

OFFERING MEMORANDUM

Vero Beach Multi-Family | Vero Beach, FL 32960



Prepared By

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**COMMERCIAL
PROPERTY
FOR SALE**



PREMIUMPROPERTIES.COM



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Orlando, Florida



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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

Executive Summary

- 22 UNITS MULTI-FAMILY PROPERTY LOCATED IN DOWNTOWN VERO BEACH 21 UNITS CURRENTLY OCCUPIED WITH LONG TERM TENANTS IN PLACE GENERATING CASH FLOW AND WAITING FOR NEW INVESTORS TO TAKE OVER. PROPERTY OFFERS VALUE ADD OPPORTUNITY TO BUYERS WITH POSSIBLE RENOVATIONS AND INCREASE THE RENTS. LEASES INCLUDING WATER/SEWER AND GARBAGE AND POWER EXCEPT A FEW TENANTS PAYS THEIR POWER EXCLUDED TO LEASE. NEW INVESTOR CAN ADD SIGNIFICANT VALUE TO PROPERTY WITH RENOVATION PROJECT AND EXCLUDE THE UTILITIES ALONG WITH RENTAL INCREASE TO MARKET VALUE. VERO BEACH MARKET HAS HIGH DEMAND FOR RENTAL APARTMENTS AVERAGE RENTAL RATES BETWEEN \$.95 TO \$1.5 PER SQF IN THE AREA, 47,500 POPULATION AND OVER \$50K MEDIAN HOUSEHOLD INCOME WITHIN 3 MILES THE PROPERTY LOCATED, WALKING DISTANCE TO VERO BEACH HIGH SCHOOL AND RETAIL SHOPPING CENTERS AND 5 MINUTES TO BEACHES. INDIAN RIVER COUNTY ECONOMIC BASE MULTIPLIER IS SCORE 4.87 AND AGRICULTURAL, RETAIL TRADE, CONSTRUCTION, REAL ESTATE AND HEALTH CARE- SOCIAL ASSISTANCE SERVICES OF REGIONAL SHIFT GREATER THAN NATIONAL GROWTH RATE.



Vero Beach Multi-Family

1825 14th Ave, Vero Beach FL 32960
22 Units in Vero Beach

OFFERING PRICE

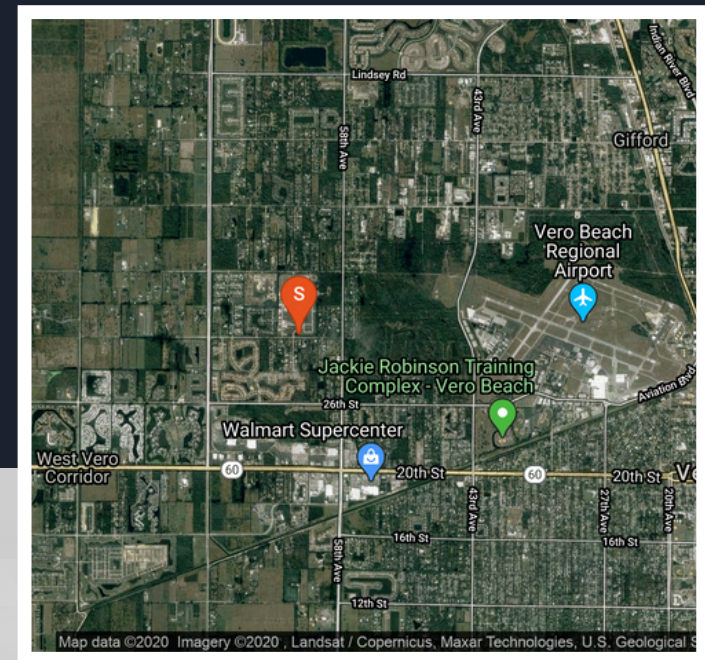
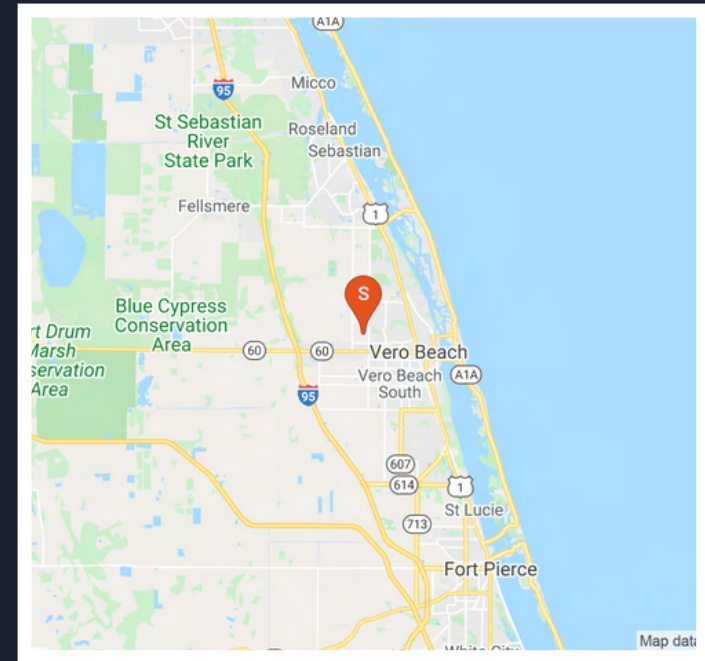
\$1,500,000

Cap Rate

7.14%

Location Summary



The City of Vero Beach is a political subdivision of the State of Florida. The City was originally incorporated in 1919 as the City of Vero. In 1925, the City of Vero was reincorporated as the City of Vero Beach and was transferred from St. Lucie County to Indian River County. The City of Vero Beach consists of 13.1 square miles and is located about 190 miles south of Jacksonville and 135 miles north of Miami on Florida's east coast. The City's population is currently estimated at 15,220.





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Property Details

SITE DESCRIPTION

Loan Type - Amortized
Market- Indian River
Property Type- Multi-Family

Property Subtype- Multi-Family
Building Size- 9,426 SF
Building Class- C
Zoning- P-D -MLT FAM >10
Number of Units- 22 Units
Tax Year 2020- \$12,668

Opportunity Zone- No
Year Built- 1940
Construction Status- Renovated in 2017
Price- \$1,500,000
Price Per SF- \$159.13
Cap Rate- 7.14%

Land SF - 20,038
Percent Leased- 100%
Building Height- 1-2 Story
Occupancy- 95.00%
Ownership Type- Fee Simple



PROPERTY TAXES

Parcel Number- 33-39-02-00010-0020-00012.0

Land Assessment- \$135,150

Improvements Assessment- \$487,567

Total Assessment \$622,717

VERO BEACH INFORMATION:

Set to Impress is depicted by medium to large multi-unit apartments with lower than average rents. These apartments are often nestled into neighborhoods with other businesses or single-family housing. Nearly one in three residents is 20 to 34 years old, and more than half of the homes are non-family households. Although many residents live alone, they preserve close connections with their family. Income levels are low; many work in food service while they are attending college. This group is always looking for a deal. They are very conscious of their image and seek to bolster their status with the latest fashion. Set to Impress residents are tapped into popular music and the local music scene.



