

OFFERING MEMORANDUM

Tire Mart | 3264 Vineland Rd Kissimmee FL 34746



Prepared By

Ozan Cifci | Agent

407-782-4866 | Ozancommercial@gmail.com

Details:

CAP Rate: 5.45%

Price: \$550,000

**COMMERCIAL
PROPERTY
FOR SALE**



PREMIUMPROPERTIES.COM



floridacommerciallisting.com



407-782-4866



Orlando, Florida

Confidentiality & Disclaimer

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Premium Properties and it should not be made available to any other person or entity without the written consent of Premium Properties. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Premium Properties. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Premium Properties has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Premium Properties has not verified, and will not verify, any of the information contained herein, nor has Premium Properties conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Presented By:

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



floridacommerciallisting.com



407-782-4866



Ozancommercial@gmail.com



Orlando, Florida



CONTENTS

02 CONFIDENTIALITY
& DISCLAIMER

06 EXECUTIVE
SUMMARY

03 TABLE OF
CONTENTS

09 RETAIL MAP

04 PROPERTY
PICTURES

12 MEET THE AGENT



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



Executive Summary

3264 Vineland Rd Kissimmee FL 34746

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
2021 Population	5,593	46,488	138,276
2021 Median HH Income	\$51,000	\$52,693	\$54,217
2021 Average HH Income	\$60,420	\$68,395	\$76,546

AREA OVERVIEW

- High demand Retail location
- 35,500 AADT on Vineland Rd
- Access to Walmart Parking Lot and Hotels in the area
- 20 minutes Drive to Orlando Downtown and 2 minutes drive to Premium Outlet Mall
- 10 Minutes drive to Disney Theme Parks and attractions in Orlando



OFFER HIGHLIGHTS

Ground Lease tenants occupied 5 years remaining of Initial 10 Years Agreement Located in High Traffic area between Orlando-Kissimmee Surrounded by Major Retailers as Walmart, Wendy's Starbucks, Miller's Ale House No Landlord Responsibility Absolute NNN Ground Lease Current Tenant in place over 5 Years 5.5% CAP Rate Recently Built in 2016 Local Tenant with Personal Guaranty signed 10 Years Initial Lease + 2 10 Years Renewal Options.

PROPERTY ACTUAL SITE



FINANCIAL OVERVIEW

**COMMERCIAL
PROPERTY
FOR SALE**

3264 Vineland Rd Kissimmee FL 34746

OFFERING SUMMARY

ADDRESS	3264 Vineland Rd Kissimmee FL 34746
COUNTY	Osceola
MARKET	Orlando
SUBMARKET	Orlando MSA
BUILDING SF	2,040 SF
LAND ACRES	0.77
LAND SF	33,541 SF
YEAR BUILT	2016
YEAR RENOVATED	2016
OWNERSHIP TYPE	Fee Simple

PROPERTY FEATURES

NUMBER OF TENANTS	1
BUILDING SF	2,040
LAND SF	33,541
LAND ACRES	0.77
YEAR BUILT	2016
YEAR RENOVATED	2016
ZONING TYPE	OPD
BUILDING CLASS	C
LOT DIMENSION	244'x138'
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2

RENT ROLL

Tenant Name	Square Feet	% of GLA	Lease Term		Begin Date	Rental Rates			Lease Type	Options/Notes	
			Lease Start	Lease End		Monthly	PSF	Annual			
TIRE MART	2,040	100.00 %	05/02/16	05/31/26	CURRENT	\$2,500	\$1.23	\$30,000	\$14.71	NNN	Ground Lease
Totals	2,040					\$2,500		\$30,000			

FINANCIAL SUMMARY

OFFERING PRICE	\$550,000
PRICE PSF	\$269.61
NOI (CURRENT)	\$30,000
CAP RATE (CURRENT)	5.45 %
CAP RATE (PRO FORMA)	8.74 %

PROPOSED FINANCING

Conventional

LOAN TYPE	Amortized
DOWN PAYMENT	\$192,500
LOAN AMOUNT	\$357,500
INTEREST RATE	4.00 %
LOAN TERMS	10
ANNUAL DEBT SERVICE	\$22,644
LOAN TO VALUE	65 %
AMORTIZATION PERIOD	25 Years

