



FOR SALE: \$450,000

LAKELAND AUTO-REPAIR | 2016 W Memorial Blvd
Lakeland FL 33815

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AREA OVERVIEW

City Overview
Demographics



INVESTMENT SUMMARY

Premium Properties Commercial proudly presents this Lakeland Auto Repair Investment activity has exploded in Lakeland over the past 12 months, culminating in the single largest quarterly sales volume on record in 21Q2 with over \$280 million. That quarterly total exceeded all but two annual totals on record for the market and was led by a pair of Amazon deals, the \$106.5 million trade of the distribution center in Drag-strip Logistics Center, and the June disposition by Prologis of the Auburndale location.

OFFERING SUMMARY

ADDRESS	2016 W Memorial Blvd Lakeland FL 33815
COUNTY	Polk
MARKET	Lakeland
SUBMARKET	Orlando-Tampa
BUILDING SF	2,560 SF
LAND ACRES	0.43
LAND SF	18,927 SF
YEAR BUILT	1990
YEAR RENOVATED	1992
OWNERSHIP TYPE	Fee Simple

AREA OVERVIEW

-Property is located within less than 2 miles away from I-4 Access Lakeland is the largest city on Interstate 4 between Orlando and Tampa. Large industries in the Lakeland area are citrus, cattle, and phosphate mining. In the past few decades, tourism, medicine, insurance, transportation, and music have grown in importance. Lakeland's largest employer is Publix Supermarkets. Publix is one of the largest regional grocery chains in the United States with over 1,000 stores across the American South. Publix employs over 6,500 people in the Lakeland area including headquarter and warehouse employees. Lakeland is a transportation hub. FedEx Freight and FedEx Services and the Saddle Creek Corporation employ over 600 people in the area. Other large employers in the area include Amazon, GEICO, Rooms To Go, and Lakeland Regional Health.

2016 W Memorial Blvd Lakeland FL 33815

HIGHLIGHTS

- Long history Tenants in placed Recently signed 5 Years NNN Lease
- Minimum Landlord Responsibility Tenants responsible of Maintenance and Property Insurance
- High traffic location 25,500 AADT Surrounded by Major Retailers Property was built and operated by National Retailer in the past Investment activity has exploded in Lakeland over the past 12 months, culminating in the single largest quarterly sales volume on record in 21Q2 with over \$280 million. That quarterly total exceeded all but two annual totals on record for the market and was led by a pair of Amazon deals, the \$106.5 million trade of the distribution center in Drag strip Logistics Center, and the June disposition by Prologis of the Auburndale location.



PROPERTY FEATURES

BUILDING SF	2,560
LAND SF	18,927
LAND ACRES	0.43
YEAR BUILT	1990
YEAR RENOVATED	1992
ZONING TYPE	C-3
TRAFFIC COUNTS	25500 AADT
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2

FINANCIAL SUMMARY

OFFERING PRICE	\$ 450,000
PRICE PSF	\$175.78
NOI (CURRENT)	\$ 31,449
CAP RATE (CURRENT)	6.99 %
CAP RATE (PRO FORMA)	8.32 %

PROPOSED FINANCING

Conventional

LOAN TYPE	Amortized
DOWN PAYMENT	\$ 112,500
LOAN AMOUNT	\$ 337,500
INTEREST RATE	6.25 %
LOAN TERMS	10
ANNUAL DEBT SERVICE	\$ 26,718
LOAN TO VALUE	75 %
AMORTIZATION PERIOD	25 Years



GLOBAL

Offering Price	\$ 450,000
Analysis Period	5 year(s)
Exit Cap Rate	7.00 %

INCOME - Growth Rates

Gross Potential Rent	2.00 %
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EXPENSES - Growth Rates

Sales Tax	2.00 %
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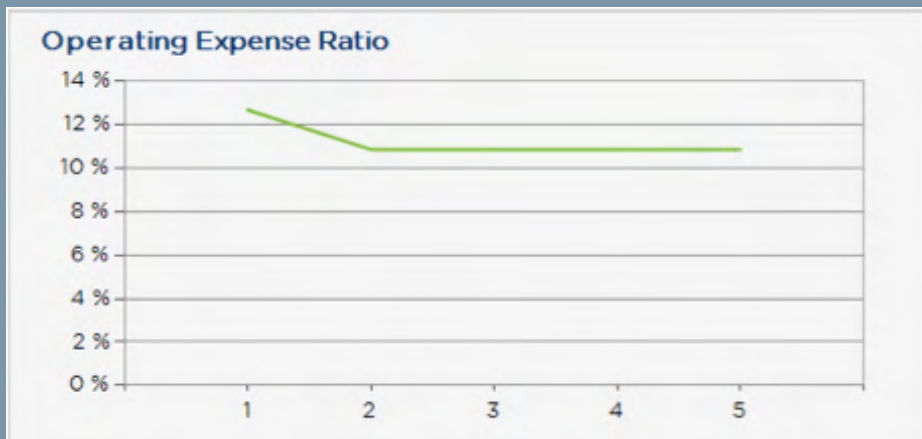
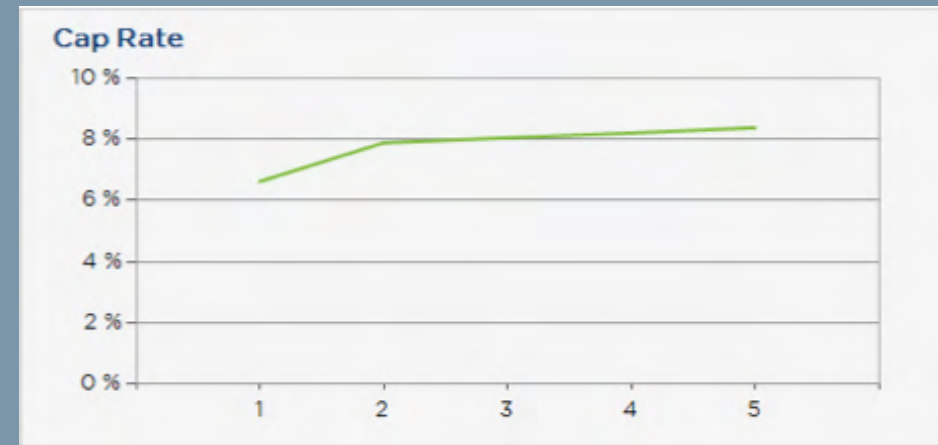
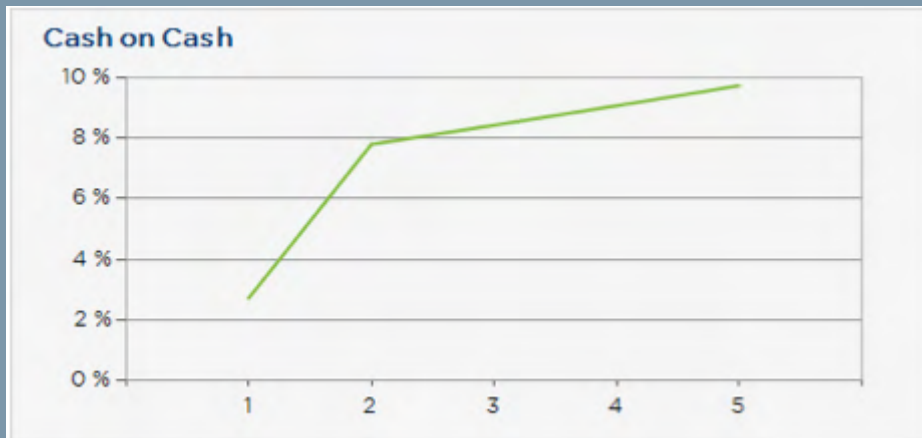
EXPENSE - Growth Rates	Year 3	Year 4
Real Estate Taxes	2.00%	2.00%

	Year 5	Year 6
	2.00%	2.00%

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2021 Population	7,616	60,602	130,763
2021 Median HH Income	\$31,293	\$36,158	\$45,709
2021 Average HH Income	\$46,364	\$51,900	\$61,962