INDIAN RIVER MALL

JCPenney AMC Dillard's
 Macy's PETSMART Ashley
 BIG LOTS! MATTRESS FIRM AT&T ROOMS TO GO
 Bath&BodyWorks SHOE DEPT. ENCORE GameStop

INDIAN RIVER SQUARE

LOWE'S Publix bealls OUTLET
 TARGET DOLLAR TREE BEST BUY Office DEPOT
 Michaels ROSS BED BATH & BEYOND



Cleveland Clinic
 Indian River Hospital

VERO BEACH COUNTRY CLUB

60

Walmart JO-ANN
 THE HOME DEPOT Sam's Club PETCO
 Marshalls FIVE BELOW

VERO BEACH HIGH SCHOOL

Walmart Neighborhood Market

THE FRESH MARKET Publix DOLLAR GENERAL AT&T Bank of America CHICO'S
 TJ-maxx

Kmart THE SAVINGS ARMY Stein Mart Tuesday Morning
 MATTRESS ONE LifeFitness LESLIE'S POOL SUPPLIES ID Bank
 Publix STAPLES

SUBJECT PROPERTY

1825 14TH STREET
 VERO BEACH, FL

Ford DOLLAR GENERAL HONDA Publix Walgreens DOLLAR GENERAL Jeep RAM
 HONDA TOYOTA NISSAN KIA

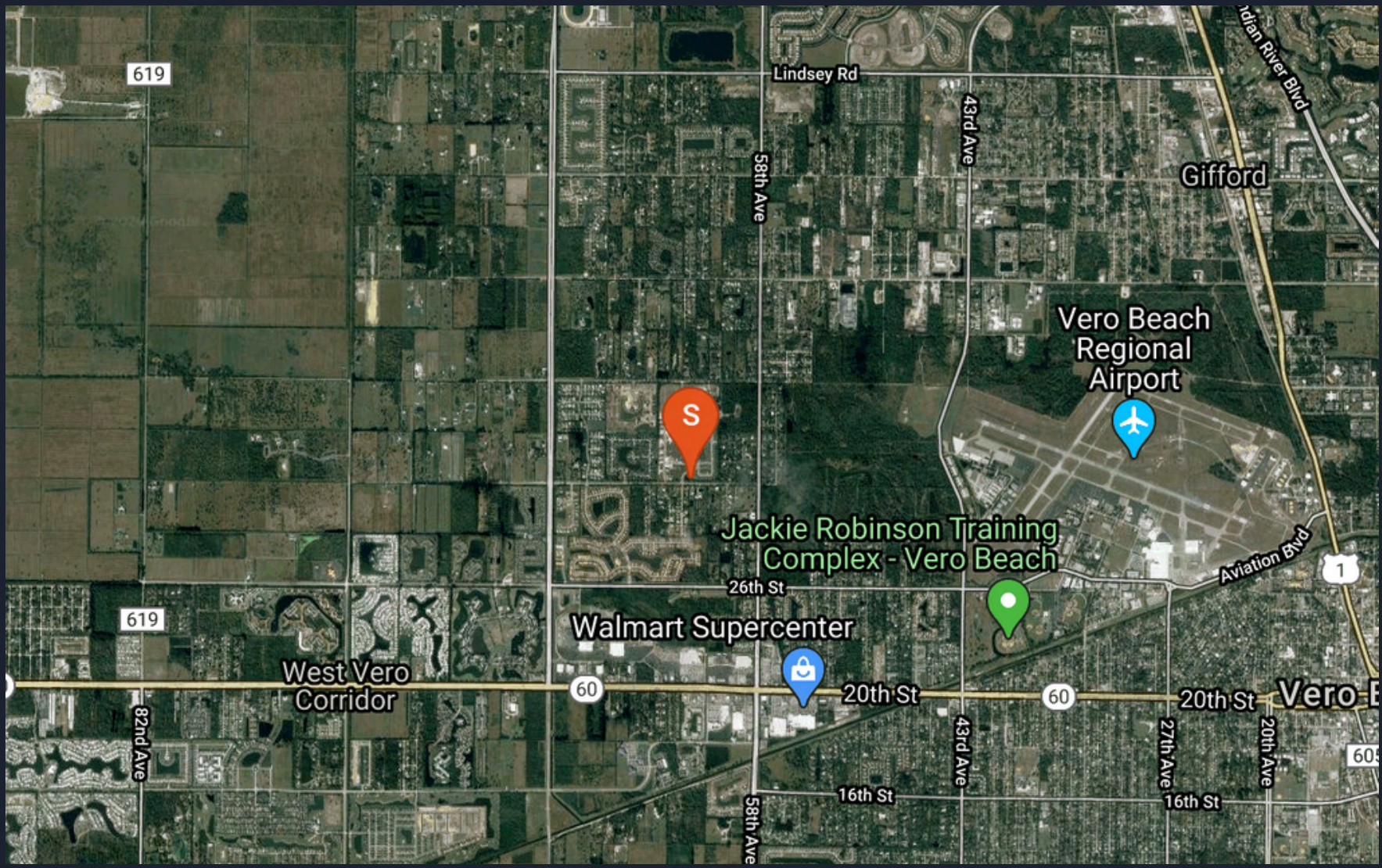
VERO BEACH ELEMENTARY SCHOOL

1

A1A

95



Vero Beach Mapping





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Financial Analysis



Vero Beach Multi-Family

1825 14th Ave, Vero Beach FL 32960
22 Units in Vero Beach

OFFERING PRICE

\$1,500,000

Cap Rate

7.14%

OFFERING SUMMARY

ADDRESS	1825 14th Ave Vero Beach FL 32960
COUNTY	Indian River
MARKET	Indian River
SUBMARKET	Vero Beach
BUILDING SF	9,426 SF
LAND SF	20,038
LAND ACRES	0.46
NUMBER OF UNITS	22
YEAR BUILT	1940
YEAR RENOVATED	2017
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	\$1,500,000
PRICE PSF	\$159.13
PRICE PER UNIT	\$68,182
NOI (CURRENT)	\$107,116
NOI (Pro Forma)	\$146,824
CAP RATE (CURRENT)	7.14 %
CAP RATE (Pro Forma)	9.79 %
GRM (CURRENT)	9.94
GRM (Pro Forma)	7.10



Vero Beach Financial Summary

PROPOSED FINANCING

LOAN TYPE	Amortized
DOWN PAYMENT	\$1,050,000
LOAN AMOUNT	\$450,000
INTEREST RATE	4.50 %
LOAN TERMS	25 Years
ANNUAL DEBT SERVICE	\$27,361
LOAN TO VALUE	30 %
AMORTIZATION PERIOD	30 Years

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
--	---------------	---------------	---------------

2020 Population	7,997	46,869	95,208
2020 Median HH Income	\$39,869	\$51,273	\$56,347
2020 Average HH Income	\$58,672	\$73,894	\$81,696

PROPERTY FEATURES

NUMBER OF UNITS	22
BUILDING SF	9,426
LAND SF	20,038
LAND ACRES	0.46
YEAR BUILT	1940
YEAR RENOVATED	2017
ZONING TYPE	MLT FAM >10
BUILDING CLASS	C