CONSTRUCTION

CONSTRUCTION

EXTERIOR	Aluminum Siding											
ROOF	Metal - Truss-Joist											
	CURRENT	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	3.82 %	13.20 %	13.20 %	13.20 %	13.20 %	13.20 %	13.20 %	13.20 %	13.20 %	13.20 %	13.20 %	13.20 %
CAP Rate	5.45 %	8.74 %	8.74 %	8.74 %	8.74 %	8.74 %	8.74 %	8.74 %	8.74 %	8.74 %	8.74 %	8.74 %
Debt Coverage Ratio	1.32	2.12	2.12	2.12	2.12	2.12	2.12	2.12	2.12	2.12	2.12	2.12
Operating Expense Ratio	28.48 %	19.91 %	19.91 %	19.91 %	19.91 %	19.91 %	19.91 %	19.91 %	19.91 %	19.91 %	19.91 %	19.91 %
Gross Multiplier (GRM)	13.11	9.17	9.17	9.17	9.17	9.17	9.17	9.17	9.17	9.17	9.17	9.17
Loan to Value	64.95 %	63.47 %	61.85 %	60.17 %	58.42 %	56.60 %	54.71 %	52.73 %	50.68 %	48.55 %	46.33 %	
Breakeven Ratio	82.47 %	57.65 %	57.65 %	57.65 %	57.65 %	57.65 %	57.65 %	57.65 %	57.65 %	57.65 %	57.65 %	57.65 %
Price / SF	\$269.61	\$269.61	\$269.61	\$269.61	\$269.61	\$269.61	\$269.61	\$269.61	\$269.61	\$269.61	\$269.61	\$269.61
Income / SF	\$20.56	\$29.41	\$29.41	\$29.41	\$29.41	\$29.41	\$29.41	\$29.41	\$29.41	\$29.41	\$29.41	\$29.41
Expense / SF	\$5.85	\$5.85	\$5.85	\$5.85	\$5.85	\$5.85	\$5.85	\$5.85	\$5.85	\$5.85	\$5.85	\$5.85

3264 Vineland Rd Kissimmee FL 34746

REVENUE ALLOCATION CURRENT

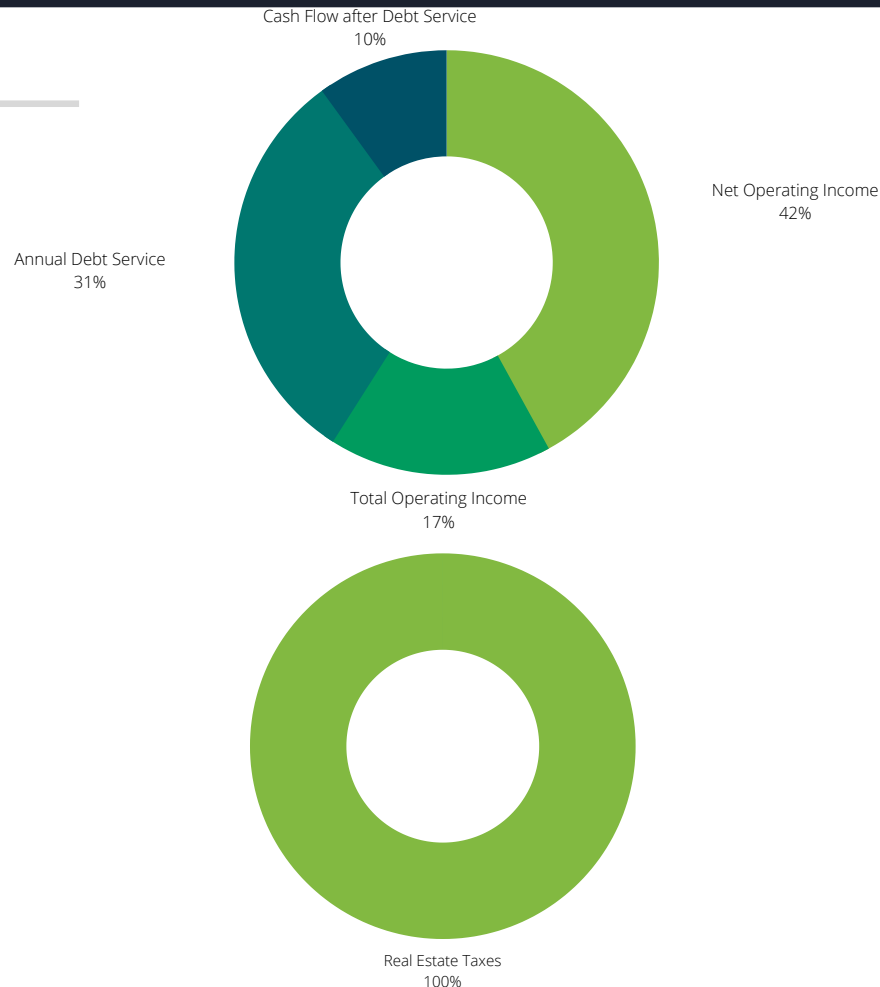
INCOME	CURRENT	PRO FORMA
Effective Gross Income	\$41,948	\$60,000
Less: Expenses	\$11,948	\$11,948
Net Operating Income	\$30,000	\$48,052
Annual Debt Service	\$22,644	\$22,644
Debt Coverage Ratio	1.32	2.12
Cash Flow After Debt Service	\$7,356	\$25,408
Principal Reduction	\$8,345	\$8,345
Total Return	8.2 %	17.5 %
	\$15,700	\$33,752

