------------|--------|
| NUMBER OF UNITS     | 2      |
| BUILDING SF         | 4,248  |
| LAND SF             | 20,038 |
| LAND ACRES          | 0.46   |
| YEAR BUILT          | 1982   |
| YEAR RENOVATED      | 2020   |
| ZONING TYPE         | C-1    |
| LOCATION CLASS      | B      |
| BUILDING CLASS      | B      |
| NUMBER OF BUILDINGS | 2      |
| NUMBER OF STORIES   | 3      |
| TRAFFIC COUNTS      | 20,275 |
| SIGNALIZED CORNER   | Yes    |
| PARKING RATIO       | 4.8    |
| NUMBER OF PADS      | 20     |
| NUMBER OF INGRESSES | 1      |
| NUMBER OF EGRESSES  | 1      |

## NEIGHBORING PROPERTIES

|       |                 |
|-------|-----------------|
| NORTH | Citgo           |
| SOUTH | University Blvd |

## Exclusively Presented By:

Premium Properties Real Estate Service | Orlando, Florida | 407-757-2411 | aalvarado@premiumagents.net



[floridacommerciallisting.com](http://floridacommerciallisting.com) 407-782-4866



[Ozancommercial@gmail.com](mailto:Ozancommercial@gmail.com) Orlando, Florida



## INCOME - Growth Rates

|                      |        |
|----------------------|--------|
| Multi-Family Revenue | 3.00 % |
| Commercial Revenue   | 3.00 % |

## EXPENSES - Growth Rates

|                   |        |
|-------------------|--------|
| Real Estate Taxes | 2.00 % |
| Insurance         | 2.00 % |

## GLOBAL

|                 |           |
|-----------------|-----------|
| Offering Price  | \$749,000 |
| Analysis Period | 5 year(s) |
| Exit Cap Rate   | 8.00 %    |

## PROPOSED FINANCING

|                     |           |
|---------------------|-----------|
| Conventional        |           |
| Loan Type           | Amortized |
| Down Payment        | \$262,150 |
| Loan Amount         | \$486,850 |
| Interest Rate       | 4.00 %    |
| Loan Terms          | 25        |
| Annual Debt Service | \$30,838  |
| Loan to Value       | 65 %      |
| Amortization Period | 25 Years  |

### Exclusively Presented By:

Premium Properties Real Estate Service | Orlando, Florida | 407-757-2411 | aalvarado@premiumagents.net



 [floridacommerciallisting.com](http://floridacommerciallisting.com)  407-782-4866

 [Ozancommercial@gmail.com](mailto:Ozancommercial@gmail.com)  Orlando, Florida



# Room Rate Summary

## COMMERCIAL

| Suite         | Tenant Name      | Square Feet  | % of NRA | Lease Term  |           | Begin Date | Rental Rates    |        |                  |         | Options/Notes |            |
|---------------|------------------|--------------|----------|-------------|-----------|------------|-----------------|--------|------------------|---------|---------------|------------|
|               |                  |              |          | Lease Start | Lease End |            | Monthly         | PSF    | Annual           | PSF     |               | Lease Type |
| 4962          | Perfect Printing | 3,160        | 74.39%   | 07/01/20    | 07/31/25  | CURRENT    | \$ 4,000        | \$1.27 | \$ 48,000        | \$15.19 | NN            |            |
|               |                  |              |          |             |           | 07/01/2021 | \$ 4,120        | \$1.30 | \$ 49,440        | \$15.60 |               |            |
| <b>Totals</b> |                  | <b>3,160</b> |          |             |           |            | <b>\$ 4,000</b> |        | <b>\$ 48,000</b> |         |               |            |




### Exclusively Presented By:

Premium Properties Real Estate Service | Orlando, Florida | 407-757-2411 | aalvarado@premiumagents.net



 [floridacommerciallisting.com](http://floridacommerciallisting.com)

 [Ozancommercial@gmail.com](mailto:Ozancommercial@gmail.com)

 407-782-4866

 Orlando, Florida

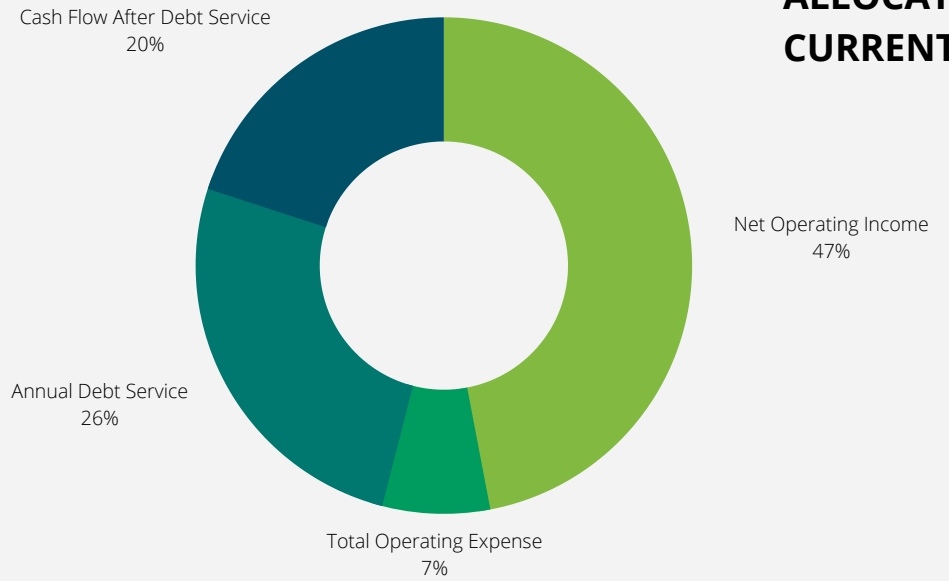


# Income & Expense Analysis

# Income & Expense Analysis

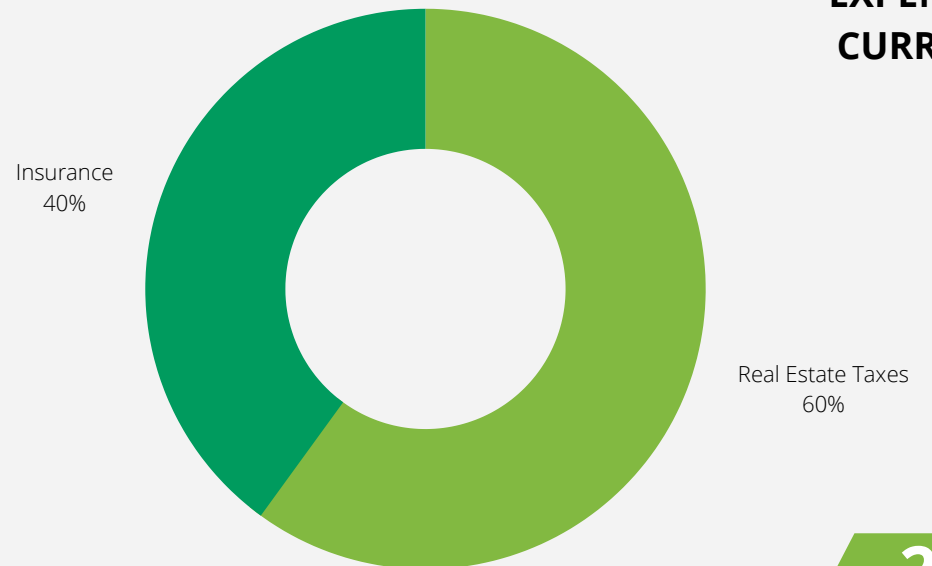
| INCOME                              | CURRENT         | PRO FORMA       |
|-------------------------------------|-----------------|-----------------|
| Multi-Family Revenue                | \$14,400        | \$24,000        |
| Commercial Revenue                  | \$48,000        | \$60,000        |
| <b>Effective Gross Income</b>       | <b>\$62,400</b> | <b>\$84,000</b> |
| Less: Expenses                      | \$7,988         | \$7,988         |
| <b>Net Operating Income</b>         | <b>\$54,412</b> | <b>\$76,012</b> |
| Annual Debt Service                 | \$30,838        | \$30,838        |
| Debt Coverage Ratio                 | 1.76            | 2.46            |
| <b>Cash Flow After Debt Service</b> | <b>\$23,574</b> | <b>\$45,174</b> |
| Principal Reduction                 | \$11,364        | \$11,364        |
| <b>Total Return</b>                 | <b>13.3 %</b>   | <b>21.6 %</b>   |
|                                     | <b>\$34,938</b> | <b>\$56,538</b> |