Vero Beach Financial Summary

GLOBAL

Offering Price **\$1,500,000**

INCOME - Growth Rates

Gross Potential Rent **3.00 %**

EXPENSES - Growth Rates

Real Estate Taxes **2.00 %**

Insurance **2.00 %**

Repairs & Maintenance **2.00 %**

Landscaping **2.00 %**

Utilities **2.00 %**

Other Expenses **2.00 %**

PROPOSED FINANCING

Loan Type **Amortized**

Down Payment **\$1,050,000**

Loan Amount **\$450,000**

Interest Rate **4.50 %**

Loan Terms **25 Years**

Annual Debt Service **\$27,361**

Loan to Value **30 %**

Amortization Period **30 Years**





Rent Roll



Unit	Unit Mix	Monthly	Market Rent
1	Studio + 1 ba	\$500	\$800.00
2	Studio + 1 ba	\$800	\$800.00
3	Studio + 1 ba	\$800	\$800.00
4	Studio + 1 ba	\$800	\$800.00
5	Studio + 1 ba	\$700	\$800.00
6	Studio + 1 ba	\$500	\$800.00
7	Studio + 1 ba	\$0	\$800.00
8	Studio + 1 ba	\$0	\$800.00
9	Studio + 1 ba	\$500	\$800.00
10	Studio + 1 ba	\$700	\$800.00
11	Studio + 1 ba	\$700	\$800.00
12	Studio + 1 ba	\$700	\$800.00
13	Studio + 1 ba	\$600	\$800.00
14	Studio + 1 ba	\$500	\$800.00
15	Studio + 1 ba	\$600	\$800.00
16	Studio + 1 ba	\$500	\$800.00
17	Studio + 1 ba	\$575	\$800.00
18	Studio + 1 ba	\$500	\$800.00
19	Studio + 1 ba	\$500	\$800.00
20	Studio + 1 ba	\$900	\$800.00
21	Studio + 1 ba	\$500	\$800.00
22	Studio + 1 ba	\$700	\$800.00
Totals/Averages		\$12,575	\$17,600

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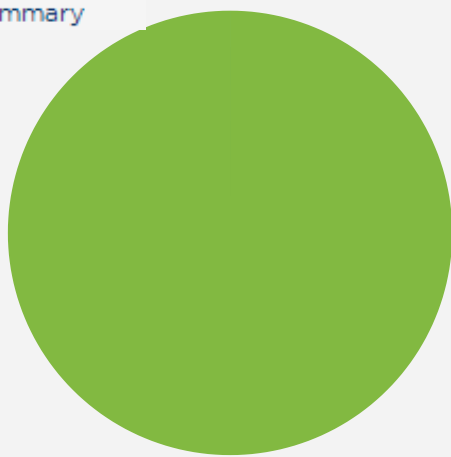
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Unit Mix Summary

Unit Mix	# Units	Square Feet	Current Rent	Actual Rent PSF	Monthly Income	Market Rent	Market Rent PSF	Market Income
Studio + 1 ba	22	0	\$572	\$0.00	\$12,575	\$800	\$0.00	\$17,600
Totals/Averages	22	0	\$572	\$0.00	\$12,575	\$800	\$0.00	\$17,600

