

OFFERING MEMORANDUM

W COLONIAL RETAIL WITH ADJACENT LAND
12801 W COLONIAL DR, WINTER GARDEN FL 34787



Prepared By

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Details:

Offering Price: **\$3,400,000**

Lease Type: **NNN**

**COMMERCIAL
PROPERTY
FOR SALE**



PREMIUMPROPERTIES.COM



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407-782-4866



Orlando, Florida

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Exclusively Presented By:

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



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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.









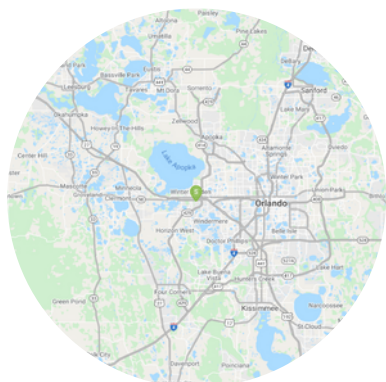
Executive Summary

W COLONIAL RETAIL WITH ADJACENT LAND 12801 W COLONIAL DR, WINTER GARDEN FL 34787

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
2021 Population	6,177	63,471	134,875
2021 Median HH Income	\$51,859	\$77,018	\$78,006
2021 Average HH Income	\$72,671	\$108,806	\$107,264

AREA OVERVIEW

-Property located More than 63,000 Population within 3 Miles Distance
 . Winter Garden is the commercial and cultural capitol of West Orange County.
 "Winter Garden is a city 14 miles (23 km) west of Downtown Orlando in the western part of Orange County, 1 mile away from highway 429, Florida, United States. ... It is part of the Orlando-Kissimmee-Sanford, Florida Metropolitan Statistical Area. Its population was 46,051 as of 2019." Also, Winter Garden is bordered on the south by the town of Windermere, on the east by the city of Ocoee, on the west by the town of Oakland and on the north by Lake Apopka.-Less than a mile away from FL-429 and FL Turnpike and access to Orlando Downtown and Major attractions. -Winter Garden Downtown is full of entertainment with local and Franchise Restaurants, Bars and shops only 5 min away.
 - More than 51,000 AADT on W Colonial and front of the Property surrounded by Major Retailers offers opportunity for Investors, Owner Users and Developers.

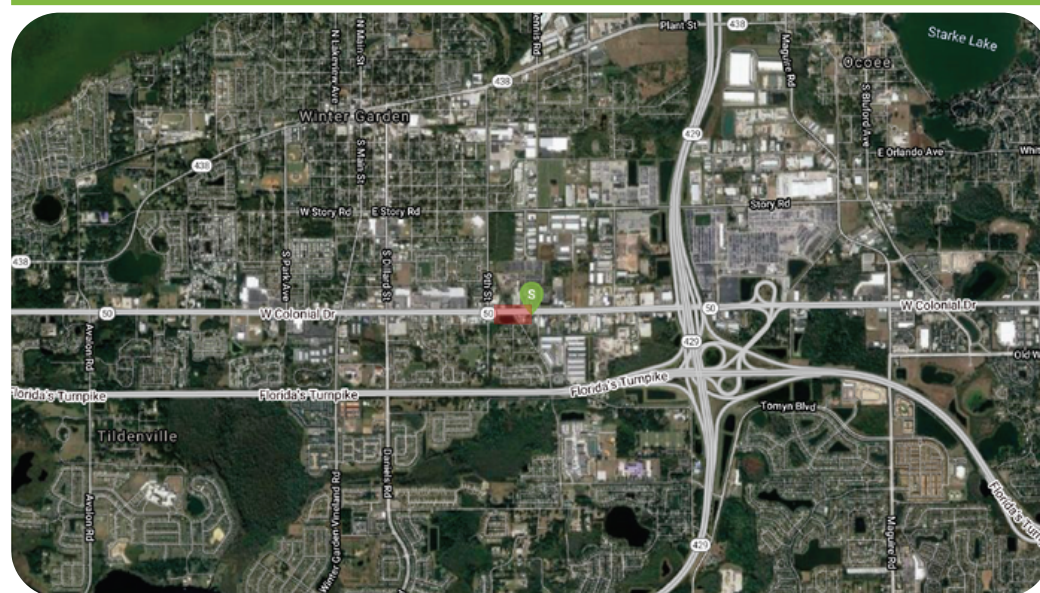


OFFER HIGHLIGHTS

Premium Properties Commercial proudly presents this C-2 Zoned 3 Acres Land on W Colonial with 2 Restaurant Buildings on 1.44 Acres and 55 Parking spots and over 1.8 Acres separated vacant Land behind the Parking lot is ready to build any Retail Development in order to maximize the cash flow and add significant value to the Property.

- More than \$78,000 Median Household Income within 3 Miles distance and high demand for variety of Retailers. Property located minutes away from Winter Garden Downtown and Ocoee Hospital and Major Retailers.
- Only a mile away from Turnpike and 429 Highway this is one of the pristine locations for Retail Development opportunity.
- Current Owner User Restaurant Business(Wings of Winter Garden) established over 20 Years ago and the Business value included in sales generating around \$200k Owner benefit for Owner users and ready to take over and potential rental income \$5,000 NNN for Investors and other Restaurant building leased long term currently paying \$4,000 NNN and Billboard lot leased for \$8,000 Annually for a long term lease and potential rental increase from Billboard sign after end of lease term.