DISTRIBUTION OF EXPENSES CURRENT

EXPENSES	CURRENT	PRO FORMA
Other Expenses	\$11,948	\$11,948
Total Operating Expense	\$11,948	\$11,948
Annual Debt Service	\$22,644	\$22,644
Expense / SF	\$5.85	\$5.85
% of EGI	28.48 %	19.91 %

CASH FLOW

Calendar Year	CURRENT	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Potential Revenue											
Gross Rental Income	\$41,948	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000
Effective Gross Income	\$41,948	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000
Operating Expenses											
Other Expenses	\$11,948	\$11,948	\$11,948	\$11,948	\$11,948	\$11,948	\$11,948	\$11,948	\$11,948	\$11,948	\$11,948
Total Operating Expense	\$11,948	\$11,948	\$11,948	\$11,948	\$11,948	\$11,948	\$11,948	\$11,948	\$11,948	\$11,948	\$11,948
Net Operating Income	\$30,000	\$48,052	\$48,052	\$48,052	\$48,052	\$48,052	\$48,052	\$48,052	\$48,052	\$48,052	\$48,052
Annual Debt Service	\$22,644	\$22,644	\$22,644	\$22,644	\$22,644	\$22,644	\$22,644	\$22,644	\$22,644	\$22,644	\$22,644
Cash Flow	\$7,356	\$25,408	\$25,408	\$25,408	\$25,408	\$25,408	\$25,408	\$25,408	\$25,408	\$25,408	\$25,408



Kissimmee Tire Mart



Kissimmee Tire Mart
Subject Property

Exclusively Presented By:

