



FOR SALE: \$800,000

Haines City Medical Office | 608 Ingraham Ave,  
Haines City FL 33844

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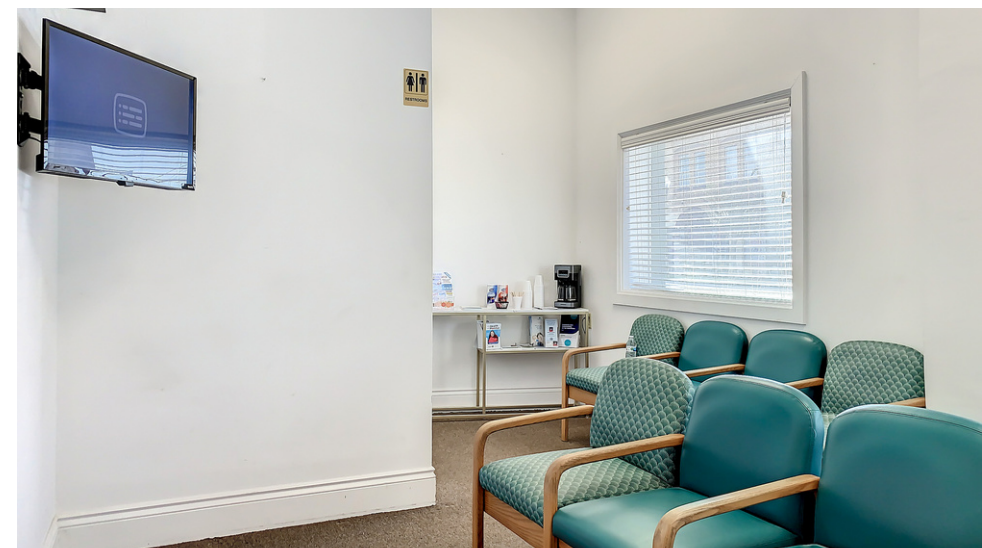
## PROPERTY OVERVIEW

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## AREA OVERVIEW

City Overview  
Demographics



# INVESTMENT SUMMARY

Premium Properties Commercial Division Proudly Presents Cash Flow Office Building for Investment is located in the heart of the downtown Central Business District. First Floor Medical Office recently exercised 5 years on the current lease. The second floor is leased to Haines City Economic Council with renewal options and has had new carpet installed a few years ago.

## OFFERING SUMMARY

ADDRESS	608 Ingraham Ave, Haines City FL 33844
COUNTY	Polk
MARKET	Haines City
SUBMARKET	Orlando MSA
NET RENTABLE AREA (SF)	6,100 SF
LAND ACRES	0.095
LAND SF	4,138 SF
YEAR BUILT	1920
OWNERSHIP TYPE	Fee Simple

## AREA OVERVIEW

Premium Properties Commercial Division Proudly Presents Cash Flow Office Building for Investment is located in the heart of the downtown Central Business District. First Floor Medical Office recently exercised 5 years on the current lease. The second floor is leased to Haines City Economic Council with renewal options and has had new carpet installed a few years ago. Sellers just replaced 2 of the HVAC systems on the building. Three of the upstairs offices have views of the park across the street. All of the interior doors have adjustable blinds and the building is wired with Cat 5 voice and data lines. Walking distance to City Library, City facilities, shopping and medical. This is a great investment property with a capitalization rate 8.39%. High Demand location for Medical and Executive Office spaces due to Recent Population increase and projected growth of 17.58% within next 5 Years and major Retail, Residential, Hospitality and Industrial Investments within 5 Miles Distance.





# PROPERTY FEATURES

NUMBER OF TENANTS	2
NET RENTABLE AREA (SF)	6,100
LAND SF	4,138
LAND ACRES	0.095
YEAR BUILT	1920
ZONING TYPE	CBD
BUILDING CLASS	C
LOCATION CLASS	B
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
LOT DIMENSION	46'x90'
NUMBER OF PARKING SPACES	5
TRAFFIC COUNTS	4100
ADA COMPLIANT	Yes

## FINANCIAL SUMMARY

OFFERING PRICE	\$800,000
PRICE PSF	\$131.15
OCCUPANCY	100 %
NOI (CURRENT)	\$73,429
CAP RATE (CURRENT)	9.18 %
CAP RATE (PRO FORMA)	9.71 %

## MECHANICAL

HVAC	Central
ELECTRICAL / POWER	200+ Amp Service



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## DEMOGRAPHICS

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	1 MILE	3 MILE	5 MILE
2022 Population	7,732	35,860	70,639
2022 Median HH Income	\$42,959	\$50,096	\$52,339
2022 Average HH Income	\$56,834	\$63,032	\$69,803

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## CONSTRUCTION

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FOUNDATION Block

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## TENANT INFORMATION

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MAJOR TENANT/S MedFlorida  
LEASE TYPE Modify Gross

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## GLOBAL

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Offering Price	\$800,000
Analysis Period	5 year(s)
Consumer Price Index	5.00 %
Exit Cap Rate	8.00 %

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## INCOME - Growth Rates

Gross Potential Rent	3.00 %
CAM Revenue	3.00 %

## EXPENSES - Growth Rates

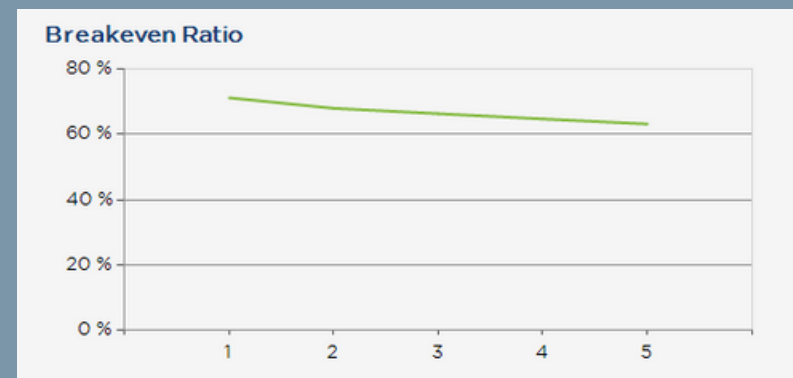
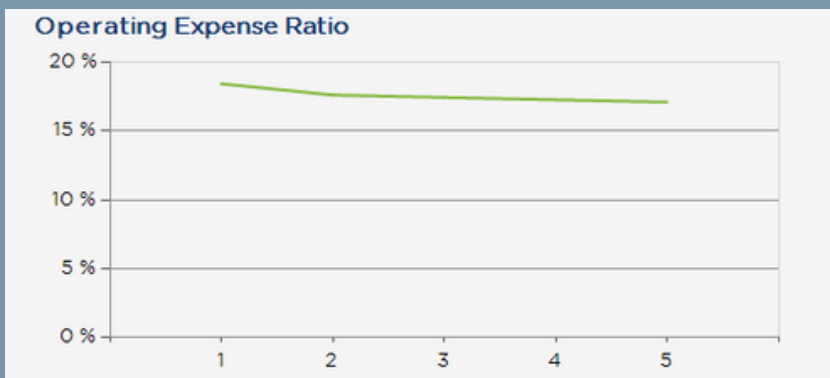
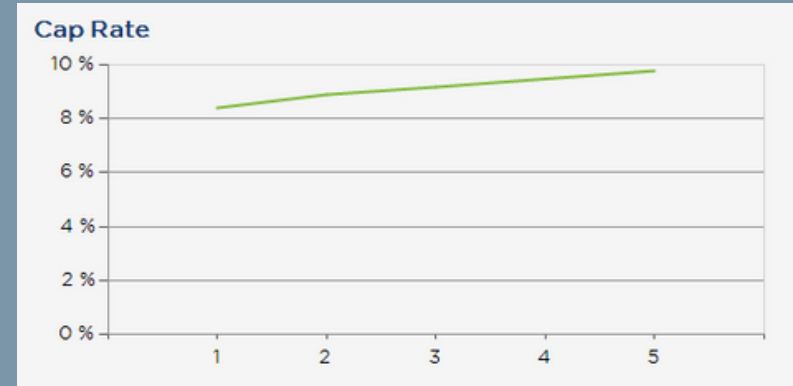
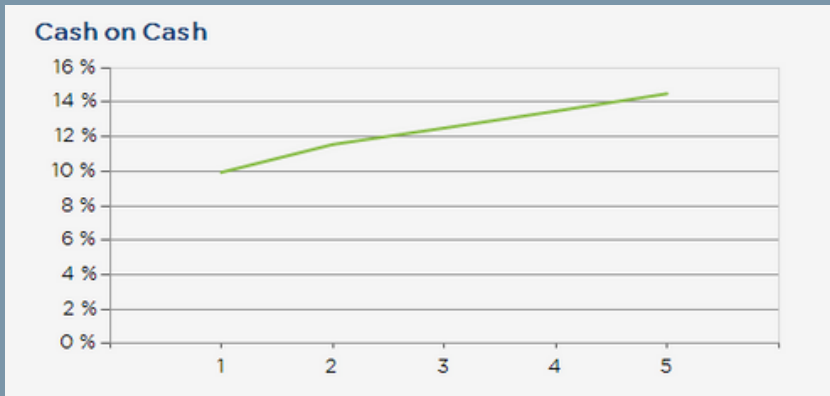
Real Estate Taxes	2.00 %
Insurance	2.00 %
Water / Sewer	2.00 %
Utilities/Electric	2.00 %

## PROPOSED FINANCING

Conventional	
Loan Type	Amortized
Down Payment	\$240,000
Loan Amount	\$560,000
Interest Rate	6.00 %
Loan Terms	10
Annual Debt Service	\$43,299
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	9.93 %	11.55 %	12.50 %	13.48 %	14.49 %	15.53 %
CAP Rate	8.39 %	8.88 %	9.16 %	9.46 %	9.76 %	10.07 %
Debt Coverage Ratio	1.55	1.64	1.69	1.75	1.80	1.86
Operating Expense Ratio	18.40 %	17.58 %	17.41 %	17.24 %	17.07 %	16.90 %
Loan to Value	69.98 %	68.78 %	67.42 %	66.06 %	64.54 %	62.94 %
Breakeven Ratio	71.03 %	67.84 %	66.20 %	64.61 %	63.07 %	61.56 %
Price / SF	\$143.44	\$143.44	\$143.44	\$143.44	\$143.44	\$143.44
Income / SF	\$14.75	\$15.44	\$15.91	\$16.38	\$16.88	\$17.38
Expense / SF	\$2.71	\$2.71	\$2.77	\$2.82	\$2.88	\$2.93