PROPERTY ACTUAL SITE



W COLONIAL RETAIL WITH ADJACENT LAND 12801 W COLONIAL DR, WINTER GARDEN FL 34787

OFFERING SUMMARY

ADDRESS	12801 W Colonial Dr Winter Garden FL 34787
COUNTY	Orange
MARKET	Orlando
SUBMARKET	Orlando MSA
BUILDING SF	El Taco Norteno 1954 sf Wings Wintergarden 2862 sf
GLA (SF)	4,514
LAND ACRES	3.07 acres
LAND SF	112,155 SF
YEAR BUILT	1986
YEAR RENOVATED	2015
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	\$3,400,000
PRICE PSF	\$753.21
NOI (CURRENT)	\$35,402
CAP RATE (CURRENT)	1.04 %
CAP RATE (PRO FORMA)	3.06 %

Financial Metrics | W Colonial Retail with Adjacent Land

Calendar Year	Year 1	Year 2	Year 3	Year 4	
Financial Metrics					
Price / SF	\$553.83	\$553.83	\$553.83	\$553.83	
Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
\$553.83	\$553.83	\$553.83	\$553.83	\$553.83	\$553.83

PROPOSED FINANCING

NUMBER OF TENANTS	2
BUILDING SF	El Taco Norteno 1954 sf Wings Wintergarden 2862 sf
GLA (SF)	4,514
LAND SF	112,155
LAND ACRES	2.5747
YEAR BUILT	1986
YEAR RENOVATED	2015
ZONING TYPE	C-2
BUILDING CLASS	B
LOCATION CLASS	A
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	2
LOT DIMENSION	258' X 594'
NUMBER OF PARKING SPACES	55
PARKING RATIO	12
STREET FRONTAGE	W Colonial
TRAFFIC COUNTS	51,500 AADT
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2

TENANT INFORMATION

LEASE TYPE	NNN
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MECHANICAL

HVAC	Split System
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CONSTRUCTION

EXTERIOR	Concrete Blk Stucco
ROOF	Truss-Joist

PROPOSED FINANCING

Conventional	
LOAN TYPE	Amortized
DOWN PAYMENT	\$1,020,000
LOAN AMOUNT	\$2,380,000
INTEREST RATE	4.50 %
LOAN TERMS	10
ANNUAL DEBT SERVICE	\$144,710
LOAN TO VALUE	70 %
AMORTIZATION PERIOD	30 Years

Rent Roll

**COMMERCIAL
PROPERTY
FOR SALE**



Company

Trade Name	Taco Norteno
Headquartered	
# of Locations	
Website	https://taconorteno.com

Description

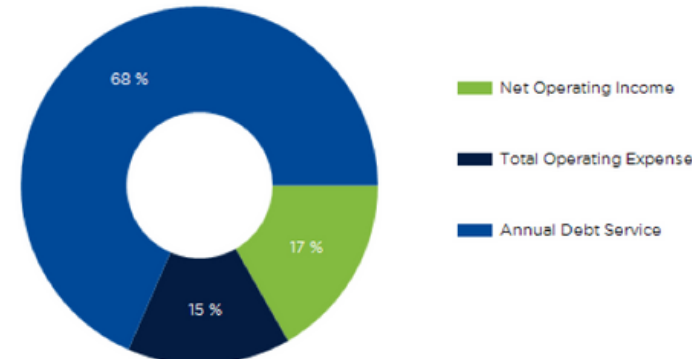
Performance	2018	2019	2020
Annual Sales			
Annual Rent			\$ 48,000
Sales PSF			
Health Ratio	0.00 %	0.00 %	0.00 %

Tenant Name	Square Feet	% of GLA	Lease Term		Begin Date	Rental Rates			Lease Type	Options/Notes		
			Lease Start	Lease End		Monthly	PSF	Annual				
Taco Norteno	1,954	43.29 %					\$ 4,000	\$ 2.05	\$ 48,000	\$ 24.56	NNN	
Billboard Sign							\$ 667		\$ 8,000			
Totals	1,954						\$ 4,000		\$ 48,000			

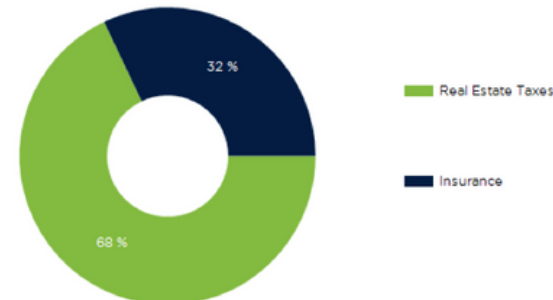
INCOME	CURRENT	PRO FORMA
Gross Potential Rent	\$ 56,000	\$ 116,000
CAM Revenue	\$ 10,598	\$ 19,264
Effective Gross Income	\$ 66,598	\$ 135,264
Less: Expenses	\$ 31,196	\$ 31,196
Net Operating Income	\$ 35,402	\$ 104,068
Annual Debt Service	\$ 144,710	\$ 144,710
Debt Coverage Ratio	0.24	0.72
Cash Flow After Debt Service	(\$ 109,308)	(\$ 40,642)
Principal Reduction	\$ 37,610	\$ 37,610
Total Return	-7.0 % (\$ 71,698)	-0.3 % (\$ 3,032)