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



floridacommerciallisting.com
Ozancommercial@gmail.com

Orlando, Florida

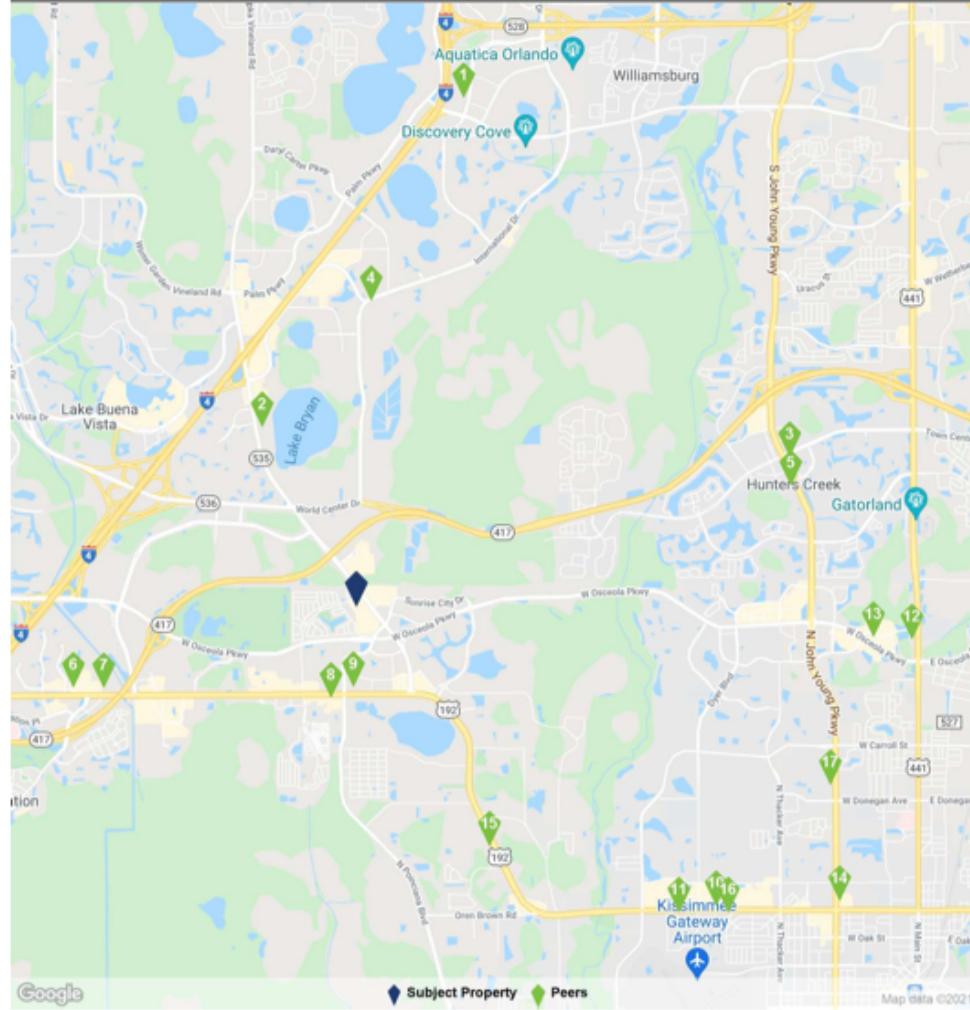
Peer Properties Summary

Peer Properties Summary

3264 Vineland Rd

No. Peers	NNN Market Rent/SF	Availability Rate	Vacancy Rate
17	\$26.27	8.2%	8.2%

PEER LOCATIONS















Peer Properties Summary

3264 Vineland Rd

Property Name / Address	Yr Bld/Renov	Distance	Location Score	Bldg SF	Anchor	Availability			NNN Rent Per SF
						Spcs	Avail %	Vac %	
1 7-Eleven 6801 Sea Coral Dr ★★★★★	2020/-	4.7 mi	59	4,000	-	0	0%	0%	\$32 - 39 (Est.)
2 13529 State Road 535 ★★★★★	2003/-	1.8 mi	64	2,378	-	0	0%	0%	\$32 - 39 (Est.)
3 7 Eleven 13902 Egret Tower Dr ★★★★★	1996/-	4.2 mi	66	2,989	-	0	0%	0%	\$32 - 39 (Est.)
4 12625 International Dr ★★★★★	2014/-	2.8 mi	48	2,390	-	0	0%	0%	\$30 - 36 (Est.)
5 14000 Town Loop Blvd ★★★★★	1997/-	4.1 mi	30	2,985	-	0	0%	0%	\$29 - 35 (Est.)
6 6115 W Irlo Bronson... ★★★★★	1998/-	2.7 mi	71	2,561	-	0	0%	0%	\$28 - 35 (Est.)
7 6063 W Irlo Bronson... ★★★★★	-/-	2.4 mi	81	3,000	-	0	0%	0%	\$27 - 33 (Est.)
3264 Vineland Rd ★★★★★	1990/-	0.00 mi	70	2,040	-	0	0%	0%	\$27 - 33 (Est.)
8 5192 W Irlo Bronson... ★★★★★	-/-	0.86 mi	75	2,263	-	0	0%	0%	\$26 - 32 (Est.)
9 5061 W Irlo Bronson... ★★★★★	1998/-	0.73 mi	80	1,760	-	0	0%	0%	\$22 - 27 (Est.)
10 Vine Street Square 3105 W Vine St ★★★★★	1985/-	4.3 mi	39	4,000	-	1	100%	100%	\$20 - 24 (Est.)
11 Fast Pay Day Loans 3620 W Vine St ★★★★★	1977/-	4.0 mi	91	1,698	-	0	0%	0%	\$20 - 24 (Est.)
12 Addition Financial 3070 N Orange Blossom Trl ★★★★★	2021/-	5.1 mi	61	3,000	-	0	0%	0%	\$19 - 23 (Est.)
13 775 W Osceola Pky ★★★★★	2015/-	4.7 mi	34	3,500	-	0	0%	0%	\$19 - 23 (Est.)
14 Coin-O-Magic Laundr... 1415 N John Young Pky ★★★★★	1977/-	5.2 mi	36	2,518	-	0	0%	0%	\$19 - 23 (Est.)