# DISPOSITION SENSITIVITY ANALYSIS

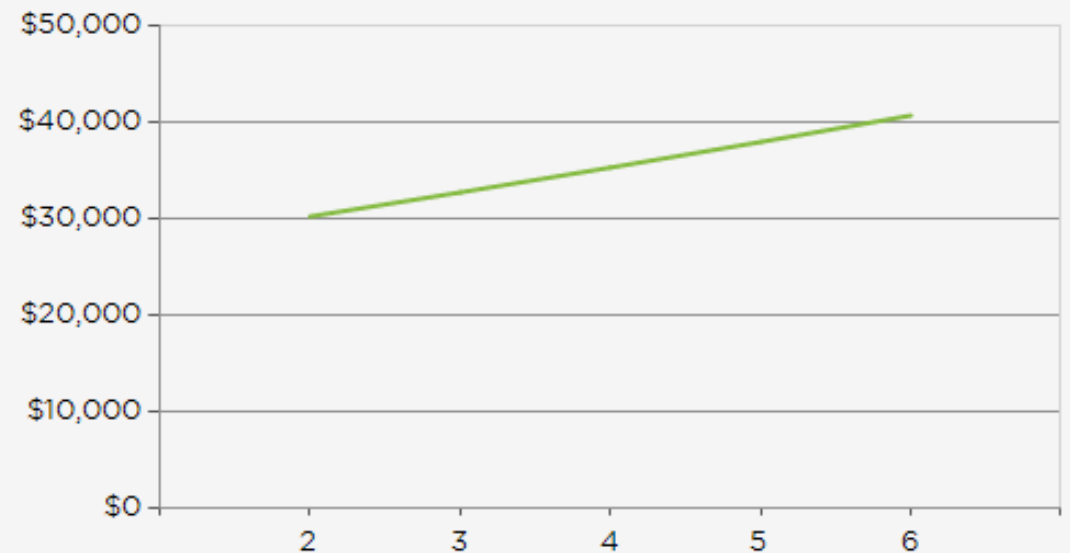
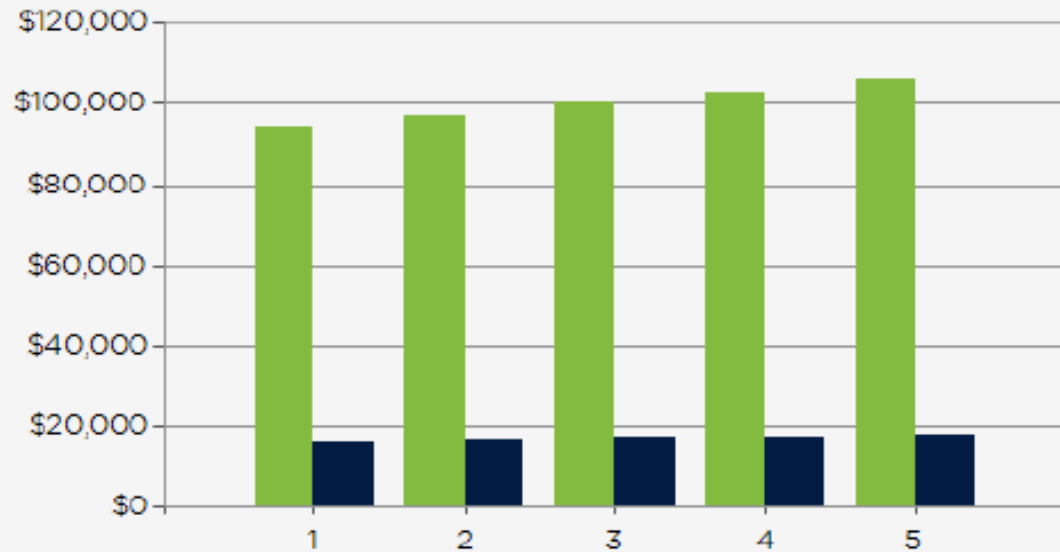
## 5 YEAR SENSITIVITY ANALYSIS

EXIT CAP RATE	PROJECTED SALES PRICE	SALES PRICE PSF	PROCEEDS AFTER LOAN PAYOFF	IRR
7.00%	\$1,258,948	\$ 206	\$ 754,247	31.21%
7.25%	\$1,215,536	\$ 199	\$ 710,835	30.22%
7.50%	\$1,175,018	\$ 193	\$ 670,318	29.27%
7.75%	\$1,137,114	\$ 186	\$ 632,414	28.34%
<b>8.00%</b>	<b>\$1,101,579</b>	<b>\$ 181</b>	<b>\$ 596,879</b>	<b>27.43%</b>
8.25%	\$1,068,198	\$ 175	\$ 563,498	26.54%
8.50%	\$1,036,780	\$ 170	\$ 532,080	25.67%
8.75%	\$1,007,158	\$ 165	\$ 502,458	24.82%
9.00%	\$ 979,182	\$ 161	\$ 474,481	23.99%

# PROJECTED CASH FLOW


Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6
<b>Gross Potential Revenue</b>						
Gross Rental Income	\$82,800	\$87,036	\$89,647	\$92,336	\$95,107	\$97,960
CAM Revenue	\$7,197	\$7,197	\$7,413	\$7,635	\$7,864	\$8,100
<b>Effective Gross Income</b>	<b>\$89,997</b>	<b>\$94,233</b>	<b>\$97,060</b>	<b>\$99,972</b>	<b>\$102,971</b>	<b>\$106,060</b>
<b>Operating Expenses</b>						
Real Estate Taxes	\$10,972	\$10,972	\$11,191	\$11,415	\$11,644	\$11,876
Insurance	\$3,700	\$3,700	\$3,774	\$3,849	\$3,926	\$4,005
Water / Sewer	\$1,560	\$1,560	\$1,591	\$1,623	\$1,655	\$1,689
Utilities/Electric	\$336	\$336	\$343	\$350	\$357	\$364
<b>Total Operating Expense</b>	<b>\$16,568</b>	<b>\$16,568</b>	<b>\$16,899</b>	<b>\$17,237</b>	<b>\$17,582</b>	<b>\$17,934</b>
<b>Net Operating Income</b>	<b>\$73,429</b>	<b>\$77,665</b>	<b>\$80,161</b>	<b>\$82,734</b>	<b>\$85,389</b>	<b>\$88,126</b>
Annual Debt Service	\$43,299	\$43,299	\$43,299	\$43,299	\$43,299	\$43,299
<b>Cash Flow</b>	<b>\$30,130</b>	<b>\$34,366</b>	<b>\$36,862</b>	<b>\$39,435</b>	<b>\$42,090</b>	<b>\$44,827</b>

Effective Gross Income ■ vs. Operating Expenses ■



# RENT ROLL

Suite	Tenant Name	Square Feet	% of NRA	Lease Term		Rental Rates					Lease Type	Options/Notes	
				Lease Start	Lease End	Begin Date	Monthly	PSF	Annual	PSF			CAM Revenue Annual
1st Floor	MedFlorida	3,800	62.30 %	09/01/22	08/31/27	CURRENT	\$5,100	\$1.34	\$61,200	\$16.11	\$600	Modify Gross	Tenant contribute their portion of Property Taxes
						08/31/2023	\$5,253	\$1.38	\$63,036	\$16.56			
2nd Floor	Haines City Economic Development Council Inc.	2,482	40.69 %	06/01/19	06/01/23	CURRENT	\$1,800	\$0.73	\$21,600	\$8.70		Modify Gross	Modify Gross Lease Including Sales Tax
						06/01/2023	\$1,998	\$0.80	\$23,976	\$9.60			
<b>Totals</b>		<b>6,282</b>					<b>\$6,900</b>		<b>\$82,800</b>		<b>\$600</b>		



**Company**

Trade Name: MedFlorida Medical Centers


Headquartered:

# of Locations: 9

Website: <https://medflorida.com>

**Description**

Performance	2019	2020	2021
Annual Sales			
Annual Rent			\$5,100
Sales PSF			
Health Ratio	0.00 %	0.00 %	0.00 %



**Company**

Trade Name: Haines City Economic Council Inc.

Headquartered:

