

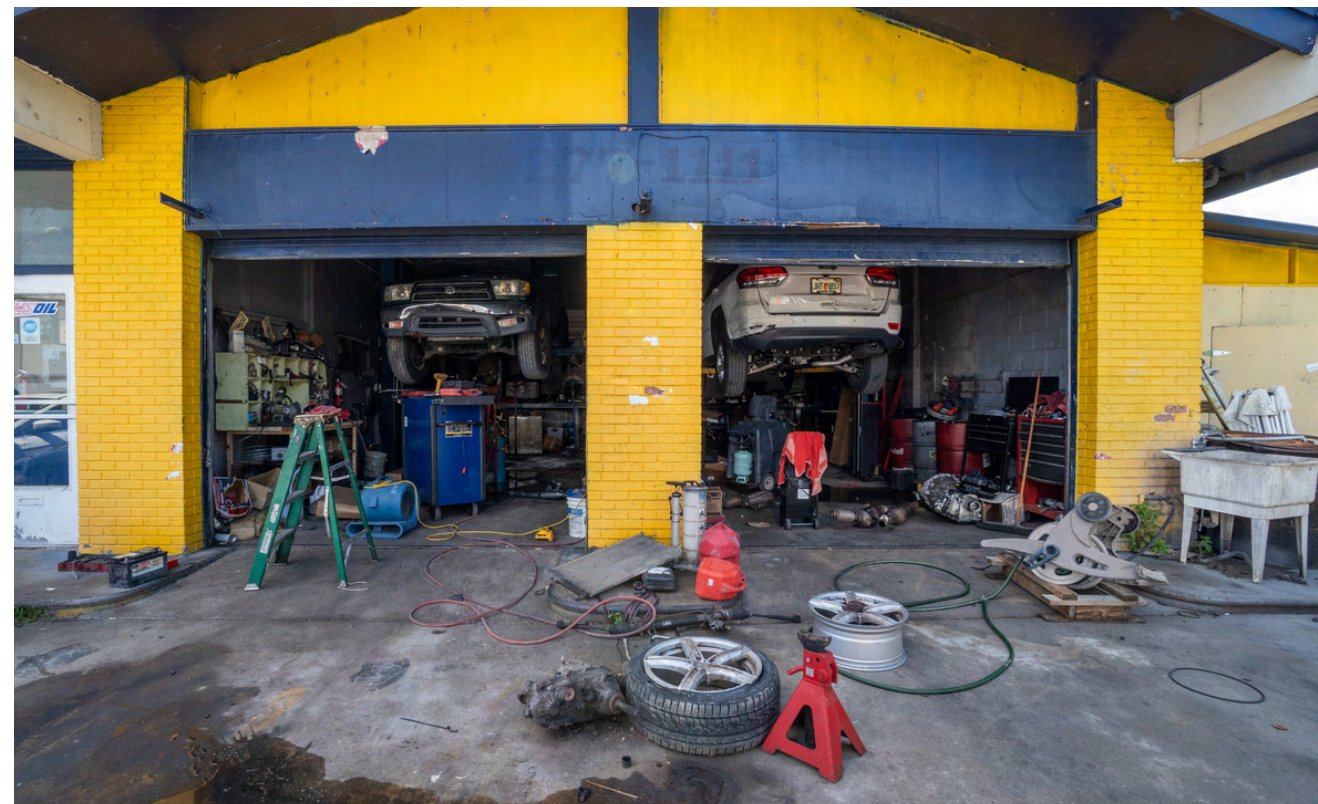


FOR SALE: \$1,500,000

E Colonial Auto Dealer-Repair Shop | 5507 E Colonial Dr  
Orlando FL 32807

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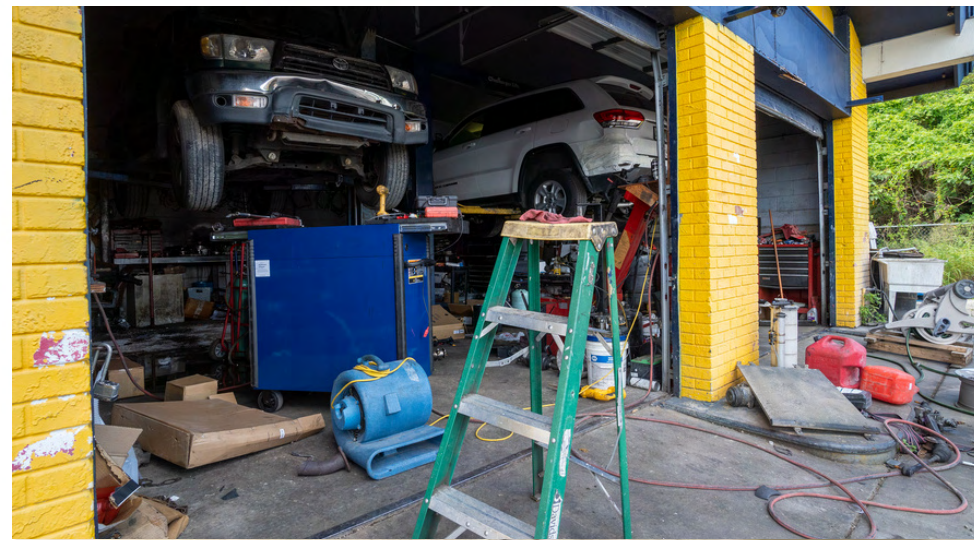
## PROPERTY OVERVIEW

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## AREA OVERVIEW

City Overview  
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# INVESTMENT SUMMARY

Premium Properties Commercial proudly presents this Auto Repair Shop building located on one of the Busiest Retail Locations in Orlando MSA. Property is C-2 zoning allowing and operating Auto and Truck Repair shop also applicable for Auto-Dealer use is a high demand in this particular location is a great potential opportunity for Investors and Owner User buyers.

## OFFERING SUMMARY

<b>ADDRESS</b>	<b>5507 E Colonial Dr Orlando FL 32807</b>
<b>COUNTY</b>	<b>Orange</b>
<b>MARKET</b>	<b>Orlando</b>
<b>SUBMARKET</b>	<b>Orlando MSA</b>
<b>GLA (SF)</b>	<b>1,788 SF</b>
<b>LAND ACRES</b>	<b>.44</b>
<b>LAND SF</b>	<b>19,079 SF</b>
<b>YEAR BUILT</b>	<b>1968</b>
<b>OWNERSHIP TYPE</b>	<b>Fee Simple</b>

## AREA OVERVIEW

-Property is located on E Colonial Dr and Semoran Blvd is less than 6 miles away from Orlando Downtown and 5 Miles to Winter Park high Traffic and surrounded by Major and local retail properties and famous for Auto-Dealer and Repair Business for Orlando MSA. Close to 500,000 Population lives in 15 minutes Driving Distance easy access to everywhere in Orlando and Major highways like 408 and I-4. Orlando is a tourist hub of Florida with 75 Millions Visitors in 2018 was the most visited city in USA home to the Globally known Theme parks World Disney World, Universal, Sea World, Epcot, Animal Kingdom, Hollywood Studios and Volcano Bay water Park. UCF(University of Central Florida) is is a public research university with its main campus located in unincorporated Orange County, Florida with 70,406 students as of the Fall 2021 semester, it currently has the second-largest student body of any public university in the United States.

5507 E Colonial Dr Orlando FL 32807

# HIGHLIGHTS

## Investment Highlights:

• Premium Properties Commercial proudly presents this Auto Repair Shop building located on one of the Busiest Retail Locations in Orlando MSA. Property is C-2 zoning allowing and operating Auto and Truck Repair shop also applicable for Auto-Dealer use is a high demand in this particular location is a great potential opportunity for Investors and Owner User buyers. Property is strategically located on E Colonial Dr and close to Semoran Blvd connection is over 64,000 AADT and Average Median Household Income within 5 minutes Drive is over \$59,000 and Disposable Income \$50,654. Vehicle Maintenance & Repairs SPI (Spending Potential Index) is 90 out of 100 National average within 5 minutes Driving distance and Average Amount spent is \$998.34.

- Former Gas Station Property is currently under State's clean up program has been approved to be funded 100% by the State and the process will begin within couple of months without any interruption to Business and any damages to concrete and asphalt will be covered. Concrete exterior building consisting of 1788 sqf leasable area with plenty of parking space and 2 Bay door with car jacks and office space and Pylon Sign at Street side and covered with Fences.
- Property is located on E Colonial Dr and Semoran Blvd is less than 6 miles away from Orlando Downtown and 5 Miles to Winter Park high Traffic and surrounded by Major and local retail properties and famous for Auto-Dealer and Repair Business for Orlando MSA. Close to 500,000 Population lives in 15 minutes Driving Distance easy access to everywhere in Orlando and Major highways like 408 and I-4. Orlando is a tourist hub of Florida with 75 Millions Visitors in 2018 was the most visited city in USA home to the Globally known Theme parks World Disney World, Universal, Sea World, Epcot, Animal Kingdom, Hollywood Studios and Volcano Bay water Park. UCF(University of Central Florida) is is a public research university with its main campus located in unincorporated Orange County, Florida with 70,406 students as of the Fall 2021 semester, it currently has the second-largest student body of any public university in the United States. Colonial Drive also knows as FL-50 stretching from East coast of Florida at Titusville to West Coast around 130 Miles long



# PROPERTY FEATURES

GLA (SF)	1,788
LAND SF	19,079
LAND ACRES	.44
YEAR BUILT	1968
ZONING TYPE	C-2
BUILDING CLASS	C
LOCATION CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	80
PARKING RATIO	250x137
TRAFFIC COUNTS	64500
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2

# FINANCIAL SUMMARY

OFFERING PRICE	\$1,500,000
PRICE PSF	\$838.93
CAP RATE (PRO FORMA)	6.00 %

# CONSTRUCTION

EXTERIOR	Concrete Blk Stucco
ROOF	Truss-Joist



## PROPOSED FINANCING

### Conventional

Loan Type	Amortized
Down Payment	\$525,000
Loan Amount	\$975,000
Interest Rate	6.00 %
Loan Terms	10
Annual Debt Service	\$75,387
Loan to Value	65 %
Amortization Period	25 Years

## GLOBAL

Offering Price	\$1,500,000
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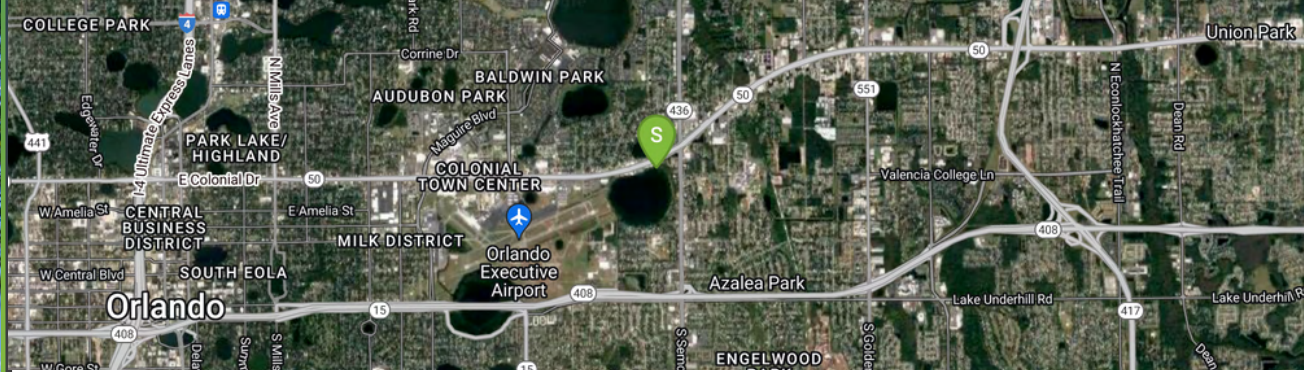
## INCOME - Growth Rates

Gross Potential Rent	3.00 %
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## OFFERING SUMMARY

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SUBMARKET	Orlando MSA
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OWNERSHIP TYPE	Fee Simple