## REVENUE ALLOCATION CURRENT



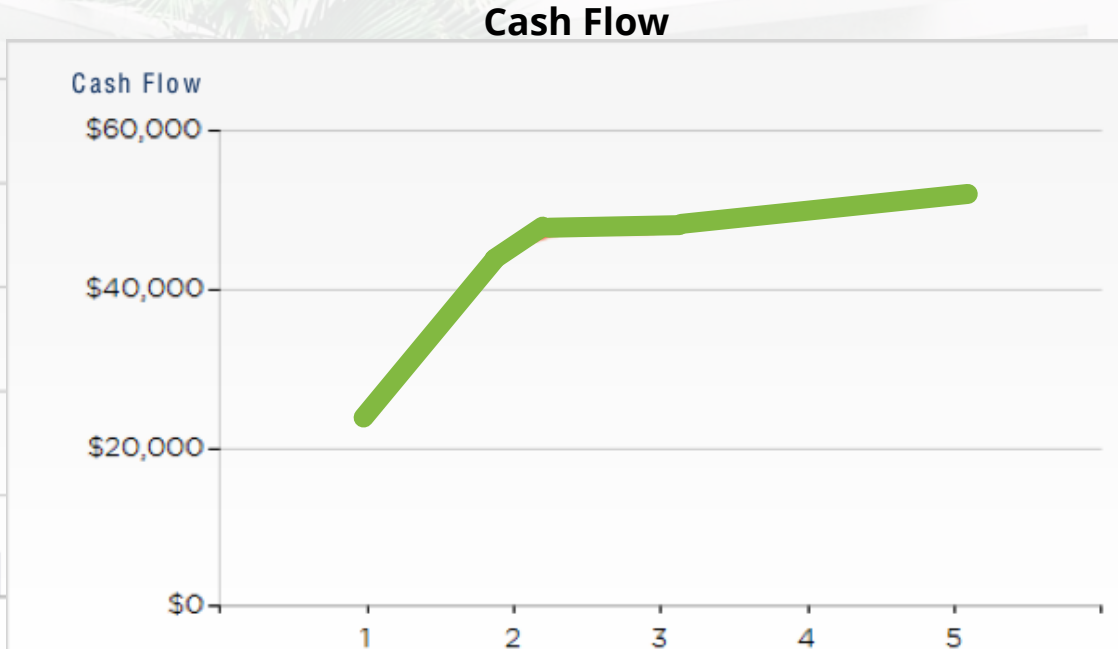
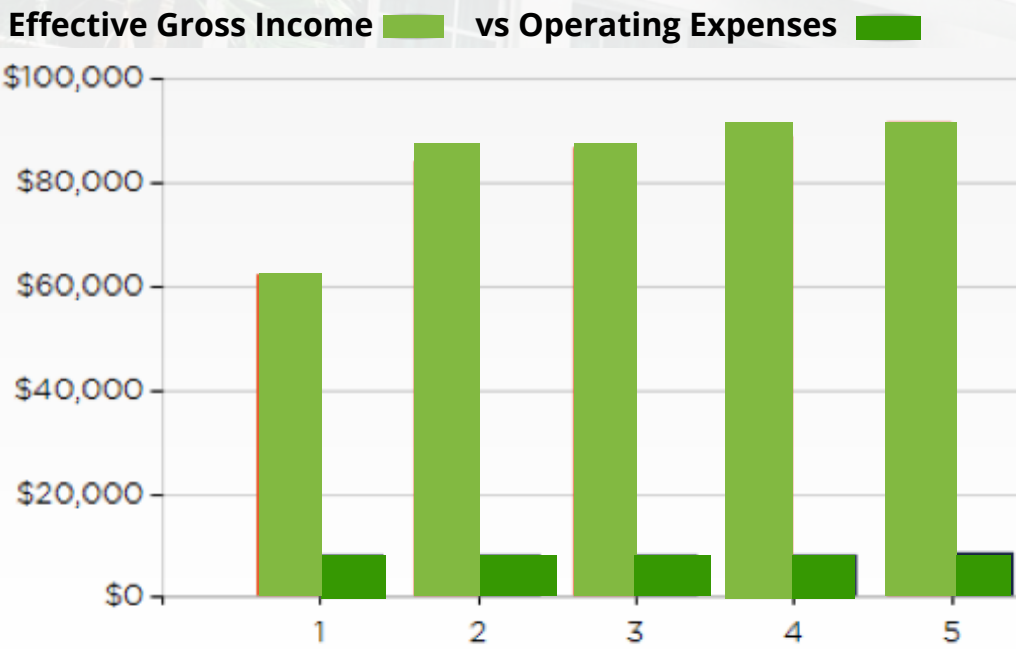
| EXPENSES                       | CURRENT        | PRO FORMA      |
|--------------------------------|----------------|----------------|
| Real Estate Taxes              | \$4,788        | \$4,788        |
| Insurance                      | \$3,200        | \$3,200        |
| <b>Total Operating Expense</b> | <b>\$7,988</b> | <b>\$7,988</b> |
| Annual Debt Service            | \$30,838       | \$30,838       |
| Expense / SF                   | \$1.88         | \$1.88         |
| % of EGI                       | 12.80 %        | 9.51 %         |