EXPENSES	CURRENT	PRO FORMA
Real Estate Taxes	\$ 21,196	\$ 21,196
Insurance	\$ 10,000	\$ 10,000
Total Operating Expense	\$ 31,196	\$ 31,196
Annual Debt Service	\$ 144,710	\$ 144,710
Expense / SF	\$ 6.91	\$ 6.91
% of EGI	46.84 %	23.06 %

REVENUE ALLOCATION
CURRENT



DISTRIBUTION OF EXPENSES
CURRENT



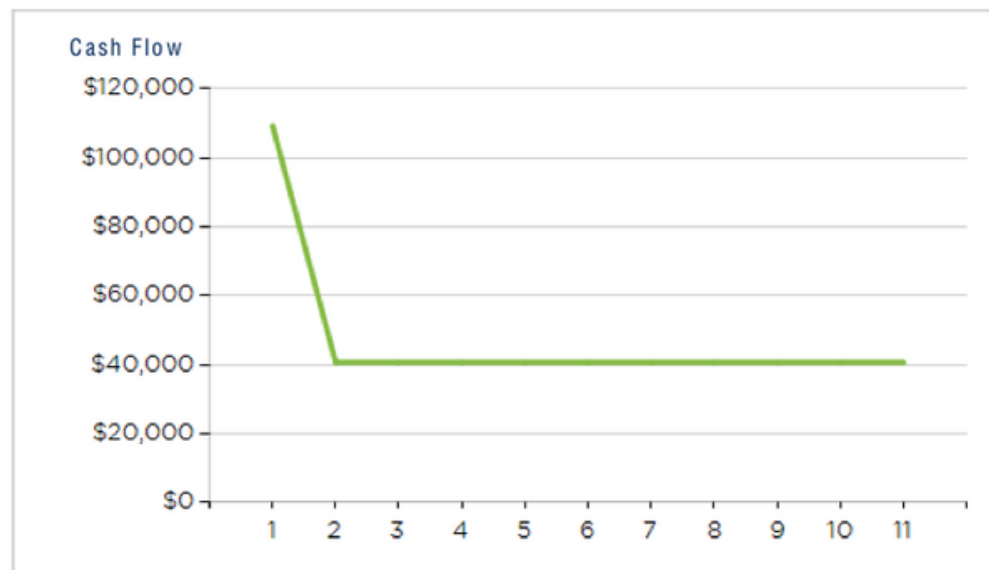
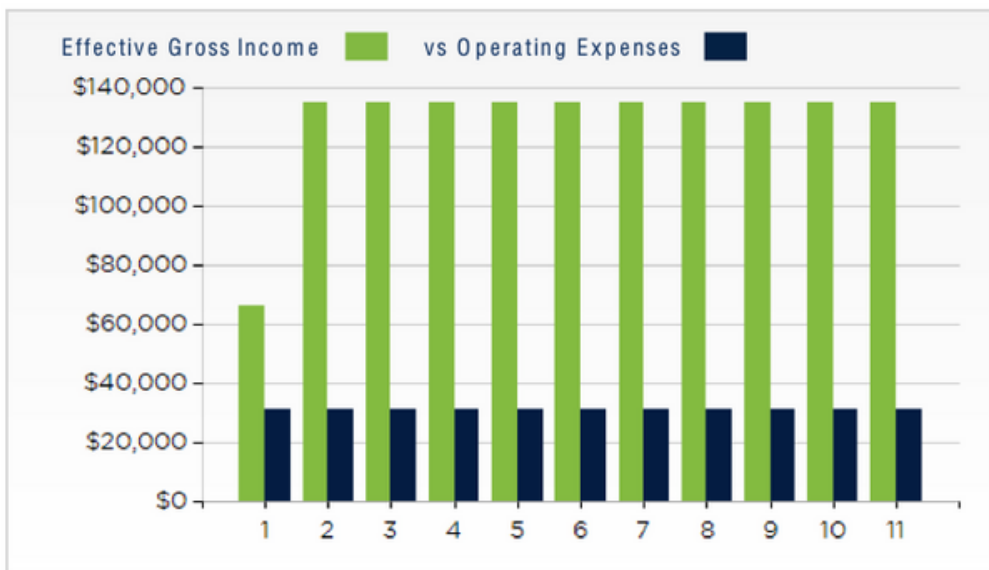
Cash Flow Analysis