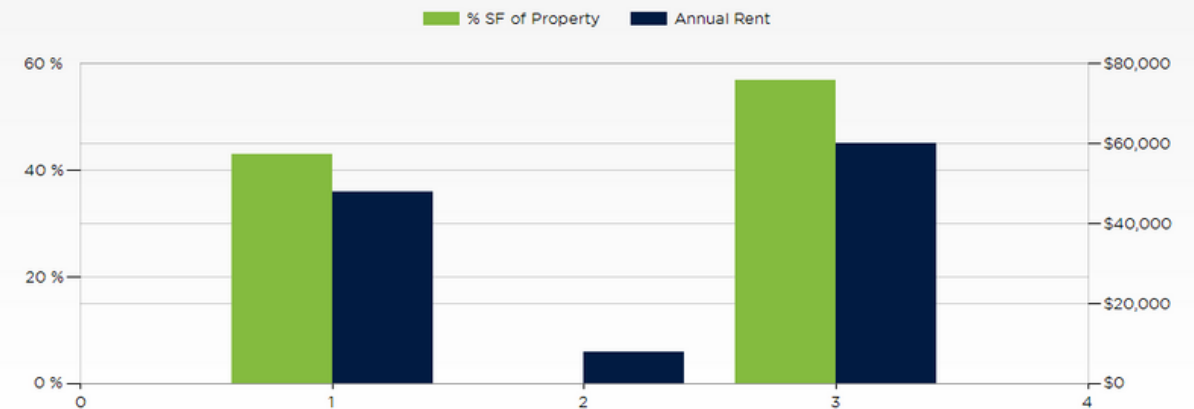




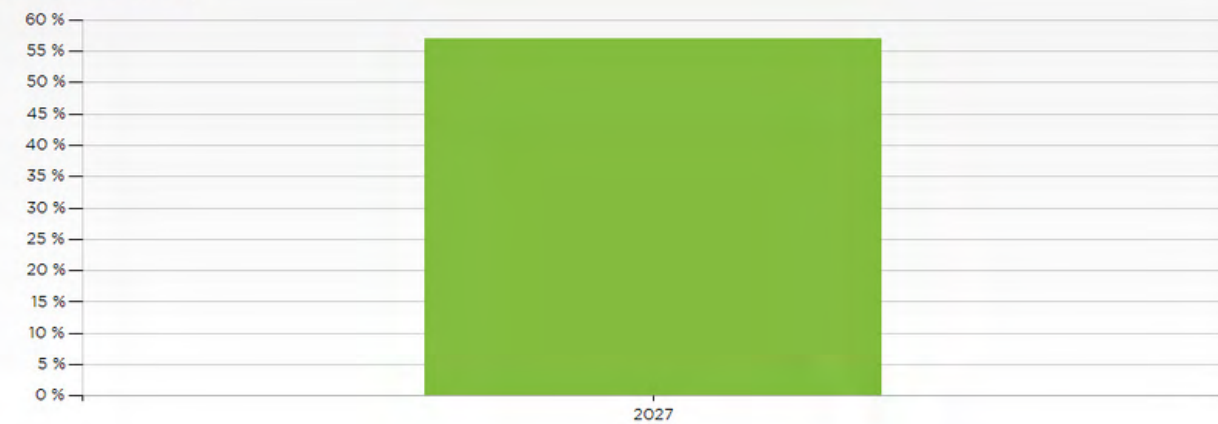
## DEMOGRAPHICS 1 MILE 3 MILE 5 MILE

	1 MILE	3 MILE	5 MILE
2021 Population	10,254	117,887	320,908
2021 Median HH Income	\$55,053	\$56,158	\$58,452
2021 Average HH Income	\$79,042	\$80,211	\$84,831

Tenant SF Analysis

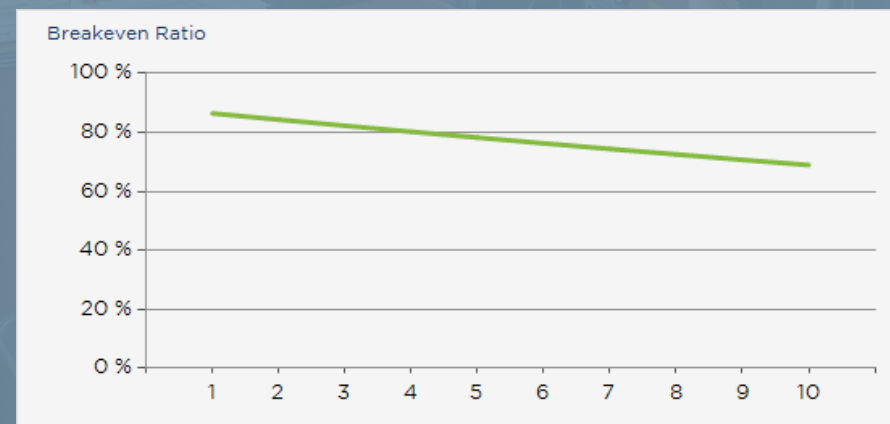
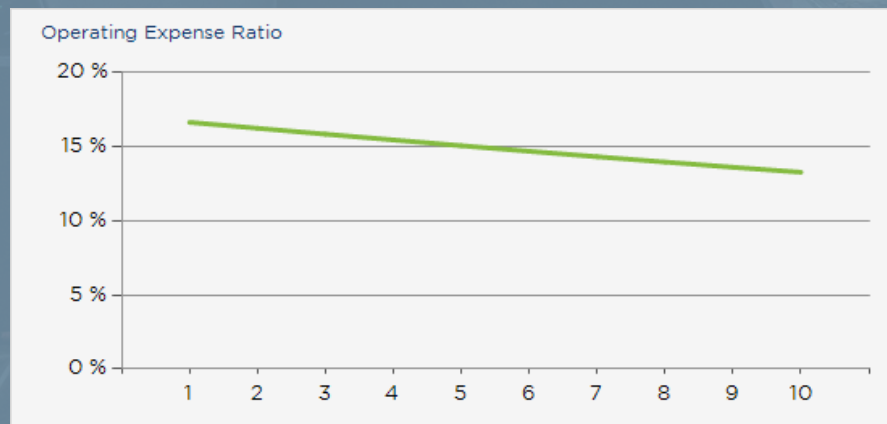
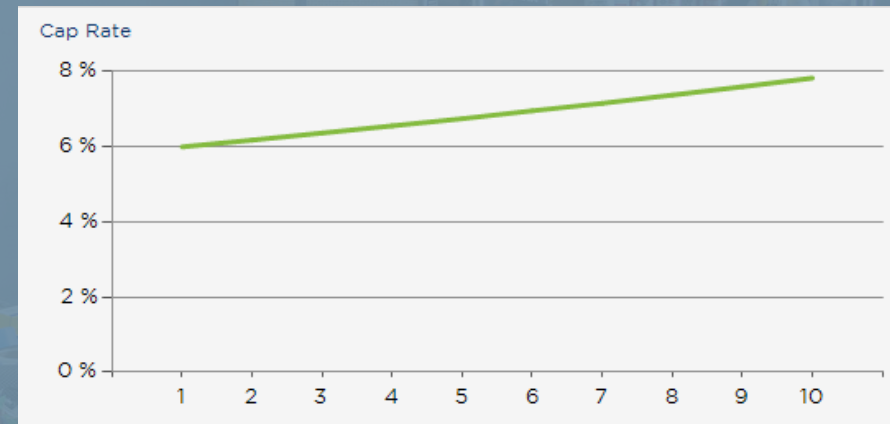
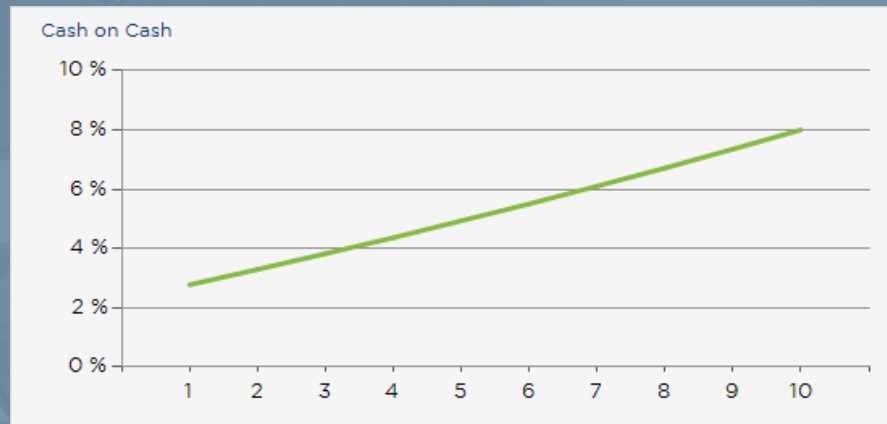


Lease Expiration Summary



# FINANCIAL METRICS

Calendar Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Cash on Cash Return b/t	2.78 %	3.30 %	3.83 %	4.37 %	4.94 %	5.51 %	6.11 %	6.72 %	7.36 %	8.01 %
CAP Rate	6.00 %	6.18 %	6.37 %	6.56 %	6.75 %	6.96 %	7.16 %	7.38 %	7.60 %	7.83 %
Debt Coverage Ratio	1.19	1.23	1.27	1.30	1.34	1.38	1.43	1.47	1.51	1.56
Operating Expense Ratio	16.66 %	16.26 %	15.86 %	15.47 %	15.08 %	14.71 %	14.34 %	13.98 %	13.63 %	13.29 %
Loan to Value	63.84 %	62.61 %	61.35 %	59.96 %	58.43 %	56.93 %	55.21 %	53.48 %	51.61 %	49.64 %
Breakeven Ratio	86.47 %	84.36 %	82.29 %	80.27 %	78.28 %	76.34 %	74.43 %	72.57 %	70.74 %	68.96 %
Price / SF	\$838.93	\$838.93	\$838.93	\$838.93	\$838.93	\$838.93	\$838.93	\$838.93	\$838.93	\$838.93
Income / SF	\$60.40	\$61.91	\$63.46	\$65.07	\$66.72	\$68.41	\$70.17	\$71.97	\$73.83	\$75.74
Expense / SF	\$10.06	\$10.06	\$10.06	\$10.06	\$10.06	\$10.06	\$10.06	\$10.06	\$10.06	\$10.06