## DISTRIBUTION OF EXPENSES CURRENT



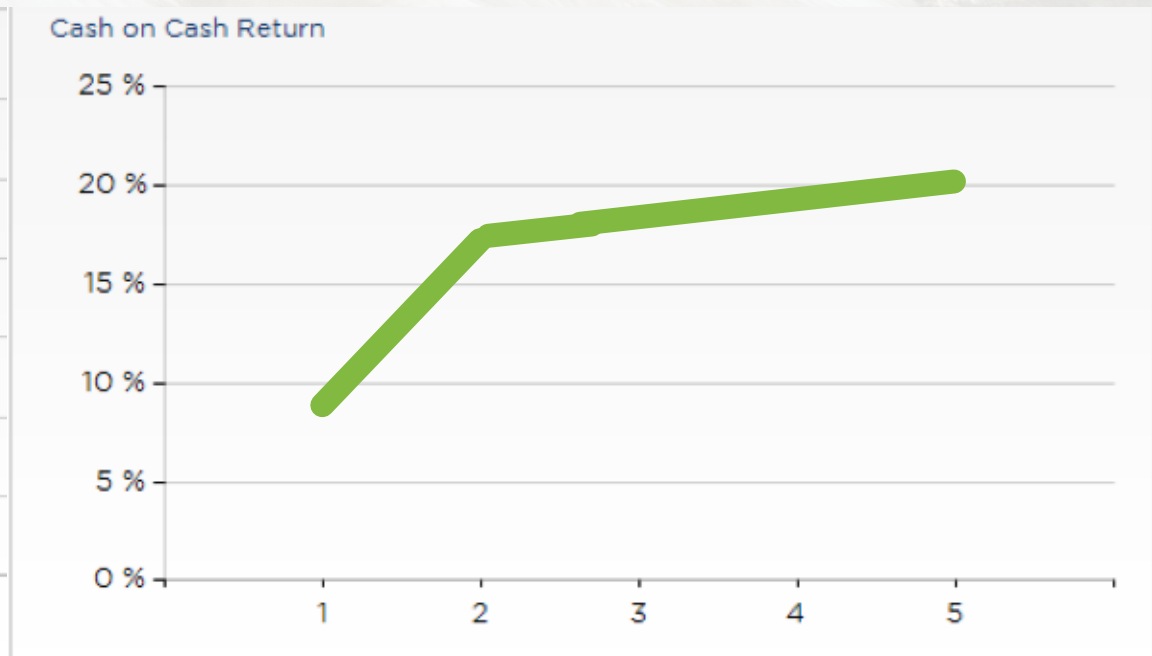
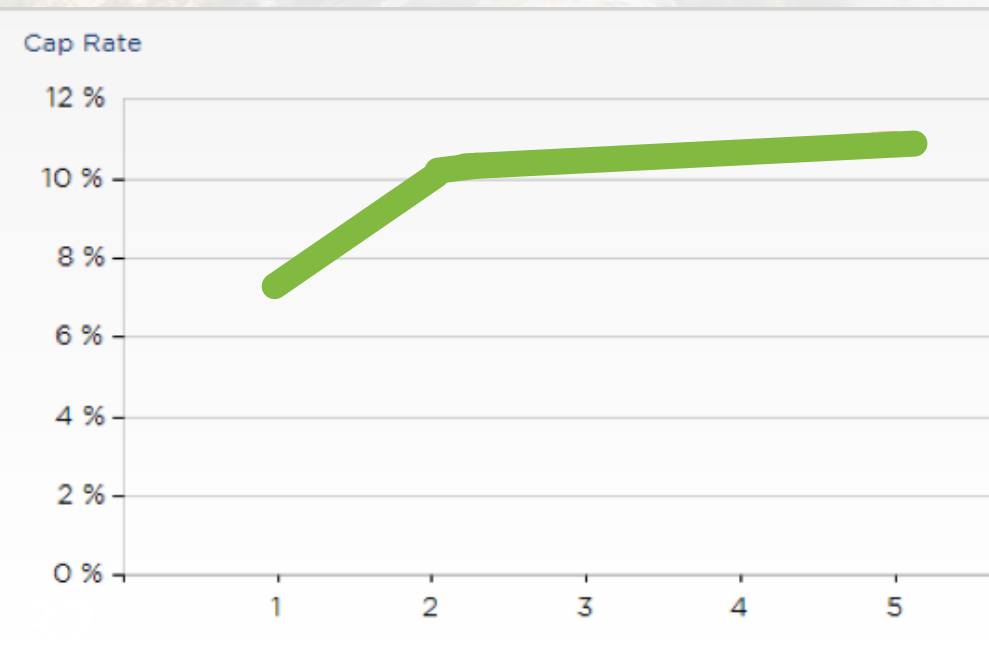
# Cash Flow Analysis

| Calendar Year                  | CURRENT         | Pro Forma       | Year 3          | Year 4          | Year 5          |
|--------------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| <b>Gross Potential Revenue</b> |                 |                 |                 |                 |                 |
| Multi-Family Revenue           | \$14,400        | \$24,000        | \$24,720        | \$25,462        | \$26,225        |
| Commercial Revenue             | \$48,000        | \$60,000        | \$61,800        | \$63,654        | \$65,564        |
| Gross Potential Income         | \$62,400        | \$84,000        | \$86,520        | \$89,116        | \$91,789        |
| <b>Effective Gross Income</b>  | <b>\$62,400</b> | <b>\$84,000</b> | <b>\$86,520</b> | <b>\$89,116</b> | <b>\$91,789</b> |
| <b>Operating Expenses</b>      |                 |                 |                 |                 |                 |
| Real Estate Taxes              | \$4,788         | \$4,788         | \$4,884         | \$4,981         | \$5,081         |
| Insurance                      | \$3,200         | \$3,200         | \$3,264         | \$3,329         | \$3,396         |
| Total Operating Expense        | \$7,988         | \$7,988         | \$8,148         | \$8,311         | \$8,477         |
| <b>Net Operating Income</b>    | <b>\$54,412</b> | <b>\$76,012</b> | <b>\$78,372</b> | <b>\$80,805</b> | <b>\$83,312</b> |
| Annual Debt Service            | \$30,838        | \$30,838        | \$30,838        | \$30,838        | \$30,838        |
| Cash Flow                      | \$23,574        | \$45,174        | \$47,535        | \$49,967        | \$52,474        |



# Cash Flow Analysis

| Calendar Year            | CURRENT  | Pro Forma | Year 3   | Year 4   | Year 5   |
|--------------------------|----------|-----------|----------|----------|----------|
| <b>Financial Metrics</b> |          |           |          |          |          |
| Cash on Cash Return b/t  | 8.99 %   | 17.23 %   | 18.13 %  | 19.06 %  | 20.02 %  |
| CAP Rate                 | 7.26 %   | 10.15 %   | 10.46 %  | 10.79 %  | 11.12 %  |
| Debt Coverage Ratio      | 1.76     | 2.46      | 2.54     | 2.62     | 2.70     |
| Operating Expense Ratio  | 12.80 %  | 9.50 %    | 9.41 %   | 9.32 %   | 9.23 %   |
| Gross Multiplier (GRM)   | 12.00    | 8.92      | 8.66     | 8.40     | 8.16     |
| Loan to Value            | 64.96 %  | 63.46 %   | 61.81 %  | 60.16 %  | 58.38 %  |
| Breakeven Ratio          | 62.22 %  | 46.22 %   | 45.06 %  | 43.93 %  | 42.83 %  |
| Price / SF               | \$176.32 | \$176.32  | \$176.32 | \$176.32 | \$176.32 |
| Income / SF              | \$14.68  | \$19.77   | \$20.36  | \$20.97  | \$21.60  |
| Expense / SF             | \$1.88   | \$1.88    | \$1.91   | \$1.95   | \$1.99   |



# Disposition Sensitivity Analysis

## 5 YEAR SENSITIVITY ANALYSIS

| EXIT CAP RATE | PROJECTED SALES PRICE | SALES PRICE / Unit | PROCEEDS AFTER LOAN PAYOFF | IRR    |
|---------------|-----------------------|--------------------|----------------------------|--------|
| 7.00%         | \$1,190,173           | \$ 595,087         | \$ 757,002                 | 34.39% |
| 7.25%         | \$1,149,133           | \$ 574,566         | \$ 715,961                 | 33.23% |
| 7.50%         | \$1,110,829           | \$ 555,414         | \$ 677,657                 | 32.11% |
| 7.75%         | \$1,074,995           | \$ 537,498         | \$ 641,824                 | 31.03% |
| 8.00%         | \$1,041,402           | \$ 520,701         | \$ 608,230                 | 29.98% |
| 8.25%         | \$1,009,844           | \$ 504,922         | \$ 576,673                 | 28.95% |
| 8.50%         | \$ 980,143            | \$ 490,071         | \$ 546,971                 | 27.95% |
| 8.75%         | \$ 952,139            | \$ 476,069         | \$ 518,967                 | 26.98% |
| 9.00%         | \$ 925,690            | \$ 462,845         | \$ 492,519                 | 26.02% |