Unit Mix Summary

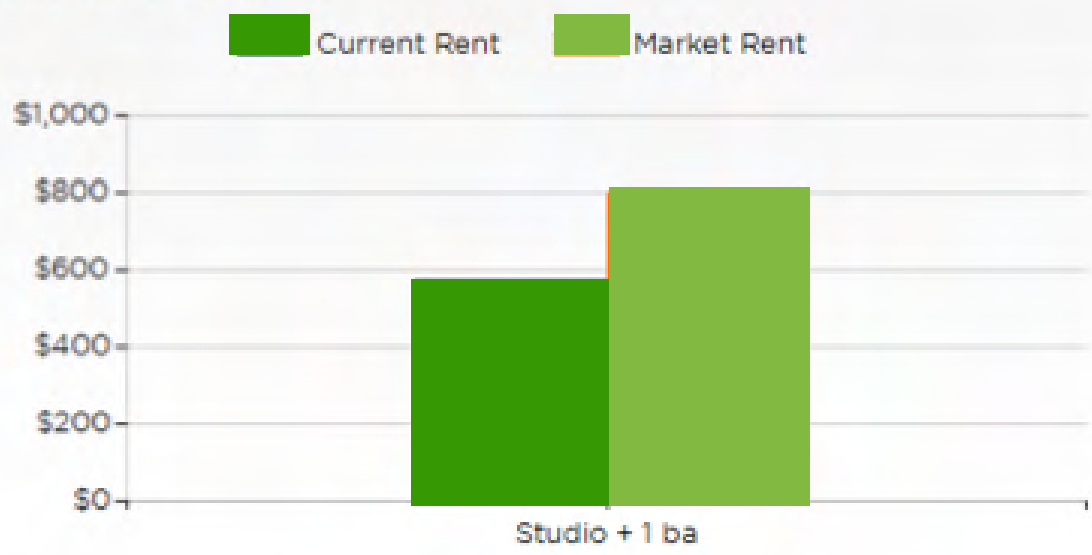


- Studio + 1 ba
- 1 bd + 1 ba

Studio + 1 ba
100%



Actual vs. Market Revenue



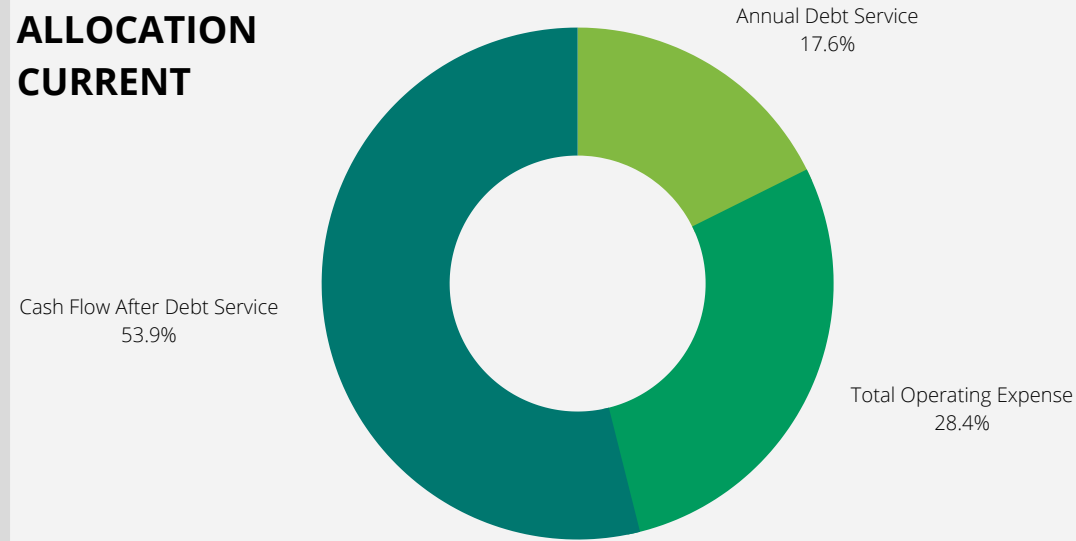


Income & Expense Analysis

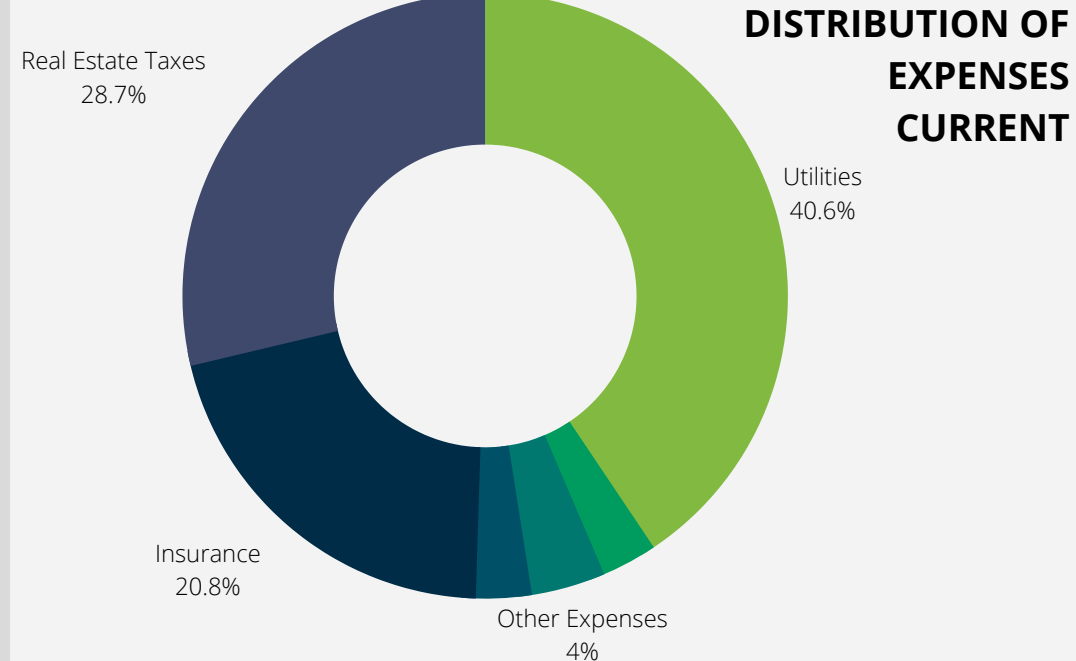
Income & Expense Analysis

INCOME	CURRENT	PRO FORMA
Gross Potential Income	\$150,900	\$211,200
Less: General Vacancy		\$10,560
Effective Gross Income	\$150,900	\$200,640
Less: Expenses	\$43,784	\$53,816
Net Operating Income	\$107,116	\$146,824
Annual Debt Service	\$27,361	\$27,361
Debt Coverage Ratio	3.91	5.37
Cash Flow After Debt Service	\$79,755	\$119,463
Principal Reduction	\$7,111	\$7,111
Total Return	19.3 %	28.1 %
	\$86,866	\$126,574

REVENUE ALLOCATION CURRENT



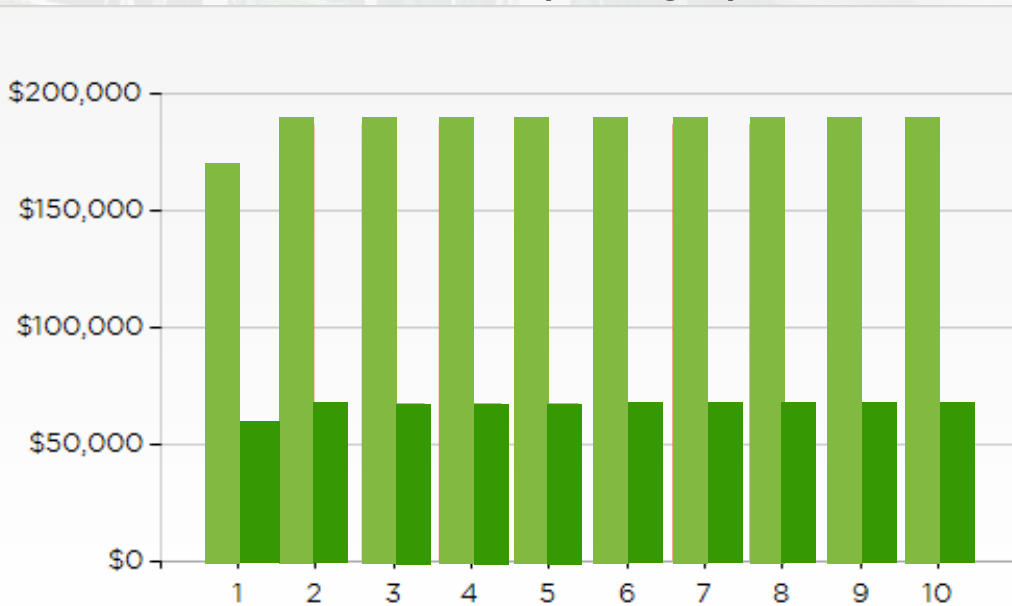
EXPENSES	Per Unit	CURRENT	Per Unit	PRO FORMA
Real Estate Taxes	\$576	\$12,668	\$576	\$12,668
Insurance	\$409	\$9,000	\$409	\$9,000
Management Fee		\$456		\$10,032
Repairs & Maintenance	\$55	\$1,200	\$55	\$1,200
Landscaping	\$55	\$1,200	\$55	\$1,200
Utilities	\$818	\$18,000	\$818	\$18,000
Other Expenses	\$78	\$1,716	\$78	\$1,716
Total Operating Expense	\$1,990	\$43,784	\$2,446	\$53,816
Annual Debt Service	\$1,244	\$27,361	\$1,244	\$27,361
Expense / SF		\$4.64		\$5.70
% of EGI		29.02 %		26.82 %



