



FOR SALE: \$3,500,000

W COLONIAL RETAIL WITH ADJACENT LAND | 12801 W Colonial Dr
Winter Garden FL 34787

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INVESTMENT SUMMARY

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

OFFERING SUMMARY

OFFERING SUMMARY

ADDRESS	12801 W Colonial Dr Winter Garden FL 34787
COUNTY	Orange
MARKET	Orlando
SUBMARKET	Orlando MSA
BUILDING SF	5,630 SF
GLA (SF)	4,514
LAND ACRES	3.07
LAND SF	112,155 SF
YEAR BUILT	1986
YEAR RENOVATED	2015
OWNERSHIP TYPE	Fee Simple

El Taco Norteno 1954 sf Wings Wintergarden 2862 sf

AREA OVERVIEW

- Property located More than 63,000 Population within 3 Miles Distance
- 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.
- Over \$73,000 Median Household Income within 10 min driving distance.
- High Retail Demand for variety of Businesses within 10 Minutes Drive distance.

1 2 8 0 1 W C o l o n i a l D r W i n t e r G a r d e n F L 3 4 7 8 7

HIGHLIGHTS

Investment Highlights:

- Premium Properties Commercial proudly presents this C-2 Zoning 3 Acres Land on W Colonial with 2 Restaurant Buildings on 1.44 Acres and 55 Parking spots and over 1.8 Acres adjacent vacant Land behind the Parking lot in same parcel is ready to build any Retail Development in order to maximize the cash flow and add significant value to the Property. Proforma Cash Flow prepared based on potential 10,000 sqf new retail development on vacant land at lease rate \$30 PSF + \$5 CAM.
- 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.

- Property is consisting of 3.02 Acres Property including 2 Restaurant buildings and a Pilot Billboard Sign, Current Owner User Wings of Winter Garden Restaurant is an opportunity for the buyers may willing to continue to operate and add major extra income to this asset or potentially lease or redevelop after the purchase and The Taco Norteno Restaurant leased the other building since 2016 and recently exercised new 5 years extension currently paying around \$4,000 NNN also Billboard lot leased for \$8,000 Annually for a long term lease and potential rental increase to Billboard sign lease after end of lease terms.
- Vacant buildable land can be developed and leased to potential multiple tenants that City of Winter Garden permits (office and retail) and maximize the potential rental income from this property and increase the value significantly. This is a Real Estate Sales only and the Wings of Winter Garden will be vacant at the closing and The Taco Norteno and Billboard Sign Lease convey to new Buyers.



PROPERTY FEATURES

NUMBER OF TENANTS	2
BUILDING SF	5,630
GLA (SF)	4,514
LAND SF	112,155
LAND ACRES	3.07
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

FINANCIAL SUMMARY

OFFERING PRICE	\$3,500,000
PRICE PSF	\$775.37
NOI (CURRENT)	\$90,402
CAP RATE (CURRENT)	2.58 %
CAP RATE (PRO FORMA)	12.05 %



PROPOSED FINANCING

Conventional

LOAN TYPE	Amortized
DOWN PAYMENT	\$1,400,000
LOAN AMOUNT	\$2,100,000
INTEREST RATE	4.50 %
LOAN TERMS	10
ANNUAL DEBT SERVICE	\$127,685
LOAN TO VALUE	60 %
AMORTIZATION PERIOD	30 Years

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
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