**Company**

|                |                               |
|----------------|-------------------------------|
| Trade Name     | Perfect Printing              |
| Headquartered  | Orlando FL                    |
| # of Locations | 1                             |
| Website        | https://perfectprintingfl.com |

**Description**

Perfect Printing operating is in the same location for over 29 Years in Business and the tenants recently bought the Business from the previous Owner.

| Performance  | 2018   | 2019   | 2020      |
|--------------|--------|--------|-----------|
| Annual Sales |        |        |           |
| Annual Rent  |        |        | \$ 48,000 |
| Sales PSF    |        |        |           |
| Health Ratio | 0.00 % | 0.00 % | 0.00 %    |

**Company**

|                |                    |
|----------------|--------------------|
| Trade Name     | Residential Tenant |
| Headquartered  |                    |
| # of Locations |                    |
| Website        |                    |

**Description**

Moved in 3 Months ago currently paying \$1200 a month.

| Performance  | 2018   | 2019   | 2020     |
|--------------|--------|--------|----------|
| Annual Sales |        |        |          |
| Annual Rent  |        |        | \$14,400 |
| Sales PSF    |        |        |          |
| Health Ratio | 0.00 % | 0.00 % | 0.00 %   |

### Exclusively Presented By:







Premium Properties Real Estate Service | Orlando, Florida | 407-757-2411 | aalvarado@premiumagents.net









floridacommerciallisting.com  
 Ozancommercial@gmail.com

407-782-4866  
 Orlando, Florida

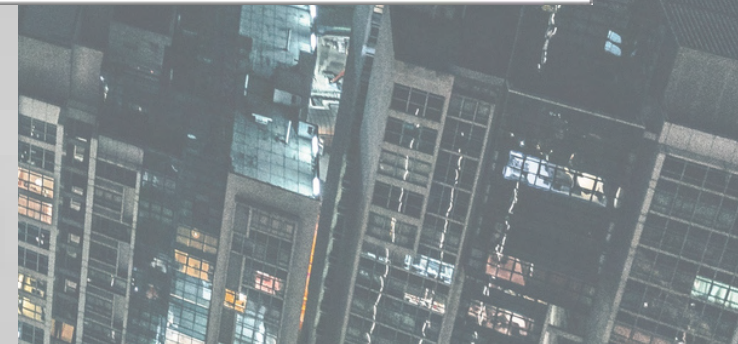
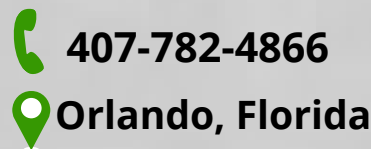
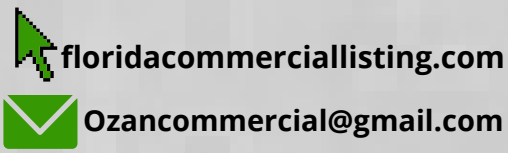
# Retail Comps

|  |   |  |
|--|---|--|
| <b>1</b>   | <b>10607 E Colonial Dr - Fluent Cannabis Dispensary</b>                                     | <b>SOLD</b>  |
| Orlando, FL 32817  | Orange County   |    |
| Sale Date: 04/09/2021<br>Sale Price: \$2,170,000 - Confirmed<br>Price/SF: \$678.13                     | Bldg Type: RetailFreestanding<br>Year Built/Age: 1984 Age: 37<br>RBA: 3,200 SF              |  |
| Pro Forma Cap -<br>Actual Cap Rate: 7.09%<br>Comp ID: 5461409<br>Research Status: Confirmed            | Parcel No: 17-2231-6296-13-050<br>Sale Conditions: -  |  |
| <b>2</b>   | <b>11448 University Blvd</b>  | <b>SOLD</b>  |
| Orlando, FL 32817  | Orange County   |    |
| Sale Date: 03/23/2021<br>Sale Price: \$1,675,000<br>Price/SF: \$281.56                                 | Bldg Type: RetailRestaurant<br>Year Built/Age: Built 1998 Age: 23<br>RBA: 5,949 SF          |  |
| Pro Forma Cap -<br>Actual Cap Rate: -<br>Comp ID: 5477212<br>Research Status: In Progress              | Parcel No: 09-2231-8948-04-000<br>Sale Conditions: -  |  |
| <b>3</b>   | <b>365 University Park Dr</b>   | <b>SOLD</b>  |
| Winter Park, FL 32792  | Orange County   |    |
| Sale Date: 11/19/2020 (120 days on mkt)<br>Sale Price: \$4,088,153 - Confirmed<br>Price/SF: \$1,356.84 | Bldg Type: RetailFast Food<br>Year Built/Age: Built 1992 Age: 28<br>RBA: 3,013 SF           |  |
| Pro Forma Cap -<br>Actual Cap Rate: 5.20%<br>Comp ID: 5307156<br>Research Status: Confirmed            | Parcel No: 10-2230-8827-00-060<br>Sale Conditions: Investment Triple Net                    |  |
| <b>4</b>   | <b>10361 E Colonial Dr - O'Reilly's Auto Part's</b>   | <b>SOLD</b>  |
| Orlando, FL 32817  | Orange County   |    |
| Sale Date: 09/23/2020<br>Sale Price: \$2,520,000 - Confirmed<br>Price/SF: \$341.23                     | Bldg Type: RetailFreestanding<br>Year Built/Age: Built 2014 Age: 6<br>RBA: 7,385 SF         |  |
| Pro Forma Cap -<br>Actual Cap Rate: 5.27%<br>Comp ID: 5261608<br>Research Status: Confirmed            | Parcel No: 17-2231-6296-12-220<br>Sale Conditions: -  |  |
| <b>5</b>   | <b>11565 University Blvd - University Boulevard Retail Center</b>                           | <b>SOLD</b>  |
| Orlando, FL 32817  | Orange County   |   |
| Sale Date: 02/18/2020<br>Sale Price: \$3,875,000 - Confirmed<br>Price/SF: \$643.90                     | Bldg Type: RetailFreestanding<br>Year Built/Age: Built 2003 Age: 17<br>RBA: 6,018 SF        |  |
| Pro Forma Cap -<br>Actual Cap Rate: 7.29%<br>Comp ID: 5107861<br>Research Status: Confirmed            | Parcel No: 04-2231-8949-00-011<br>Sale Conditions: -  |  |
| <b>6</b>   | <b>7131 Red Bug Lake Rd</b>   | <b>SOLD</b>  |
| Oviedo, FL 32765   | Seminole County   |  |
| Sale Date: 01/24/2020 (289 days on mkt)<br>Sale Price: \$3,447,500 - Confirmed<br>Price/SF: \$428.85   | Bldg Type: RetailFreestanding<br>Year Built/Age: Built 2014 Age: 6<br>RBA: 8,039 SF         |  |
| Pro Forma Cap -<br>Actual Cap Rate: 6.53%<br>Comp ID: 5035706<br>Research Status: Confirmed            | Parcel No: 21-31-19-514-0000-0030<br>Sale Conditions: Investment Triple Net, Sale Leaseback |  |