# of Locations:

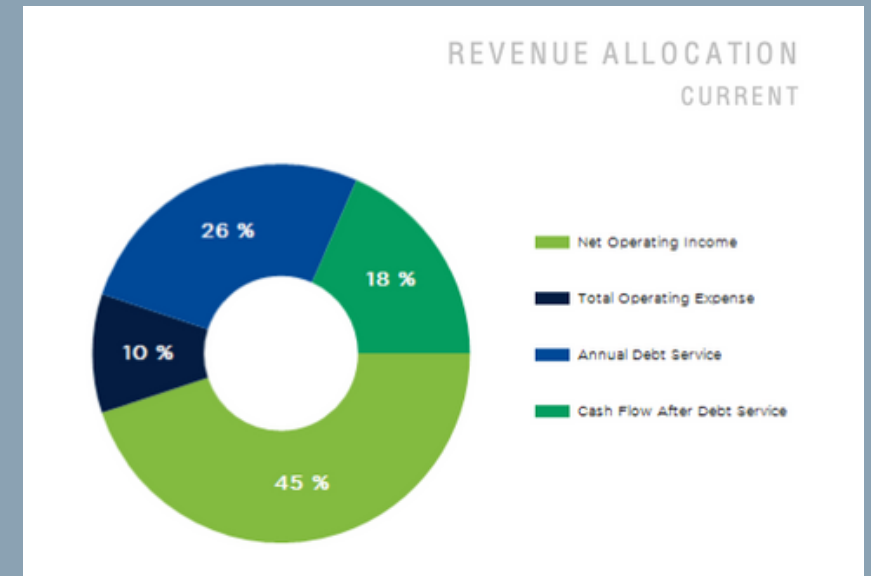
Website: <https://hainescityedc.com>

**Description**

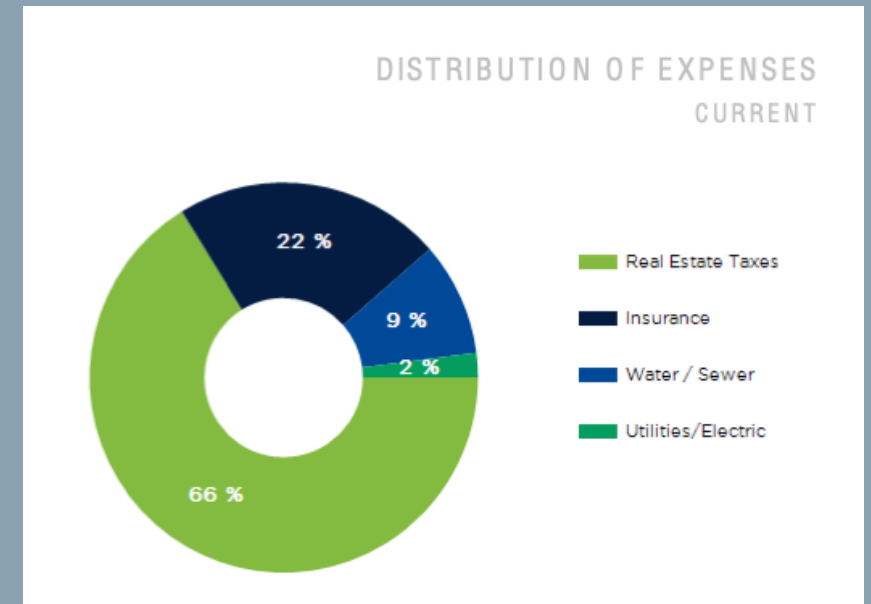
Performance	2019	2020	2021
Annual Sales			
Annual Rent			\$1,800
Sales PSF			
Health Ratio	0.00 %	0.00 %	0.00 %

# INCOME & EXPENSE ANALYSIS

INCOME	CURRENT		PRO FORMA	
Gross Potential Rent	\$82,800	92.0 %	\$87,036	92.4 %
CAM Revenue	\$7,197	8.0 %	\$7,197	7.6 %
<b>Effective Gross Income</b>	<b>\$89,997</b>		<b>\$94,233</b>	
Less Expenses	\$16,568	18.40 %	\$16,568	17.58 %
<b>Net Operating Income</b>	<b>\$73,429</b>		<b>\$77,665</b>	
Annual Debt Service	\$43,299		\$43,299	
<b>Cash flow</b>	<b>\$30,130</b>		<b>\$34,366</b>	
Debt Coverage Ratio	1.70		1.79	



EXPENSES	CURRENT	PRO FORMA
Real Estate Taxes	\$10,972	\$10,972
Insurance	\$3,700	\$3,700
Water / Sewer	\$1,560	\$1,560
Utilities/Electric	\$336	\$336
<b>Total Operating Expense</b>	<b>\$16,568</b>	<b>\$16,568</b>
Annual Debt Service	\$43,299	\$43,299
Expense / SF	\$2.72	\$2.72
% of EGI	18.40 %	17.58 %



## Haines City | Polk County | FL

Haines City is a city in Polk County, Florida, United States. Its population was 13,174 at the 2000 census and 20,535 at the 2010 census. It is the third most populous city in Polk County. It is part of the Lakeland–Winter Haven Metropolitan Statistical Area, which, in turn, is considered part of the Tampa Bay. The driving distance between Haines City to Walt Disney World is 25 miles. It takes approximately 33 min to drive from Haines City to Walt Disney World. Did you know that Haines City is one of Florida's safest cities to live in? For three years in a row, the beautiful central Florida town has earned this tremendous accolade. Haines City, FL is in the northeast part of Polk County. The city hosts IRONMAN Florida 70.3 and is home to one of our favorite attractions - Ridge Island Groves. Early settlers of Haines City, Florida planted citrus groves, and citrus is still part of the city today. With a 2020 population of 27,895, it is the 148th largest city in Florida and the 1636th largest city in the United States. Haines City is currently growing at a rate of 2.25% annually and its population has increased by 4.60% since the most recent census, which recorded a population of 26,669 in 2020. There are 63.13 miles from Haines City to Cocoa Beach in northeast direction and 88 miles (141.62 kilometers) by car, following the FL 528 Toll E route. Haines City and Cocoa Beach are 1 hour 32 mins far apart, if you drive non-stop. Living in a smaller city doesn't mean you need to sacrifice convenience - In fact, Haines City is considered an urban city rather than a rural one, and living in a new home in Haines City, FL at Gracelyn Grove makes everyday life easy thanks to the fantastic location just minutes from grocery stores, schools, major amenities and business. The Downtown Haines City Commercial District is a U.S. historic district (designated as such on March 7, 1994) located in Haines City, Florida. The district is bounded by Hinson and Ingraham Avenues, and 4th and 7th Streets. It contains 20 historic buildings.









# LEASE COMPS REPORT

## Peer Properties Summary

608 Ingraham Ave

No. Peers

11

Direct Asking Rent/SF

-

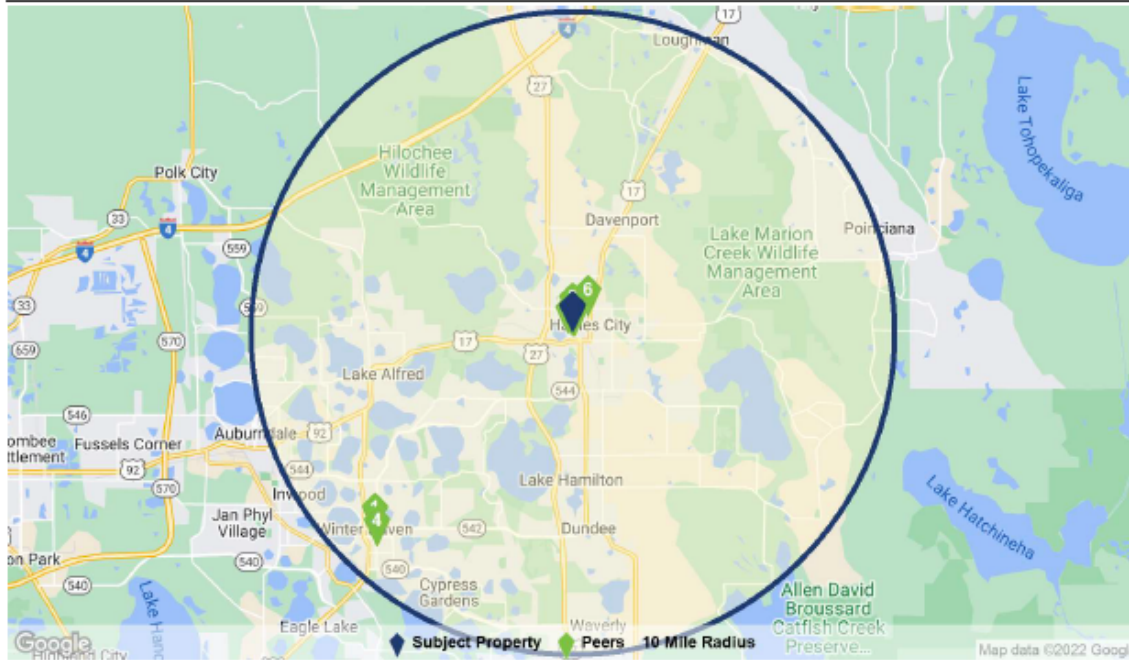
Availability Rate

3.9%

Vacancy Rate

3.9%

### PEER LOCATIONS



### PEER SUMMARY STATISTICS

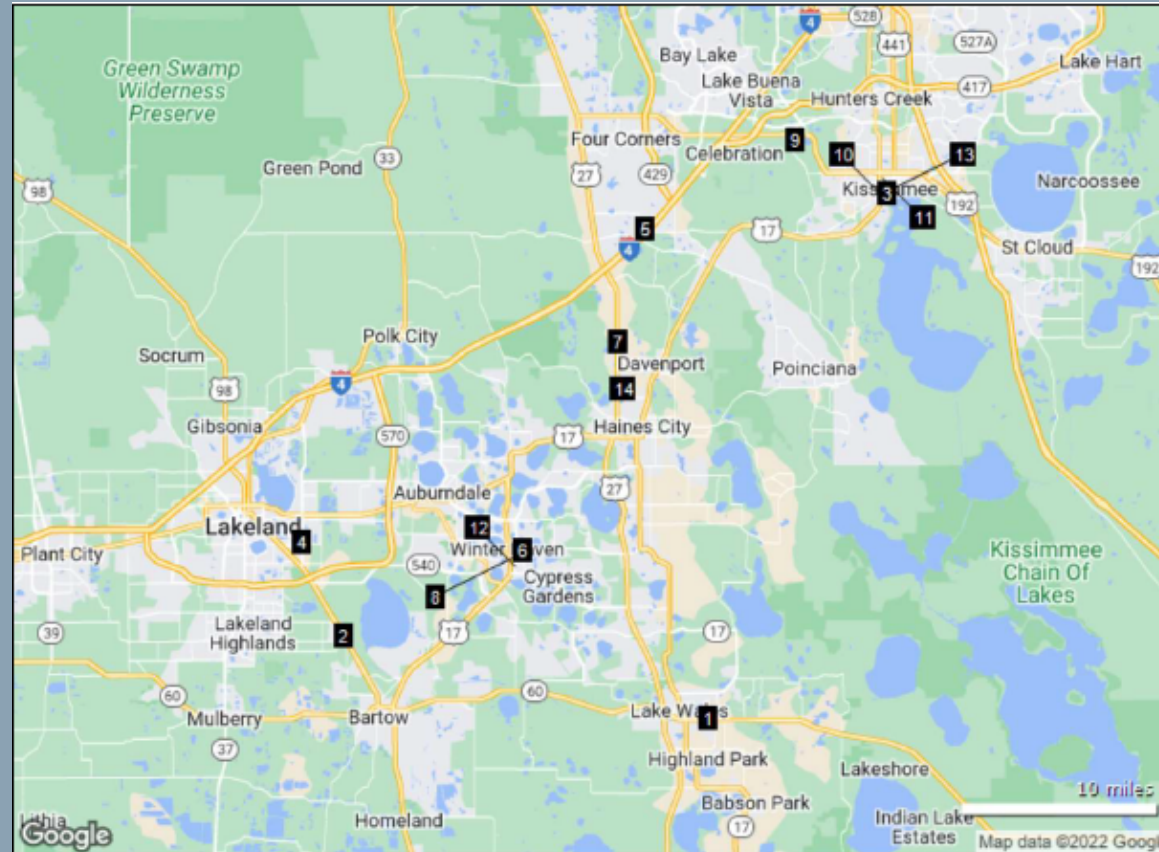
Property Attributes	Low	Average	Median	High
Building SF	1,480	6,510	5,393	11,140
Year Built	1900	1948	1939	2002
Stories	1	1	1	2
Typical Floor SF	1,480	5,035	4,000	11,140
Vacancy Rate	0%	3.9%	0%	100%
Availability Rate	38.4%	3.9%	69.2%	100%
Star Rating	★★★★★	★★★★★ 2.0	★★★★★	★★★★★
Available Space Attributes	Low	Average	Median	High
Available SF	1,380	1,410	1,410	1,460
Direct Asking Rent/SF	-	-	-	-
Months On Market	0.3	1.0	1.0	1.8
Floor Number	1	1	1	1