FINANCIAL METRICS

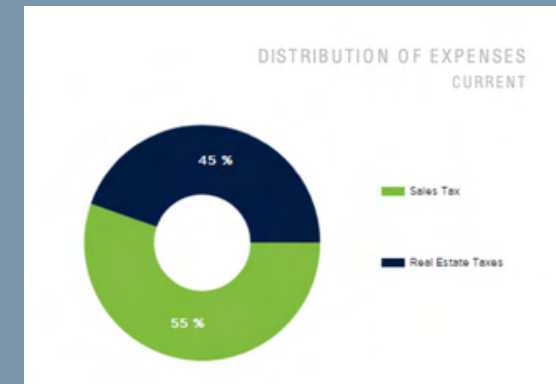
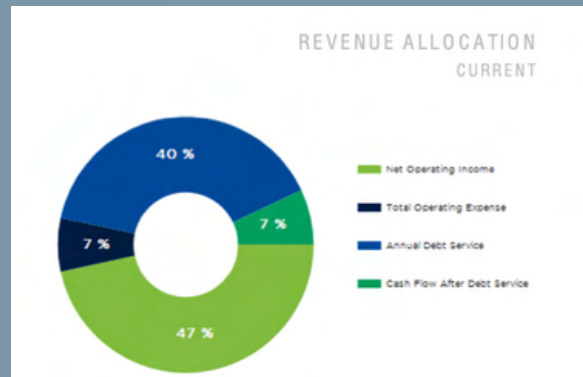
Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6
Cash on Cash Return b/t	4.21 %	9.54 %	10.20 %	10.88 %	11.58 %	12.28 %
CAP Rate	6.99 %	8.32 %	8.49 %	8.66 %	8.83 %	9.01 %
Debt Coverage Ratio	1.18	1.40	1.43	1.46	1.49	1.52
Operating Expense Ratio	12.64 %	10.83 %	10.83 %	10.83 %	10.83 %	10.83 %
Loan to Value	75.01 %	73.69 %	72.35 %	70.90 %	69.32 %	67.69 %
Breakeven Ratio	86.86 %	74.45 %	73.20 %	71.98 %	70.78 %	69.61 %
Price / SF	\$175.78	\$175.78	\$175.78	\$175.78	\$175.78	\$175.78
Income / SF	\$14.06	\$16.40	\$16.73	\$17.06	\$17.41	\$17.75
Expense / SF	\$1.77	\$1.77	\$1.81	\$1.84	\$1.88	\$1.92



DISPOSITION SENSITIVITY ANALYSIS

5 YEAR SENSITIVITY ANALYSIS

EXIT CAP RATE	PROJECTED SALES PRICE	SALES PRICE PSF	PROCEEDS AFTER LOAN PAYOFF	IRR
6.00%	\$ 675,600	\$ 264	\$ 370,229	27.76%
6.25%	\$ 648,576	\$ 253	\$ 343,205	26.40%
6.50%	\$ 623,631	\$ 244	\$ 318,260	25.08%
6.75%	\$ 600,533	\$ 235	\$ 295,162	23.78%
7.00%	\$ 579,086	\$ 226	\$ 273,715	22.50%
7.25%	\$ 559,117	\$ 218	\$ 253,746	21.25%
7.50%	\$ 540,480	\$ 211	\$ 235,109	20.01%
7.75%	\$ 523,045	\$ 204	\$ 217,674	18.79%
8.00%	\$ 506,700	\$ 198	\$ 201,329	17.57%



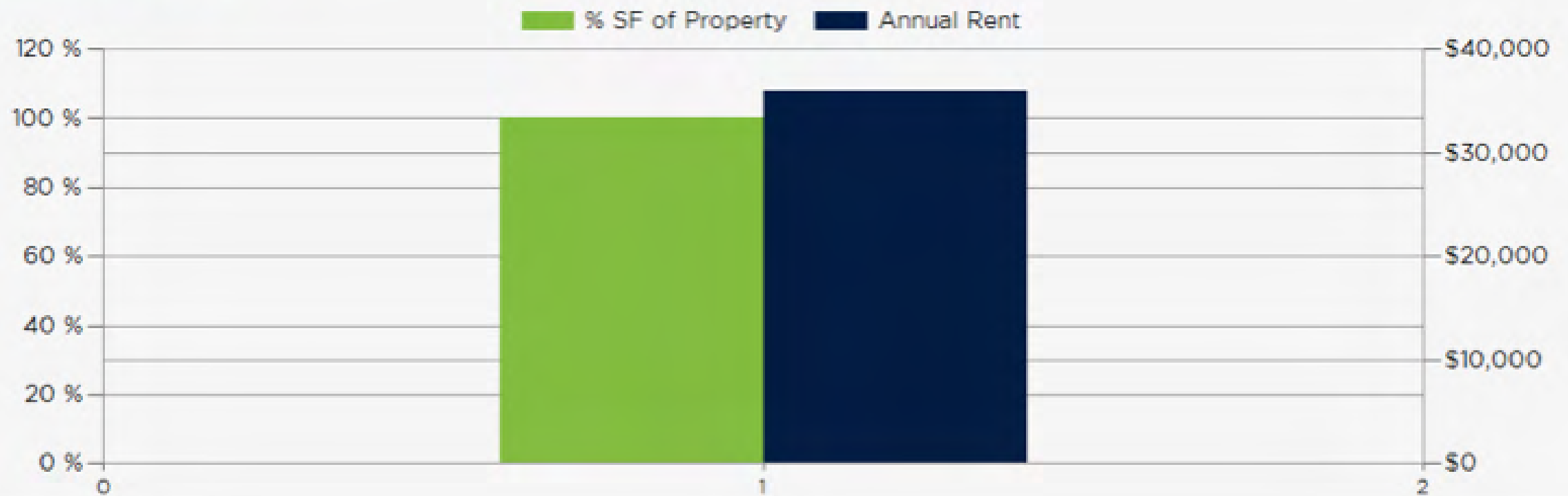
INCOME	CURRENT	PRO FORMA
Gross Potential Rent	\$ 36,000	\$ 42,000
Effective Gross Income	\$ 36,000	\$ 42,000
Less Expenses	\$ 4,551 12.64 %	\$ 4,551 10.83 %
Net Operating Income	\$ 31,449	\$ 37,449
Annual Debt Service	\$ 26,718	\$ 26,718
Cash flow	\$ 4,731	\$ 10,731
Debt Coverage Ratio	1.18	1.40

EXPENSES	CURRENT	PRO FORMA
Real Estate Taxes	\$ 2,031	\$ 2,031
Sales Tax	\$ 2,520	\$ 2,520
Total Operating Expense	\$ 4,551	\$ 4,551
Annual Debt Service	\$ 26,718	\$ 26,718
Expense / SF	\$ 1.78	\$ 1.78
% of EGI	12.64 %	10.83 %

RENT ROLL

Tenant Name	Square Feet	% of GLA	Lease Term		Rental Rates					Options/Notes
			Lease Start	Lease End	Begin Date	Monthly	PSF	Annual	PSF	
J&J Auto Trader LLC	2,560	100.00 %	09/01/21	09/30/26	CURRENT	\$ 3,000	\$1.17	\$ 36,000	\$14.06	
					09/01/2022	\$ 3,060	\$1.20	\$ 36,720	\$14.40	
Totals	2,560					\$ 3,000		\$ 36,000		