|  |  |   |
|--|--|---|
| <b>7</b>   | <b>11401 University Blvd</b>   | <b>SOLD</b>   |
| Orlando, FL 32817  | Orange County  |    |
| Sale Date: 01/07/2020 (77 days on mkt)<br>Sale Price: \$3,200,000 - Confirmed<br>Price/SF: \$581.82  | Bldg Type: RetailRestaurant<br>Year Built/Age: Built 2007 Age: 13<br>RBA: 5,500 SF         |   |
| Pro Forma Cap -<br>Actual Cap Rate: 6.33%<br>Comp ID: 5007047<br>Research Status: Confirmed          | Parcel No: 04-2231-7293-02-000<br>Sale Conditions: Investment Triple Net                   |   |
| <b>8</b>   | <b>815 Semoran Blvd - Portfolio Sale (Part of Portfolio)</b>                               | <b>SOLD</b>   |
| Casselberry, FL 32707  | Seminole County  |    |
| Sale Date: 12/16/2019<br>Sale Price: \$1,860,000 - Full Value<br>Price/SF: \$472.08                  | Bldg Type: Retail<br>Year Built/Age: Built 1997 Age: 22<br>RBA: 3,940 SF                   |   |
| Pro Forma Cap -<br>Actual Cap Rate: -<br>Comp ID: 5021942<br>Research Status: Full Value             | Parcel No:<br>Sale Conditions: Bulk/Portfolio Sale   |   |
| <b>9</b>   | <b>1033 Florida 436 - Wawa</b>   | <b>SOLD</b>   |
| Casselberry, FL 32707  | Seminole County  |    |
| Sale Date: 11/06/2019 (404 days on mkt)<br>Sale Price: \$3,350,000 - Confirmed<br>Price/SF: \$593.13 | Bldg Type: RetailService Station<br>Year Built/Age: Built 2019<br>RBA: 5,648 SF            |   |
| Pro Forma Cap -<br>Actual Cap Rate: 4.63%<br>Comp ID: 4969958<br>Research Status: Confirmed          | Parcel No: 21-30-21-300-003F-0000, 21-30-21-512-0000-008A<br>Sale Conditions: -            |   |
| <b>10</b>  | <b>3191 University Blvd - SunTrust</b>   | <b>SOLD</b>   |
| Winter Park, FL 32792  | Orange County  |    |
| Sale Date: 10/09/2019 (118 days on mkt)<br>Sale Price: \$4,738,413 - Confirmed<br>Price/SF: \$693.56 | Bldg Type: RetailBank<br>Year Built/Age: Built 1980 Age: 39<br>RBA: 6,832 SF               |   |
| Pro Forma Cap -<br>Actual Cap Rate: 5.50%<br>Comp ID: 4911103<br>Research Status: Confirmed          | Parcel No: 03-2230-6830-02-300<br>Sale Conditions: 1031 Exchange, Investment Triple Net    |   |
| <b>11</b>  | <b>10607 E Colonial Dr - Fluent Cannabis Dispensary</b>                                    | <b>SOLD</b>   |
| Orlando, FL 32817  | Orange County  |    |
| Sale Date: 08/16/2019 (189 days on mkt)<br>Sale Price: \$880,000 - Confirmed<br>Price/SF: \$275.00   | Bldg Type: RetailFreestanding<br>Year Built/Age: Built 1984 Age: 35<br>RBA: 3,200 SF       |   |
| Pro Forma Cap -<br>Actual Cap Rate: -<br>Comp ID: 4856886<br>Research Status: Confirmed              | Parcel No: 17-2231-6296-13-050<br>Sale Conditions: -                                       |   |
| <b>12</b>  | <b>4270 Aloma Ave - Wawa</b>   | <b>SOLD</b>   |
| Winter Park, FL 32792  | Seminole County  |  |
| Sale Date: 07/19/2019<br>Sale Price: \$2,777,778 - Confirmed<br>Price/SF: \$457.32                   | Bldg Type: RetailService Station<br>Year Built/Age: Built 2018 Age: 1<br>RBA: 6,074 SF     |   |
| Pro Forma Cap -<br>Actual Cap Rate: 4.49%<br>Comp ID: 4882003<br>Research Status: Confirmed          | Parcel No: 35-21-30-531-0000-0020<br>Sale Conditions: 1031 Exchange, Investment Triple Net |   |

## Exclusively Presented By:

Premium Properties Real Estate Service | Orlando, Florida | 407-757-2411 | aalvarado@premiumagents.net





# Demographics

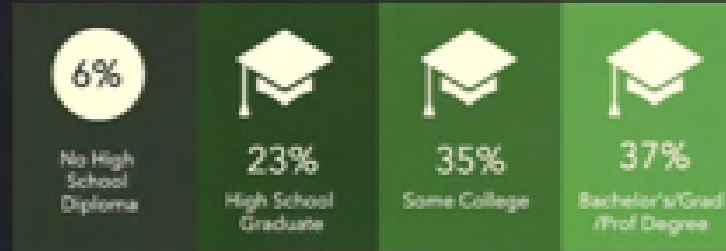
## DEMOGRAPHIC PROFILE

4962 Hall Rd, Orlando, Florida, 32817

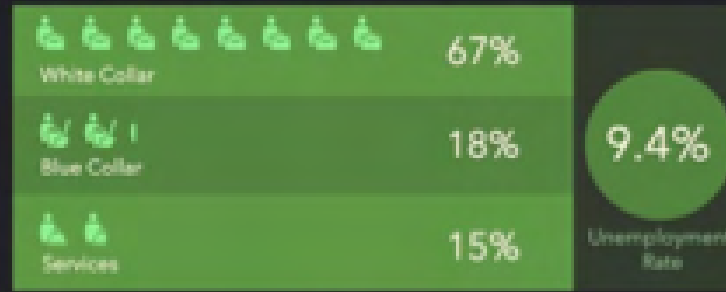
Ring of 1 mile

This infographic contains data provided by Esri. The vintage of the data is 2020, 2021. © 2021 Esri

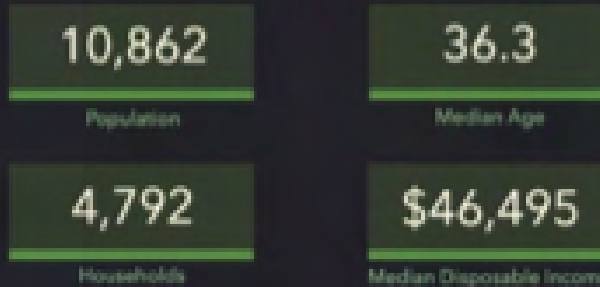
### EDUCATION



### EMPLOYMENT



### KEY FACTS



### INCOME



### HOUSEHOLD INCOME (\$)



## Exclusively Presented By:

Premium Properties Real Estate Service | Orlando, Florida | 407-757-2411 | aalvarado@premiumagents.net



[floridacommerciallisting.com](http://floridacommerciallisting.com)