## Peer Properties Summary

608 Ingraham Ave

Property Name / Address	Rating	Yr Bld/Renov	Property Size			Availability			Gross Direct Rent
			Bldg SF	Stories	Spce	SF	Avail %	Vac %	
1 251 1st St S	★★★★★	1925/-	1,480	1	1	1,460	100%	100%	-
2 233 N 9th St	★★★★★	1970/-	10,000	1	0	0	0%	0%	-
3 601 Claude Holmes Ave	★★★★★	2002/-	5,393	1	0	0	0%	0%	-
4 870-880 1st St S	★★★★★	1923/-	3,544	1	1	1,360	38.4%	38.4%	-
5 705 Ingraham Ave	★★★★★	1953/-	11,140	1	0	0	0%	0%	-
6 706 US Highway 17 92 N	★★★★★	1996/-	3,608	1	0	0	0%	0%	-
7 100 Railroad Ave	★★★★★	1900/-	4,300	2	0	0	0%	0%	-
8 610 Jones Ave	★★★★★	1939/-	4,000	1	0	0	0%	0%	-
9 135 N 6th St	★★★★★	1920/-	7,000	2	0	0	0%	0%	-
10 711 E Main St	★★★★★	1983/-	10,320	2	0	0	0%	0%	-
11 The Wray Building 601 E Main St	★★★★★	1920/2006	10,850	2	0	0	0%	0%	-
608 Ingraham Ave	★★★★★	1920/-	5,699	2	0	0	0%	0%	-

# SALE COMPS REPORT



	Address	City	Property Info	Sale Info
1	421 Linden Ln	Lake Wales	4,254 SF Class C Office	Sold: \$3,344,347 (\$786.17/SF)
2	5907 Hillside Heights Dr	Lakeland	5,906 SF Class C Office/Medical	Sold: \$1,250,000 (\$211.85/SF)
3	722 Patrick St	Kissimmee	5,000 SF Class B Office/Office Building	Sold: \$800,000 (\$160/SF)
4	2420 N Crystal Lake Dr	Lakeland	4,581 SF Class B Office/Office Live/Work Unit	Sold: \$935,000 (\$205/SF)
5	1501 Legends Blvd	Davenport	4,680 SF Class C Office	Sold: \$1,050,000 (\$224.36/SF)
6	409 E Central Ave	Winter Haven	5,000 SF Class C Office	Sold: \$1,025,000 (\$205/SF)
7	405 Lionel Way (Part of Portfolio)	Davenport	9,253 SF Class B Office/Medical	Sold: \$5,700,000 (\$616.02/SF)
8	600 3rd St SW	Winter Haven	3,094 SF Class B Office	Sold: \$750,000 (\$242.40/SF)
9	2801-2807 N Poinciana Blvd	Kissimmee	10,478 SF Class B Office/Medical	Sold: \$2,132,000 (\$203.47/SF)
10	1216 Patrick St	Kissimmee	7,435 SF Class B Office	Sold: \$1,768,850 (\$237.91/SF)
11	1010-1020 W Oak St	Kissimmee	4,420 SF Class B Office	Sold: \$1,650,000 (\$373.30/SF)
12	1121 1st St S	Winter Haven	7,081 SF Class B Office/Medical	Sold: \$2,125,000 (\$300.10/SF)
13	123 S Clyde Ave	Kissimmee	2,952 SF Class C Office/Office/Residential	Sold: \$430,000 (\$145.66/SF)
14	280 Patterson Rd	Haines City	10,050 SF Class B Office/Medical	Sold: \$1,350,000 (\$134.33/SF)

# MEDICAL EXPENDITURES



## Medical Expenditures

608 Ingraham Ave, Haines City, Florida, 33844  
Ring: 1 mile radius

Prepared by Esri  
Latitude: 28.10982  
Longitude: -81.62643

### Demographic Summary

	2022	2027
Population	7,732	7,987
Households	2,575	2,665
Families	1,873	1,931
Median Household Income	\$42,959	\$50,771
Males per 100 Females	99.7	99.9

### Population by Age

Population <5 Years	8.9%	9.0%
Population 65+ Years	13.3%	13.8%
Median Age	32.3	32.2

	Spending Potential Index	Average Amount Spent	Total
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<b>Health Care</b>	56	\$3,935.80	\$10,134,690
<b>Medical Care</b>	55	\$1,326.52	\$3,415,777
Physician Services	55	\$159.47	\$410,635
Dental Services	56	\$254.67	\$655,765
Eyecare Services	55	\$43.39	\$111,722
Lab Tests, X-rays	56	\$44.03	\$113,378
Hospital Room and Hospital Services	62	\$139.74	\$359,820
Convalescent or Nursing Home Care	61	\$23.50	\$60,523
Other Medical Services (1)	53	\$92.06	\$237,044
Nonprescription Drugs	56	\$98.05	\$252,467
Prescription Drugs	56	\$211.93	\$545,713
Nonprescription Vitamins	50	\$55.50	\$142,910
Medicare Prescription Drug Premium	56	\$76.10	\$195,946
Eyeglasses and Contact Lenses	52	\$57.52	\$148,103
Hearing Aids	50	\$23.29	\$59,981
Medical Equipment for General Use	59	\$4.12	\$10,598
Other Medical Supplies/Equipment (2)	51	\$43.17	\$111,174
<b>Health Insurance</b>	56	\$2,609.29	\$6,718,913
Blue Cross/Blue Shield	56	\$680.75	\$1,752,934
Fee for Service Health Plan	58	\$550.11	\$1,416,530
HMO	55	\$461.79	\$1,189,122
Medicare Payments	55	\$521.31	\$1,342,363
Long Term Care Insurance	40	\$22.66	\$58,355
Dental Care Insurance	57	\$99.40	\$255,967
Vision Care Insurance	62	\$24.74	\$63,717
Prescription Drug Insurance	64	\$5.62	\$14,475
Other Single Service Insurance (3)	46	\$9.91	\$25,526
Medicaid Premiums	47	\$5.43	\$13,989
Tricare/Military Premiums	61	\$5.30	\$13,659
Children's Health Ins Program Premiums	50	\$1.46	\$3,760



## Medical Expenditures

608 Ingraham Ave, Haines City, Florida, 33844  
Ring: 2 mile radius

Prepared by Esri  
Latitude: 28.10982  
Longitude: -81.62643

### Demographic Summary

	2022	2027
Population	22,430	23,579
Households	7,657	8,043
Families	5,523	5,784
Median Household Income	\$44,313	\$52,134
Males per 100 Females	97.7	98.4

### Population by Age

Population <5 Years	7.3%	7.2%
Population 65+ Years	21.5%	22.7%
Median Age	38.3	39.1

	Spending Potential Index	Average Amount Spent	Total
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<b>Health Care</b>	59	\$4,215.92	\$32,281,264
<b>Medical Care</b>	60	\$1,435.47	\$10,991,421
Physician Services	57	\$165.36	\$1,266,183
Dental Services	61	\$278.67	\$2,133,790
Eyecare Services	59	\$46.19	\$353,709
Lab Tests, X-rays	59	\$45.85	\$351,040
Hospital Room and Hospital Services	61	\$138.90	\$1,063,571
Convalescent or Nursing Home Care	72	\$27.58	\$211,155
Other Medical Services (1)	55	\$96.14	\$736,134
Nonprescription Drugs	60	\$105.17	\$805,308
Prescription Drugs	61	\$233.15	\$1,785,197
Nonprescription Vitamins	59	\$65.57	\$502,032
Medicare Prescription Drug Premium	67	\$90.76	\$694,934
Eyeglasses and Contact Lenses	55	\$60.81	\$465,596
Hearing Aids	61	\$28.26	\$216,404
Medical Equipment for General Use	62	\$4.35	\$33,284
Other Medical Supplies/Equipment (2)	57	\$48.72	\$373,084
<b>Health Insurance</b>	59	\$2,780.44	\$21,289,843
Blue Cross/Blue Shield	57	\$697.27	\$5,338,995
Fee for Service Health Plan	57	\$547.51	\$4,192,263
HMO	55	\$454.84	\$3,482,725
Medicare Payments	66	\$622.51	\$4,766,541
Long Term Care Insurance	53	\$29.89	\$228,874
Dental Care Insurance	58	\$100.60	\$770,259
Vision Care Insurance	60	\$24.00	\$183,737
Prescription Drug Insurance	65	\$5.68	\$43,500
Other Single Service Insurance (3)	54	\$11.66	\$89,302
Medicaid Premiums	50	\$5.72	\$43,826
Tricare/Military Premiums	65	\$5.65	\$43,291
Children's Health Ins Program Premiums	49	\$1.43	\$10,968

**Property Analytics**



**608 Ingraham Ave**

Office - Polk County Submarket | Haines City, FL 33844

**5,699** **0.1** **1920** **Multi**  
 SF RBA AC Lot Built Tenancy

**Key Metrics**

AVAILABILITY	Property	Submarket 1-3 Star	Submarket
Market Rent/SF	-	\$20.11	\$20.56
Vacancy Rate	0%	5.1%	4.7%
Vacant SF	0	670K	681K
Availability Rate	-	10.7%	10.1%
Available SF	-	1.4M	1.5M
Sublet SF	-	457K	467K
Months on Market	-	8.1	8.1