Tenant SF Analysis



CASH FLOW

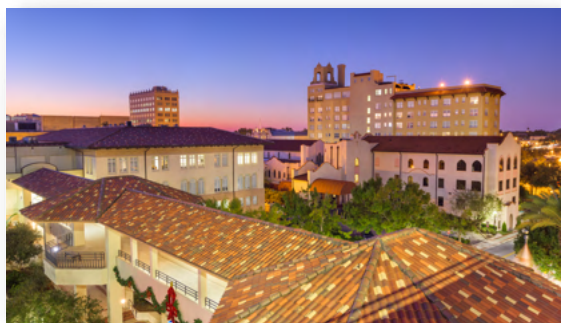
Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6
Gross Potential Revenue						
Gross Rental Income	\$ 36,000	\$ 42,000	\$ 42,840	\$ 43,697	\$ 44,571	\$ 45,462
Effective Gross Income	\$ 36,000	\$ 42,000	\$ 42,840	\$ 43,697	\$ 44,571	\$ 45,462
Operating Expenses						
Real Estate Taxes	\$ 2,031	\$ 2,031	\$ 2,072	\$ 2,113	\$ 2,155	\$ 2,198
Sales Tax	\$ 2,520	\$ 2,520	\$ 2,570	\$ 2,622	\$ 2,674	\$ 2,728
Total Operating Expense	\$ 4,551	\$ 4,551	\$ 4,642	\$ 4,735	\$ 4,830	\$ 4,926
Net Operating Income	\$ 31,449	\$ 37,449	\$ 38,198	\$ 38,962	\$ 39,741	\$ 40,536
Annual Debt Service	\$ 26,718	\$ 26,718	\$ 26,718	\$ 26,718	\$ 26,718	\$ 26,718
Cash Flow	\$ 4,731	\$ 10,731	\$ 11,480	\$ 12,244	\$ 13,023	\$ 13,818

EXPENSE - Growth Rates	Year 3	Year 4	Year 5	Year 6
Real Estate Taxes	2.00%	2.00%	2.00%	2.00%



Lakeland | Polk County | FL

Lakeland is a Florida city, east of Tampa. Downtown's Munn Park Historic District is known for its antiques shops and early-1900s architecture. Florida Southern College has several buildings designed by Frank Lloyd Wright. The city's many lakes include Lake Mirror, with its promenade and neoclassical Hollis Garden. The Polk Museum of Art's collection ranges from pre-Columbian artifacts to contemporary paintings. Lakeland is a fantastic place to live. Lakeland has many great qualities from our growing population and growing economy. It's even rated one of the best places to live within real estate polls. It has a wonderful charm with its small town feel even though it's one of the largest cities in the state. Lakeland, the largest city in Polk County, is home to the largest one-site collection of Frank Lloyd Wright architecture in the world at Florida Southern College, Circle B Bar Reserve, Detroit Tigers Spring Training, and Safari Wilderness. All beaches on our list are within a 1.5 – 2 hour drive of the Lakeland area, allowing you to visit in a single day as a day trip. There are no beaches less than a 60-minute drive, most are a minimum of 1 hour 15 minutes if there is very little traffic. Based on the last twelve months, short-term real estate investors have found good fortune in Lakeland. Lakeland appreciation rates in the latest quarter were at 3.46%, which equates to an annual appreciation rate of 14.56%.



Retail Map



LakeLand Auto-Repair
Subject Property



W Memorial Blvd
25,500 AADT

2016 W Memorial
25,500 AADT

N Grady Ave

Strain Blvd

Savannah Ave

Savannah Ave

N Suwannee Ave

N Wabash Ave

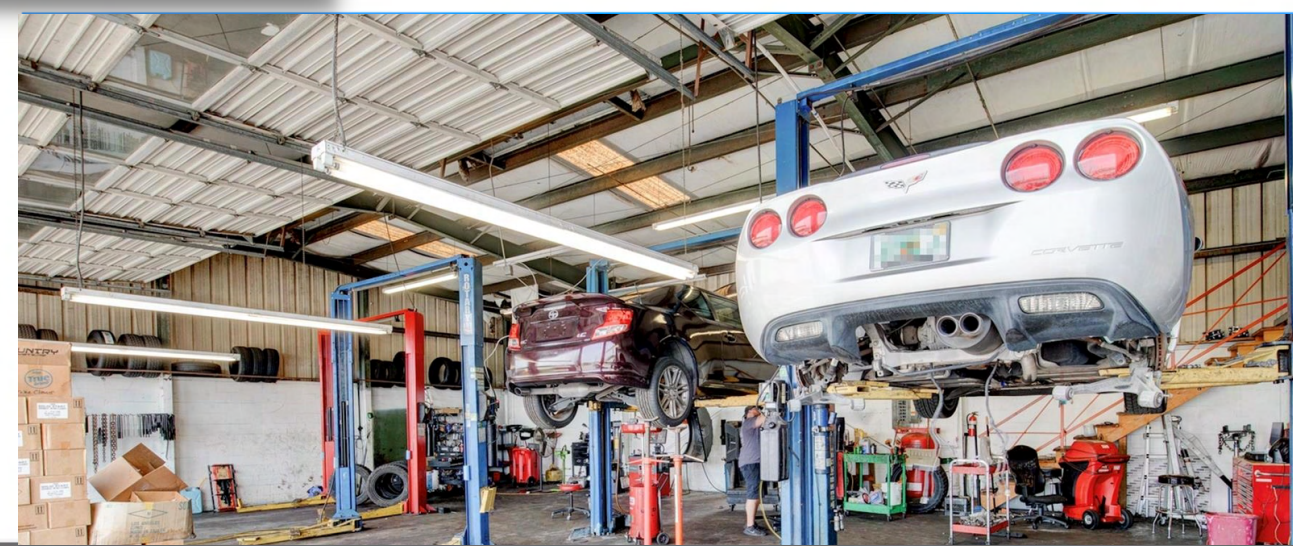
N Wabash Ave

N Wabash Ave

W Memorial Blvd

W Memorial Blvd

W Memorial Blvd



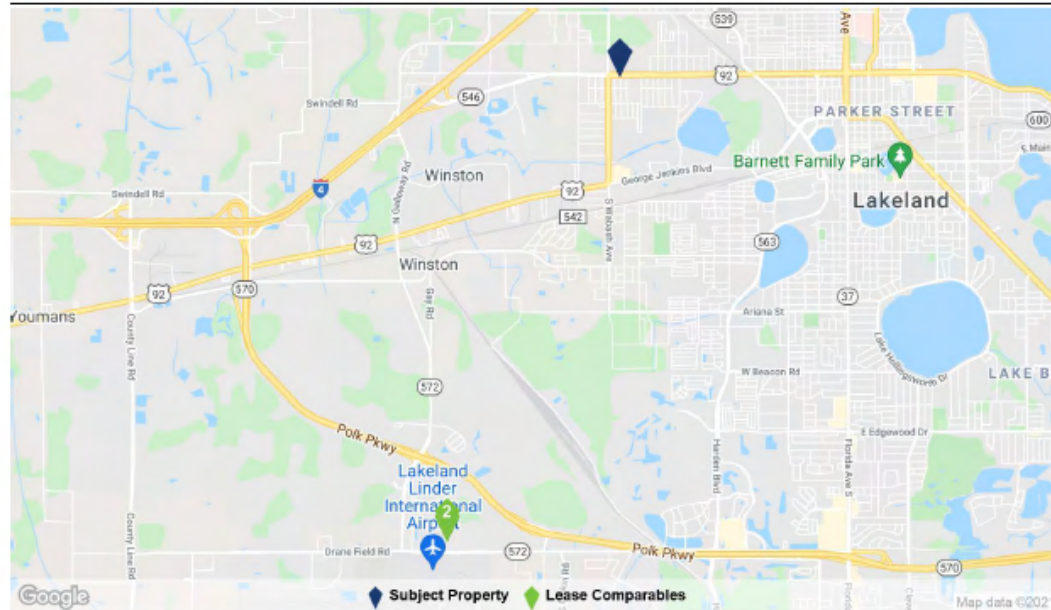
LEASE COMPS REPORT

Lease Comps Summary

2016 W Memorial Blvd

Deals	Asking Rent Per SF	Starting Rent Per SF	Avg. Months On Market
16	\$7.54	\$6.51	8

LEASE COMPARABLES



SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	11	\$6.40	\$7.54	\$8.00	\$8.00
Starting Rent Per SF	2	\$6.40	\$6.51	\$6.50	\$6.80
Effective Rent Per SF	1	\$6.60	\$6.60	\$6.60	\$6.60
Asking Rent Discount	2	0.0%	0.0%	0.0%	0.0%
TI Allowance	-	-	-	-	-
Months Free Rent	-	-	-	-	-

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	13	1	8	1	78
Deal Size	16	1,500	2,812	3,000	4,500
Lease Deal in Months	15	12.0	30.0	36.0	60.0
Floor Number	15	1	1	1	1