407-782-4866

[Ozancommercial@gmail.com](mailto:Ozancommercial@gmail.com) Orlando, Florida

# Hall Rd Orlando Demographics

| <b>POPULATION</b>                  | <b>1 MILE</b> | <b>3 MILE</b> | <b>5 MILE</b> |
|------------------------------------|---------------|---------------|---------------|
| 2000 Population                    | 9,631         | 84,915        | 217,997       |
| 2010 Population                    | 9,526         | 88,800        | 241,077       |
| 2020 Population                    | 10,862        | 96,666        | 265,700       |
| 2025 Population                    | 11,594        | 101,294       | 280,861       |
| 2020 African American              | 1,075         | 9,754         | 25,914        |
| 2020 American Indian               | 43            | 430           | 1,062         |
| 2020 Asian                         | 614           | 5,170         | 13,297        |
| 2020 Hispanic                      | 3,307         | 31,073        | 84,200        |
| 2020 Other Race                    | 882           | 7,045         | 17,994        |
| 2020 White                         | 7,797         | 70,045        | 196,972       |
| 2020 Multiracial                   | 431           | 4,103         | 10,191        |
| 2020-2025: Population: Growth Rate | 6.55 %        | 4.70 %        | 5.60 %        |

| <b>2020 HOUSEHOLD INCOME</b> | <b>1 MILE</b> | <b>3 MILE</b> | <b>5 MILE</b> |
|------------------------------|---------------|---------------|---------------|
| less than \$15,000           | 601           | 4,577         | 10,516        |
| \$15,000-\$24,999            | 430           | 3,117         | 7,959         |
| \$25,000-\$34,999            | 510           | 3,973         | 9,319         |
| \$35,000-\$49,999            | 589           | 5,147         | 12,595        |
| \$50,000-\$74,999            | 962           | 8,049         | 19,206        |
| \$75,000-\$99,999            | 601           | 5,047         | 12,546        |
| \$100,000-\$149,999          | 749           | 6,135         | 15,726        |
| \$150,000-\$199,999          | 166           | 1,654         | 5,524         |
| \$200,000 or greater         | 184           | 2,470         | 8,227         |
| Median HH Income             | \$ 54,993     | \$ 57,788     | \$ 61,128     |
| Average HH Income            | \$ 72,188     | \$ 80,210     | \$ 89,656     |



# Hall Rd Orlando Demographics

| HOUSEHOLDS                         | 1 MILE | 3 MILE | 5 MILE  |
|------------------------------------|--------|--------|---------|
| 2000 Total Housing                 | 4,218  | 35,932 | 88,414  |
| 2010 Total Households              | 4,202  | 37,234 | 93,038  |
| 2020 Total Households              | 4,792  | 40,169 | 101,619 |
| 2025 Total Households              | 5,117  | 41,979 | 107,390 |
| 2020 Average Household Size        | 2.26   | 2.38   | 2.51    |
| 2000 Owner Occupied Housing        | 2,200  | 18,851 | 52,145  |
| 2000 Renter Occupied Housing       | 1,889  | 15,559 | 32,583  |
| 2020 Owner Occupied Housing        | 2,443  | 18,679 | 53,663  |
| 2020 Renter Occupied Housing       | 2,349  | 21,490 | 47,956  |
| 2020 Vacant Housing                | 342    | 3,601  | 8,574   |
| 2020 Total Housing                 | 5,134  | 43,770 | 110,193 |
| 2025 Owner Occupied Housing        | 2,597  | 19,472 | 56,027  |
| 2025 Renter Occupied Housing       | 2,520  | 22,507 | 51,364  |
| 2025 Vacant Housing                | 362    | 3,724  | 8,847   |
| 2025 Total Housing                 | 5,479  | 45,703 | 116,237 |
| 2020-2025: Households: Growth Rate | 6.60 % | 4.45 % | 5.55 %  |

| 2020 POPULATION BY AGE    | 1 MILE | 3 MILE | 5 MILE  |
|---------------------------|--------|--------|---------|
| 2020 Population Age 30-34 | 838    | 9,217  | 21,909  |
| 2020 Population Age 35-39 | 722    | 6,686  | 16,905  |
| 2020 Population Age 40-44 | 574    | 5,310  | 14,225  |
| 2020 Population Age 45-49 | 589    | 5,223  | 14,567  |
| 2020 Population Age 50-54 | 647    | 5,435  | 15,386  |
| 2020 Population Age 55-59 | 725    | 6,137  | 16,586  |
| 2020 Population Age 60-64 | 675    | 5,673  | 15,246  |
| 2020 Population Age 65-69 | 540    | 4,658  | 12,585  |
| 2020 Population Age 70-74 | 473    | 3,647  | 10,126  |
| 2020 Population Age 75-79 | 299    | 2,368  | 6,708   |
| 2020 Population Age 80-84 | 191    | 1,583  | 4,547   |
| 2020 Population Age 85+   | 180    | 2,029  | 5,298   |
| 2020 Population Age 18+   | 9,159  | 80,682 | 220,478 |
| 2020 Median Age           | 36     | 35     | 35      |

## Exclusively Presented By:

Premium Properties Real Estate Service | Orlando, Florida | 407-757-2411 | aalvarado@premiumagents.net



[floridacommerciallisting.com](http://floridacommerciallisting.com)



407-782-4866



[Ozancommercial@gmail.com](mailto:Ozancommercial@gmail.com)



Orlando, Florida

| 2025 POPULATION BY AGE    | 1 MILE | 3 MILE | 5 MILE  |
|---------------------------|--------|--------|---------|
| 2025 Population Age 30-34 | 1,132  | 8,439  | 21,748  |
| 2025 Population Age 35-39 | 831    | 8,528  | 21,143  |
| 2025 Population Age 40-44 | 716    | 6,412  | 16,813  |
| 2025 Population Age 45-49 | 607    | 5,517  | 14,789  |
| 2025 Population Age 50-54 | 608    | 5,265  | 14,714  |
| 2025 Population Age 55-59 | 652    | 5,417  | 15,274  |
| 2025 Population Age 60-64 | 696    | 5,997  | 16,080  |
| 2025 Population Age 65-69 | 651    | 5,282  | 14,344  |
| 2025 Population Age 70-74 | 516    | 4,343  | 11,740  |
| 2025 Population Age 75-79 | 425    | 3,333  | 9,209   |
| 2025 Population Age 80-84 | 249    | 2,044  | 5,619   |
| 2025 Population Age 85+   | 203    | 2,118  | 5,634   |
| 2025 Population Age 18+   | 9,825  | 84,703 | 233,395 |
| 2025 Median Age           | 37     | 37     | 36      |

| 2020 INCOME BY AGE             | 1 MILE    | 3 MILE     | 5 MILE     |
|--------------------------------|-----------|------------|------------|
| Median Household Income 25-34  | \$ 49,621 | \$ 53,348  | \$ 56,029  |
| Average Household Income 25-34 | \$ 68,142 | \$ 72,478  | \$ 74,890  |
| Median Household Income 35-44  | \$ 70,177 | \$ 73,005  | \$ 76,937  |
| Average Household Income 35-44 | \$ 85,713 | \$ 94,733  | \$ 103,363 |
| Median Household Income 45-54  | \$ 75,386 | \$ 79,287  | \$ 84,925  |
| Average Household Income 45-54 | \$ 93,579 | \$ 103,580 | \$ 119,468 |
| Median Household Income 55-64  | \$ 66,390 | \$ 72,817  | \$ 77,457  |
| Average Household Income 55-64 | \$ 84,322 | \$ 93,993  | \$ 110,233 |
| Median Household Income 65-74  | \$ 58,596 | \$ 59,012  | \$ 60,273  |
| Average Household Income 65-74 | \$ 71,019 | \$ 81,599  | \$ 86,950  |
| Average Household Income 75+   | \$ 48,721 | \$ 53,951  | \$ 60,714  |