# DISPOSITION SENSITIVITY ANALYSIS

## 5 YEAR SENSITIVITY ANALYSIS

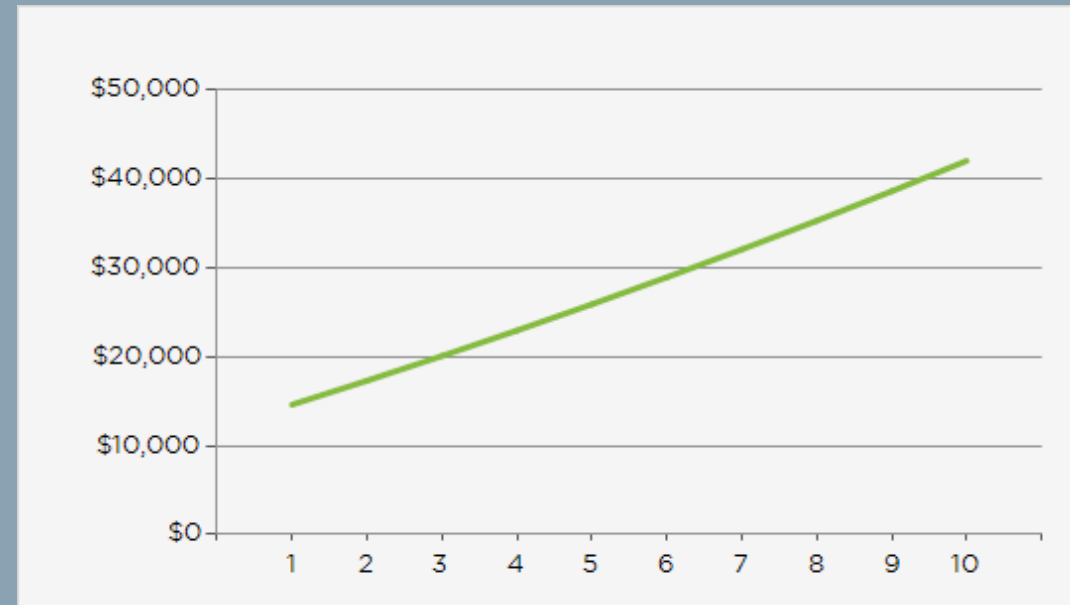
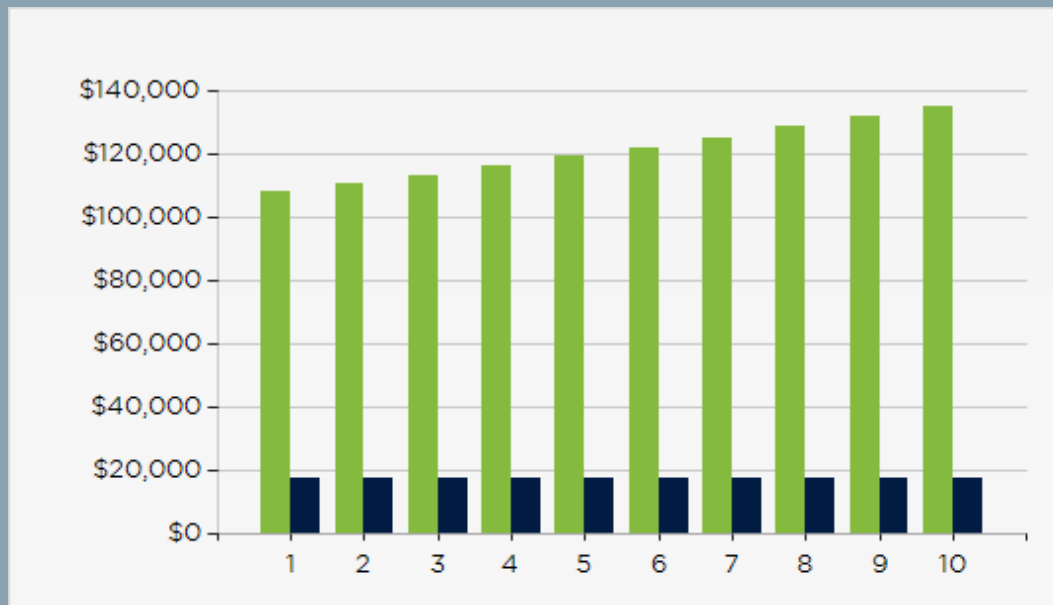
EXIT CAP RATE	PROJECTED SALES PRICE	SALES PRICE PSF	PROCEEDS AFTER LOAN PAYOFF	IRR
0.25%	\$40,518,317	\$22,661	\$39,639,598	103.74%
0.50%	\$20,259,159	\$11,331	\$19,380,440	80.77%
0.75%	\$13,506,106	\$7,554	\$12,627,387	68.30%
1.00%	\$10,129,579	\$5,665	\$9,250,860	59.81%
<b>1.25%</b>	<b>\$8,103,663</b>	<b>\$4,532</b>	<b>\$7,224,944</b>	<b>53.38%</b>
1.50%	\$6,753,053	\$3,777	\$5,874,334	48.22%
1.75%	\$5,788,331	\$3,237	\$4,909,612	43.89%
2.00%	\$5,064,790	\$2,833	\$4,186,071	40.16%
2.25%	\$4,502,035	\$2,518	\$3,623,316	36.87%

## 10 YEAR SENSITIVITY ANALYSIS

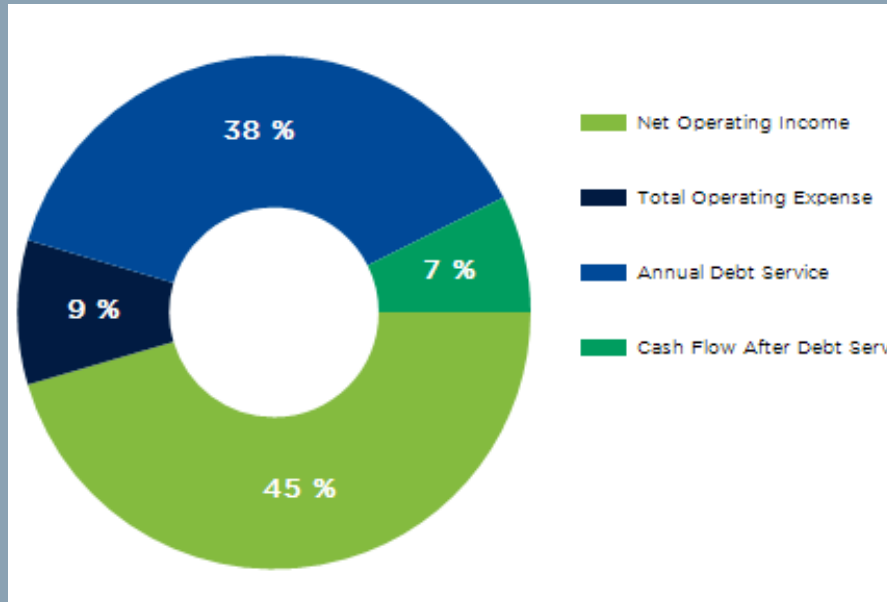
EXIT CAP RATE	PROJECTED SALES PRICE	SALES PRICE PSF	PROCEEDS AFTER LOAN PAYOFF	IRR
0.25%	\$46,971,835	\$26,271	\$46,166,046	49.61%
0.50%	\$23,485,917	\$13,135	\$22,680,128	40.38%
0.75%	\$15,657,278	\$8,757	\$14,851,489	35.20%
1.00%	\$11,742,959	\$6,568	\$10,937,170	31.60%
<b>1.25%</b>	<b>\$9,394,367</b>	<b>\$5,254</b>	<b>\$8,588,578</b>	<b>28.84%</b>
1.50%	\$7,828,639	\$4,378	\$7,022,850	26.60%
1.75%	\$6,710,262	\$3,753	\$5,904,473	24.72%
2.00%	\$5,871,479	\$3,284	\$5,065,690	23.09%
2.25%	\$5,219,093	\$2,919	\$4,413,304	21.65%

# CASH FLOW

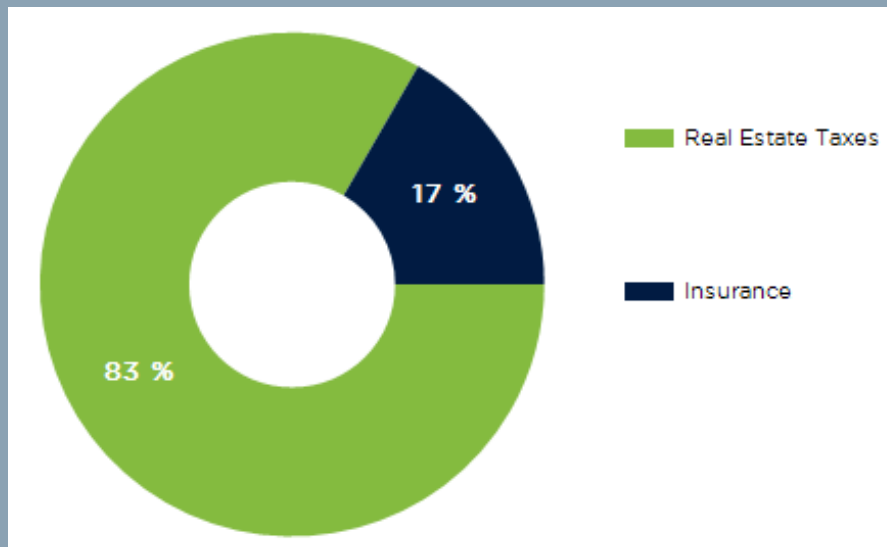
Calendar Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
<b>Gross Potential Revenue</b>										
Gross Rental Income	\$90,000	\$92,700	\$95,481	\$98,345	\$101,296	\$104,335	\$107,465	\$110,689	\$114,009	\$117,430
CAM Revenue	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000
<b>Effective Gross Income</b>	<b>\$108,000</b>	<b>\$110,700</b>	<b>\$113,481</b>	<b>\$116,345</b>	<b>\$119,296</b>	<b>\$122,335</b>	<b>\$125,465</b>	<b>\$128,689</b>	<b>\$132,009</b>	<b>\$135,430</b>
<b>Operating Expenses</b>										
Real Estate Taxes	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
Insurance	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000
<b>Total Operating Expense</b>	<b>\$18,000</b>	<b>\$18,000</b>	<b>\$18,000</b>	<b>\$18,000</b>	<b>\$18,000</b>	<b>\$18,000</b>	<b>\$18,000</b>	<b>\$18,000</b>	<b>\$18,000</b>	<b>\$18,000</b>
<b>Net Operating Income</b>	<b>\$90,000</b>	<b>\$92,700</b>	<b>\$95,481</b>	<b>\$98,345</b>	<b>\$101,296</b>	<b>\$104,335</b>	<b>\$107,465</b>	<b>\$110,689</b>	<b>\$114,009</b>	<b>\$117,430</b>
Annual Debt Service	\$75,387	\$75,387	\$75,387	\$75,387	\$75,387	\$75,387	\$75,387	\$75,387	\$75,387	\$75,387
<b>Cash Flow</b>	<b>\$14,613</b>	<b>\$17,313</b>	<b>\$20,094</b>	<b>\$22,959</b>	<b>\$25,909</b>	<b>\$28,948</b>	<b>\$32,078</b>	<b>\$35,302</b>	<b>\$38,623</b>	<b>\$42,043</b>



# INCOME & EXPENSE ANALYSIS



INCOME	PRO FORMA	
Gross Potential Rent	\$90,000	83.3 %
CAM Revenue	\$18,000	16.7 %
<b>Effective Gross Income</b>	<b>\$108,000</b>	
Less Expenses	\$18,000	16.66 %
<b>Net Operating Income</b>	<b>\$90,000</b>	<b>83.33 %</b>
Annual Debt Service	\$75,387	\$75,387
<b>Cash flow</b>	<b>(\$75,387)</b>	<b>\$14,613</b>
Debt Coverage Ratio	1.19	



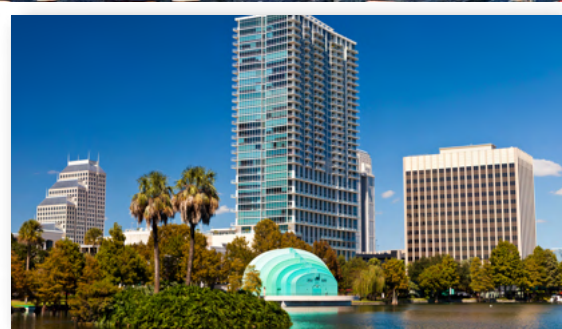
EXPENSES	PRO FORMA
Real Estate Taxes	\$15,000
Insurance	\$3,000
<b>Total Operating Expense</b>	<b>\$18,000</b>
Annual Debt Service	\$75,387
Expense / SF	\$10.07
% of EGI	16.66 %

## Orlando Florida | Orange County | FL

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 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. Orlando Housing Market Activity. March's median home price was recorded at \$361,000, an increase of 4.6% compared to \$345,000 in February 2022. This sets a record high for the second month in a row. Interest rates increased by 8.7% from 3.9% in February 2022 to 4.2% in March 2022.

Florida is arguably the hottest commercial real estate market in 2021 Q4, boasting nine of the top 15 commercial real estate markets, according to NAR's recently released 2021 Q4 Commercial Real Estate Metro Market Reports. Properties that are capable of bringing in the highest return on investments are typically those with the highest number of tenants. These properties include RV parks, apartment complexes, student housing, office buildings, and storage facilities. Florida is a long-standing favorite among real estate investors for a reason. The mix of snowbirds, foreign capital, retirees, and a booming coastline makes the Sunshine State a great location to invest in. Plus, it's a tax-friendly state for anyone looking to buy an investment property.