Lease Comps Summary

2016 W Memorial Blvd

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
1 Bldg 1 3705 Century Blvd	★★★★★	4,000	1st	7/21/2021	New	\$8.00/nnn	Asking
1 Bldg 1 3705 Century Blvd	★★★★★	1,500	1st	6/18/2021	New	\$8.00/nnn	Asking
1 Bldg 1 3705 Century Blvd	★★★★★	4,000	1st	6/15/2021	New	\$8.00/nnn	Asking
1 Bldg 1 3705 Century Blvd	★★★★★	1,500	1st	6/15/2021	New	\$8.00/nnn	Asking
1 Bldg 1 3705 Century Blvd	★★★★★	4,000	1st	6/15/2021	New	\$8.00/nnn	Asking
2 Bldg 4 3615 Century Blvd	★★★★★	4,500	1st	5/27/2021	Renewal	-	-
2 Bldg 4 3615 Century Blvd	★★★★★	4,000	Unkwn	4/30/2021	New	-	-
2 Bldg 4 3615 Century Blvd	★★★★★	1,500	1st	4/1/2021	Renewal	-	-
2 Bldg 4 3615 Century Blvd	★★★★★	4,000	1st	4/1/2021	Renewal	-	-
1 Bldg 1 3705 Century Blvd	★★★★★	1,500	1st	3/22/2021	New	\$8.00/nnn	Asking
1 Bldg 1 3705 Century Blvd	★★★★★	4,000	1st	2/1/2021	Renewal	-	-
2 Bldg 4 3615 Century Blvd	★★★★★	1,500	1st	4/6/2020	New	\$6.40/mg	Starting
1 Bldg 1 3705 Century Blvd	★★★★★	4,000	1st	1/26/2020	New	\$6.75/mg	Asking
2 Bldg 4 3615 Century Blvd	★★★★★	1,500	1st	10/1/2019	New	\$7.40/mg	Asking
1 Bldg 1 3705 Century Blvd	★★★★★	2,000	1st	9/16/2019	New	\$6.60/mg	Effective
2 Bldg 4 3615 Century Blvd	★★★★★	1,500	1st	2/8/2019	New	\$7.20/mg	Asking

SALE COMPS REPORT

Investment Trends

2016 W Memorial Blvd

Sale Comparables

Avg. Cap Rate

Avg. Price/SF

Avg. Vacancy At Sale

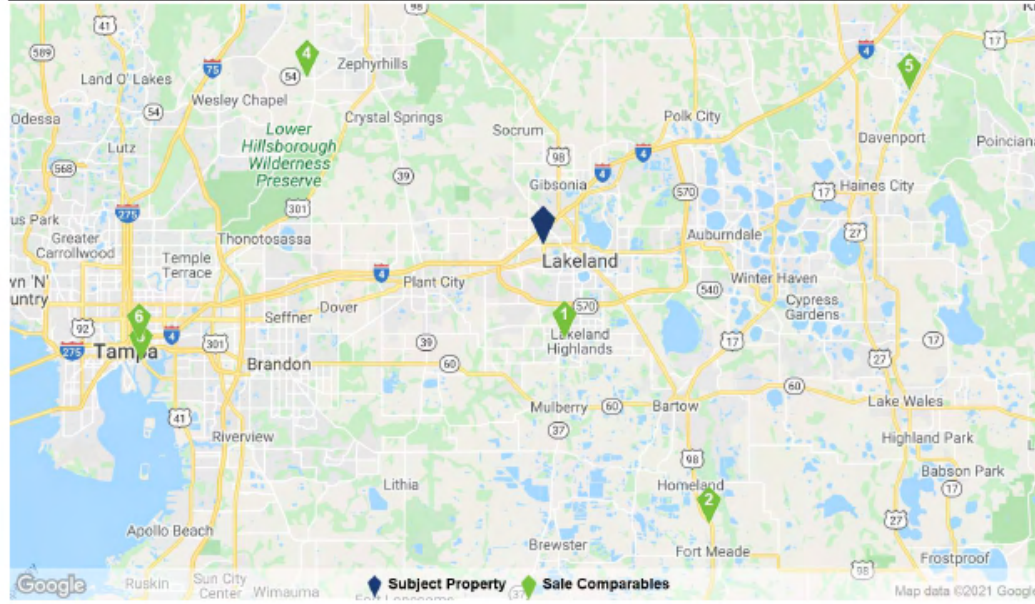
6

-

\$268

9.1%

SALE COMPARABLES LOCATIONS



SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	\$345,000	\$843,333	\$862,500	\$1,275,000
Price/SF	\$178	\$268	\$216	\$741
Cap Rate	-	-	-	-
Time Since Sale in Months	1.0	5.2	2.9	14.0
Property Attributes	Low	Average	Median	High
Building SF	1,720	3,152	2,775	5,000
Ceiling Height	10'	10'	10'	10'
Docks	0	1	0	2
Vacancy Rate At Sale	0%	9.1%	0%	100%
Year Built	1965	1985	1982	2016
Star Rating	★★★★★	★★★★★ 1.5	★★★★★	★★★★★