## Exclusively Presented By:

Premium Properties Real Estate Service | Orlando, Florida | 407-757-2411 | aalvarado@premiumagents.net



 [floridacommerciallisting.com](http://floridacommerciallisting.com)  407-782-4866

 [Ozancommercial@gmail.com](mailto:Ozancommercial@gmail.com)  Orlando, Florida

| 2025 INCOME BY AGE             | 1 MILE     | 3 MILE     | 5 MILE     |
|--------------------------------|------------|------------|------------|
| Median Household Income 25-34  | \$ 52,640  | \$ 55,232  | \$ 59,918  |
| Average Household Income 25-34 | \$ 74,394  | \$ 76,193  | \$ 82,067  |
| Median Household Income 35-44  | \$ 76,454  | \$ 77,756  | \$ 81,710  |
| Average Household Income 35-44 | \$ 93,687  | \$ 100,936 | \$ 111,543 |
| Median Household Income 45-54  | \$ 78,121  | \$ 83,001  | \$ 89,015  |
| Average Household Income 45-54 | \$ 100,853 | \$ 109,541 | \$ 127,759 |
| Median Household Income 55-64  | \$ 68,065  | \$ 76,245  | \$ 81,347  |
| Average Household Income 55-64 | \$ 89,434  | \$ 100,127 | \$ 119,498 |
| Median Household Income 65-74  | \$ 61,305  | \$ 62,289  | \$ 64,799  |
| Average Household Income 65-74 | \$ 77,558  | \$ 88,971  | \$ 97,055  |
| Average Household Income 75+   | \$ 52,095  | \$ 59,137  | \$ 67,994  |

## Exclusively Presented By:

Premium Properties Real Estate Service | Orlando, Florida | 407-757-2411 | aalvarado@premiumagents.net



[floridacommerciallisting.co](http://floridacommerciallisting.co)



407-782-4866



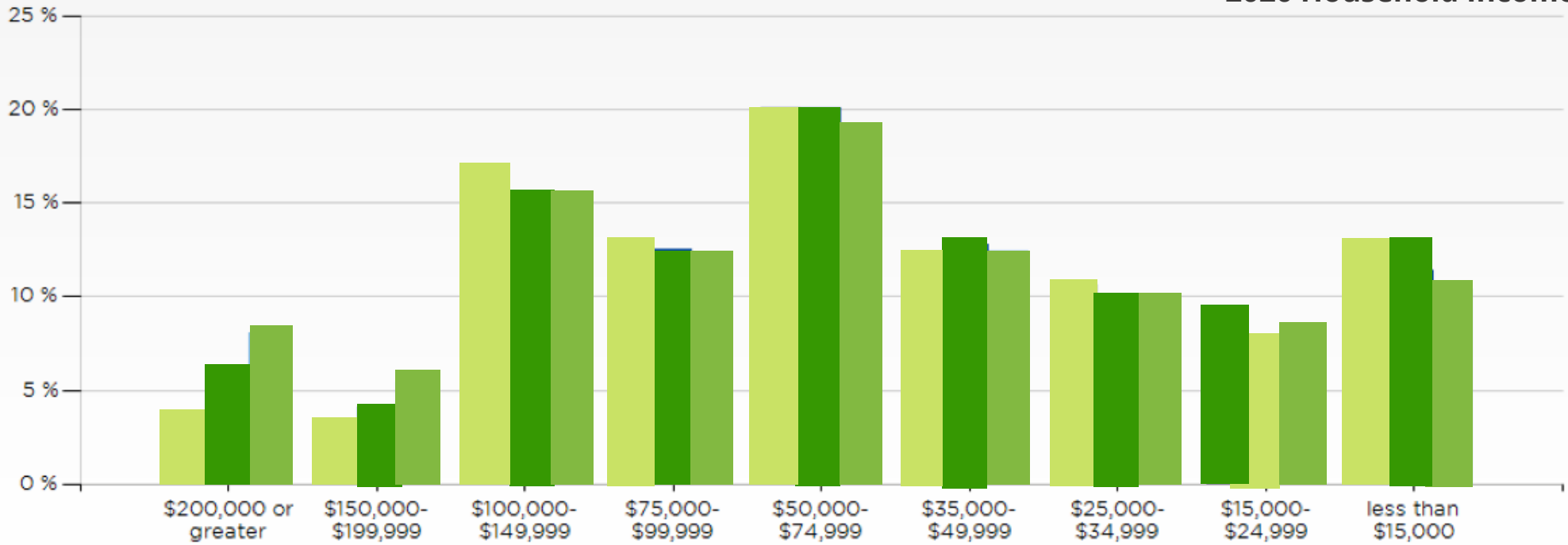
[Ozancommercial@gmail.com](mailto:Ozancommercial@gmail.com)



Orlando, Florida

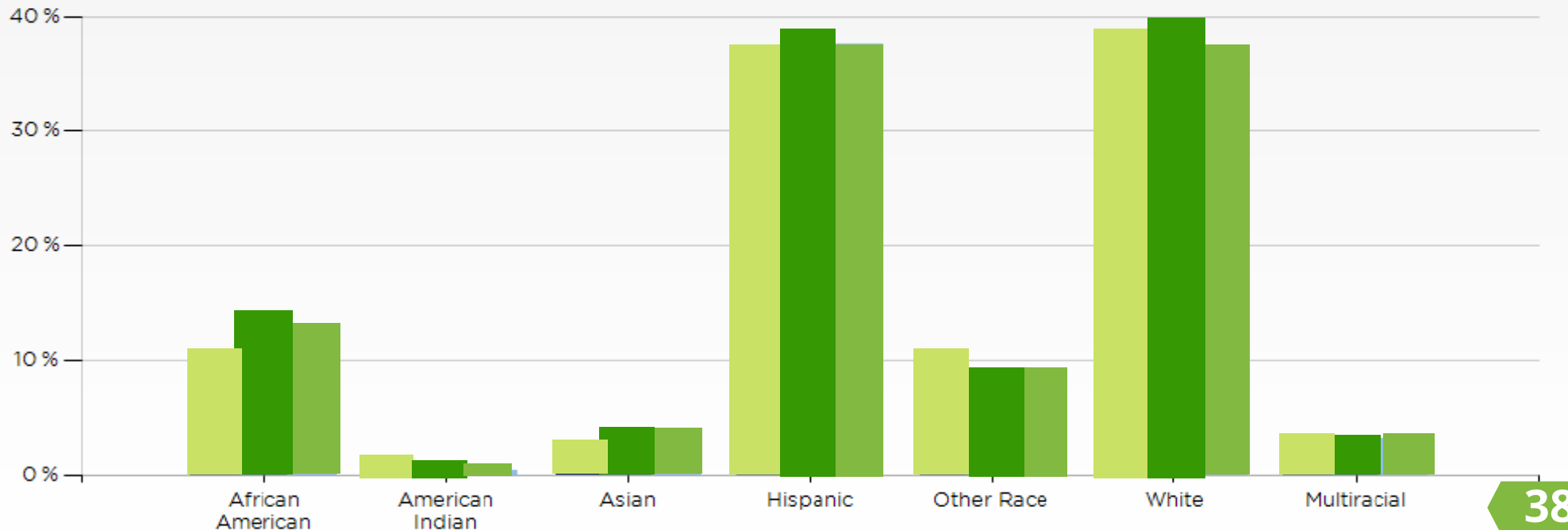
1 Mile Radius 3 Mile Radius 5 Mile Radius