TENANT INFORMATION

LEASE TYPE	NNN
------------	-----

GLOBAL

Offering Price	\$3,500,000
Analysis Period	10.0000 year(s)
Exit Cap Rate	7.00 %

INCOME - Growth Rates

Gross Potential Rent	3.00 %
CAM Revenue	3.00 %



EXPENSES - Growth Rates

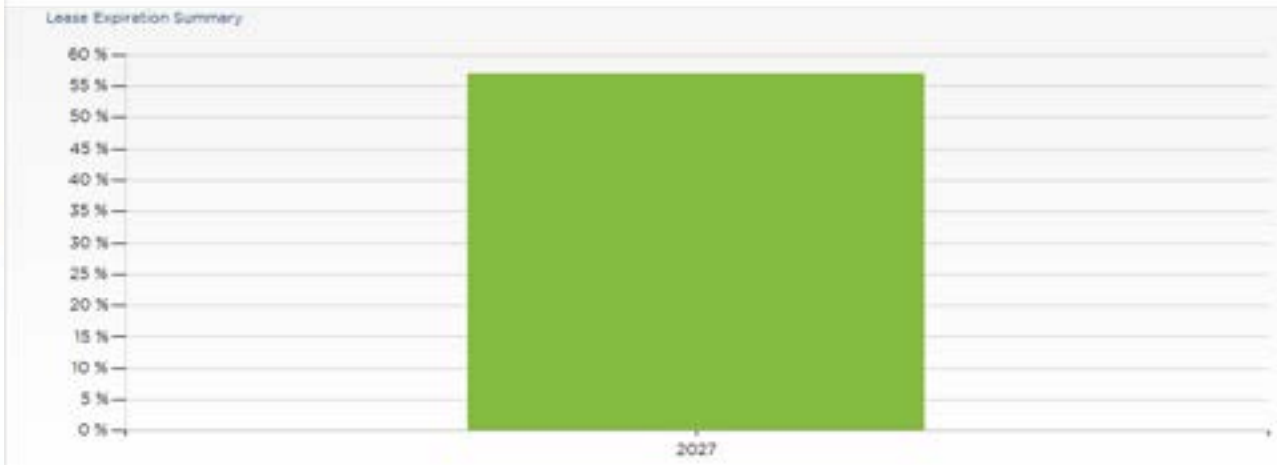
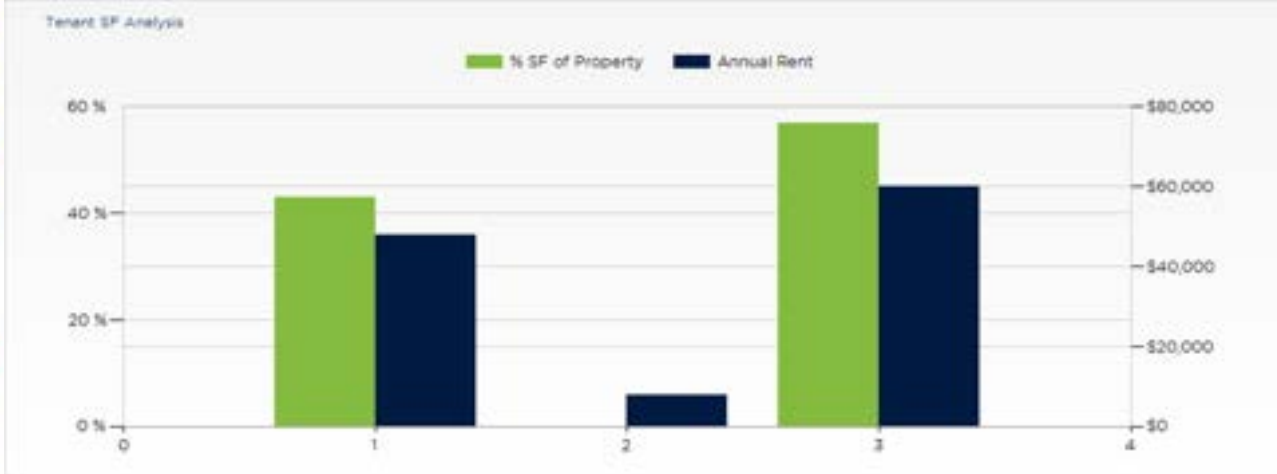
Real Estate Taxes	2.00 %
Insurance	2.00 %