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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	\$56,000	\$116,000	\$116,000	\$116,000	\$116,000	\$116,000	\$116,000	\$116,000	\$116,000	\$116,000	\$116,000
CAM Revenue	\$10,598	\$19,264	\$19,264	\$19,264	\$19,264	\$19,264	\$19,264	\$19,264	\$19,264	\$19,264	\$19,264
Effective Gross Income	\$66,598	\$135,264	\$135,264	\$135,264	\$135,264	\$135,264	\$135,264	\$135,264	\$135,264	\$135,264	\$135,264
Operating Expenses											
Real Estate Taxes	\$21,196	\$21,196	\$21,196	\$21,196	\$21,196	\$21,196	\$21,196	\$21,196	\$21,196	\$21,196	\$21,196
Insurance	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Total Operating Expense	\$31,196	\$31,196	\$31,196	\$31,196	\$31,196	\$31,196	\$31,196	\$31,196	\$31,196	\$31,196	\$31,196
Net Operating Income	\$35,402	\$104,068	\$104,068	\$104,068	\$104,068	\$104,068	\$104,068	\$104,068	\$104,068	\$104,068	\$104,068
Annual Debt Service	\$144,710	\$144,710	\$144,710	\$144,710	\$144,710	\$144,710	\$144,710	\$144,710	\$144,710	\$144,710	\$144,710
Cash Flow	(\$109,308)	(\$40,642)	(\$40,642)	(\$40,642)	(\$40,642)	(\$40,642)	(\$40,642)	(\$40,642)	(\$40,642)	(\$40,642)	(\$40,642)

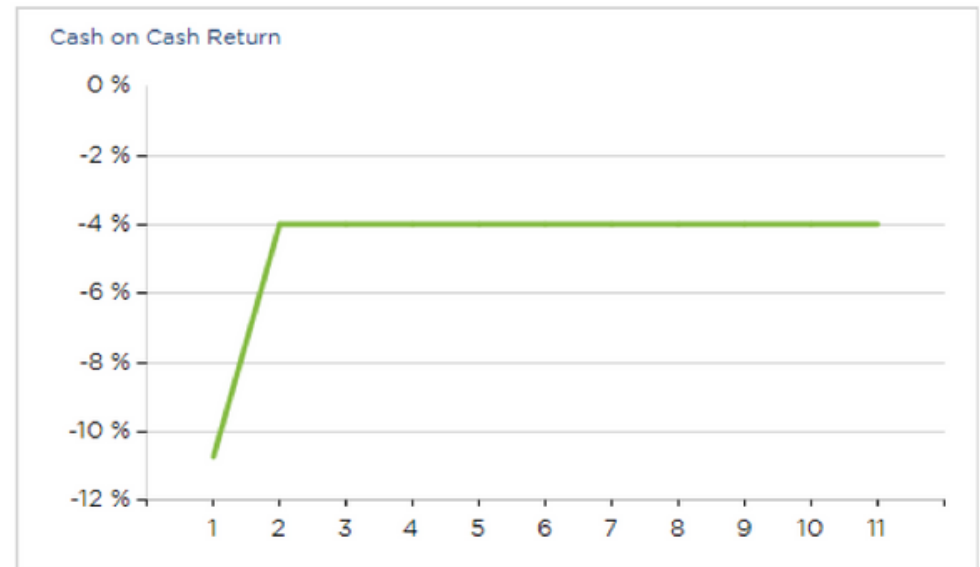
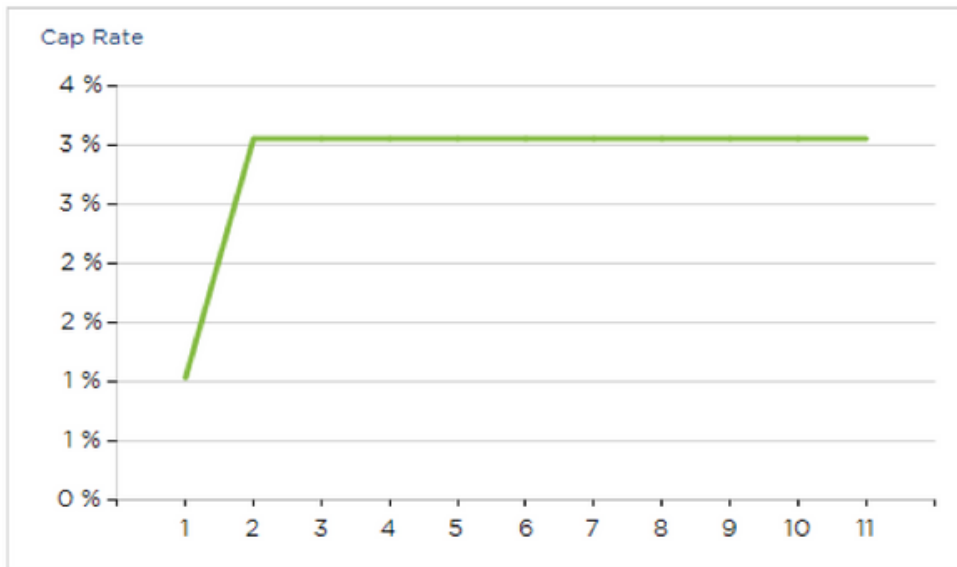