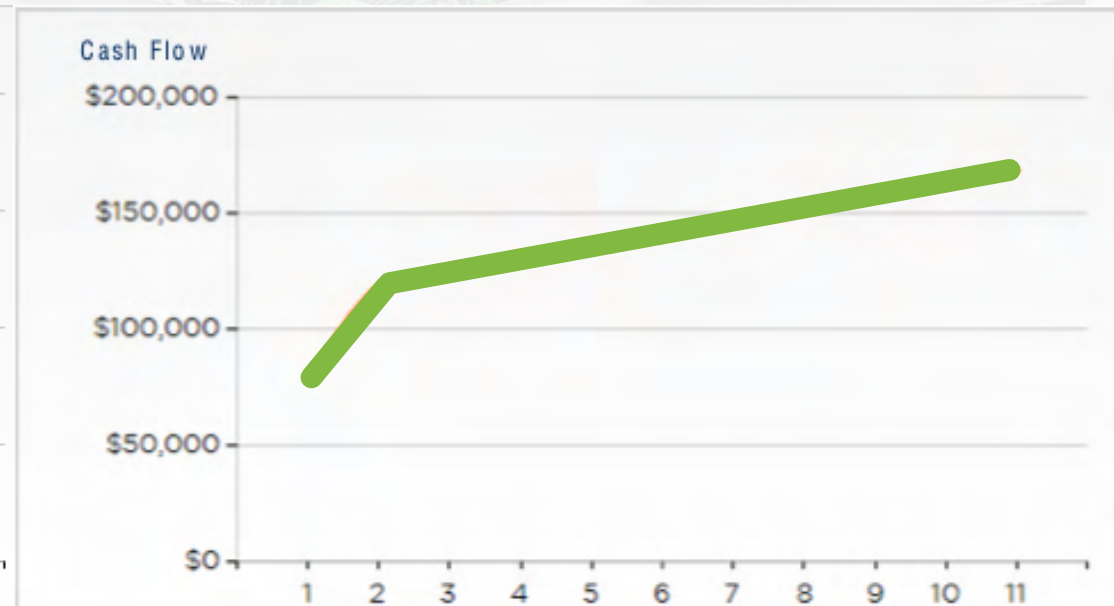
Cash Flow Analysis

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	\$150,900	\$211,200	\$217,536	\$224,062	\$230,784	\$237,707	\$244,839	\$252,184	\$259,749	\$267,542	\$275,568
Gross Potential Income	\$150,900	\$211,200	\$217,536	\$224,062	\$230,784	\$237,707	\$244,839	\$252,184	\$259,749	\$267,542	\$275,568
General Vacancy	-	-\$10,560	-\$10,877	-\$11,203	-\$11,539	-\$11,885	-\$12,242	-\$12,609	-\$12,987	-\$13,377	-\$13,778
Effective Gross Income	\$150,900	\$200,640	\$206,659	\$212,859	\$219,245	\$225,822	\$232,597	\$239,575	\$246,762	\$254,165	\$261,790
Operating Expenses											
Real Estate Taxes	\$12,668	\$12,668	\$12,921	\$13,180	\$13,443	\$13,712	\$13,986	\$14,266	\$14,552	\$14,843	\$15,139
Insurance	\$9,000	\$9,000	\$9,180	\$9,364	\$9,551	\$9,742	\$9,937	\$10,135	\$10,338	\$10,545	\$10,756
Management Fee		\$10,032	\$10,333	\$10,643	\$10,962	\$11,291	\$11,630	\$11,979	\$12,338	\$12,708	\$13,089
Repairs & Maintenance	\$1,200	\$1,200	\$1,224	\$1,248	\$1,273	\$1,299	\$1,325	\$1,351	\$1,378	\$1,406	\$1,434
Landscaping	\$1,200	\$1,200	\$1,224	\$1,248	\$1,273	\$1,299	\$1,325	\$1,351	\$1,378	\$1,406	\$1,434
Utilities	\$18,000	\$18,000	\$18,360	\$18,727	\$19,102	\$19,484	\$19,873	\$20,271	\$20,676	\$21,090	\$21,512
Other Expenses	\$1,716	\$1,716	\$1,750	\$1,785	\$1,821	\$1,857	\$1,895	\$1,932	\$1,971	\$2,011	\$2,051
Total Operating Expense	\$43,784	\$53,816	\$54,993	\$56,196	\$57,426	\$58,684	\$59,971	\$61,287	\$62,632	\$64,008	\$65,415
Net Operating Income	\$107,116	\$146,824	\$151,667	\$156,663	\$161,819	\$167,138	\$172,626	\$178,288	\$184,130	\$190,157	\$196,374
Annual Debt Service	\$27,361	\$27,361	\$27,361	\$27,361	\$27,361	\$27,361	\$27,361	\$27,361	\$27,361	\$27,361	\$27,361
Cash Flow	\$79,755	\$119,463	\$124,305	\$129,302	\$134,457	\$139,777	\$145,265	\$150,927	\$156,769	\$162,795	\$169,013

Effective Gross Income vs Operating Expenses



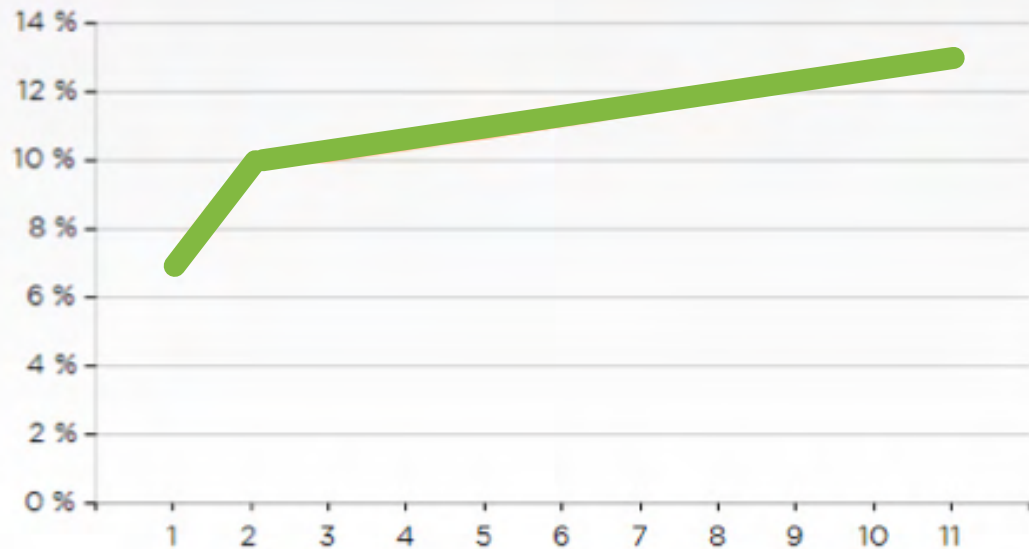
Cash Flow



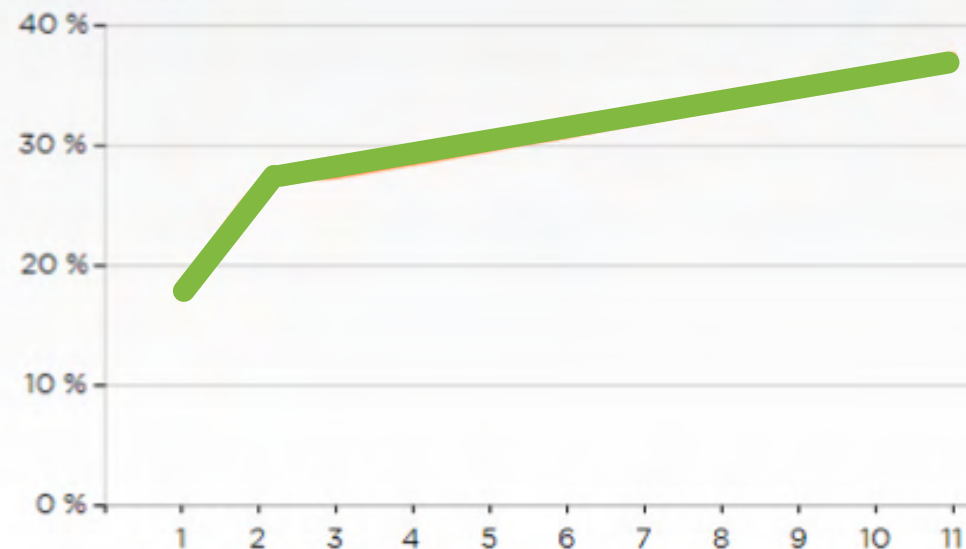
Cash Flow Analysis

Calendar Year	CURRENT	Pro Forma Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10		
Financial Metrics											
Cash on Cash Return b/t	17.72 %	26.55 %	27.62 %	28.73 %	29.88 %	31.06 %	32.28 %	33.54 %	34.84 %	36.18 %	37.56 %
CAP Rate	7.14 %	9.79 %	10.11 %	10.44 %	10.79 %	11.14 %	11.51 %	11.89 %	12.28 %	12.68 %	13.09 %
Debt Coverage Ratio	3.91	5.37	5.54	5.73	5.91	6.11	6.31	6.52	6.73	6.95	7.18
Operating Expense Ratio	29.01 %	26.82 %	26.61 %	26.40 %	26.19 %	25.98 %	25.78 %	25.58 %	25.38 %	25.18 %	24.98 %
Gross Multiplier (GRM)	9.94	7.10	6.90	6.69	6.50	6.31	6.13	5.95	5.77	5.61	5.44
Loan to Value	30.00 %	29.53 %	29.02 %	28.48 %	27.95 %	27.37 %	26.77 %	26.15 %	25.49 %	24.80 %	24.07 %
Breakeven Ratio	47.15 %	40.46 %	39.85 %	39.25 %	38.67 %	38.10 %	37.55 %	37.00 %	36.47 %	35.95 %	35.44 %
Price / SF	\$159.13	\$159.13	\$159.13	\$159.13	\$159.13	\$159.13	\$159.13	\$159.13	\$159.13	\$159.13	\$159.13
Price / Unit	\$68,182	\$68,182	\$68,182	\$68,182	\$68,182	\$68,182	\$68,182	\$68,182	\$68,182	\$68,182	\$68,182
Income / SF	\$16.00	\$21.28	\$21.92	\$22.58	\$23.25	\$23.95	\$24.67	\$25.41	\$26.17	\$26.96	\$27.77
Expense / SF	\$4.64	\$5.70	\$5.83	\$5.96	\$6.09	\$6.22	\$6.36	\$6.50	\$6.64	\$6.79	\$6.93