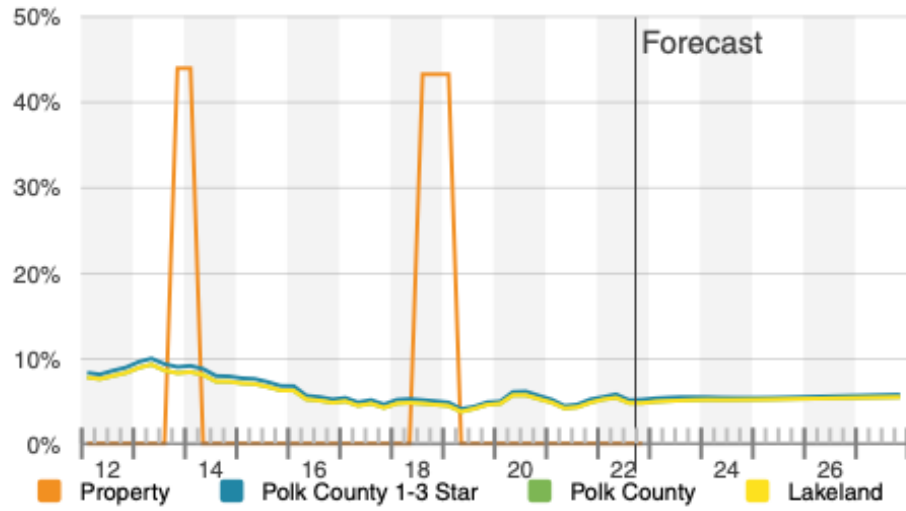
INVENTORY	Property	Submarket 1-3 Star	Submarket
Existing Buildings	1	1,682	1,696
Inventory SF	5.7K	13.2M	14.6M
Average Building SF	-	7.9K	8.6K
Under Construction SF	-	53.5K	53.5K
12 Mo Delivered SF	-	87.8K	223K

DEMAND	Property	Submarket 1-3 Star	Submarket
12 Mo Net Absorption SF	0	(26K)	110K
6 Mo Leasing Probability	-	35.5%	35.5%

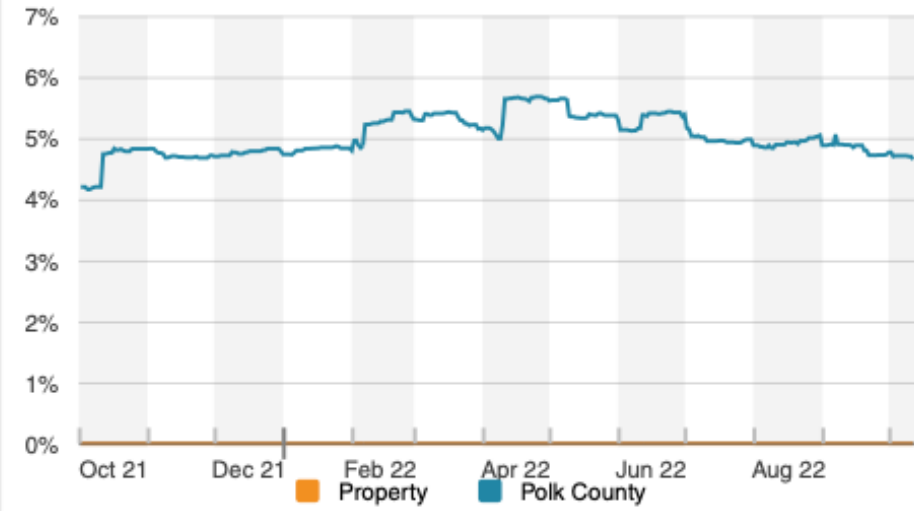
SALES	Property	Submarket 1-3 Star	Submarket
12 Mo Transactions	-	116	116
Market Sale Price/SF	-	\$150	\$156
Average Market Sale Price	-	\$1.2M	\$1.3M
12 Mo Sales Volume	-	\$80.5M	\$80.5M
Market Cap Rate	-	8.1%	8.0%