Cash Flow Analysis

**COMMERCIAL
PROPERTY
FOR SALE**



Calendar Year	CURRENT	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Financial Metrics											
Cash on Cash Return b/t	-10.72 %	-3.98 %	-3.98 %	-3.98 %	-3.98 %	-3.98 %	-3.98 %	-3.98 %	-3.98 %	-3.98 %	-3.98 %
CAP Rate	1.04 %	3.06 %	3.06 %	3.06 %	3.06 %	3.06 %	3.06 %	3.06 %	3.06 %	3.06 %	3.06 %
Debt Coverage Ratio	0.24	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72
Operating Expense Ratio	46.84 %	23.06 %	23.06 %	23.06 %	23.06 %	23.06 %	23.06 %	23.06 %	23.06 %	23.06 %	23.06 %
Gross Multiplier (GRM)	51.05	25.14	25.14	25.14	25.14	25.14	25.14	25.14	25.14	25.14	25.14
Loan to Value	69.92 %	68.84 %	67.65 %	66.40 %	65.10 %	63.74 %	62.31 %	60.82 %	59.27 %	57.64 %	55.94 %
Breakeven Ratio	264.13 %	130.05 %	130.05 %	130.05 %	130.05 %	130.05 %	130.05 %	130.05 %	130.05 %	130.05 %	130.05 %
Price / SF	\$ 753.21	\$ 753.21	\$ 753.21	\$ 753.21	\$ 753.21	\$ 753.21	\$ 753.21	\$ 753.21	\$ 753.21	\$ 753.21	\$ 753.21
Income / SF	\$ 14.75	\$ 29.96	\$ 29.96	\$ 29.96	\$ 29.96	\$ 29.96	\$ 29.96	\$ 29.96	\$ 29.96	\$ 29.96	\$ 29.96
Expense / SF	\$ 6.91	\$ 6.91	\$ 6.91	\$ 6.91	\$ 6.91	\$ 6.91	\$ 6.91	\$ 6.91	\$ 6.91	\$ 6.91	\$ 6.91



5 YEAR SENSITIVITY ANALYSIS

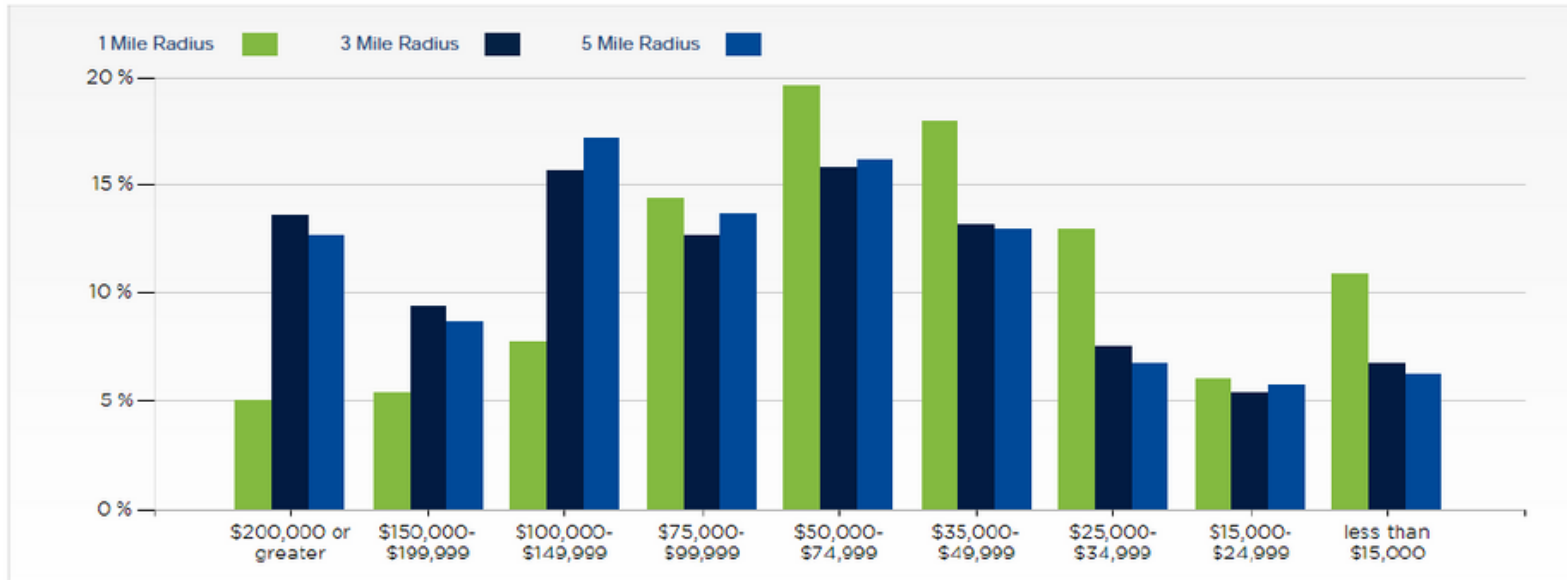
EXIT CAP RATE	PROJECTED SALES PRICE	SALES PRICE PSF	PROCEEDS AFTER LOAN PAYOFF	IRR
0.25%	\$ 41,627,200	\$ 9,222	\$ 39,462,624	81.43%
0.50%	\$ 20,813,600	\$ 4,611	\$ 18,649,024	59.63%
0.75%	\$ 13,875,733	\$ 3,074	\$ 11,711,158	47.35%
1.00%	\$ 10,406,800	\$ 2,305	\$ 8,242,224	38.66%
1.25%	\$ 8,325,440	\$ 1,844	\$ 6,160,864	31.80%
1.50%	\$ 6,937,867	\$ 1,537	\$ 4,773,291	26.02%
1.75%	\$ 5,946,743	\$ 1,317	\$ 3,782,167	20.94%
2.00%	\$ 5,203,400	\$ 1,153	\$ 3,038,824	16.31%
2.25%	\$ 4,625,244	\$ 1,025	\$ 2,460,669	11.97%