2020 Household Income

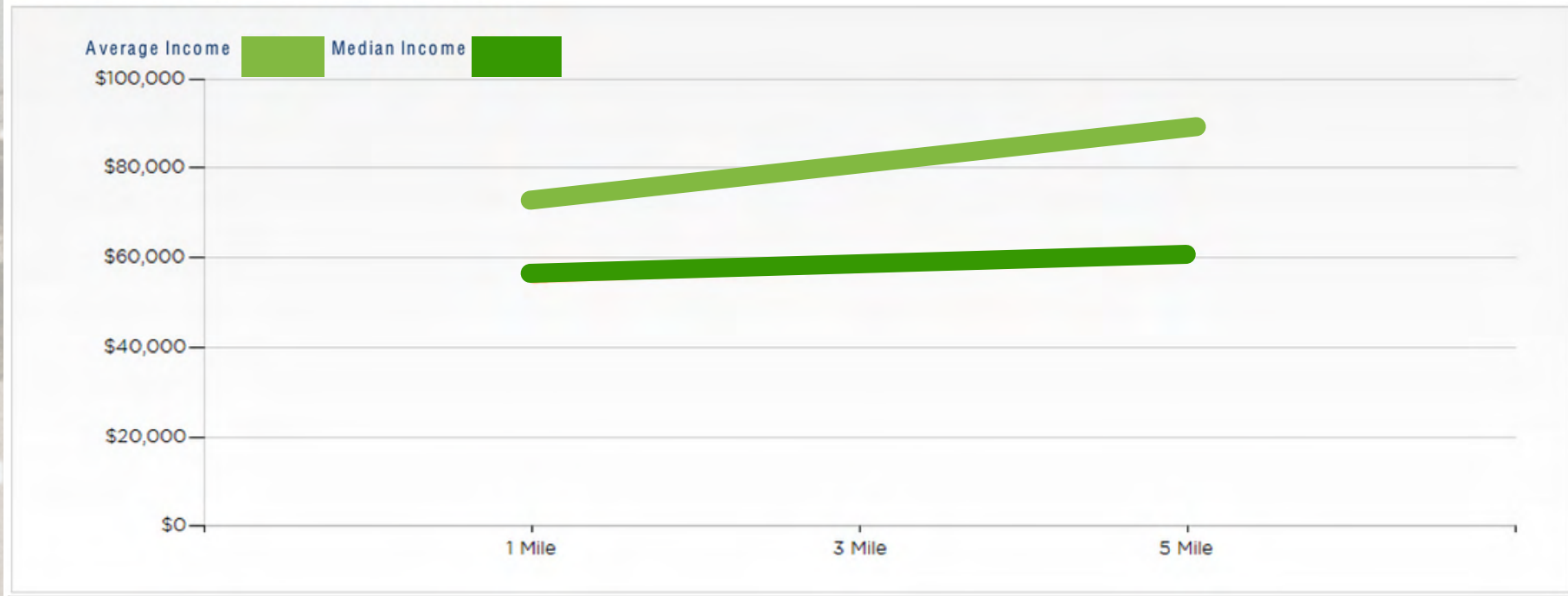


2020 Population by Race

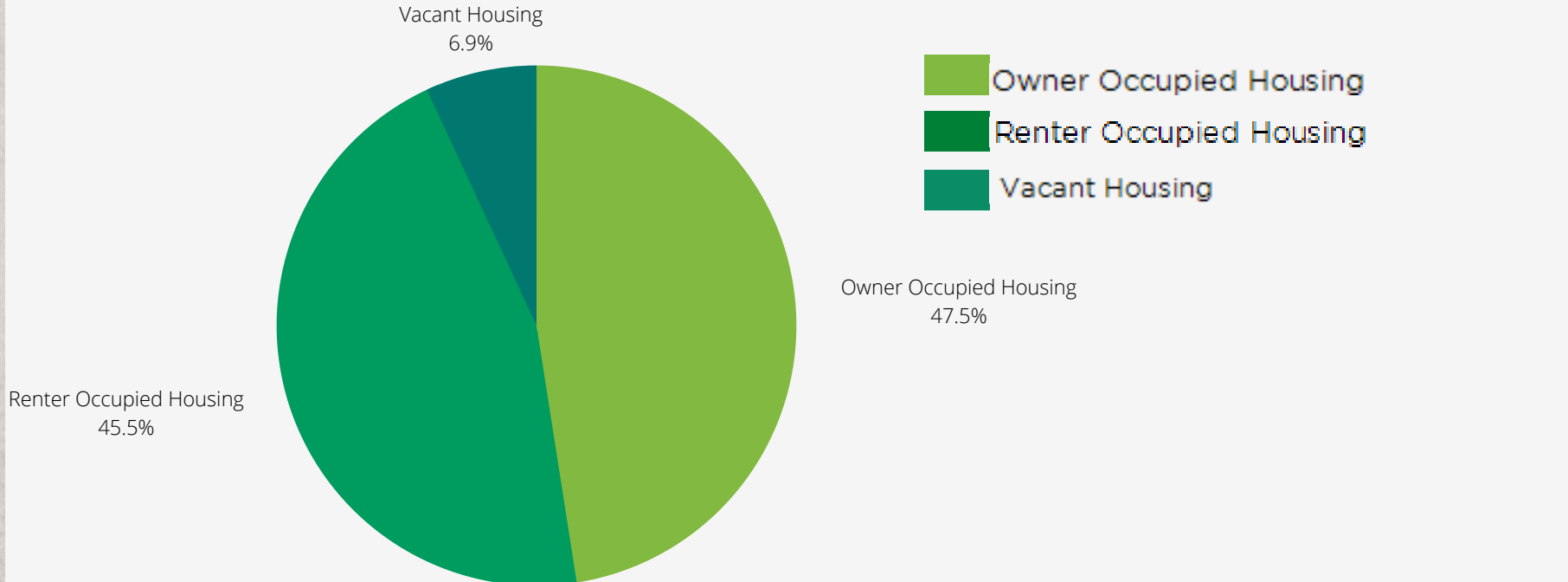
1 Mile Radius 3 Mile Radius 5 Mile Radius



## 2020 Household Income Average and Median



## 2020 Household Occupancy - 1 Mile Radius



# MEET THE AGENT



## Ozan Cifci

Top Orlando Real Estate Agent

Office: 407-757-2411

Cell: 407-782-4866

Fax: 407-317-6319

floridacommerciallisting.com  
7521 West Sand Lake Road,  
Orlando FL, 32819

I have been in the Real Estate services Business in Orlando area for many successful years and specialize in Central Florida area. I'm a Designated Commercial agent and Business Broker in Central Florida and specialize in Investment properties. I am the perfect fit to help you buy or sell in Commercial and Businesses Real Estate in Orlando. I'm currently Manager of our Dr. Phillips Branch at Premium Properties R.E. Services where we are happy to provide excellent Real Estate services to our valued customers.

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.

**Commercial** – Whether it's a shopping mall, a small office building or a restaurant space, I'm your commercial property specialist. Contact me for your commercial property needs in the Central Florida real estate markets.

**Multi-family** – Investors are great clients for me. Multi-family properties are a very unique market. The detailed return on investment and valuation calculations investors need to evaluate properties for rental are second nature to me.

### 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)
- 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