## Property Analytics

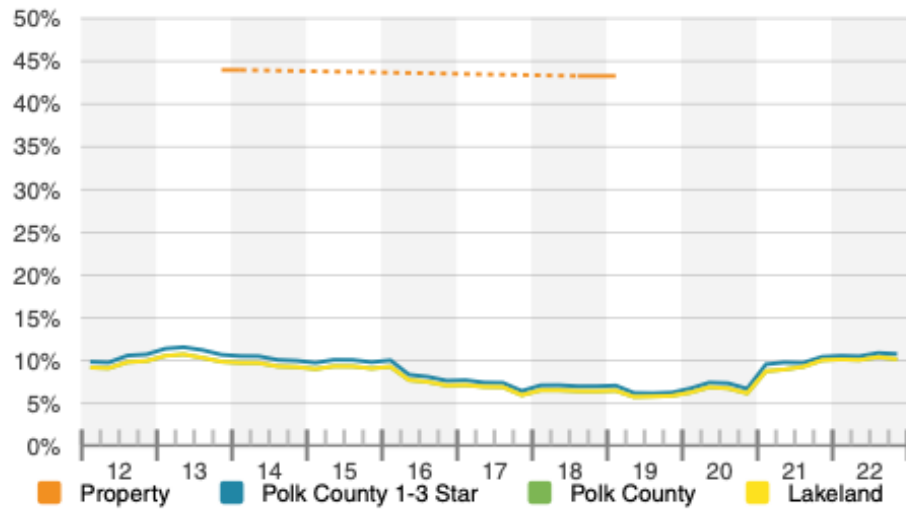
### Vacancy Rate



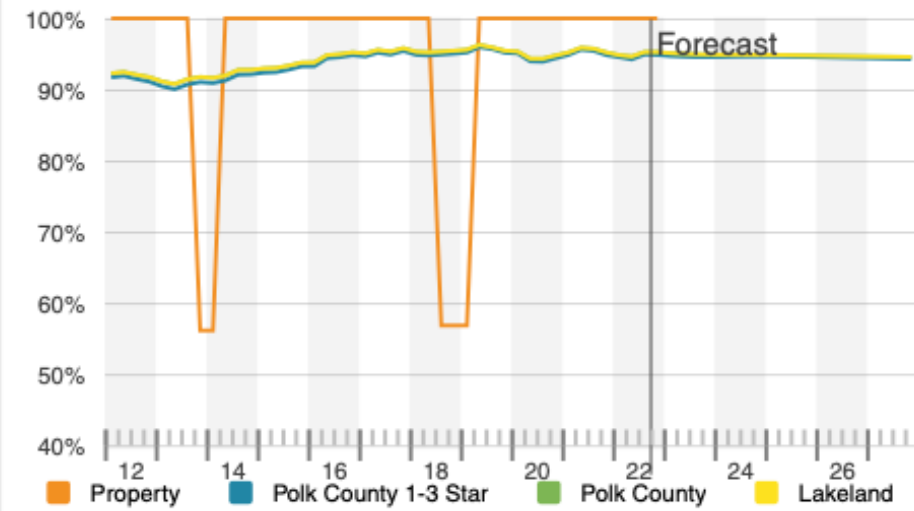
### Daily Vacancy Rate



### Availability Rate

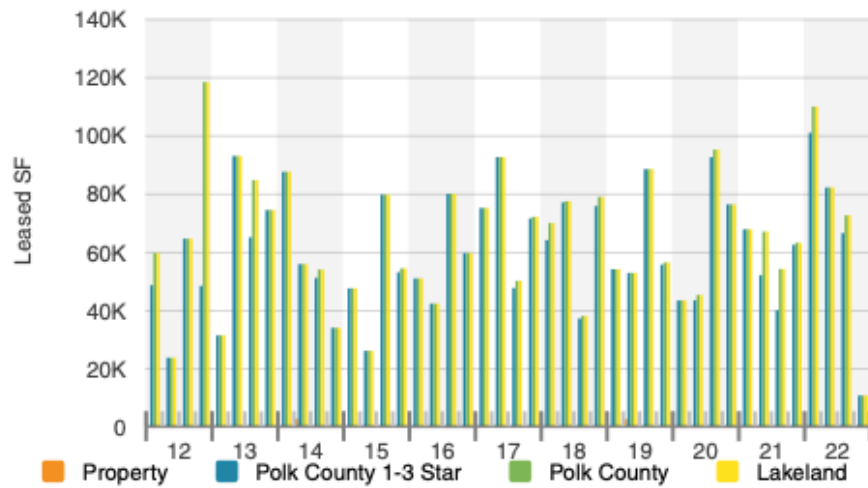


### Occupancy Rate

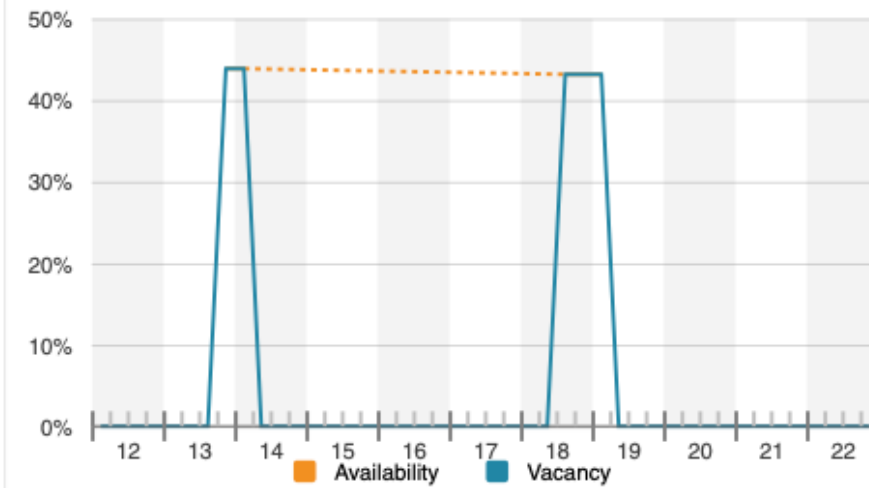


## Property Analytics

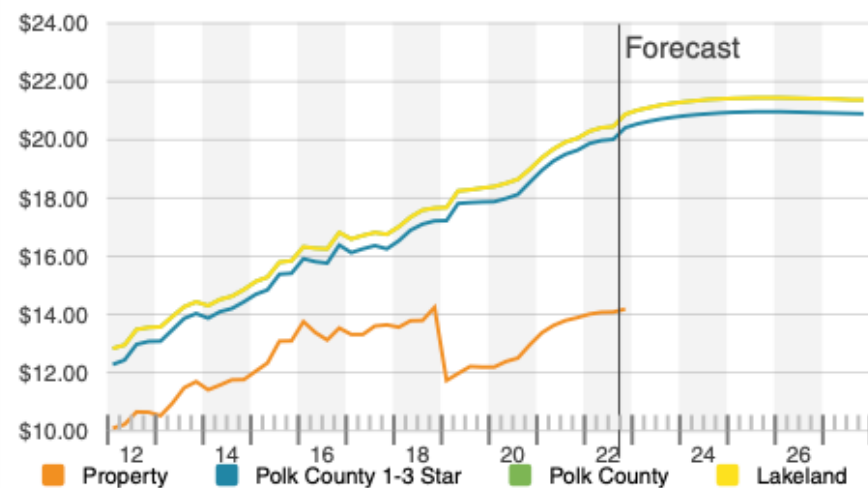
### Leasing Activity



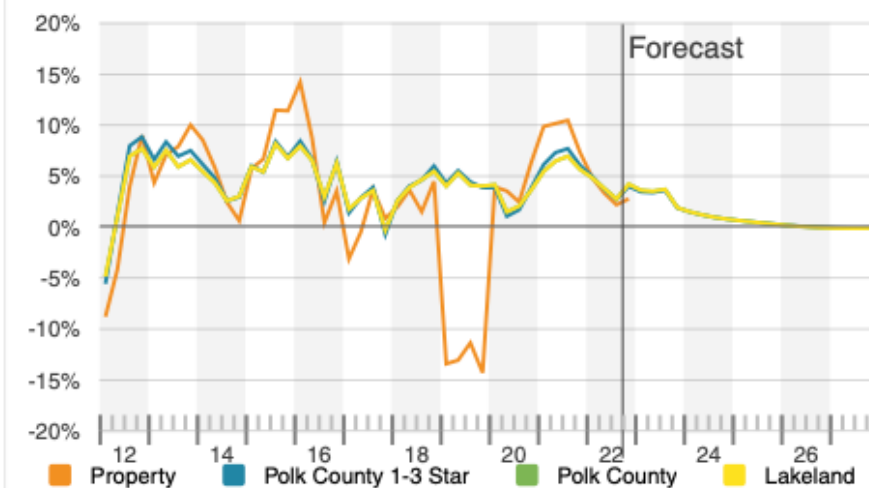
### Availability & Vacancy Rate



### Market Rent Per SF



### Market Rent Growth (YOY)



# GRAPHIC PROFILE

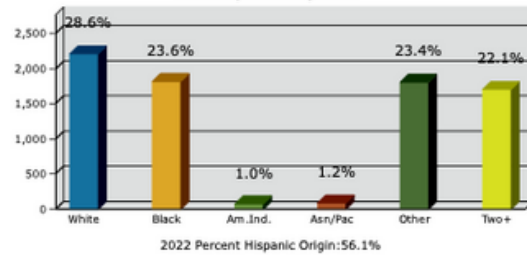


## Graphic Profile

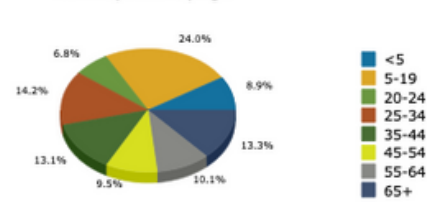
608 Ingraham Ave, Haines City, Florida, 33844  
Ring: 1 mile radius

Prepared by Esri  
Latitude: 28.10982  
Longitude: -81.62643

2022 Population by Race

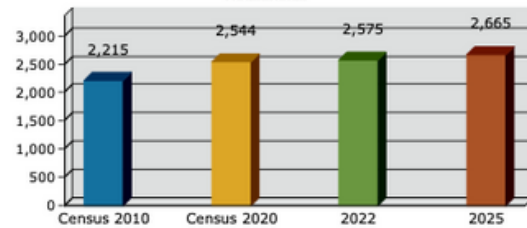


2022 Population by Age

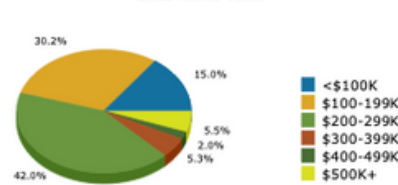


2022 Percent Hispanic Origin: 56.1%

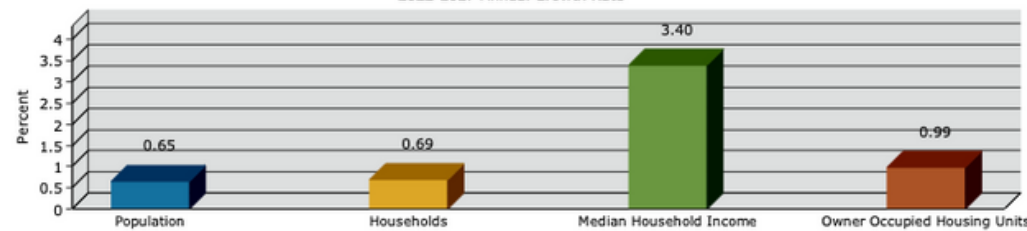
Households



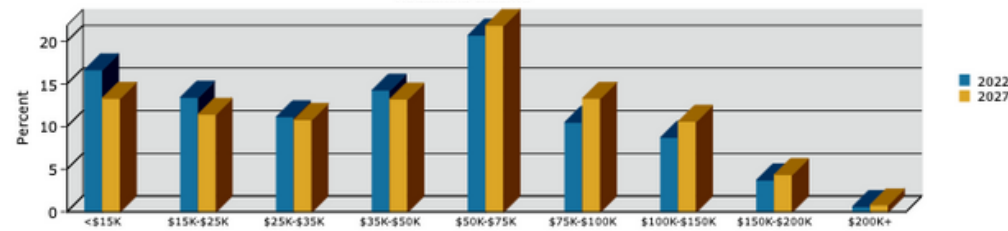
2022 Home Value



2022-2027 Annual Growth Rate



Household Income



Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

October 13, 2022

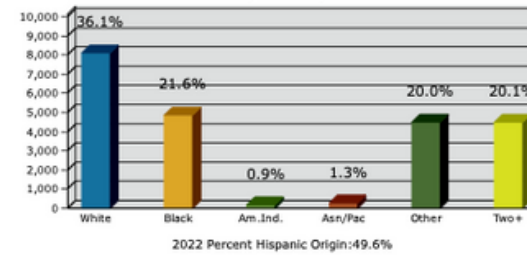


## Graphic Profile

608 Ingraham Ave, Haines City, Florida, 33844  
Ring: 2 mile radius

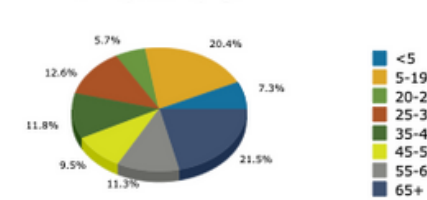
Prepared by Esri  
Latitude: 28.10982  
Longitude: -81.62643

2022 Population by Race

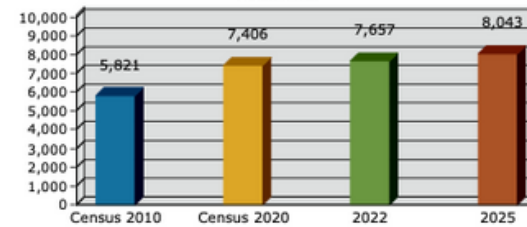


2022 Percent Hispanic Origin: 49.6%

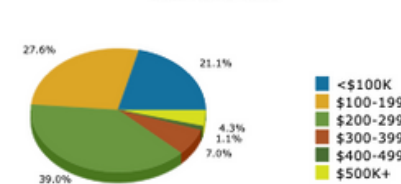
2022 Population by Age



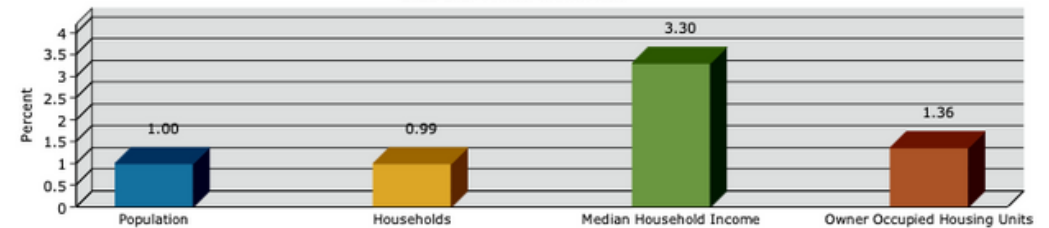
Households



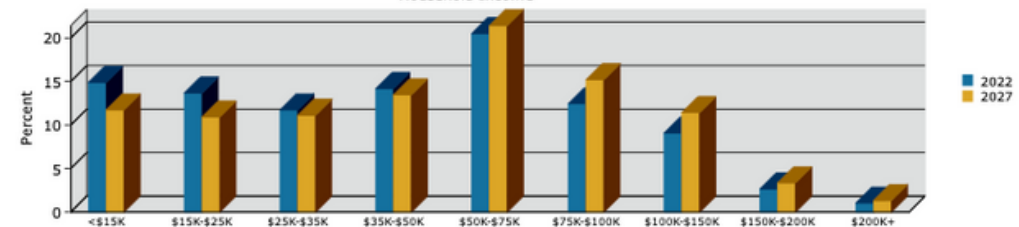
2022 Home Value



2022-2027 Annual Growth Rate



Household Income



Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

October 13, 2022



# NEARBY RESTAURANTS

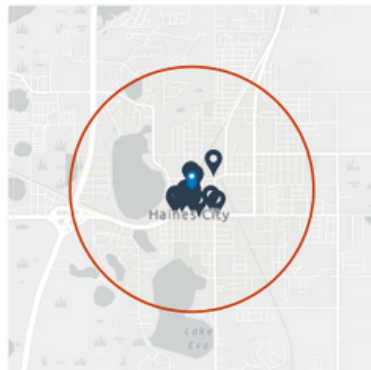
608 Ingraham Ave, Haines City, Florida, 33844