10 YEAR SENSITIVITY ANALYSIS

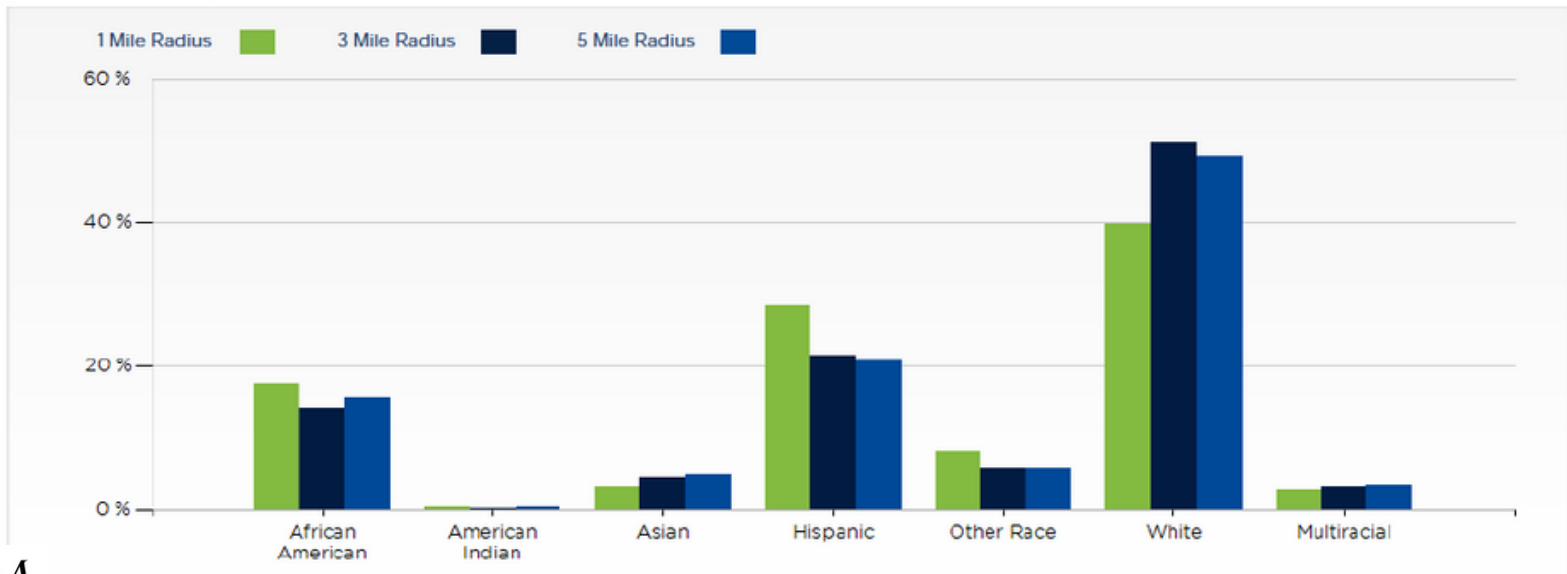
EXIT CAP RATE	PROJECTED SALES PRICE	SALES PRICE PSF	PROCEEDS AFTER LOAN PAYOFF	IRR
0.25%	\$ 41,627,200	\$ 9,222	\$ 39,627,172	37.70%
0.50%	\$ 20,813,600	\$ 4,611	\$ 18,813,572	28.35%
0.75%	\$ 13,875,733	\$ 3,074	\$ 11,875,706	22.84%
1.00%	\$ 10,406,800	\$ 2,305	\$ 8,406,772	18.82%
1.25%	\$ 8,325,440	\$ 1,844	\$ 6,325,412	15.57%
1.50%	\$ 6,937,867	\$ 1,537	\$ 4,937,839	12.79%
1.75%	\$ 5,946,743	\$ 1,317	\$ 3,946,715	10.30%
2.00%	\$ 5,203,400	\$ 1,153	\$ 3,203,372	8.00%
2.25%	\$ 4,625,244	\$ 1,025	\$ 2,625,217	5.82%