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N Semoran Blvd

RIDE4

E Colonial Dr

AADT: 64,500

E Colonial Dr





# LEASE COMPS REPORT

## Peer Properties Summary

5507 E Colonial Dr

No. Peers

17

NNN Market Rent/SF

\$23.60

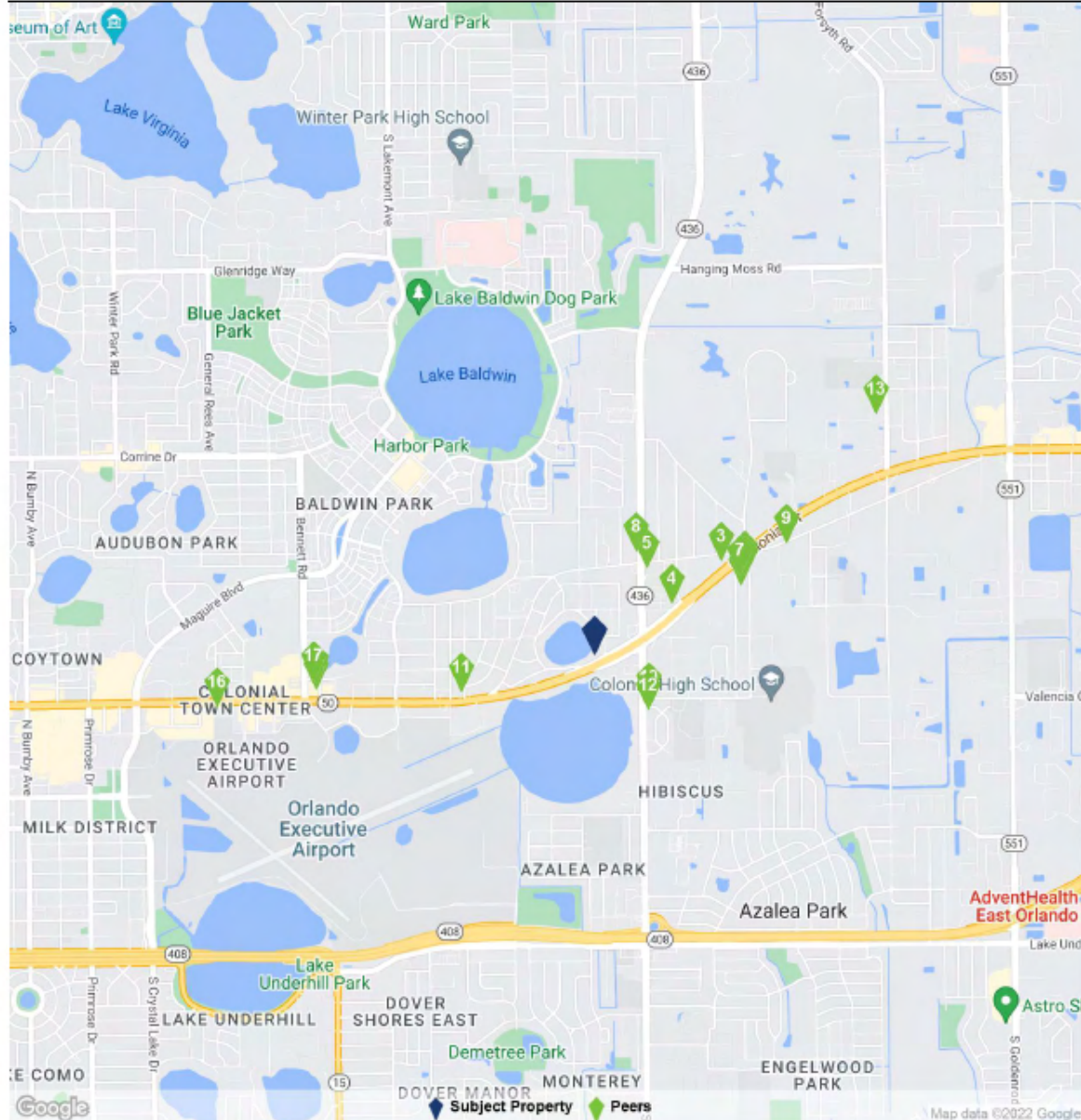
Availability Rate

11.1%

Vacancy Rate

6.2%

### PEER LOCATIONS

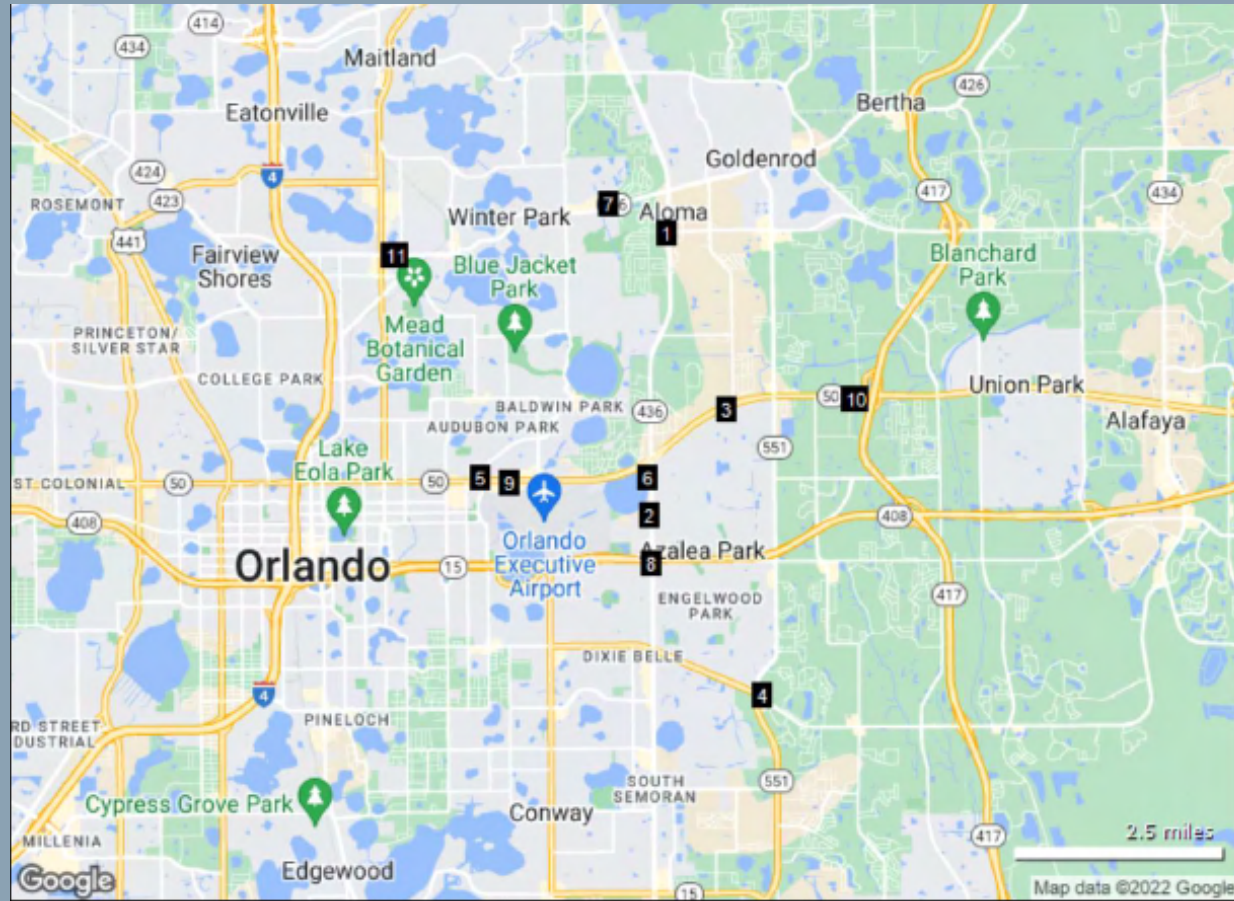


## Peer Properties Summary

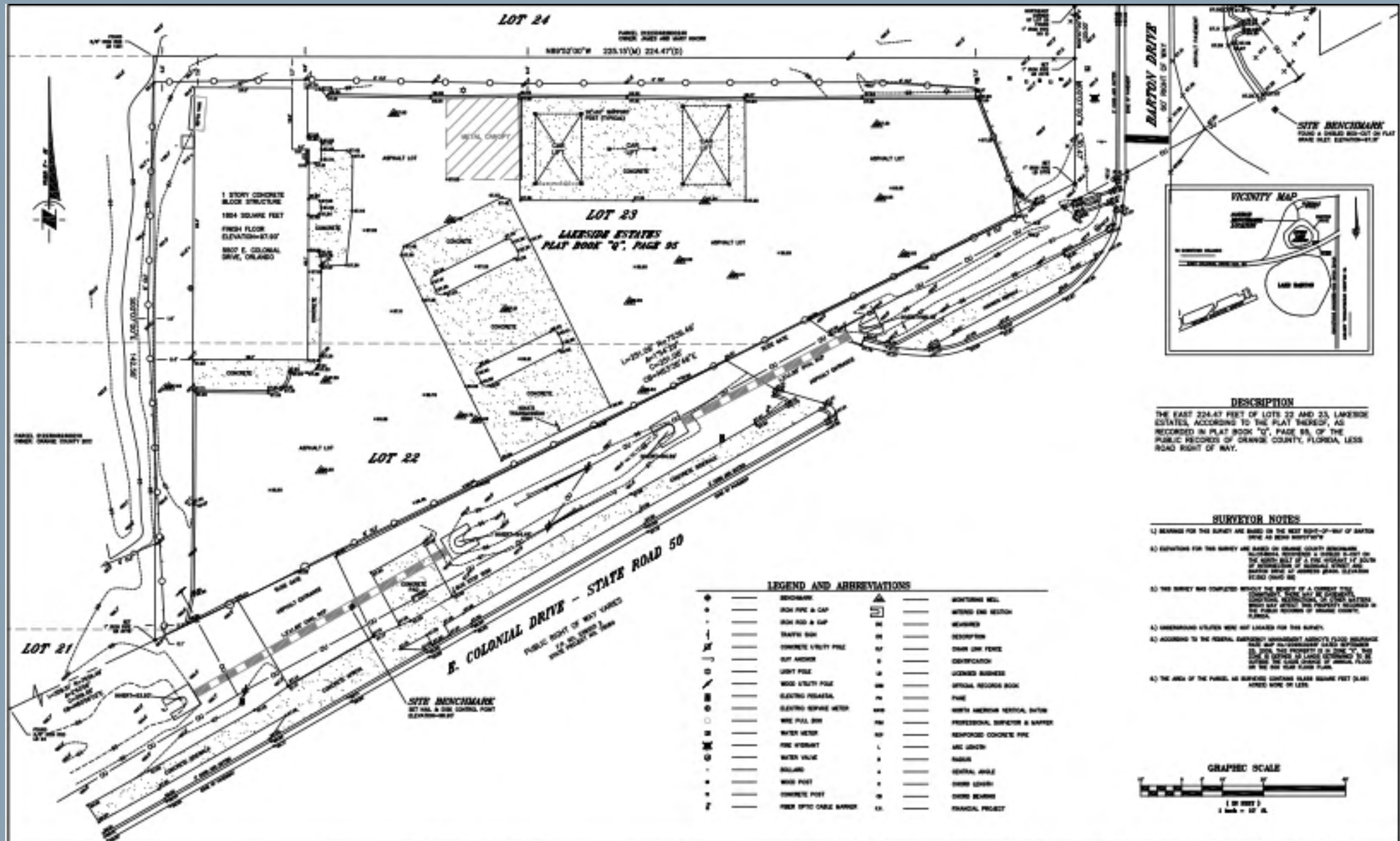
5507 E Colonial Dr

Property Name / Address	Yr Bld/Renov	Distance	Location Score	Bldg SF	Anchor	Availability			NNN Rent Per SF
						Spcs	Avail %	Vac %	
1 1060 Tucker Ave ★★★★★	1955/-	0.70 mi	89	1,740	-	0	0%	0%	\$29 - 35 (Est.)
2 1025 Amber Rd ★★★★★	1953/-	0.88 mi	90	1,200	-	0	0%	0%	\$28 - 35 (Est.)
3 6105 E Colonial Dr ★★★★★	1982/-	0.84 mi	89	1,800	-	0	0%	0%	\$27 - 33 (Est.)
4 5817 E Colonial Dr ★★★★★	1955/-	0.38 mi	89	1,953	-	0	0%	100%	\$26 - 32 (Est.)
5 1113 N Semoran Blvd ★★★★★	1998/-	0.41 mi	89	2,475	-	0	0%	0%	\$26 - 31 (Est.)
6 1102 Tucker Ave ★★★★★	1988/-	0.89 mi	89	1,780	-	0	0%	0%	\$26 - 31 (Est.)
7 1103 Amber Rd ★★★★★	1955/-	0.88 mi	90	1,771	-	0	0%	0%	\$26 - 31 (Est.)
8 Oil Express 1210 N Semoran Blvd ★★★★★	1986/-	0.45 mi	88	1,712	-	0	0%	0%	\$23 - 28 (Est.)
5507 E Colonial Dr ★★★★★	1988/-	0.00 mi	73	1,428	-	0	0%	0%	\$23 - 28 (Est.)
9 6408 Old Cheney Hwy ★★★★★	1948/-	0.90 mi	97	1,200	-	0	0%	0%	\$23 - 28 (Est.)
10 647 N Semoran Blvd ★★★★★	1986/-	0.29 mi	54	1,880	-	0	0%	0%	\$22 - 27 (Est.)
11 5021 E Colonial Dr ★★★★★	1953/-	0.56 mi	56	1,812	-	0	0%	0%	\$22 - 27 (Est.)
12 641 N Semoran Blvd ★★★★★	1958/-	0.31 mi	54	2,807	-	0	0%	0%	\$22 - 26 (Est.)
13 7051 Muskogee St ★★★★★	1950/-	1.5 mi	95	2,400	-	0	0%	0%	\$21 - 25 (Est.)
14 726 Lowell Blvd ★★★★★	1982/-	1.1 mi	92	1,580	-	0	0%	0%	\$21 - 25 (Est.)