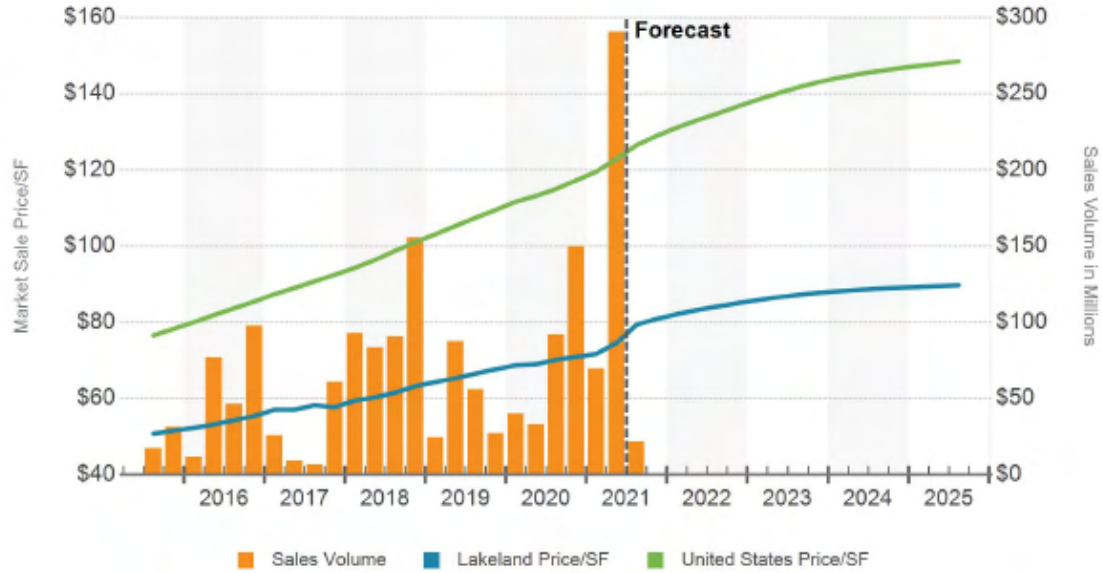
Investment Trends

2016 W Memorial Blvd

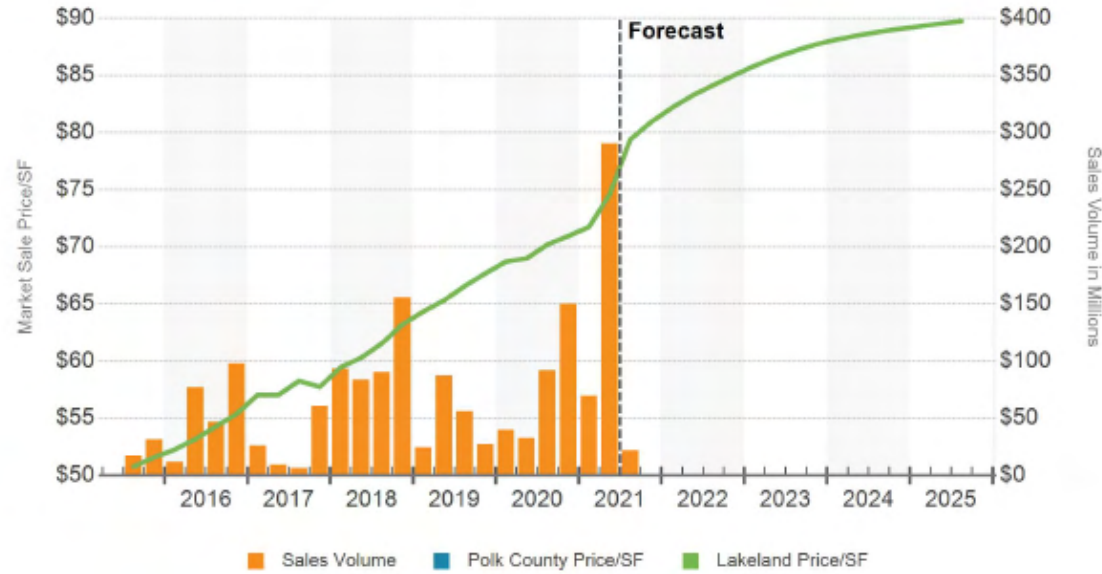
Property Name - Address	Rating	Property			Sale			
		Yr Built	Bldg SF	Vacancy	Sale Date	Price	Price/SF	Cap Rate
1 530 W Brannen Rd	★★★★★	1965	1,980	0%	8/2/2021	\$345,000	\$178	-
2 1915 US Highway 17 N	★★★★★	1980	1,720	100%	6/25/2021	\$1,275,000	\$741	-
3 1913 E Oakwood Ave	★★★★★	1984	5,000	0%	6/4/2021	\$965,000	\$193	-
4 34120 State Road 54	★★★★★	1977	3,150	0%	6/1/2021	\$750,000	\$238	-
5 3517 US Highway 17 92 N	★★★★★	2016	4,680	0%	12/28/2020	\$850,000	\$182	-
6 1717 E 5th Ave	★★★★★	1988	2,400	0%	7/2/2020	\$875,000	\$365	-