Ring of 1 mile

## Nearby Restaurants

Company/Business Name	Street	City	State	Employees	Sales (\$000)	Distance
RUDY'S LIQUORUP	INGRAHAM	HAINES CITY	FL	4	304	0.0
RUDY'S LOUNGE LLC	INGRAHAM	HAINES CITY	FL	4	304	0.0
CAKE & BAKE	INGRAHAM	HAINES CITY	FL	1	38	0.0
SWEET ENID BAKESHOP	INGRAHAM	HAINES CITY	FL	3	75	0.0
NEAPOLITAN ITALIAN EATERY	INGRAHAM	HAINES CITY	FL	5	227	0.0
JERSEY BOYZ CAFE	6TH	HAINES CITY	FL	3	137	0.2
CAKES 4 THE MEMORIES BY LORI	6TH	HAINES CITY	FL	4	150	0.2
CRAZY BOWLS LATIN SAZN	5TH	HAINES CITY	FL	0	0	0.2
CRAZY BOWLS LATIN SAZN	5TH	HAINES CITY	FL	0	0	0.2
MAI HOT DOG	5TH	HAINES CITY	FL	5	227	0.2
SURF'S UP ICE CREAM SHACK LLC	LILY	HAINES CITY	FL	7	318	0.2
HOME STYLE CHICKEN & FISH	HINSON	HAINES CITY	FL	7	318	0.2
CHINA WOK	US 17	HAINES CITY	FL	3	137	0.2
SMALL KITCHEN PERUVIAN & LATIN	HINSON	HAINES CITY	FL	5	227	0.2
LALOMA RESTAURANTE	HINSON	HAINES CITY	FL	5	227	0.2
TORTILLERIA LA MEXICANA #5	HINSON	HAINES CITY	FL	4	182	0.2
MARYLAND FRIED CHICKEN	HINSON	HAINES CITY	FL	3	137	0.2
MC DONALD'S	HINSON	HAINES CITY	FL	45	2,043	0.3
SUBWAY	HINSON	HAINES CITY	FL	5	227	0.3

Closest 19 locations



Average Annual Spend per Household on Eating Out

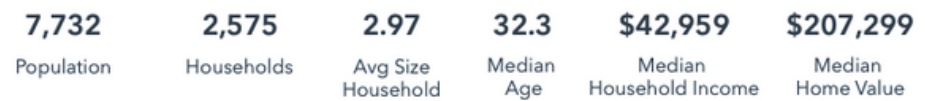


© 2022 Esri v1.7  
Source: The data in this infographic comes from Esri-U.S. BLS, Esri-MRI-Simmons, Esri, Esri-Data Axle: 2022, 2027.

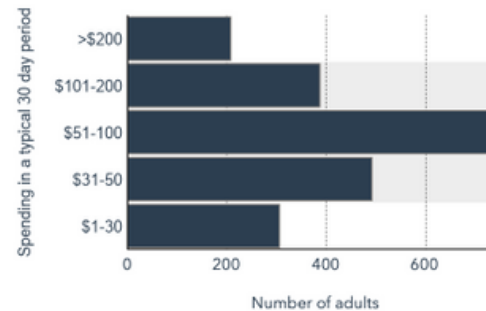
608 Ingraham Ave, Haines City, Florida, 33844

Ring of 1 mile

## Nearby Restaurants



### Family Restaurants Market Potential



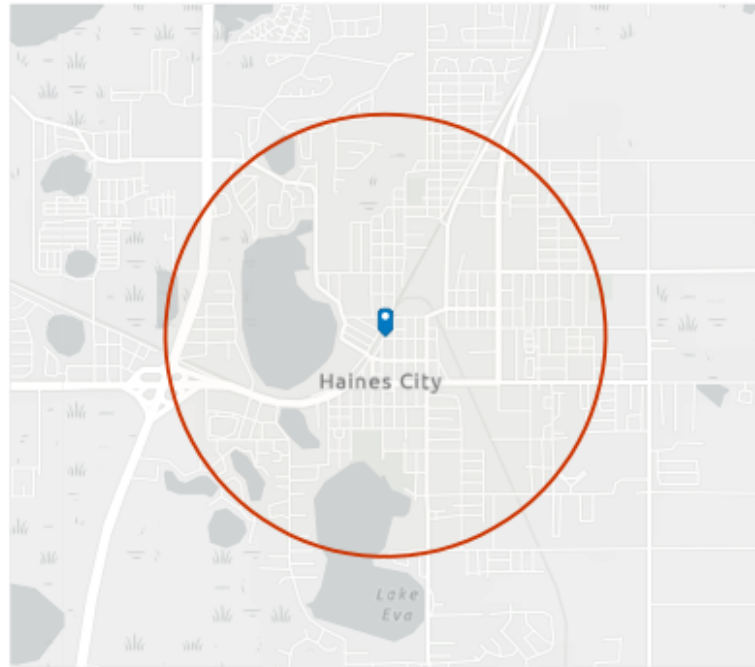
### Annual Household Spending



### Local Business Summary



© 2022 Esri v1.7  
Source: The data in this infographic comes from Esri-U.S. BLS, Esri-MRI-Simmons, Esri, Esri-Data Axle: 2022, 2027.



## POPULATION TRENDS AND KEY INDICATORS

608 Ingraham Ave, Haines City, Florida, 33844  
Ring of 1 mile

<b>7,732</b>	<b>2,575</b>	<b>2.97</b>	<b>32.3</b>	<b>\$42,959</b>	<b>\$207,299</b>	<b>37</b>	<b>90</b>	<b>88</b>
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

### MORTGAGE INDICATORS



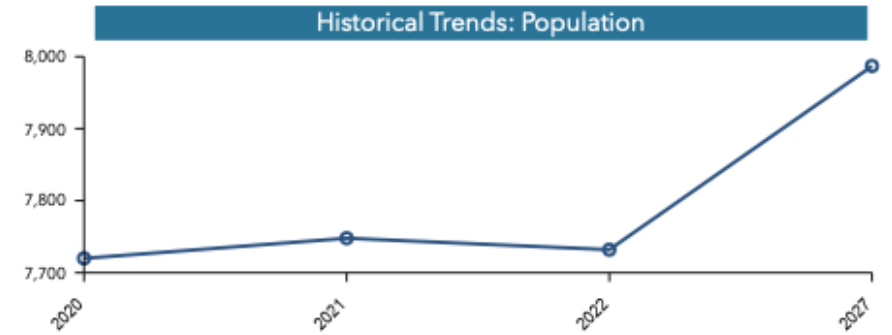
**\$5,957**

Avg Spent on Mortgage & Basics



**25.4%**

Percent of Income for Mortgage



### POPULATION BY AGE



■ Under 18 (30%) ■ Ages 18 to 64 (57%) ■ Aged 65+ (13%)

### POPULATION BY GENERATION



**4.8%**

Greatest Gen:  
Born 1945/Earlier



**15.6%**

Baby Boomer:  
Born 1946 to 1964



**16.0%**

Generation X:  
Born 1965 to 1980



**25.3%**

Millennial:  
Born 1981 to 1998



**27.5%**

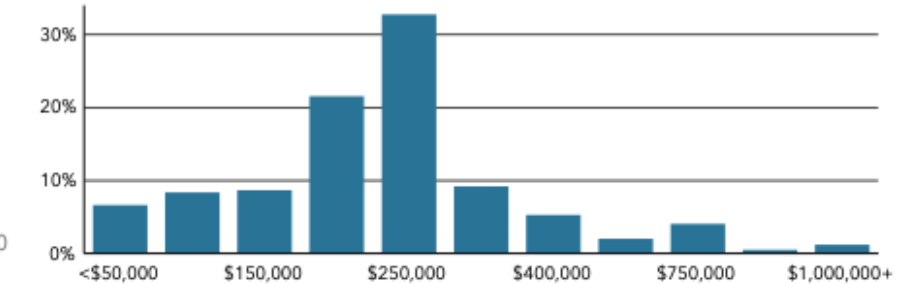
Generation Z:  
Born 1999 to 2016



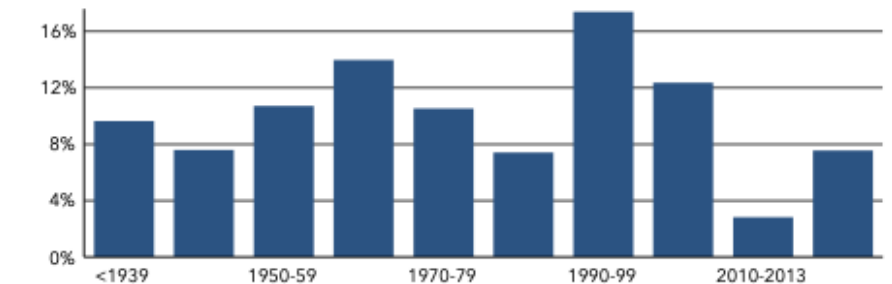
**10.8%**

Alpha: Born  
2017 to Present

### Home Value



### Housing: Year Built





608 Ingraham Ave, Haines City, Florida, 33844  
Ring of 1 mile

This infographic contains data provided by Esri-U.S. BLS, Esri, Esri-Data Axle. The vintage of the data is 2022, 2027