# SALE COMPS REPORT



	Address	City	Property Info	Sale Info
1	100 S Semoran Blvd (Part of Multi-Property Sale)	Winter Park	1,896 SF Retail/Service Station	Sold: \$10,000,000 (\$5,896.23/SF)
2	430 N Semoran Blvd	Orlando	2,596 SF General Retail/Retail Building	Sold: \$1,725,000 (\$664.48/SF)
3	6890 E Colonial Dr	Orlando	920 SF General Retail/Freestanding	Sold: \$1,200,000 (\$1,304.35/SF)
4	7311 Curry Ford Rd	Orlando	1,421 SF General Retail	Sold: \$2,537,750 (\$1,785.89/SF)
5	3025 E Colonial Dr	Orlando	2,217 SF General Retail/Freestanding	Sold: \$1,800,000 (\$721.70/SF)
6	690 N Semoran Blvd	Orlando	1,979 SF General Retail/Auto Dealership	Sold: \$1,130,000 (\$571/SF)
7	2519 Aloma Ave	Winter Park	1,962 SF General Retail/Fast Food	Sold: \$2,900,000 (\$1,478.08/SF)
8	5898 Lake Underhill Rd	Orlando	802 SF General Retail/Service Station	Sold: \$1,100,000 (\$1,371.57/SF)
9	3808 E Colonial Dr	Orlando	2,788 SF General Retail/Auto Repair	Sold: \$2,275,000 (\$816/SF)
10	8850 E Colonial Dr	Orlando	2,657 SF General Retail/Auto Dealership	Sold: \$1,725,000 (\$649.23/SF)
11	1058 W Fairbanks Ave	Winter Park	1,405 SF General Retail/Auto Repair	Sold: \$950,109 (\$676.23/SF)



**DESCRIPTION**  
 THE EAST 224.47 FEET OF LOTS 22 AND 23, LAKEVIEW ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "O", PAGE 95, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY.

- SURVEYOR NOTES**
- 1) BEARINGS FOR THIS SURVEY ARE BASED ON THE WEST RIGHT-OF-WAY OF BARTON DRIVE AS BEING SURVEYED.
  - 2) EVIDENCES FOR THIS SURVEY ARE BASED ON ORANGE COUNTY BENCHMARK SURVEYS, INCLUDING A DOUBLE IRON-ROD ON THE WEST END OF A 10' HIGH 12" X 12" BLOCK OF CONCRETE WITH AN IRON ROD AND PLATE BENEATH IT, AS SHOWN ON PLAT BOOK "O", PAGE 95.
  - 3) THE SURVEY WAS COMPLETED WITHIN THE BEARING OF A CURRENT TITLE INSURANCE POLICY, WHICH MAY BE FORWARDED TO THE PROPERTY RECORDS IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
  - 4) UNDERGROUND UTILITIES WERE NOT LOCATED FOR THIS SURVEY.
  - 5) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 22083-0001A DATED SEPTEMBER 25, 2016, THIS PROPERTY IS IN ZONE "X", WHICH IS SUBJECT TO LAND SUBSIDY AS A RESULT OF FLOOD CHANNEL VEGETATION IN THE NEAR SLASH PLUM.
  - 6) THE AREA OF THE PARCEL AS SURVEYED CONTAINS 1648 SQUARE FEET (LESS) MORE OR LESS.

**LEGEND AND ABBREVIATIONS**

⊕	—	SECTIONARY	⚠	—	CONTAINING WELL
⊙	—	IRON PIPE & CAP	⊠	—	WELDED IRON SECTION
⊙	—	IRON ROD & CAP	⊠	—	WELDED
⊙	—	TRAFFIC SIGN	⊠	—	DESCRIPTION
⊙	—	CONCRETE UTILITY PILE	⊠	—	DARK GRAY FENCE
⊙	—	OUT ANCHOR	⊠	—	IDENTIFICATION
⊙	—	LIGHT POLE	⊠	—	LOCKED BUSHING
⊙	—	WOOD UTILITY POLE	⊠	—	SPECIAL RECORDS BOOK
⊙	—	ELECTRIC POLE/POST	⊠	—	PAVE
⊙	—	ELECTRIC SERVICE METER	⊠	—	NORTH AMERICAN VERTICAL DATUM
⊙	—	WIRE PULL BOX	⊠	—	PROFESSIONAL SURVEYOR'S MARKER
⊙	—	WATER METER	⊠	—	REINFORCED CONCRETE PILE
⊙	—	PIPE W/STRAIGHT	⊠	—	ARC LENGTH
⊙	—	WATER VALVE	⊠	—	BARREL
⊙	—	BOLLARD	⊠	—	CENTRAL ANGLE
⊙	—	WOOD POST	⊠	—	CHAIN CORNER
⊙	—	CONCRETE POST	⊠	—	CHAIN CORNER
⊙	—	IRON OPTIC CORNER MARKER	⊠	—	FINANCIAL PROJECT



BOUNDARY AND TOPOGRAPHIC SURVEY	LOCATED IN SECTION 21, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA	I HEREBY CERTIFY THAT THE ABOVE REPRESENTED SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF FLORIDA, LICENSE NO. 12345, AND THAT I AM NOT PROVIDING ANY PROFESSIONAL SERVICES TO ANY OTHER PARTY.		FIELD BY: RW	DATE: 11/16/17	CENTRAL FLORIDA SURVEYS, INC., d/b/a <b>Tinklepaugh</b> SURVEYING SERVICES, INC. 5108 Johnson Street, Suite 800 • Orlando, Florida 32804 Phone: 407-486-6677 LICENSED SURVEYOR No. 2776
		NO. DATE REVISIONS BY	SCALE: 1" = 10'	SHEET: 1 OF 2	FILE No. SX-8579	

# RETAIL MARKETPLACE PROFILE



## Retail MarketPlace Profile

5507 E Colonial Dr, Orlando, Florida, 32807  
 Drive Time: 5 minute radius  
 Prepared by Esri  
 Latitude: 28.55611  
 Longitude: -81.31400

Summary Demographics	
2021 Population	26,101
2021 Households	10,923
2021 Median Disposable Income	\$50,654
2021 Per Capita Income	\$34,018

**NOTE: This database is in mature status. While the data are presented in current year geography, all supply- and demand-related estimates remain vintage 2017.**

2017 Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$398,925,293	\$873,224,258	-\$474,298,965	-37.3	387
Total Retail Trade	44-45	\$357,996,096	\$786,983,632	-\$428,987,536	-37.5	291
Total Food & Drink	722	\$40,929,197	\$86,240,626	-\$45,311,429	-35.6	96

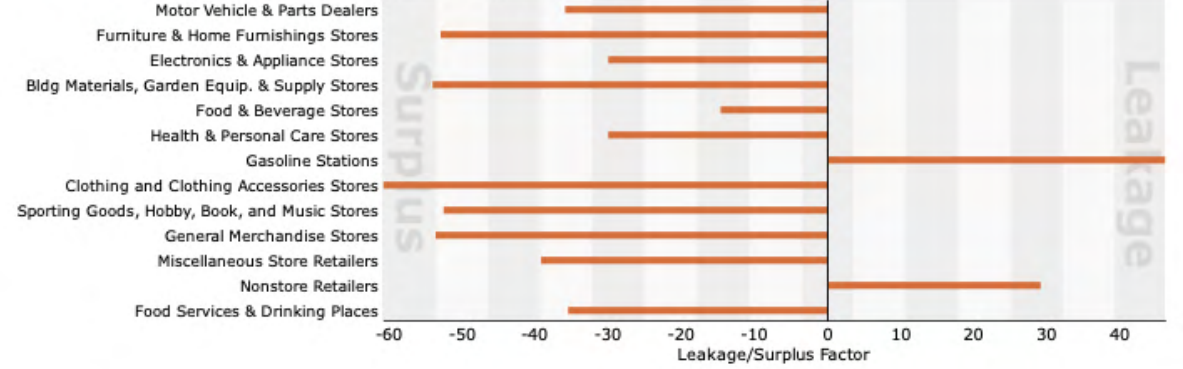
2017 Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$74,699,750	\$158,849,130	-\$84,149,380	-36.0	64
Automobile Dealers	4411	\$59,661,597	\$125,920,040	-\$66,258,443	-35.7	37
Other Motor Vehicle Dealers	4412	\$8,452,285	\$11,681,923	-\$3,229,638	-16.0	9
Auto Parts, Accessories & Tire Stores	4413	\$6,585,869	\$21,247,166	-\$14,661,297	-52.7	18
Furniture & Home Furnishings Stores	442	\$13,088,934	\$42,666,917	-\$29,577,983	-53.0	22
Furniture Stores	4421	\$7,586,140	\$30,262,992	-\$22,676,852	-59.9	14
Home Furnishings Stores	4422	\$5,502,794	\$12,403,925	-\$6,901,131	-38.5	8
Electronics & Appliance Stores	443	\$10,529,531	\$19,606,848	-\$9,077,317	-30.1	14
Bldg Materials, Garden Equip. & Supply Stores	444	\$21,888,228	\$73,474,115	-\$51,585,887	-54.1	18
Bldg Material & Supplies Dealers	4441	\$20,256,042	\$66,491,647	-\$46,235,605	-53.3	15
Lawn & Garden Equip & Supply Stores	4442	\$1,632,187	\$6,982,467	-\$5,350,280	-62.1	3
Food & Beverage Stores	445	\$65,187,453	\$87,557,292	-\$22,369,839	-14.6	24
Grocery Stores	4451	\$59,077,608	\$78,692,095	-\$19,614,487	-14.2	18
Specialty Food Stores	4452	\$2,731,599	\$2,266,455	\$465,144	9.3	5
Beer, Wine & Liquor Stores	4453	\$3,378,246	\$6,598,742	-\$3,220,496	-32.3	1
Health & Personal Care Stores	446,4461	\$23,036,115	\$42,918,082	-\$19,881,967	-30.1	25
Gasoline Stations	447,4471	\$36,613,173	\$13,445,214	\$23,167,959	46.3	3
Clothing & Clothing Accessories Stores	448	\$19,390,014	\$79,448,053	-\$60,058,039	-60.8	56
Clothing Stores	4481	\$12,932,631	\$55,026,700	-\$42,094,069	-61.9	34
Shoe Stores	4482	\$2,955,851	\$11,084,646	-\$8,128,795	-57.9	7
Jewelry, Luggage & Leather Goods Stores	4483	\$3,501,532	\$13,336,707	-\$9,835,175	-58.4	14
Sporting Goods, Hobby, Book & Music Stores	451	\$9,013,733	\$28,946,968	-\$19,933,235	-52.5	18
Sporting Goods/Hobby/Musical Instr Stores	4511	\$7,329,145	\$24,941,302	-\$17,612,157	-54.6	14
Book, Periodical & Music Stores	4512	\$1,684,588	\$4,005,666	-\$2,321,078	-40.8	5
General Merchandise Stores	452	\$60,724,649	\$201,665,551	-\$140,940,902	-53.7	15
Department Stores Excluding Leased Depts.	4521	\$42,860,362	\$84,037,709	-\$41,177,347	-32.4	6
Other General Merchandise Stores	4529	\$17,864,287	\$117,627,842	-\$99,763,555	-73.6	8
Miscellaneous Store Retailers	453	\$14,570,765	\$33,343,418	-\$18,772,653	-39.2	28
Florists	4531	\$605,818	\$2,523,882	-\$1,918,064	-61.3	3
Office Supplies, Stationery & Gift Stores	4532	\$3,189,936	\$9,923,114	-\$6,733,178	-51.3	7
Used Merchandise Stores	4533	\$3,436,656	\$4,719,028	-\$1,282,372	-15.7	8
Other Miscellaneous Store Retailers	4539	\$7,338,356	\$16,177,394	-\$8,839,038	-37.6	11
Nonstore Retailers	454	\$9,253,750	\$5,062,044	\$4,191,706	29.3	4
Electronic Shopping & Mail-Order Houses	4541	\$7,814,812	\$4,439,552	\$3,375,260	27.5	2
Vending Machine Operators	4542	\$160,061	\$0	\$160,061	100.0	0
Direct Selling Establishments	4543	\$1,278,877	\$595,261	\$683,616	36.5	1
Food Services & Drinking Places	722	\$40,929,197	\$86,240,626	-\$45,311,429	-35.6	96
Special Food Services	7223	\$673,934	\$258,556	\$415,378	44.5	1
Drinking Places - Alcoholic Beverages	7224	\$3,355,893	\$5,610,423	-\$2,254,530	-25.1	3
Restaurants/Other Eating Places	7225	\$36,899,370	\$80,371,647	-\$43,472,277	-37.1	92