SALES VOLUME & MARKET SALE PRICE PER SF

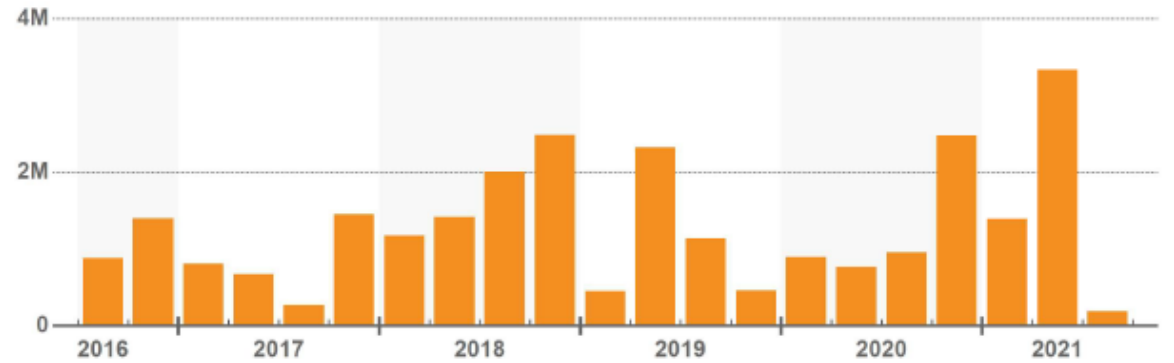
SALES VOLUME & MARKET SALE PRICE PER SF



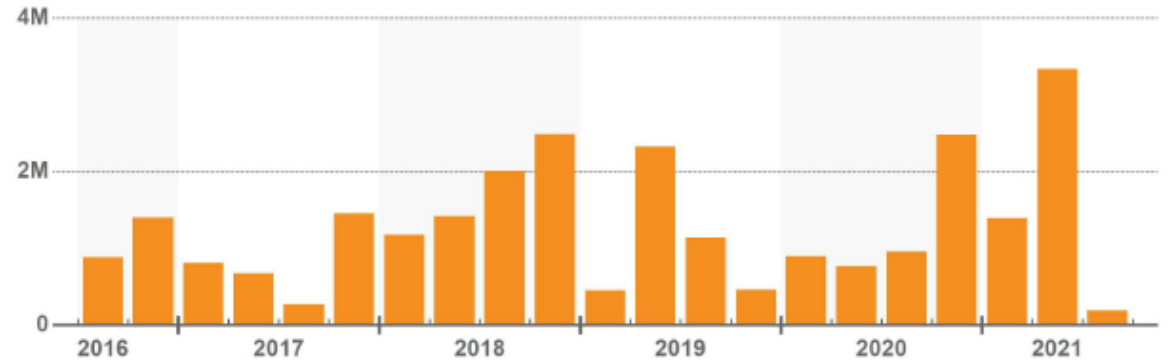
SALES VOLUME & MARKET SALE PRICE PER SF



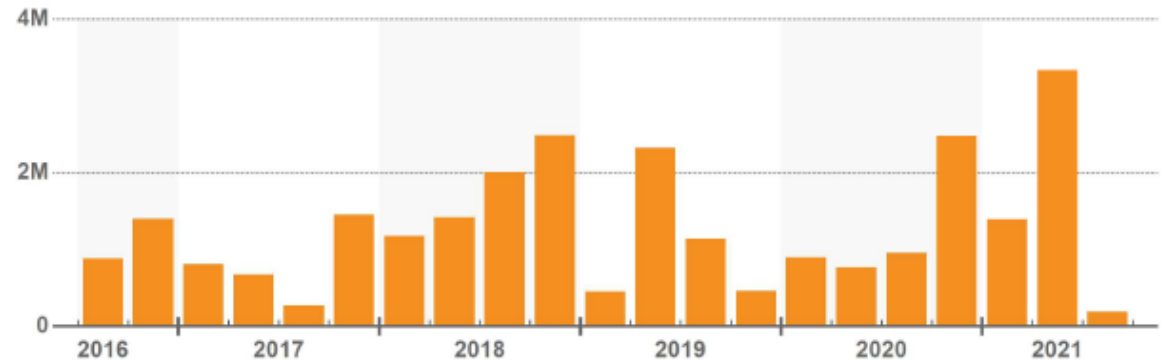
POLK COUNTY SUBMARKET SALES VOLUME IN SQUARE FEET



POLK COUNTY SUBMARKET CLUSTER SALES VOLUME IN SQUARE FEET

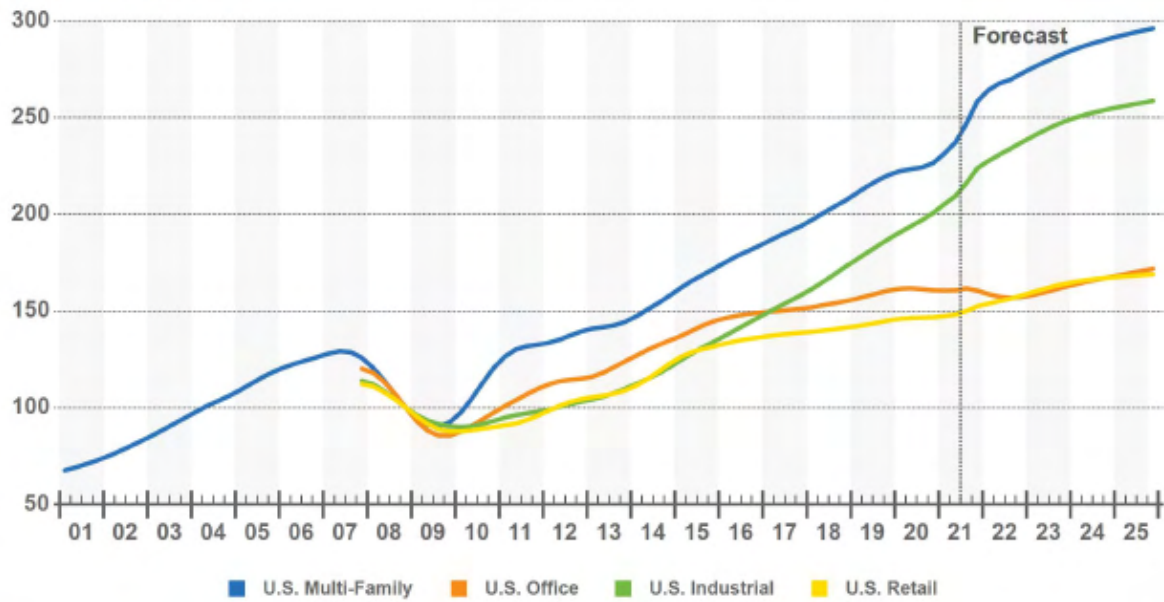


LAKELAND METRO SALES VOLUME IN SQUARE FEET

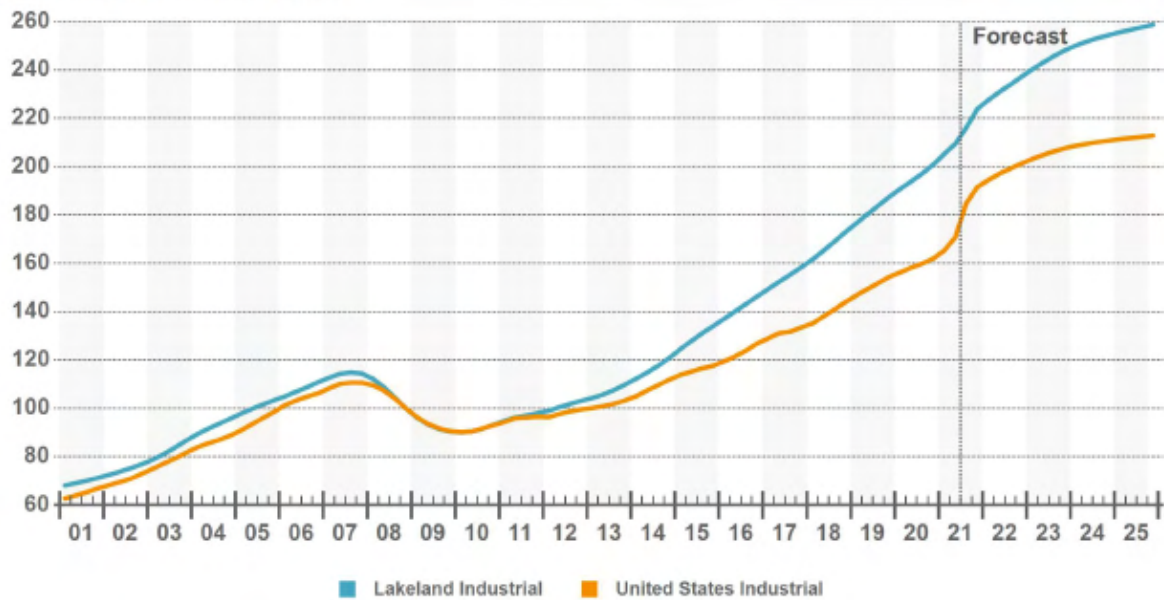


SALES VOLUME & MARKET SALE PRICE PER SF

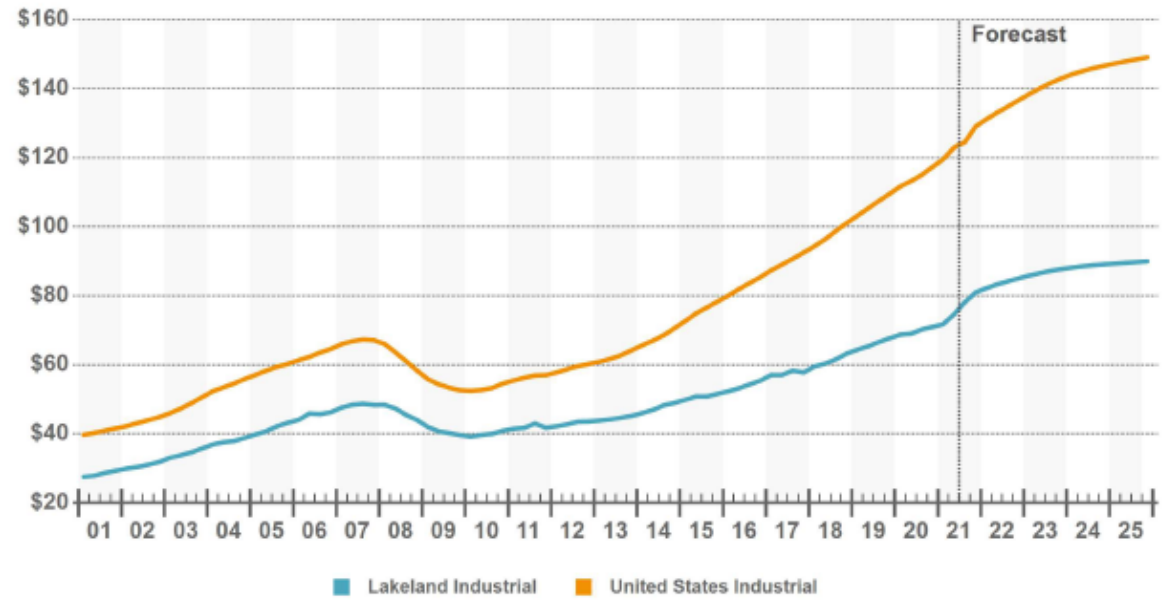
NATIONAL PRICE INDICES



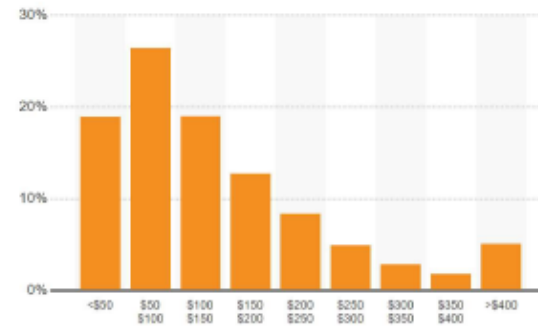
REGIONAL INDUSTRIAL PRICE INDICES



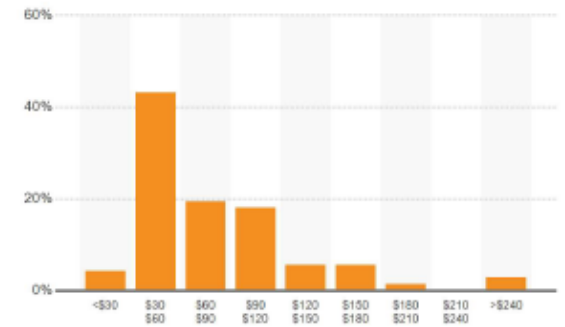
MARKET PRICE PER SF



UNITED STATES SALE PRICE PER SF DISTRIBUTION PAST 12 MONTHS



LAKELAND SALE PRICE PER SF DISTRIBUTION PAST 12 MONTHS

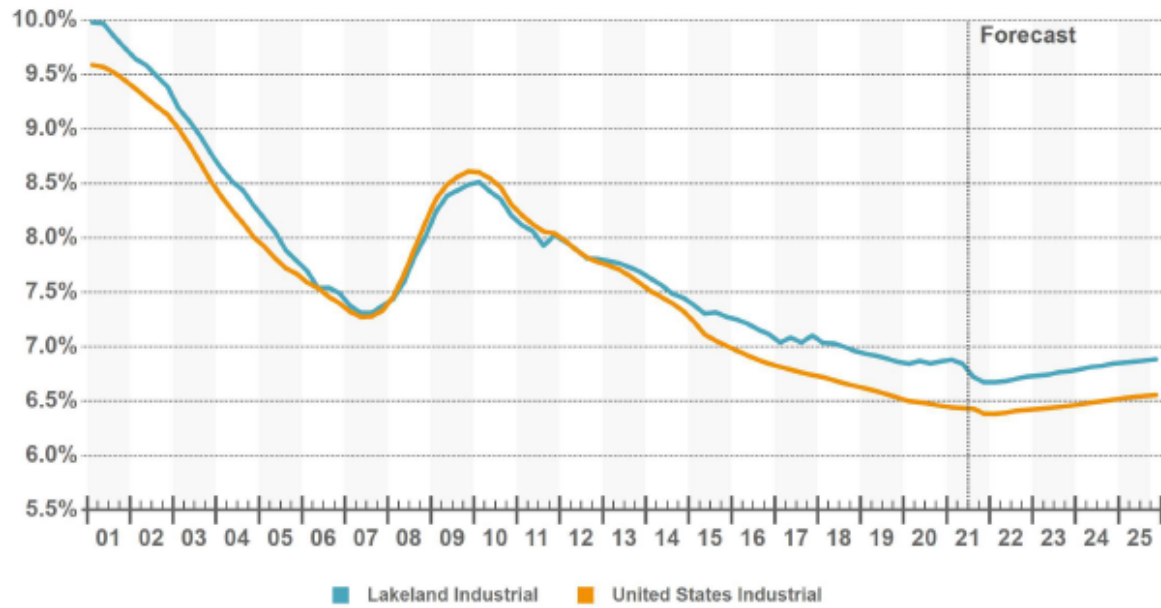


PRICE PER SF SUMMARY OF SALES IN PAST YEAR

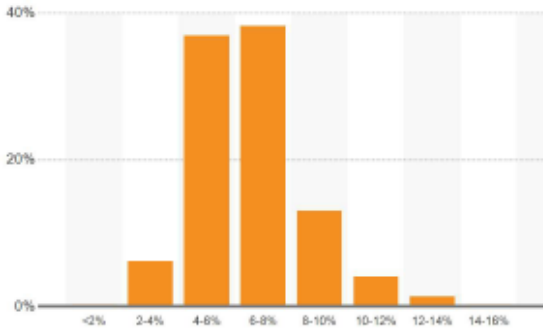
Geography	Transactions	Low	Bottom 25%	Median	Average	Top 25%	High
United States	22,870	\$0.01	\$24	\$81	\$87	\$308	\$7,239
Lakeland	72	\$18	\$32	\$65	\$103	\$171	\$741
Polk County	72	\$18	\$32	\$65	\$103	\$171	\$741
Selected Sale Comps	5	\$176	\$179	\$193	\$253	\$490	\$741

SALES VOLUME & MARKET SALE PRICE PER SF

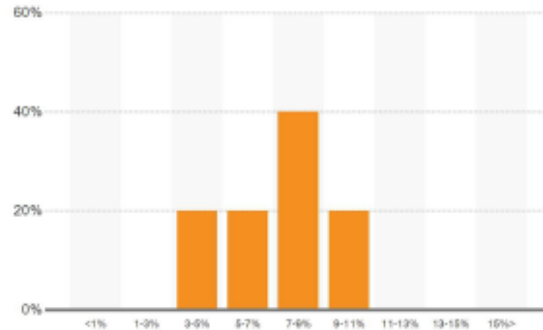
MARKET CAP RATE



UNITED STATES CAP RATE DISTRIBUTION PAST 12 MONTHS



LAKELAND CAP RATE DISTRIBUTION PAST 12 MONTHS



CAP RATE SUMMARY OF SALES IN PAST YEAR

Geography	Transactions	Low	Bottom 25%	Median	Average	Top 25%	High
United States	1,421	1.0%	4.6%	6.9%	7.0%	9.8%	21.4%
Lakeland	4	4.0%	4.0%	7.2%	7.1%	10.2%	10.2%
Polk County	4	4.0%	4.0%	7.2%	7.1%	10.2%	10.2%
Selected Sale Comps	0	-	-	-	-	-	-

TOP LAKELAND INDUSTRIAL BUYERS PAST TWO YEARS

Company Name	Properties Bought			Properties Sold		
	Bldgs	SF	Volume	Bldgs	SF	Volume
Morgan Stanley Services Group Inc.	1	1,078,000	\$170,000,000	0	0	-
Teachers Insurance and Annuity Assoc of A...	4	1,250,680	\$120,565,129	0	0	-
Intercontinental Real Estate Corporation	1	711,000	\$108,738,174	0	0	-
Goldman Sachs & Co. LLC	4	423,575	\$29,200,000	0	0	-
Dalfen Industrial	4	423,575	\$29,200,000	4	423,575	\$29,200,000
W.P. Carey Inc.	1	483,032	\$27,757,500	0	0	-
The Blackstone Group Inc.	3	538,564	\$26,860,107	0	0	-
Truist Bank	1	335,000	\$24,518,627	0	0	-
Lexington Realty Trust	1	221,875	\$22,250,000	0	0	-
Coca-Cola Beverages Florida, LLC	1	407,400	\$19,555,200	0	0	-
Innovative Industrial Properties, Inc.	1	65,000	\$19,550,000	0	0	-
INDUS Realty Trust	1	139,500	\$17,800,000	0	0	-
STAG Industrial, Inc.	1	203,346	\$17,500,000	0	0	-