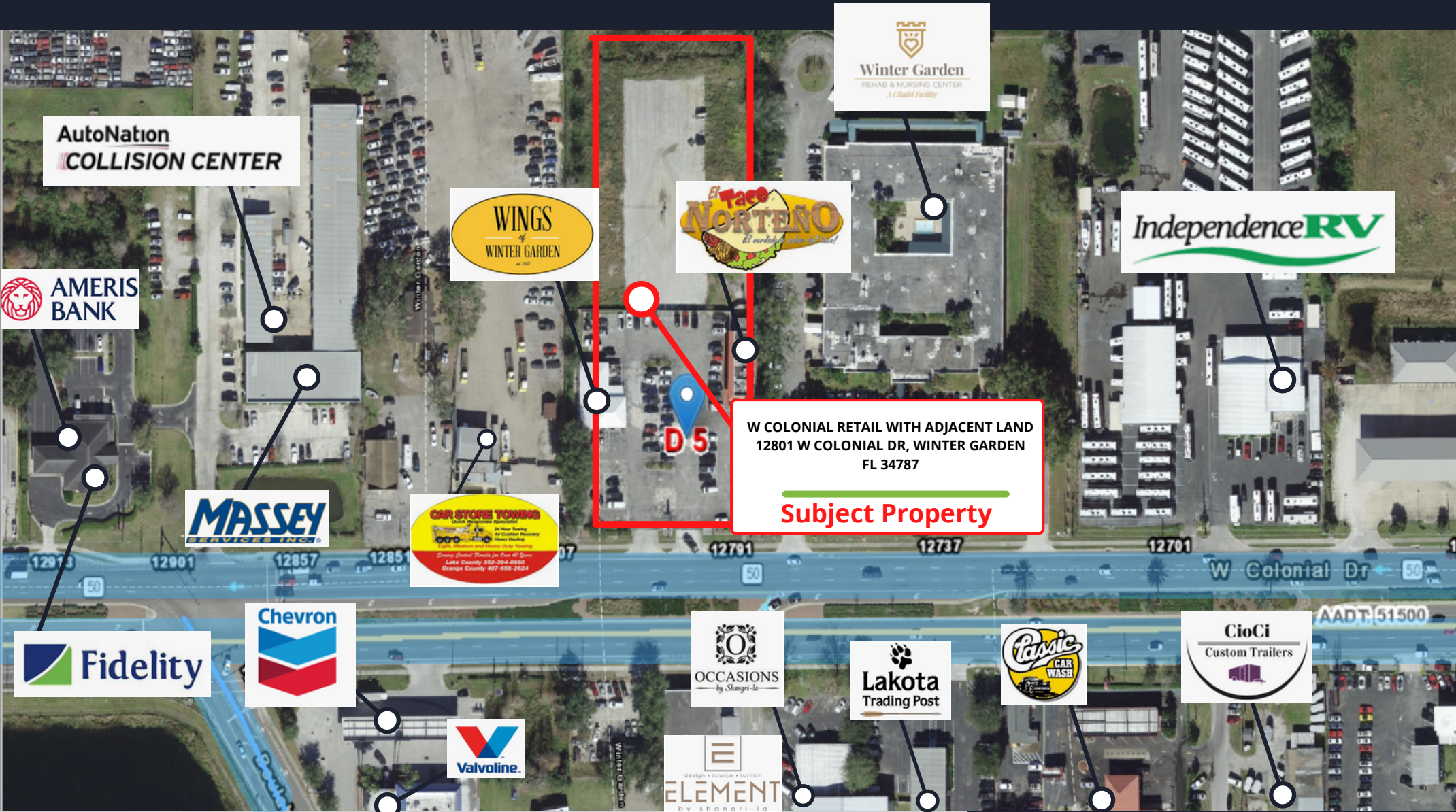
W COLONIAL RETAIL WITH ADJACENT LAND
12801 W COLONIAL DR, WINTER GARDEN FL 34787

2021 Household Income



2021 Population by Race





W COLONIAL RETAIL WITH ADJACENT LAND
12801 W COLONIAL DR, WINTER GARDEN
FL 34787

Subject Property

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Orlando, Florida

Retail & Land



RESIDENTIAL COMMUNITIES

184,686 RESIDENTS IN
PRIMARY TRADE AREA



SPRING LAKE ELEMENTARY
592 STUDENTS

CITRUS ELEMENTARY
723 STUDENTS

OCOEE MIDDLE SCHOOL
1,354 STUDENTS

OCOEE ELEMENTARY
776 STUDENTS

WEST OAKS MALL
JCPenney
Dillard's
Bath & Body Works
AMC THEATRES

NEW DEVELOPMENT
THE AVENUE ON OAKLAND
342 UNITS

WINTER GARDENS CENTER
CVS pharmacy
ALDI
REGIONS
HARBOR FREIGHT TOOLS
DOLLAR GENERAL

TRI CITY CENTER
BIG LOTS!
Aaron's
FAMILY DOLLAR
DOLLAR TREE

WINTER GARDENS PLAZA
BEALLS
Save a lot
DOLLAR TREE

SUBJECT PROPERTY

45,000 VPD
84,400 VPD

WEST MARKET
Walgreens
CHASE
Publix
CROWN
DUNKIN'
Firestone
9
DD

WEST POINT
Walgreens
CHASE
Publix
SHERWIN WILLIAMS

WEST ORANGE HIGH SCHOOL
2,449 STUDENTS



WESTBROOKE ELEMENTARY
673 STUDENTS
Waffle House
Walmart
Wendy's
Chick-fil-A
LA Z BOY

WESTBROOKE ELEMENTARY
673 STUDENTS

CVS pharmacy
Publix

WESTBROOKE ELEMENTARY
673 STUDENTS

THORNEBROOKE ELEMENTARY
752 STUDENTS

WINTER GARDEN VILLAGE
Burlington
Staples
ROSS
BEST BUY
BEALLS
LOWE'S
KIRKLAND'S
BED BATH & BEYOND
Marshall's
JOANN
LA FITNESS
PETSMART
Party City
TARGET
WORLD MARKET
ULTA
FAMOUS FOOTWEAR
MATTRESS FIRM
NIKE