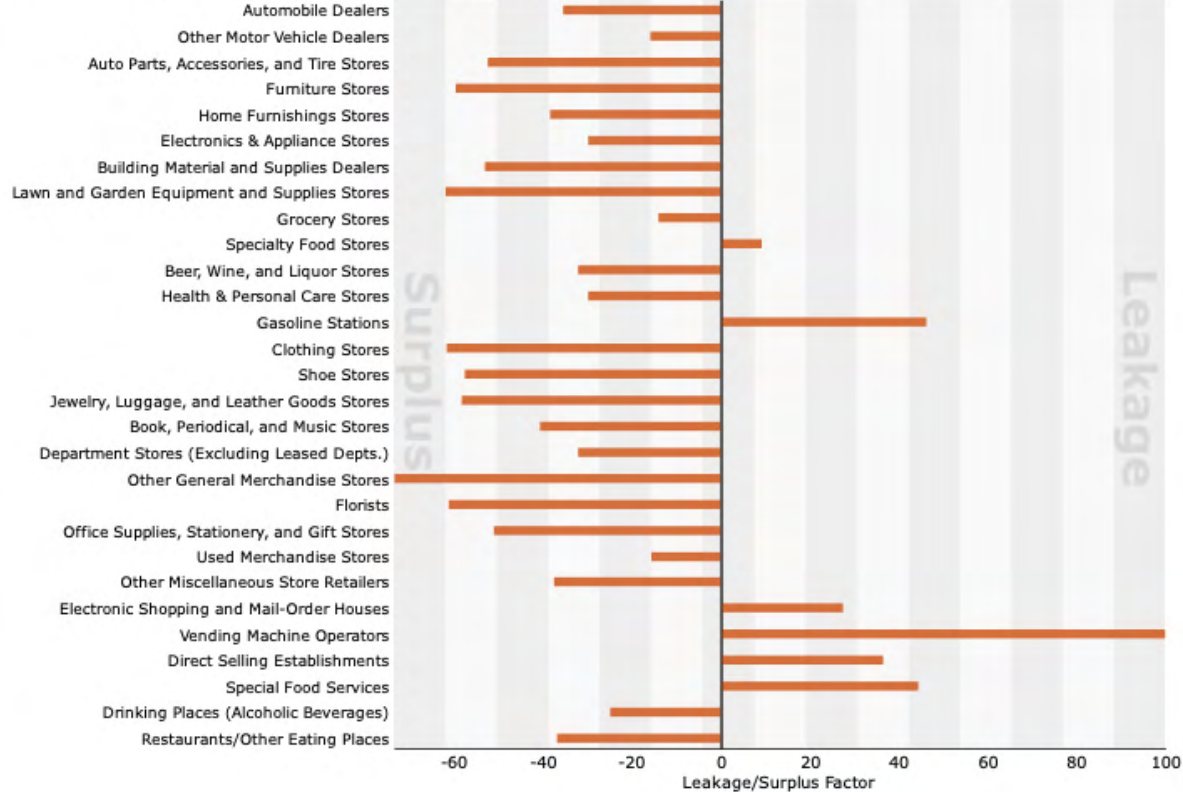
## Retail MarketPlace Profile

5507 E Colonial Dr, Orlando, Florida, 32807  
 Drive Time: 5 minute radius  
 Prepared by Esri  
 Latitude: 28.55611  
 Longitude: -81.31400

### 2017 Leakage/Surplus Factor by Industry Subsector



### 2017 Leakage/Surplus Factor by Industry Group





## Business Summary

5507 E Colonial Dr, Orlando, Florida, 32807  
 Drive Time: 5, 10, 15 minute radii

Prepared by Esri  
 Latitude: 28.55611  
 Longitude: -81.31400

Data for all businesses in area	5 minutes		10 minutes		15 minutes							
	Number	Percent	Number	Percent	Number	Percent						
Total Businesses:	2,281		12,871		28,567							
Total Employees:	19,374		130,700		334,326							
Total Residential Population:	26,101		213,004		494,014							
Employee/Residential Population Ratio (per 100 Residents)	74		61		68							
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	34	1.5%	353	1.8%	157	1.2%	1,243	1.0%	391	1.4%	3,073	0.9%
Construction	142	6.2%	1,385	7.1%	703	5.5%	4,665	3.6%	1,660	5.8%	17,985	5.4%
Manufacturing	45	2.0%	578	3.0%	237	1.8%	4,208	3.2%	544	1.9%	8,208	2.5%
Transportation	64	2.8%	386	2.0%	287	2.2%	1,616	1.2%	632	2.2%	12,078	3.6%
Communication	22	1.0%	186	1.0%	91	0.7%	1,157	0.9%	210	0.7%	2,442	0.7%
Utility	2	0.1%	6	0.0%	11	0.1%	46	0.0%	41	0.1%	697	0.2%
Wholesale Trade	48	2.1%	411	2.1%	213	1.7%	1,645	1.3%	585	2.0%	5,459	1.6%
<b>Retail Trade Summary</b>	<b>472</b>	<b>20.7%</b>	<b>5,642</b>	<b>29.1%</b>	<b>2,093</b>	<b>16.3%</b>	<b>22,633</b>	<b>17.3%</b>	<b>5,032</b>	<b>17.6%</b>	<b>60,533</b>	<b>18.1%</b>
Home Improvement	20	0.9%	536	2.8%	101	0.8%	1,099	0.8%	251	0.9%	2,790	0.8%
General Merchandise Stores	16	0.7%	814	4.2%	77	0.6%	2,382	1.8%	200	0.7%	6,284	1.9%
Food Stores	44	1.9%	532	2.7%	213	1.7%	2,928	2.2%	547	1.9%	8,088	2.4%
Auto Dealers, Gas Stations, Auto Aftermarket	75	3.3%	473	2.4%	239	1.9%	2,499	1.9%	537	1.9%	5,271	1.6%
Apparel & Accessory Stores	38	1.7%	265	1.4%	101	0.8%	557	0.4%	264	0.9%	1,565	0.5%
Furniture & Home Furnishings	44	1.9%	245	1.3%	142	1.1%	794	0.6%	359	1.3%	2,293	0.7%
Eating & Drinking Places	125	5.5%	1,917	9.9%	704	5.5%	9,356	7.2%	1,620	5.7%	25,051	7.5%
Miscellaneous Retail	110	4.8%	862	4.4%	516	4.0%	3,017	2.3%	1,254	4.4%	9,192	2.7%
<b>Finance, Insurance, Real Estate Summary</b>	<b>223</b>	<b>9.8%</b>	<b>1,259</b>	<b>6.5%</b>	<b>1,574</b>	<b>12.2%</b>	<b>13,529</b>	<b>10.4%</b>	<b>3,215</b>	<b>11.3%</b>	<b>25,408</b>	<b>7.6%</b>
Banks, Savings & Lending Institutions	36	1.6%	221	1.1%	250	1.9%	2,932	2.2%	524	1.8%	5,088	1.5%
Securities Brokers	29	1.3%	109	0.6%	243	1.9%	1,698	1.3%	501	1.8%	3,073	0.9%
Insurance Carriers & Agents	47	2.1%	323	1.7%	220	1.7%	1,616	1.2%	449	1.6%	3,959	1.2%
Real Estate, Holding, Other Investment Offices	110	4.8%	606	3.1%	862	6.7%	7,283	5.6%	1,741	6.1%	13,288	4.0%
<b>Services Summary</b>	<b>914</b>	<b>40.1%</b>	<b>8,316</b>	<b>42.9%</b>	<b>5,352</b>	<b>41.6%</b>	<b>67,948</b>	<b>52.0%</b>	<b>11,701</b>	<b>41.0%</b>	<b>178,019</b>	<b>53.2%</b>
Hotels & Lodging	3	0.1%	93	0.5%	43	0.3%	1,364	1.0%	136	0.5%	4,207	1.3%
Automotive Services	93	4.1%	348	1.8%	294	2.3%	1,225	0.9%	720	2.5%	3,333	1.0%
Motion Pictures & Amusements	54	2.4%	380	2.0%	336	2.6%	2,303	1.8%	732	2.6%	5,176	1.5%
Health Services	109	4.8%	1,155	6.0%	685	5.3%	19,990	15.3%	1,896	6.6%	60,551	18.1%
Legal Services	88	3.9%	454	2.3%	802	6.2%	7,813	6.0%	1,208	4.2%	9,966	3.0%
Education Institutions & Libraries	46	2.0%	1,730	8.9%	205	1.6%	8,463	6.5%	455	1.6%	23,449	7.0%
Other Services	521	22.8%	4,156	21.5%	2,988	23.2%	26,791	20.5%	6,554	22.9%	71,338	21.3%
<b>Government</b>	<b>29</b>	<b>1.3%</b>	<b>717</b>	<b>3.7%</b>	<b>270</b>	<b>2.1%</b>	<b>11,151</b>	<b>8.5%</b>	<b>451</b>	<b>1.6%</b>	<b>18,050</b>	<b>5.4%</b>
<b>Unclassified Establishments</b>	<b>286</b>	<b>12.5%</b>	<b>135</b>	<b>0.7%</b>	<b>1,883</b>	<b>14.6%</b>	<b>861</b>	<b>0.7%</b>	<b>4,106</b>	<b>14.4%</b>	<b>2,374</b>	<b>0.7%</b>
<b>Totals</b>	<b>2,281</b>	<b>100.0%</b>	<b>19,374</b>	<b>100.0%</b>	<b>12,871</b>	<b>100.0%</b>	<b>130,700</b>	<b>100.0%</b>	<b>28,567</b>	<b>100.0%</b>	<b>334,326</b>	<b>100.0%</b>

Source: Copyright 2021 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2021.

Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.