Cap Rate



Cash on Cash Return



Disposition Sensitivity Analysis



EXIT CAP RATE	PROJECTED SALES PRICE	SALES PRICE/UNIT	SALES PRICE PSF	PROCEEDS AFTER LOAN PAYOFF	IRR
0.25%	\$ 66,855,109	\$ 3,038,869	\$ 7,093	\$ 66,445,841	136.59%
0.50%	\$ 33,427,555	\$ 1,519,434	\$ 3,546	\$ 33,018,286	112.18%
0.75%	\$ 22,285,036	\$ 1,012,956	\$ 2,364	\$ 21,875,768	99.26%
1.00%	\$ 16,713,777	\$ 759,717	\$ 1,773	\$ 16,304,509	90.67%
1.25%	\$ 13,371,022	\$ 607,774	\$ 1,419	\$ 12,961,753	84.31%
1.50%	\$ 11,142,518	\$ 506,478	\$ 1,182	\$ 10,733,250	79.32%
1.75%	\$ 9,550,730	\$ 434,124	\$ 1,013	\$ 9,141,461	75.23%
2.00%	\$ 8,356,889	\$ 379,859	\$ 887	\$ 7,947,620	71.78%
2.25%	\$ 7,428,345	\$ 337,652	\$ 788	\$ 7,019,077	68.82%



EXIT CAP RATE	PROJECTED SALES PRICE	SALES PRICE/UNIT	SALES PRICE PSF	PROCEEDS AFTER LOAN PAYOFF	IRR
0.25%	\$ 78,549,710	\$ 3,570,441	\$ 8,333	\$ 78,171,553	66.43%
0.50%	\$ 39,274,855	\$ 1,785,221	\$ 4,167	\$ 38,896,698	57.64%
0.75%	\$ 26,183,237	\$ 1,190,147	\$ 2,778	\$ 25,805,080	52.91%
1.00%	\$ 19,637,427	\$ 892,610	\$ 2,083	\$ 19,259,271	49.74%
1.25%	\$ 15,709,942	\$ 714,088	\$ 1,667	\$ 15,331,785	47.40%
1.50%	\$ 13,091,618	\$ 595,074	\$ 1,389	\$ 12,713,462	45.56%
1.75%	\$ 11,221,387	\$ 510,063	\$ 1,190	\$ 10,843,231	44.06%
2.00%	\$ 9,818,714	\$ 446,305	\$ 1,042	\$ 9,440,557	42.79%
2.25%	\$ 8,727,746	\$ 396,716	\$ 926	\$ 8,349,589	41.71%

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Demographics

DEMOGRAPHIC PROFILE

1825 14th Ave, Vero Beach, Florida, 32960
Ring band of 0 - 1 miles

Vero Beach

Sub-Lateral E-2-W

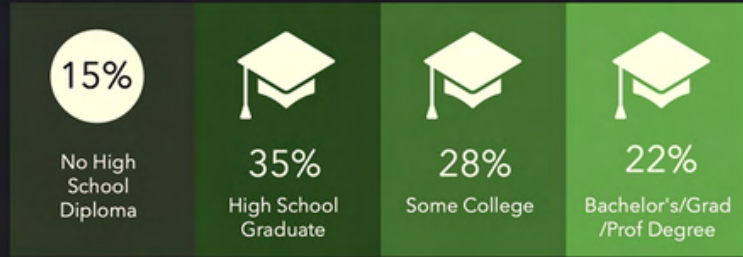
Sub-Lateral E-3-W

Royal

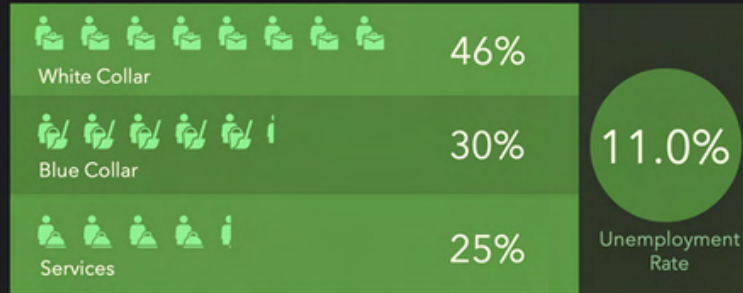
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THE SCIENCE OF WHERE®

EDUCATION



EMPLOYMENT



KEY FACTS



INCOME



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Vero Beach Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	7,218	39,217	70,956
2010 Population	7,596	42,179	81,947
2020 Population	7,997	46,869	95,208
2025 Population	8,243	49,403	101,518
2020 African American	456	3,535	11,526
2020 American Indian	39	186	322
2020 Asian	177	979	1,767
2020 Hispanic	1,185	5,933	10,908
2020 Other Race	322	1,658	3,206
2020 White	6,812	39,444	76,263
2020 Multiracial	181	1,030	2,077
2020-2025: Population: Growth Rate	3.05 %	5.30 %	6.45 %

2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	523	2,558	4,714
\$15,000-\$24,999	684	3,091	5,264
\$25,000-\$34,999	344	1,902	3,796
\$35,000-\$49,999	457	2,633	5,029
\$50,000-\$74,999	546	3,391	6,798
\$75,000-\$99,999	416	2,630	5,594
\$100,000-\$149,999	302	2,699	6,287
\$150,000-\$199,999	102	911	1,896
\$200,000 or greater	91	1,053	2,733
Median HH Income	\$39,869	\$51,273	\$56,347
Average HH Income	\$58,672	\$73,894	\$81,696



Vero Beach Demographics



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	3,445	19,848	36,489
2010 Total Households	3,314	18,821	36,446
2020 Total Households	3,464	20,869	42,111
2025 Total Households	3,562	21,962	44,838
2020 Average Household Size	2.28	2.22	2.24
2000 Owner Occupied Housing	2,029	12,196	22,918
2000 Renter Occupied Housing	1,123	5,333	8,426
2020 Owner Occupied Housing	2,426	15,741	32,762
2020 Renter Occupied Housing	1,038	5,128	9,348
2020 Vacant Housing	668	4,796	10,425
2020 Total Housing	4,132	25,665	52,536
2025 Owner Occupied Housing	2,507	16,625	35,021
2025 Renter Occupied Housing	1,055	5,337	9,817
2025 Vacant Housing	684	5,022	10,913
2025 Total Housing	4,246	26,984	55,751
2020-2025: Households: Growth Rate	2.80 %	5.15 %	6.30 %



2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	443	2,536	4,684
2020 Population Age 35-39	399	2,286	4,393
2020 Population Age 40-44	415	2,307	4,328
2020 Population Age 45-49	511	2,528	4,773
2020 Population Age 50-54	537	2,858	5,568
2020 Population Age 55-59	627	3,413	6,762
2020 Population Age 60-64	568	3,582	7,506
2020 Population Age 65-69	545	3,618	7,739
2020 Population Age 70-74	463	3,296	7,279
2020 Population Age 75-79	378	2,522	5,697
2020 Population Age 80-84	267	1,911	4,109
2020 Population Age 85+	302	2,304	5,075
2020 Population Age 18+	6,593	39,064	79,488
2020 Median Age	47	50	52