Bobeck Real Estate Company, Inc.	1	221,875	\$15,105,112	1	221,875	\$22,250,000
EQT AB	5	1,414,519	\$11,446,548	0	0	-
Capitol Peak Partners	2	25,160	\$5,136,633	0	0	-
Kohlberg Kravis Roberts & Co. L.P.	2	25,160	\$5,136,633	0	0	-
Adena Corporation	8	154,215	\$4,946,063	1	72,505	\$1,546,062
William Oleyar	8	110,875	\$4,682,279	0	0	-
Xebec	1	18,160	\$4,650,000	0	0	-
STORE Capital Corporation	1	44,280	\$4,533,800	0	0	-
Rise Properties, LLC	1	119,881	\$4,200,000	0	0	-
Aeronautical Support International	1	38,025	\$3,650,000	0	0	-
GDB International, Inc.	1	175,564	\$3,100,000	0	0	-
Schwarz Partners	1	108,120	\$2,500,000	0	0	-

■ Purchased at least one asset in Polk County Ind submarket

TYPES OF INDUSTRIAL LAKELAND BUYERS PAST TWO YEARS

Company Type	Buying Volume			Average Purchase		
	Bldgs	SF	Millions	Price/SF	Avg Price	
Institutional	22	4,966,589	\$388.03	\$78	\$17,637,741	
Private Equity	6	1,274,724	\$140.73	\$110	\$23,455,819	
REIT/Public	6	1,157,033	\$109.39	\$94	\$18,231,883	
User	16	1,269,917	\$59.39	\$46	\$3,711,734	
Private	45	1,021,911	\$49.45	\$48	\$1,098,943	

SALES VOLUME & MARKET SALE PRICE PER SF

TOP LAKELAND INDUSTRIAL SELLERS PAST TWO YEARS

Company Name	Properties Sold			Properties Bought		
	Bldgs	SF	Volume	Bldgs	SF	Volume
Prologis, Inc.	1	1,078,000	\$170,000,000	0	0	-
Ackerman & Co.	1	711,000	\$108,738,174	0	0	-
McCraney Property Company	3	810,680	\$79,365,129	0	0	-
Northwestern Mutual Life Insurance Company	3	810,680	\$79,365,129	0	0	-
Brennan Investment Group	1	440,000	\$41,200,000	0	0	-
Greenfield Partners	1	440,000	\$41,200,000	0	0	-
Dalfen Industrial	4	423,575	\$29,200,000	4	423,575	\$29,200,000
Kodiak Building Partners	1	483,032	\$27,757,500	0	0	-
Global Logistic Properties Ltd	3	538,564	\$26,880,107	0	0	-
Havertys Furniture Companies, Inc.	1	335,000	\$24,518,627	0	0	-
Bobeck Real Estate Company, Inc.	1	221,875	\$22,250,000	1	221,875	\$15,105,112
GEM Realty Capital, Inc.	1	407,400	\$19,555,200	0	0	-
Surterra Wellness	1	65,000	\$19,550,000	0	0	-
Knott Realty Group	1	139,500	\$17,800,000	0	0	-
Eastern Metal Supply, Inc.	1	203,346	\$17,500,000	0	0	-
Maroobay Properties, Inc.	1	221,875	\$15,105,112	0	0	-
Graham Commercial Properties	1	119,297	\$11,446,548	0	0	-
Dae Shin	2	105,056	\$5,740,000	0	0	-
Acon Investments	2	25,160	\$5,136,633	0	0	-
Kroon's Enterprises	8	110,875	\$4,682,279	0	0	-
WillScot Mobile Mini Holdings Corp	1	18,160	\$4,650,000	0	0	-
Flanders Inc	1	44,280	\$4,533,800	0	0	-
Philip J. Gardner	1	119,881	\$4,200,000	0	0	-
Sun Classifieds	1	38,025	\$3,650,000	0	0	-
Carson Investment Properties LLC	2	43,866	\$3,225,000	0	0	-