Sale Comps

1	8699 Palm Pky	SOLD	7	6777 Westwood - 7-Eleven	SOLD
Orlando, FL 32836	Orange County		Orlando, FL 32821	Orange County	
Sale Date: 07/30/2021 (80 days on mkt)	Bldg Type: Retail/Restaurant		Sale Date: 12/09/2020	Bldg Type: Retail/Service Station	
Sale Price: \$5,882,400 - Confirmed	Year Built/Age: Built 2021		Sale Price: \$5,040,000 - Confirmed	Year Built/Age: Built 2020	
Price/SF: \$2,352.96	RBA: 2,500 SF		Price/SF: \$1,680.00	RBA: 3,000 SF	
Pro Forma Cap -	Parcel No: 22-2428-0000-00-021, 22-2428-0000-00-045		Pro Forma Cap -	Parcel No: 12-2428-9249-00-013	
Actual Cap Rate: 4.25%			Actual Cap Rate: 4.65%		
Comp ID: 5631394	Sale Conditions: -		Comp ID: 5314504	Sale Conditions: Investment Triple Net	
Research Status: Confirmed			Research Status: Confirmed		
2	8107 Vineland Ave	SOLD	8	8708 Vineland Ave - Pollo Tropical	SOLD
Orlando, FL 32821	Orange County		Orlando, FL 32821	Orange County	
Sale Date: 07/07/2021	Bldg Type: Retail/Fast Food		Sale Date: 10/30/2020 (116 days on mkt)	Bldg Type: Retail/Fast Food	
Sale Price: \$2,650,000 - Full Value	Year Built/Age: Built 2015 Age: 6		Sale Price: \$2,800,000 - Confirmed	Year Built/Age: Built 2015 Age: 5	
Price/SF: \$700.50	RBA: 3,783 SF		Price/SF: \$822.56	RBA: 3,404 SF	
Pro Forma Cap -	Parcel No: 23-2428-7415-00-060		Pro Forma Cap -	Parcel No: 22-2428-5109-00-016	
Actual Cap Rate: -			Actual Cap Rate: 5.27%		
Comp ID: 5610130	Sale Conditions: -		Comp ID: 5278493	Sale Conditions: Investment Triple Net, Sale Leaseback	
Research Status: Full Value			Research Status: Confirmed		
3	7663 International Dr	SOLD	9	2183 E Irlo Bronson Memorial Hwy - Gas Station (Part of Portfolio)	SOLD
Orlando, FL 32819	Orange County		Kissimmee, FL 34744	Osceola County	
Sale Date: 03/19/2021 (100 days on mkt)	Bldg Type: Retail/Freestanding		Sale Date: 10/13/2020	Bldg Type: Retail/Freestanding	
Sale Price: \$2,500,000 - Confirmed	Year Built/Age: Built 1982 Age: 39		Sale Price: \$1,482,169 - Full Value	Year Built/Age: Built 1972 Age: 48	
Price/SF: \$625.00	RBA: 4,000 SF		Price/SF: \$498.04	RBA: 2,976 SF	
Pro Forma Cap -	Parcel No: 25-2328-0000-00-062		Pro Forma Cap -	Parcel No:	
Actual Cap Rate: 8.64%			Actual Cap Rate: -		
Comp ID: 5467384	Sale Conditions: -		Comp ID: 5283292	Sale Conditions: Bulk/Portfolio Sale	
Research Status: Confirmed			Research Status: Full Value		
4	14000 S John Young Pky - Taco Bell (Part of Portfolio)	SOLD	10	2495 Westside Blvd - 7-Eleven	SOLD
Orlando, FL 32837	Orange County		Kissimmee, FL 34747	Osceola County	
Sale Date: 02/23/2021	Bldg Type: Retail/Fast Food		Sale Date: 06/18/2020 (120 days on mkt)	Bldg Type: Retail/Freestanding	
Sale Price: \$1,739,200 - Full Value	Year Built/Age: Built 2020		Sale Price: \$2,360,000 - Confirmed	Year Built/Age: Built 2020	
Price/SF: \$698.47	RBA: 2,490 SF		Price/SF: \$591.48	RBA: 3,990 SF	
Pro Forma Cap -	Parcel No:		Pro Forma Cap -	Parcel No: 18-25-27-3160-000A-008.0	
Actual Cap Rate: -			Actual Cap Rate: 4.45%		
Comp ID: 5427843	Sale Conditions: Bulk/Portfolio Sale, Ground Lease (Leasehold) ...		Comp ID: 5159105	Sale Conditions: Investment Triple Net	
Research Status: Full Value			Research Status: Confirmed		
5	9224 Turkey Lake Rd - 7-Eleven	SOLD	11	3250 W Vine St - Charley's Restaurant	SOLD
Orlando, FL 32819	Orange County		Kissimmee, FL 34741	Osceola County	
Sale Date: 02/19/2021 (189 days on mkt)	Bldg Type: Retail/Convenience Store		Sale Date: 03/26/2020 (67 days on mkt)	Bldg Type: Retail/Fast Food	
Sale Price: \$2,744,382 - Confirmed	Year Built/Age: Built 2021		Sale Price: \$1,725,000 - Confirmed	Year Built/Age: Built 1995 Age: 25	
Price/SF: \$932.51	RBA: 2,943 SF		Price/SF: \$699.51	RBA: 2,466 SF	
Pro Forma Cap -	Parcel No: 02-2428-7851-02-000		Pro Forma Cap -	Parcel No: 20-25-29-1464-0001-0010	
Actual Cap Rate: 4.55%			Actual Cap Rate: -		
Comp ID: 5411959	Sale Conditions: Ground Lease (Leased Fee) ...		Comp ID: 5100133	Sale Conditions: -	
Research Status: Confirmed			Research Status: Confirmed		
6	5680 W Irlo Bronson Memorial Hwy - KFC	SOLD	12	7609 W Irlo Bronson Hwy	SOLD
Kissimmee, FL 34746	Osceola County		Kissimmee, FL 34747	Osceola County	
Sale Date: 12/15/2020	Bldg Type: Retail/Fast Food		Sale Date: 02/28/2020	Bldg Type: Retail/Fast Food	
Sale Price: \$2,351,300 - Full Value	Year Built/Age: Built 1987 Age: 33		Sale Price: \$3,500,000 - Confirmed	Year Built/Age: Built 2018 Age: 2	
Price/SF: \$608.51	RBA: 3,864 SF		Price/SF: \$1,150.18	RBA: 3,043 SF	
Pro Forma Cap -	Parcel No: 09-25-28-4804-0001-001B		Pro Forma Cap -	Parcel No: 02-25-27-4707-0001-002.C	
Actual Cap Rate: -			Actual Cap Rate: 5.00%		
Comp ID: 5346934	Sale Conditions: -		Comp ID: 5074234	Sale Conditions: Investment Triple Net	
Research Status: Full Value			Research Status: Confirmed		