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2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$48,635	\$54,125	\$55,026
Average Household Income 25-34	\$62,658	\$70,167	\$70,588
Median Household Income 35-44	\$51,048	\$62,582	\$66,312
Average Household Income 35-44	\$70,138	\$82,501	\$85,267
Median Household Income 45-54	\$53,171	\$68,314	\$73,850
Average Household Income 45-54	\$71,855	\$93,436	\$99,704
Median Household Income 55-64	\$46,601	\$60,325	\$65,583
Average Household Income 55-64	\$62,599	\$83,787	\$92,473
Median Household Income 65-74	\$38,154	\$50,115	\$56,865
Average Household Income 65-74	\$52,352	\$71,721	\$84,646
Average Household Income 75+	\$43,279	\$55,598	\$67,104

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2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	540	2,793	5,396
2025 Population Age 35-39	443	2,613	4,948
2025 Population Age 40-44	437	2,572	4,879
2025 Population Age 45-49	444	2,488	4,694
2025 Population Age 50-54	524	2,705	5,198
2025 Population Age 55-59	539	3,056	6,113
2025 Population Age 60-64	624	3,654	7,833
2025 Population Age 65-69	579	4,040	8,810
2025 Population Age 70-74	529	3,832	8,414
2025 Population Age 75-79	426	3,259	7,439
2025 Population Age 80-84	321	2,270	5,060
2025 Population Age 85+	308	2,412	5,325
2025 Population Age 18+	6,780	41,212	85,063
2025 Median Age	47	51	53

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2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$50,682	\$57,309	\$58,264
Average Household Income 25-34	\$66,210	\$76,554	\$77,217
Median Household Income 35-44	\$54,416	\$71,321	\$75,106
Average Household Income 35-44	\$72,945	\$91,219	\$94,729
Median Household Income 45-54	\$55,080	\$75,191	\$79,342
Average Household Income 45-54	\$75,931	\$103,870	\$110,379
Median Household Income 55-64	\$50,705	\$65,750	\$72,660
Average Household Income 55-64	\$68,176	\$94,169	\$103,571
Median Household Income 65-74	\$39,098	\$53,799	\$62,544
Average Household Income 65-74	\$55,697	\$81,629	\$96,952
Average Household Income 75+	\$46,538	\$63,669	\$77,066