■ Sold at least one asset in Polk County Ind submarket

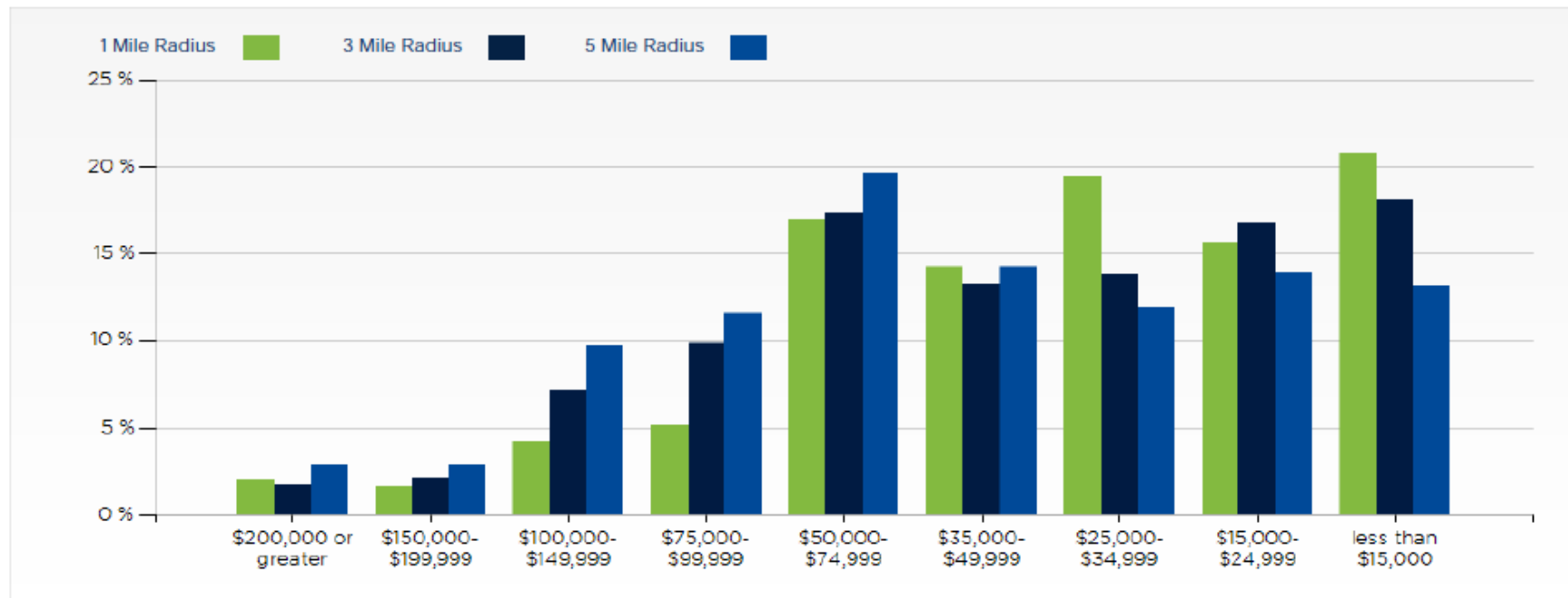
TYPES OF INDUSTRIAL LAKELAND SELLERS PAST TWO YEARS

Company Type	Selling Volume			Average Sale		
	Bldgs	SF	Millions	Price/SF	Avg Price	
Private	74	4,054,990	\$355.81	\$87	\$4,808,181	
Institutional	15	2,664,291	\$203.06	\$76	\$13,537,188	
REIT/Public	4	1,616,564	\$196.86	\$121	\$49,215,028	
User	11	1,020,467	\$71.19	\$69	\$6,471,897	
Private Equity	0	0	-	-	-	

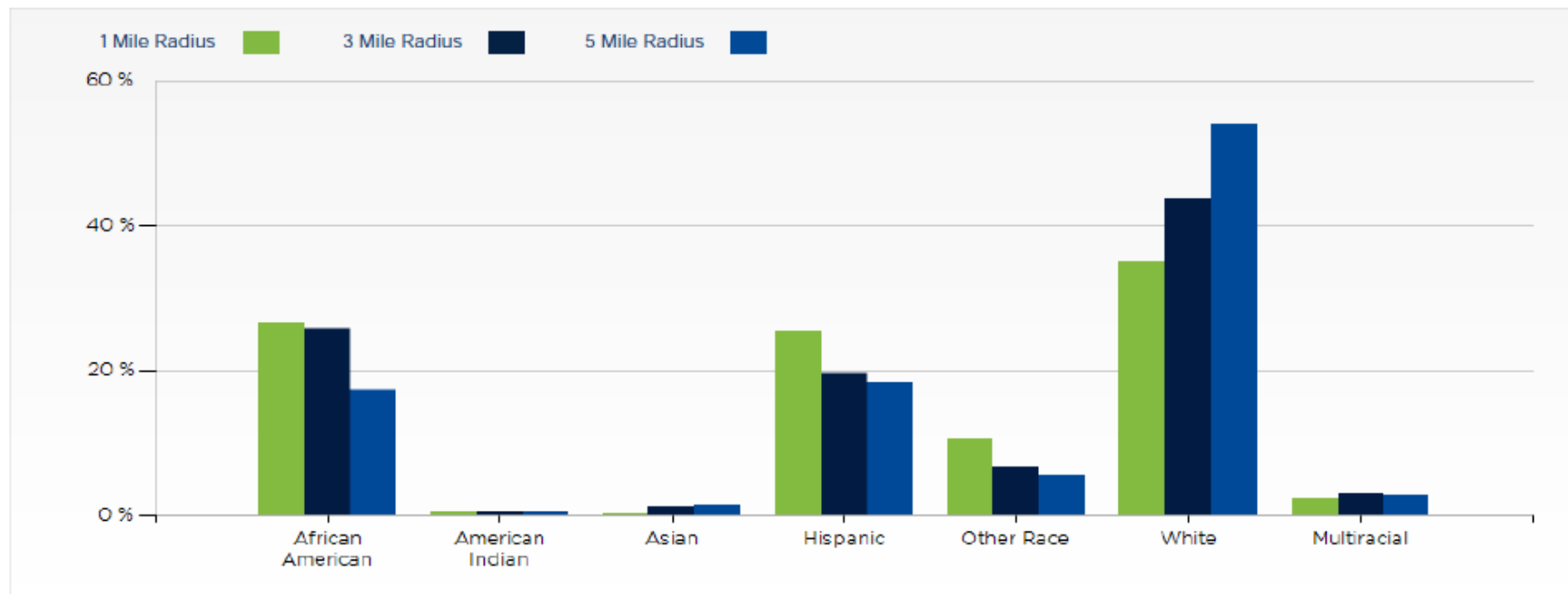
\$0 \$90 \$180 \$270 \$360

DEMOGRAPHIC REPORT

2021 Household Income



2021 Population by Race



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ABOUT ME:

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

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



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PROFESSIONAL PROFILE

GRCC(Grand Rapids Community College) Grand Rapids Michigan 2012 Sisli Technical School Electric and Electronic - Istanbul Turkey 2003 Previously employed at Stiles Machinery as Electronic Technician Acquired Real Estate Sales Associates since 2014 Member of Orlando Regional Realtor Association (ORRA) Member of Florida Association of Realtors (FAR) Member of National Association of Realtors (NAR) Member of Business Brokers of Florida (BBF) Member of Certified Commercial Investment Member (CCIM) Certification Completion of CI 101 Financial Analysis Class of CCIM (2020) Certification Completion of CI 102 Market Analysis Class of CCIM (2020) 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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