MEET THE AGENT



Ozan Cifci

Top Orlando Real Estate Agent

Office: 407-757-2411

Cell: 407-782-4866

Fax: 407-317-6319

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

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

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

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

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

PROFESSIONAL PROFILE

- GRCC(Grand Rapids Community College) Grand Rapids Michigan 2012
- Sisli Technical School Electric and Electronic - Istanbul Turkey 2003
- Previously employed at Stiles Machinery as Electronic Technician
- Acquired Real Estate Sales Associates since 2014
- Member of Orlando Regional Realtor Association (ORRA)
- Member of Florida Association of Realtors (FAR)
- Member of National Association of Realtors (NAR)
- Member of Business Brokers of Florida (BBF)
- Member of Certified Commercial Investment Member (CCIM)
- Certification Completion of CI 101 Financial Analysis Class of CCIM (2020)
- Certification Completion of CI 102 Market Analysis Class of CCIM (2020)
- Top Sales Agent Real Estate Awards in 2016 & 2017 at Premium Properties R.E Services Branch Manager of Dr Phillips Orlando Office since 2017. Assisting Agents to prepare contracts, negotiate in transactions, analyzing properties Financial and Market Aspects.
- Scheduling trainings and sales meetings, motivating the team and recruiting new Sales Associates during continuing of Leasing and Selling Commercial Real Estates and Businesses