## Business Summary

5507 E Colonial Dr, Orlando, Florida, 32807  
 Drive Time: 5, 10, 15 minute radii

Prepared by Esri

Latitude: 28.55611

Longitude: -81.31400

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	3	0.1%	11	0.1%	25	0.2%	91	0.1%	52	0.2%	213	0.1%
Mining	0	0.0%	1	0.0%	4	0.0%	25	0.0%	11	0.0%	46	0.0%
Utilities	0	0.0%	0	0.0%	0	0.0%	0	0.0%	5	0.0%	328	0.1%
Construction	152	6.7%	1,478	7.6%	768	6.0%	5,270	4.0%	1,780	6.2%	18,972	5.7%
Manufacturing	57	2.5%	602	3.1%	258	2.0%	2,505	1.9%	615	2.2%	6,551	2.0%
Wholesale Trade	46	2.0%	401	2.1%	198	1.5%	1,572	1.2%	556	1.9%	5,323	1.6%
Retail Trade	328	14.4%	3,624	18.7%	1,311	10.2%	12,866	9.8%	3,233	11.3%	34,331	10.3%
Motor Vehicle & Parts Dealers	72	3.2%	461	2.4%	216	1.7%	2,425	1.9%	482	1.7%	5,067	1.5%
Furniture & Home Furnishings Stores	26	1.1%	176	0.9%	70	0.5%	496	0.4%	190	0.7%	1,352	0.4%
Electronics & Appliance Stores	14	0.6%	67	0.3%	59	0.5%	269	0.2%	132	0.5%	806	0.2%
Bldg Material & Garden Equipment & Supplies Dealers	19	0.8%	536	2.8%	99	0.8%	1,094	0.8%	249	0.9%	2,779	0.8%
Food & Beverage Stores	33	1.4%	459	2.4%	169	1.3%	2,650	2.0%	448	1.6%	7,291	2.2%
Health & Personal Care Stores	28	1.2%	232	1.2%	131	1.0%	1,001	0.8%	333	1.2%	2,936	0.9%
Gasoline Stations	3	0.1%	11	0.1%	23	0.2%	74	0.1%	55	0.2%	204	0.1%
Clothing & Clothing Accessories Stores	48	2.1%	299	1.5%	133	1.0%	653	0.5%	340	1.2%	1,859	0.6%
Sport Goods, Hobby, Book, & Music Stores	19	0.8%	283	1.5%	71	0.6%	794	0.6%	160	0.6%	1,581	0.5%
General Merchandise Stores	16	0.7%	814	4.2%	77	0.6%	2,382	1.8%	200	0.7%	6,284	1.9%
Miscellaneous Store Retailers	39	1.7%	270	1.4%	202	1.6%	966	0.7%	496	1.7%	4,036	1.2%
Nonstore Retailers	11	0.5%	17	0.1%	60	0.5%	60	0.0%	150	0.5%	137	0.0%
Transportation & Warehousing	51	2.2%	351	1.8%	215	1.7%	1,404	1.1%	464	1.6%	11,572	3.5%
Information	38	1.7%	330	1.7%	260	2.0%	4,838	3.7%	539	1.9%	8,029	2.4%
Finance & Insurance	119	5.2%	684	3.5%	748	5.8%	6,562	5.0%	1,536	5.4%	12,604	3.8%
Central Bank/Credit Intermediation & Related Activities	41	1.8%	248	1.3%	264	2.1%	3,000	2.3%	552	1.9%	5,210	1.6%
Securities, Commodity Contracts & Other Financial	30	1.3%	110	0.6%	256	2.0%	1,737	1.3%	523	1.8%	3,165	0.9%
Insurance Carriers & Related Activities; Funds, Trusts &	48	2.1%	326	1.7%	227	1.8%	1,825	1.4%	461	1.6%	4,229	1.3%
Real Estate, Rental & Leasing	124	5.4%	652	3.4%	840	6.5%	6,296	4.8%	1,751	6.1%	12,179	3.6%
Professional, Scientific & Tech Services	282	12.4%	2,508	12.9%	2,015	15.7%	20,061	15.3%	3,718	13.0%	46,534	13.9%
Legal Services	96	4.2%	476	2.5%	865	6.7%	8,122	6.2%	1,318	4.6%	10,664	3.2%
Management of Companies & Enterprises	12	0.5%	40	0.2%	71	0.6%	544	0.4%	150	0.5%	760	0.2%
Administrative & Support & Waste Management & Remediation	102	4.5%	748	3.9%	552	4.3%	3,954	3.0%	1,234	4.3%	11,173	3.3%
Educational Services	58	2.5%	1,776	9.2%	274	2.1%	8,613	6.6%	626	2.2%	23,970	7.2%
Health Care & Social Assistance	144	6.3%	1,481	7.6%	908	7.1%	23,505	18.0%	2,420	8.5%	68,300	20.4%
Arts, Entertainment & Recreation	41	1.8%	359	1.9%	240	1.9%	2,289	1.8%	529	1.9%	4,824	1.4%
Accommodation & Food Services	133	5.8%	2,057	10.6%	769	6.0%	10,917	8.4%	1,814	6.3%	29,790	8.9%
Accommodation	3	0.1%	93	0.5%	43	0.3%	1,364	1.0%	136	0.5%	4,207	1.3%
Food Services & Drinking Places	130	5.7%	1,963	10.1%	726	5.6%	9,553	7.3%	1,678	5.9%	25,583	7.7%
Other Services (except Public Administration)	279	12.2%	1,420	7.3%	1,262	9.8%	7,382	5.6%	2,979	10.4%	18,476	5.5%
Automotive Repair & Maintenance	74	3.2%	282	1.5%	227	1.8%	925	0.7%	561	2.0%	2,416	0.7%
Public Administration	29	1.3%	717	3.7%	270	2.1%	11,151	8.5%	451	1.6%	18,050	5.4%
Unclassified Establishments	286	12.5%	135	0.7%	1,882	14.6%	855	0.7%	4,102	14.4%	2,301	0.7%
<b>Total</b>	<b>2,281</b>	<b>100.0%</b>	<b>19,374</b>	<b>100.0%</b>	<b>12,871</b>	<b>100.0%</b>	<b>130,700</b>	<b>100.0%</b>	<b>28,567</b>	<b>100.0%</b>	<b>334,326</b>	<b>100.0%</b>

# RETAIL MARKETPLACE PROFILE



## Automotive Aftermarket Expenditures

5507 E Colonial Dr, Orlando, Florida, 32807  
Drive Time: 5 minute radius

Prepared by Esri  
Latitude: 28.55611  
Longitude: -81.31400

Demographic Summary	2021	2026
Population	26,101	27,837
Households	10,923	11,654
Families	5,901	6,258
Median Age	34.5	34.0
Median Household Income	\$59,101	\$63,787

	Spending Potential Index	Average Amount Spent	Total
<b>Payments on Vehicles excluding Leases</b>	91	\$2,375.68	\$25,949,543
<b>Gasoline and Motor Oil</b>			
Gasoline	93	\$2,178.97	\$23,800,884
Diesel Fuel	78	\$42.54	\$464,627
Motor Oil	90	\$13.59	\$148,478
<b>Other Vehicle Expenses</b>			
Vehicle Maintenance & Repairs	90	\$998.34	\$10,904,898
Vehicle Coolant/Brake/Transmission Fluids	91	\$8.14	\$88,859
Tire Purchase/Replacement	89	\$167.43	\$1,828,831
Vehicle Parts/Equipment/Accessories	91	\$64.73	\$707,071
Vehicle Accessories including Labor	94	\$10.30	\$112,475
Vehicle Cleaning Services including Car Washes	94	\$30.51	\$333,226
Miscellaneous Auto Repair/Service	89	\$107.72	\$1,176,662
Vehicle Body Work & Painting	90	\$33.81	\$369,328
Vehicle or Engine Repairs	89	\$211.28	\$2,307,823
Vehicle Motor Tune-up	93	\$44.33	\$484,223
Lube/Oil Change & Oil Filters	93	\$114.66	\$1,252,394
Vehicle Front End Alignment/Wheel Balance & Rotation	86	\$25.50	\$278,497
Vehicle Shock Absorber Replacement	86	\$11.46	\$125,141
Tire Repair and Other Repair Work	92	\$137.71	\$1,504,208
Auto Repair Service Policy	80	\$30.78	\$336,161
Vehicle Insurance	95	\$1,776.84	\$19,408,432
Rental of Vehicles excluding Trips	100	\$39.47	\$431,165
Leased Vehicles	90	\$424.67	\$4,638,622
Basic Lease Charge for Cars/Trucks	89	\$383.39	\$4,187,771
Car/Truck Lease Fees & Down Payments	93	\$41.28	\$450,851
Vehicle Pers Property Taxes/State & Local Registr Fees	86	\$183.17	\$2,000,715
Driver`s License Fees	90	\$13.05	\$142,595
Vehicle Inspection Fees	92	\$12.87	\$140,553
Parking Fees & Tolls excluding Trips	99	\$120.48	\$1,315,953
Parking Fees excluding Residence (Not on Trips)	101	\$59.90	\$654,265
Tolls/Electronic Toll Passes excluding Trips	98	\$60.58	\$661,688
Towing Charges	109	\$8.68	\$94,817
Auto Service Clubs & GPS Services	82	\$29.33	\$320,408



## Automotive Aftermarket Expenditures

5507 E Colonial Dr, Orlando, Florida, 32807  
Drive Time: 10 minute radius

Prepared by Esri  
Latitude: 28.55611  
Longitude: -81.31400

Demographic Summary	2021	2026
Population	213,004	226,301
Households	93,127	99,295
Families	47,568	49,932
Median Age	35.9	36.6
Median Household Income	\$56,352	\$62,265

	Spending Potential Index	Average Amount Spent	Total
<b>Payments on Vehicles excluding Leases</b>	87	\$2,269.77	\$211,376,779
<b>Gasoline and Motor Oil</b>			
Gasoline	89	\$2,083.31	\$194,012,080
Diesel Fuel	75	\$40.65	\$3,785,700
Motor Oil	87	\$13.22	\$1,230,989
<b>Other Vehicle Expenses</b>			
Vehicle Maintenance & Repairs	87	\$968.93	\$90,233,815
Vehicle Coolant/Brake/Transmission Fluids	89	\$7.96	\$741,308
Tire Purchase/Replacement	87	\$161.95	\$15,081,848
Vehicle Parts/Equipment/Accessories	90	\$63.96	\$5,956,801
Vehicle Accessories including Labor	91	\$9.93	\$924,710
Vehicle Cleaning Services including Car Washes	91	\$29.43	\$2,740,398
Miscellaneous Auto Repair/Service	86	\$103.89	\$9,674,840
Vehicle Body Work & Painting	86	\$32.18	\$2,996,443
Vehicle or Engine Repairs	87	\$205.81	\$19,166,922
Vehicle Motor Tune-up	89	\$42.32	\$3,941,249
Lube/Oil Change & Oil Filters	90	\$110.79	\$10,317,577
Vehicle Front End Alignment/Wheel Balance & Rotation	85	\$25.04	\$2,331,785
Vehicle Shock Absorber Replacement	84	\$11.18	\$1,041,232
Tire Repair and Other Repair Work	89	\$133.86	\$12,466,242
Auto Repair Service Policy	80	\$30.63	\$2,852,460
Vehicle Insurance	91	\$1,695.35	\$157,882,873
Rental of Vehicles excluding Trips	95	\$37.65	\$3,506,477
Leased Vehicles	83	\$391.34	\$36,444,218
Basic Lease Charge for Cars/Trucks	82	\$353.85	\$32,952,619
Car/Truck Lease Fees & Down Payments	84	\$37.49	\$3,491,599
Vehicle Pers Property Taxes/State & Local Registr Fees	86	\$182.97	\$17,039,489
Driver`s License Fees	86	\$12.50	\$1,164,467
Vehicle Inspection Fees	82	\$11.55	\$1,075,542
Parking Fees & Tolls excluding Trips	89	\$107.48	\$10,009,733
Parking Fees excluding Residence (Not on Trips)	92	\$54.22	\$5,048,932
Tolls/Electronic Toll Passes excluding Trips	86	\$53.27	\$4,960,801
Towing Charges	103	\$8.22	\$765,106
Auto Service Clubs & GPS Services	80	\$28.62	\$2,665,629