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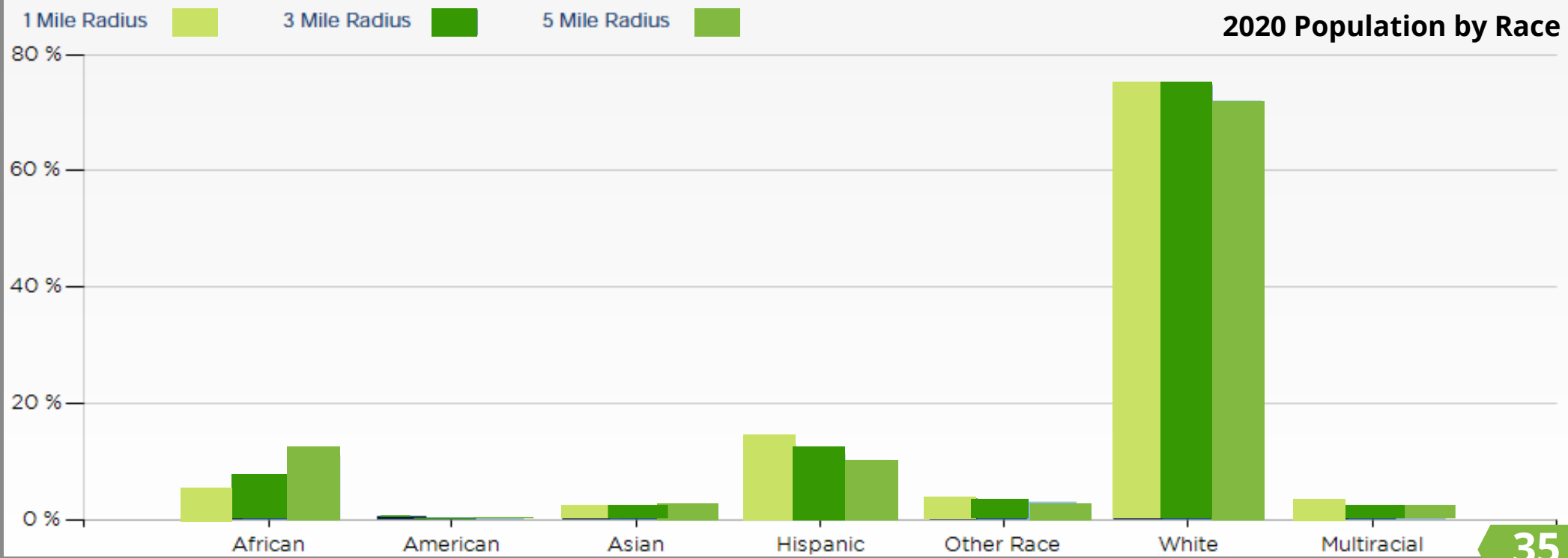
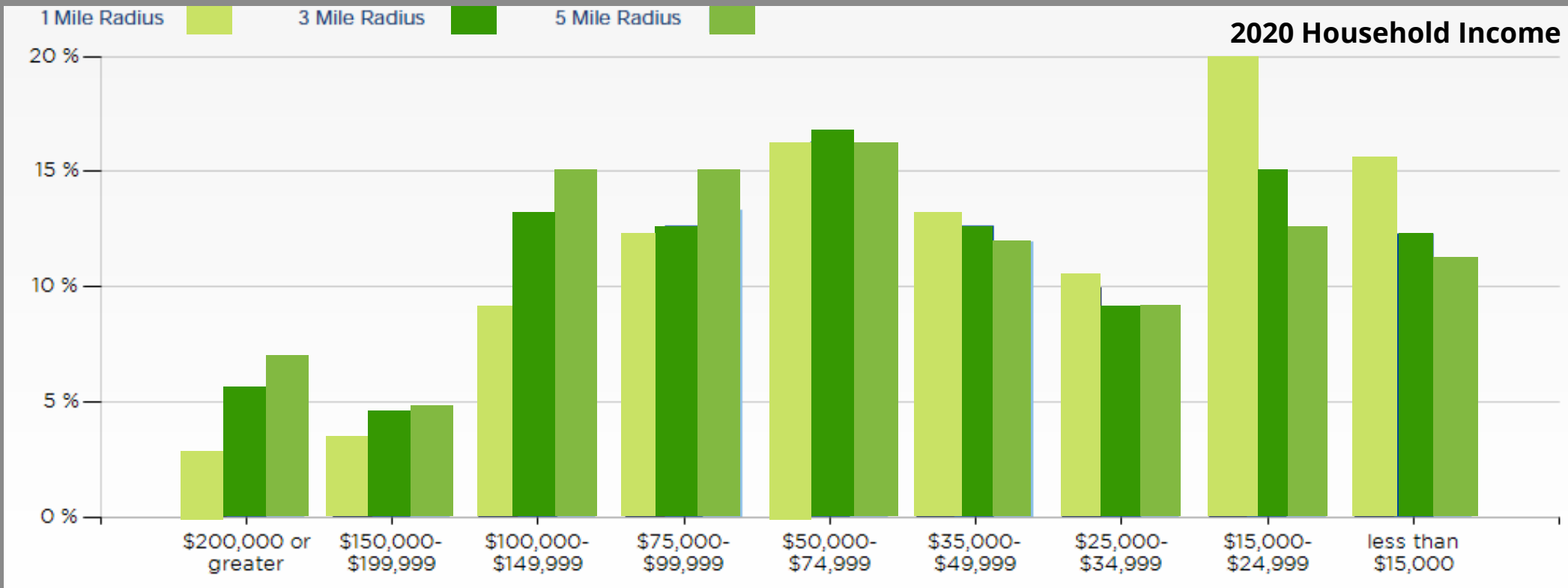
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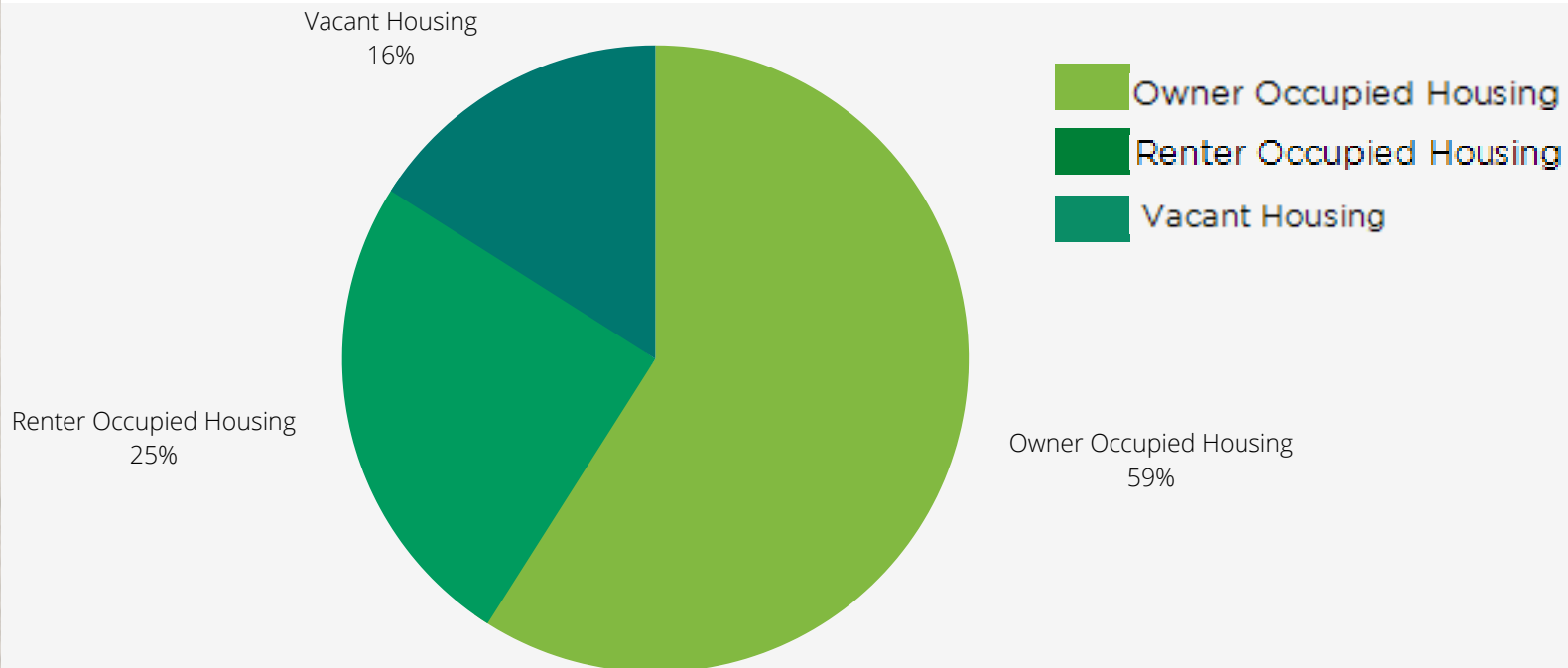
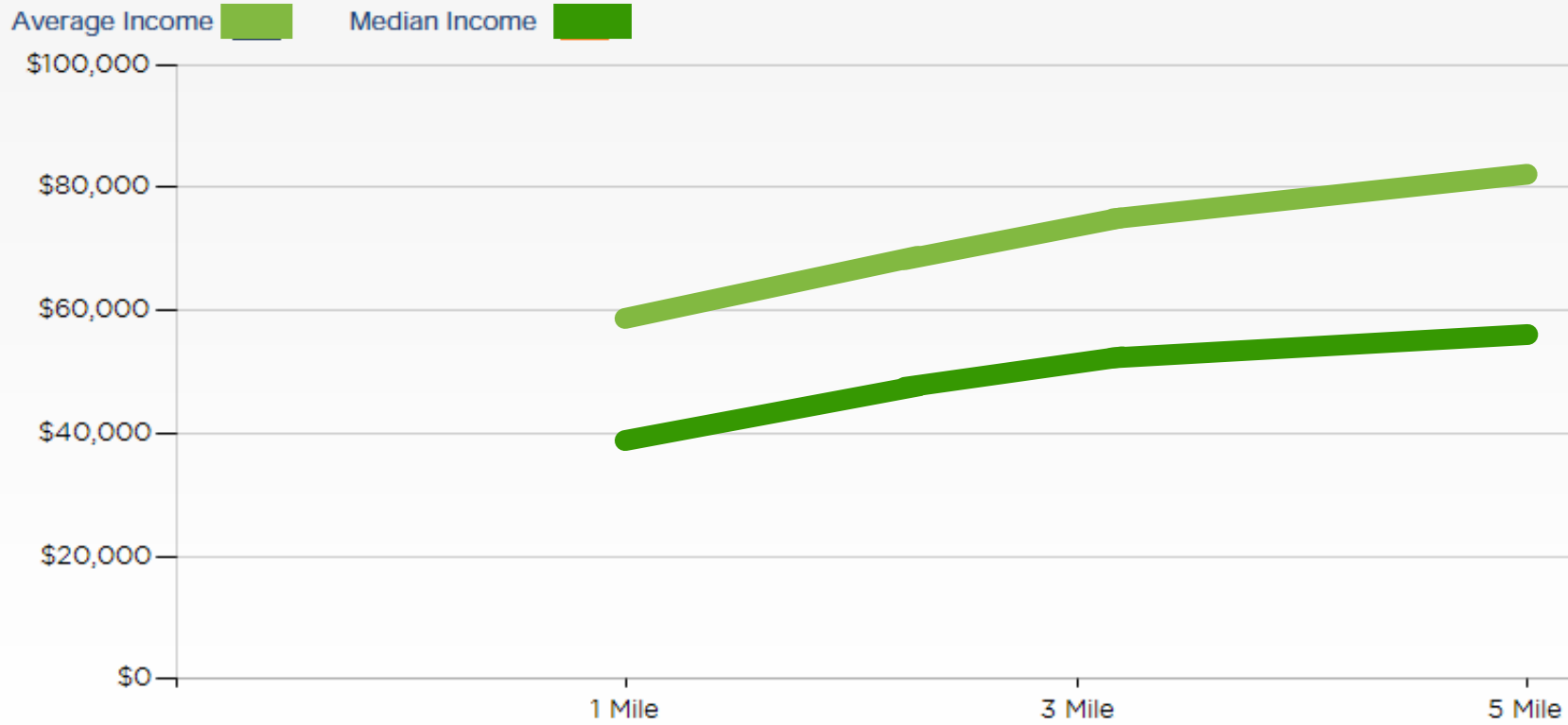
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Vero Beach Demographics



Vero Beach Demographics



MEET THE TEAM



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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.

Retail/Industrial – 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