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## HOUSING



\$5,957

Mortgage Payment & Basics



\$4,360

Average Rent

## KEY DEMOGRAPHIC FACTS



7,732

Population



\$42,959

Household Income



8,536

Daytime Population

## EMPLOYMENT



White Collar

34.6%



Blue Collar

35.6%



Services

29.8%

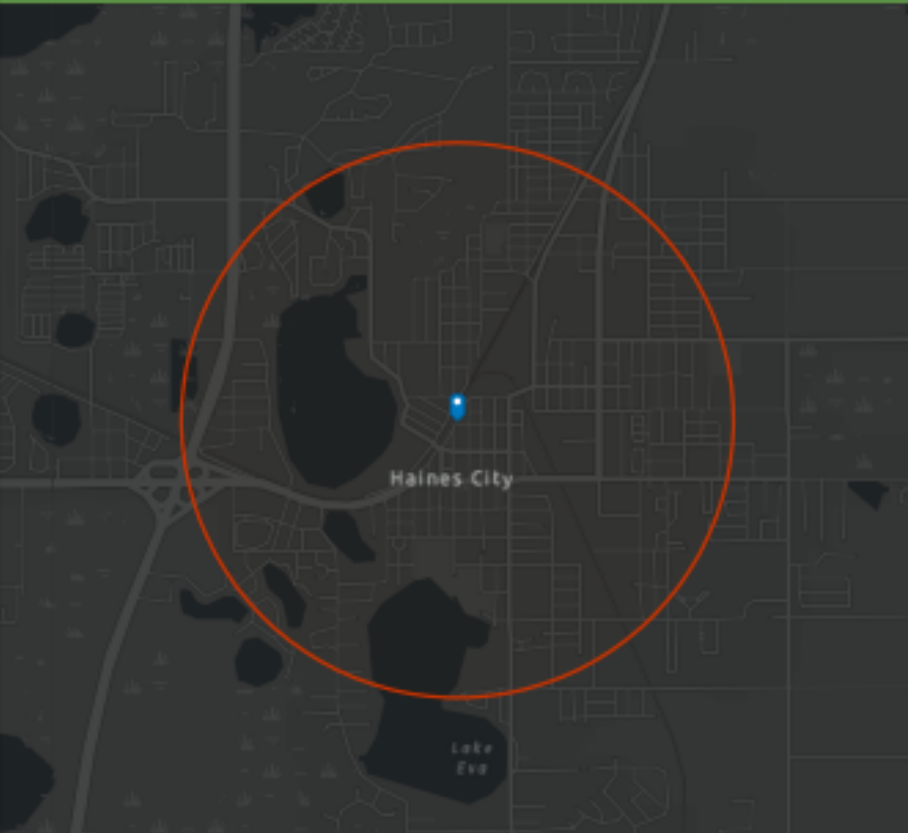
4.9%

Unemployment Rate

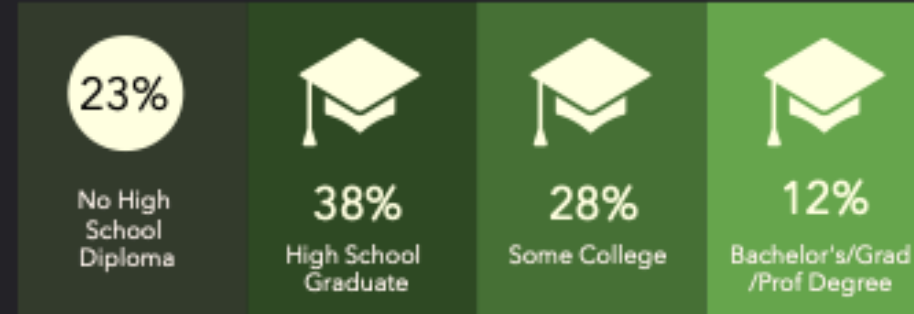
## DEMOGRAPHIC PROFILE

608 Ingraham Ave, Haines City, Florida, 33844

Ring of 1 mile



### EDUCATION



### EMPLOYMENT



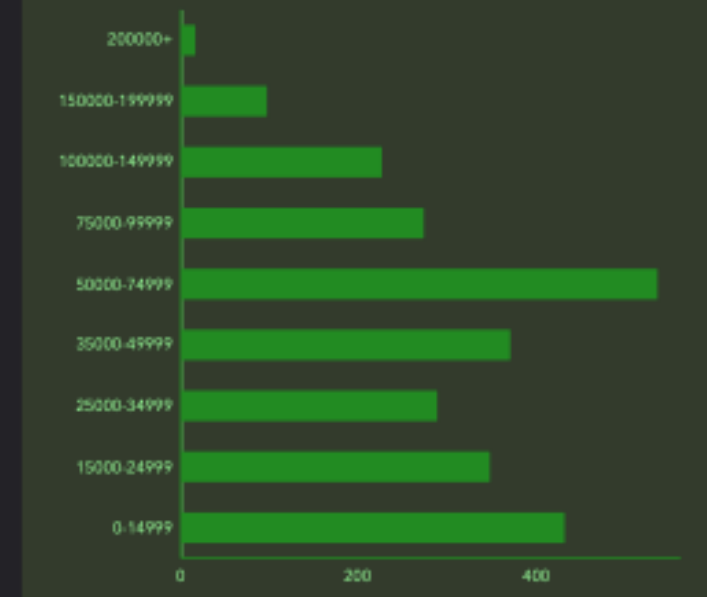
### KEY FACTS



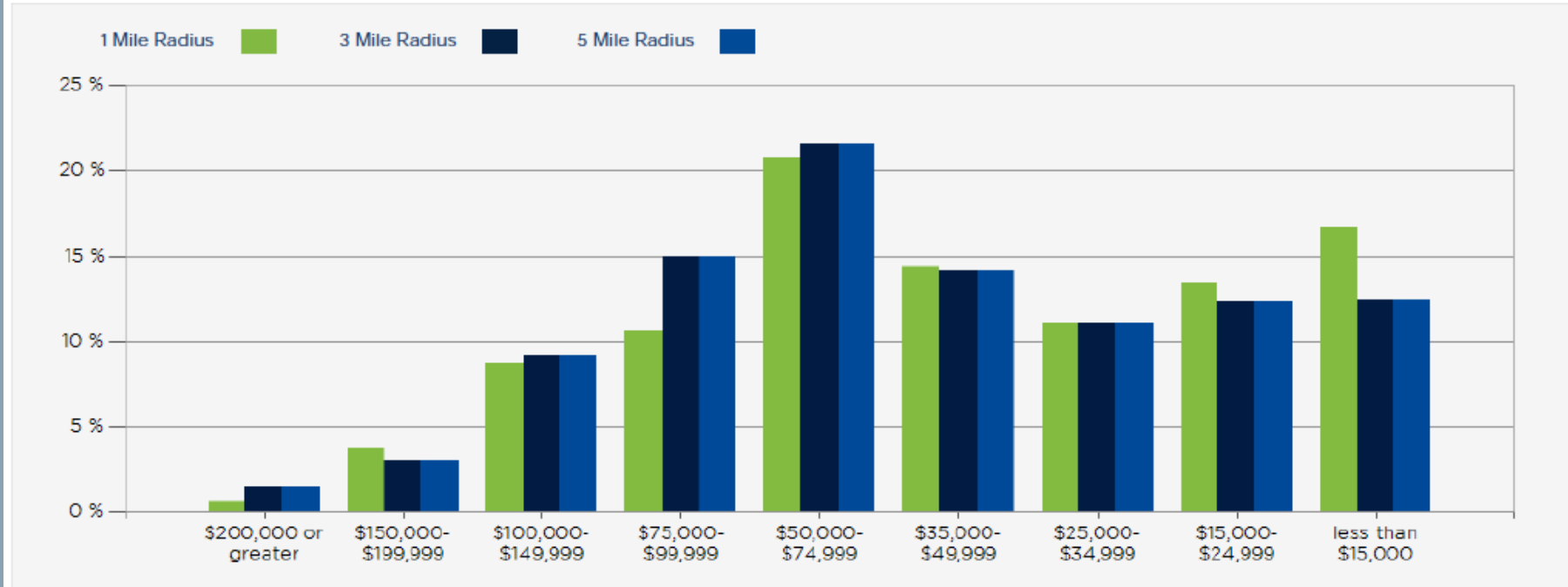
### INCOME



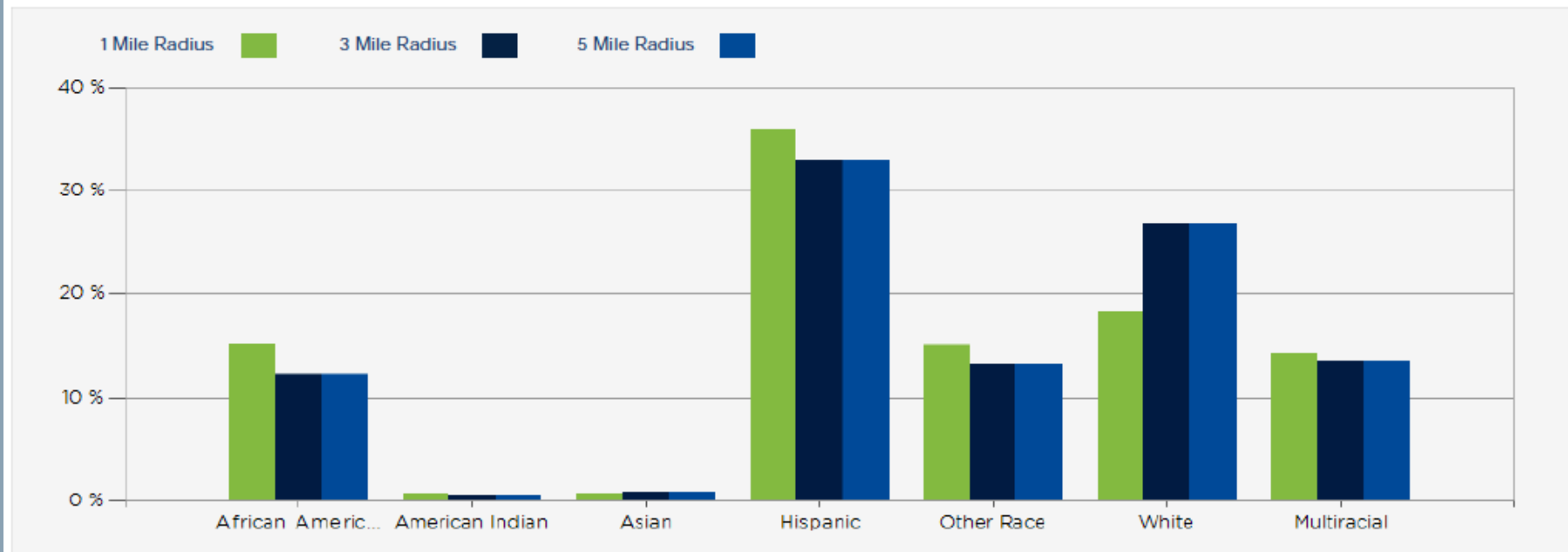
### HOUSEHOLD INCOME (\$)



## 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 Cifci

Commercial Agent and Business  
Broker



Ozancommercial@gmail.com



Office: 407-757-2411

Cell: 407-782-4866

Fax: 407-317-6319



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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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