Walgreens



Lease Comps

Peer Properties Summary

12801 W Colonial Dr - Bldg 1

Property Name / Address	Yr Blt/Renov	Distance	Location Score	Bldg SF	Anchor	Availability			NNN Rent Per SF
						Spcs	Avail %	Vac %	
1 10751 W Colonial ★★★★★	2012/-	2.1 mi	53	6,650	-	0	0%	0%	\$23 - 28 (Est.)
2 7-eleven 10801 W Colonial Dr ★★★★★	1990/-	2.0 mi	52	5,137	-	0	0%	0%	\$23 - 28 (Est.)
3 7-Eleven 13698 W Colonial Dr ★★★★★	1986/-	0.94 mi	58	6,286	-	0	0%	0%	\$23 - 28 (Est.)
4 4110 Florida Tpke ★★★★★	1979/-	5.1 mi	41	15,899	-	0	0%	0%	\$22 - 27 (Est.)
5 481 E Keene Rd ★★★★★	2016/-	7.4 mi	39	6,945	-	0	0%	0%	\$17 - 21 (Est.)
Bldg 1 12801 W Colonial Dr ★★★★★	1986/-	0.00 mi	45	9,520	-	0	0%	0%	\$17 - 21 (Est.)
6 Chevron 16131 W Colonial Dr ★★★★★	2002/-	3.4 mi	32	8,032	-	0	0%	0%	\$16 - 20 (Est.)

Peer Properties Summary

12801 W Colonial Dr - Bldg 1

No. Peers

NNN Market Rent/SF

Availability Rate

Vacancy Rate

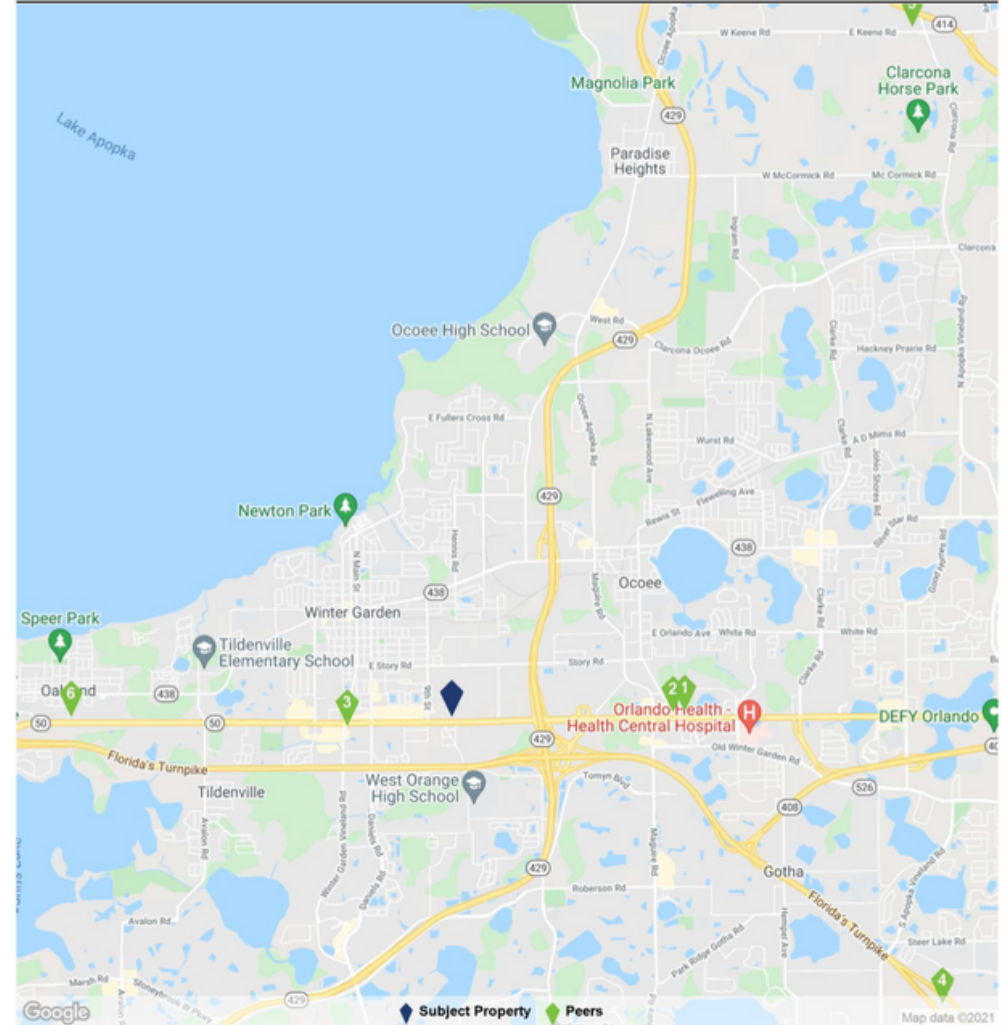
6

\$23.92

-

0%

PEER LOCATIONS



MEET THE AGENT



Ozan Cifci

Top Orlando Real Estate Agent

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Cell: 407-782-4866

Fax: 407-317-6319

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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