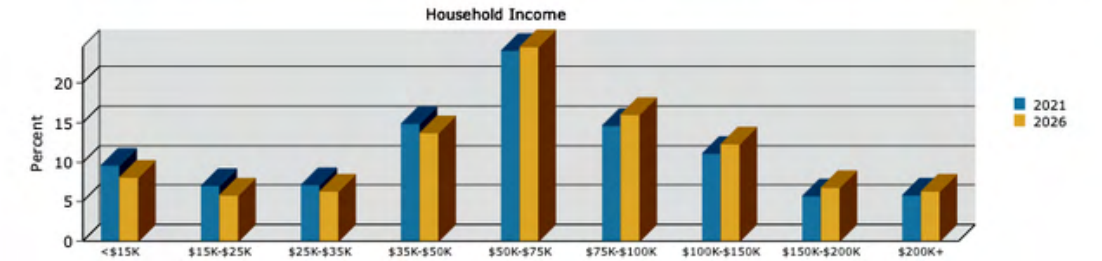
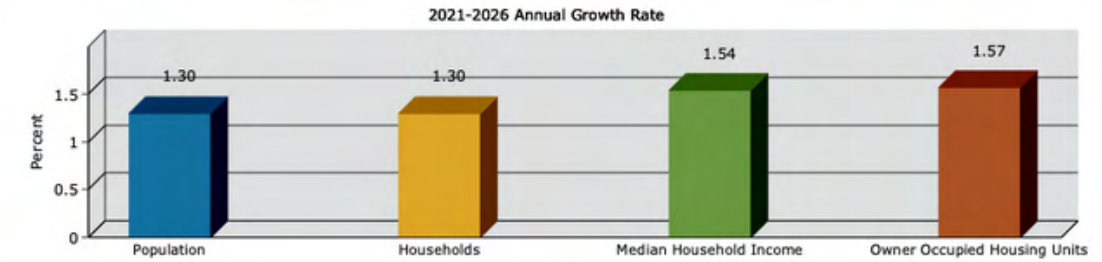
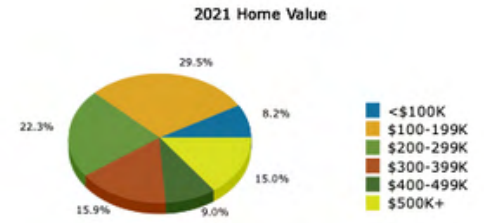
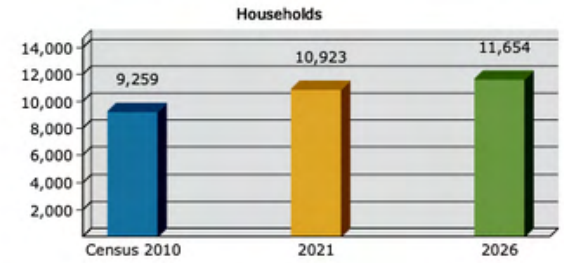
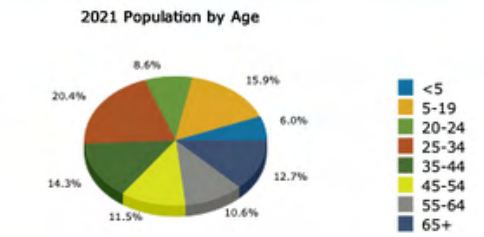
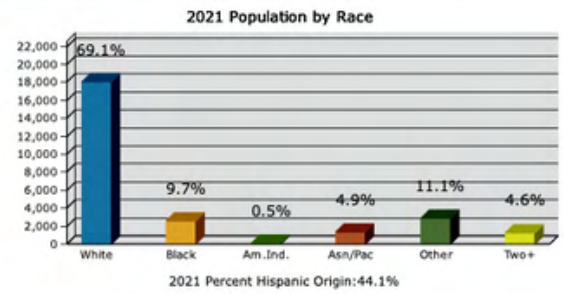
# RETAIL MARKETPLACE PROFILE



## Graphic Profile

5507 E Colonial Dr, Orlando, Florida, 32807  
Drive Time: 5 minute radius

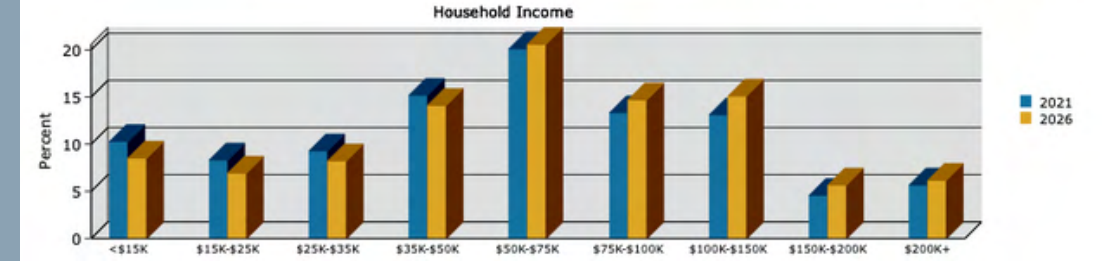
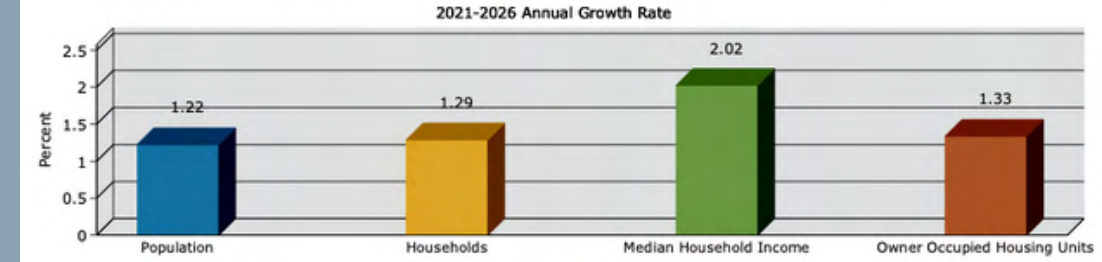
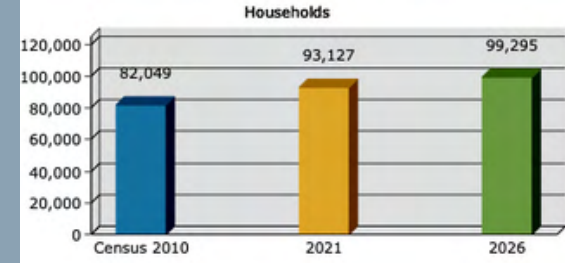
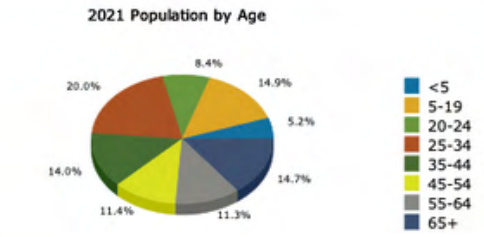
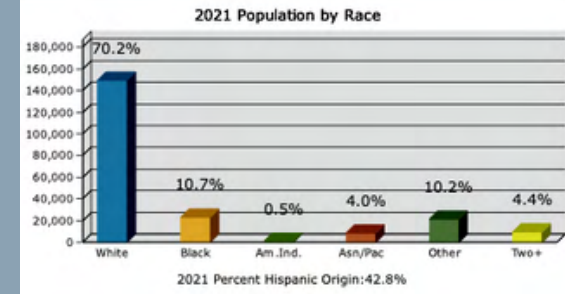
Prepared by Esri  
Latitude: 28.55611  
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## Graphic Profile

5507 E Colonial Dr, Orlando, Florida, 32807  
Drive Time: 10 minute radius

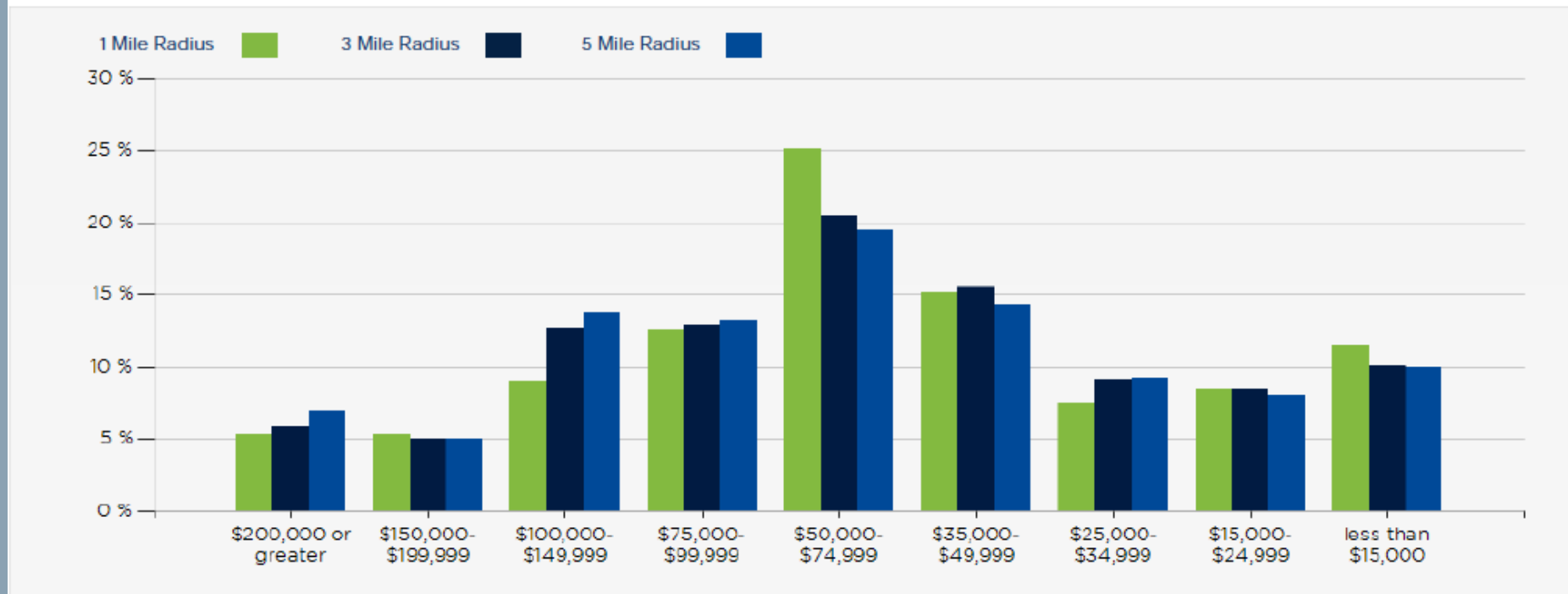
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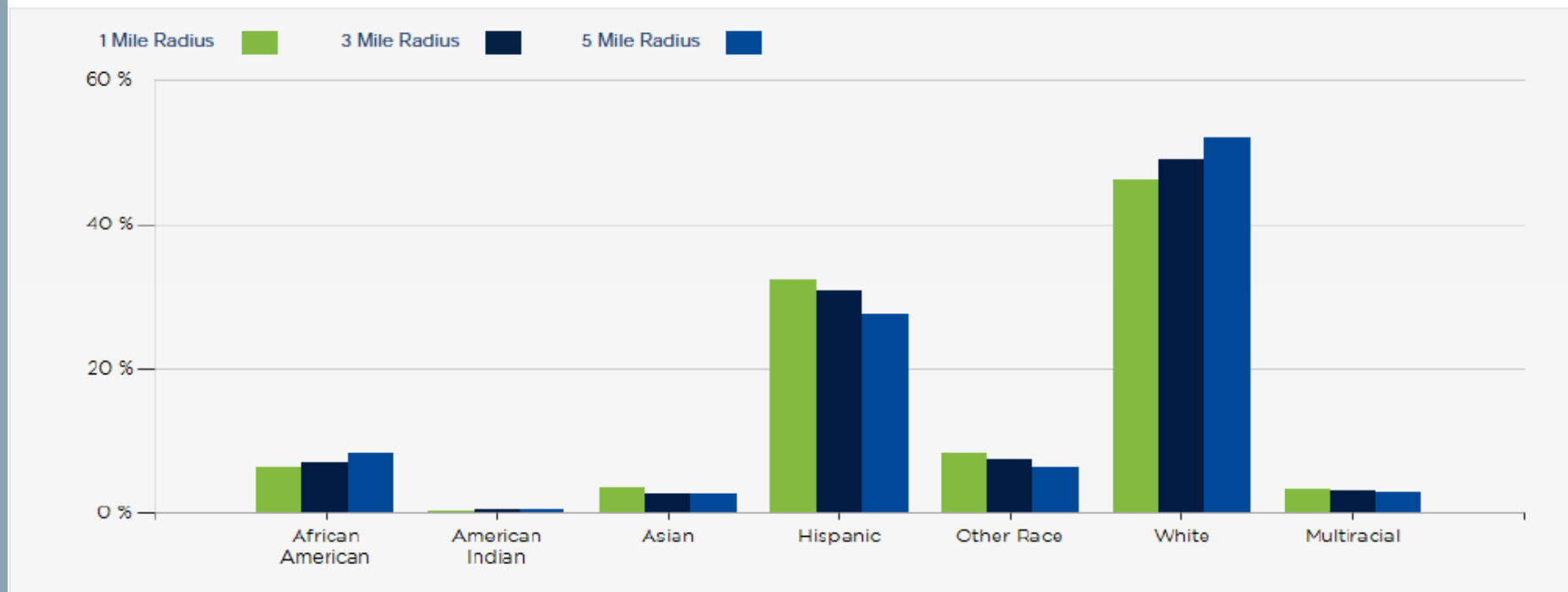


# DEMOGRAPHIC REPORT

## 2021 Household Income



## 2021 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

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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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