MECHANICAL

HVAC	Split System
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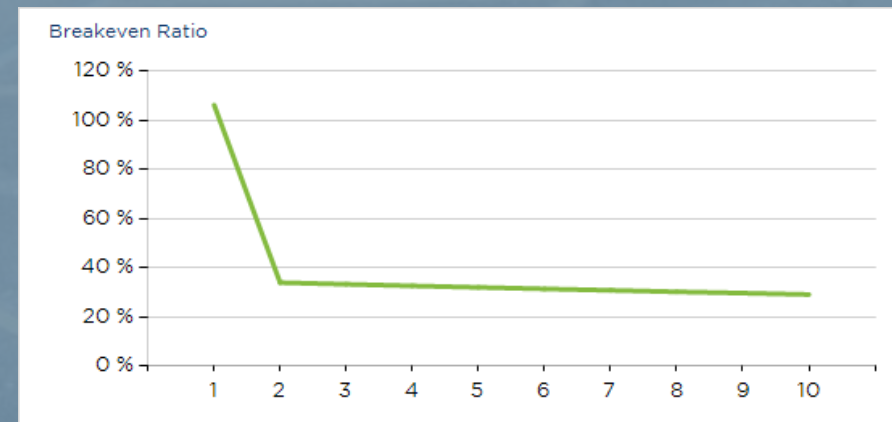
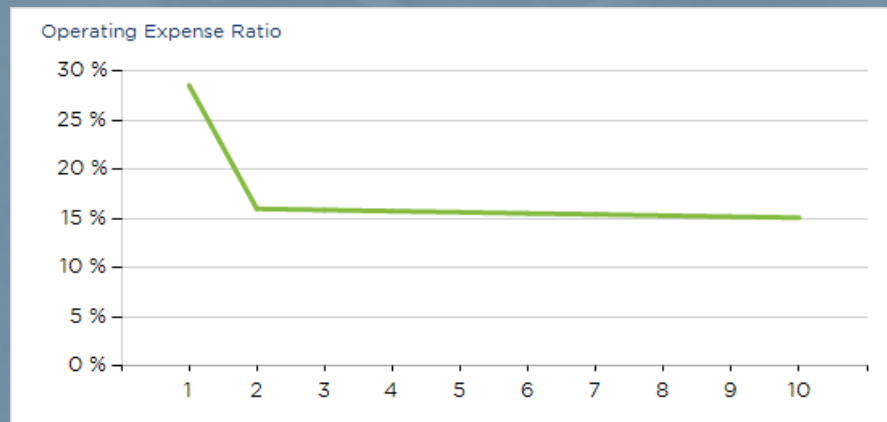
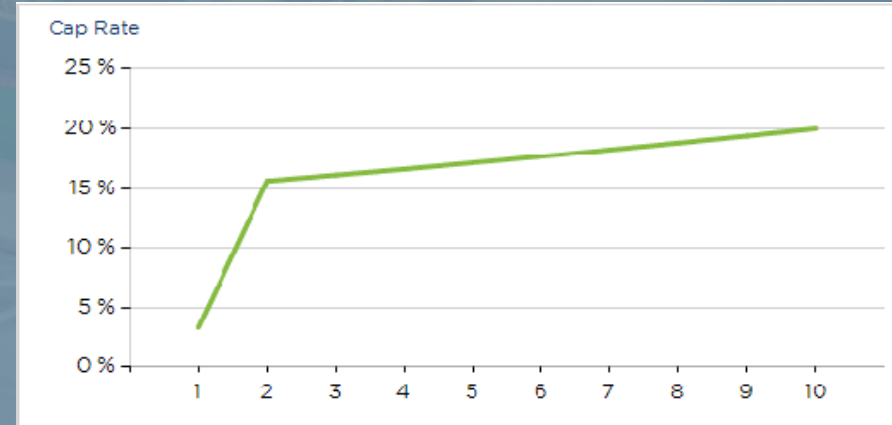
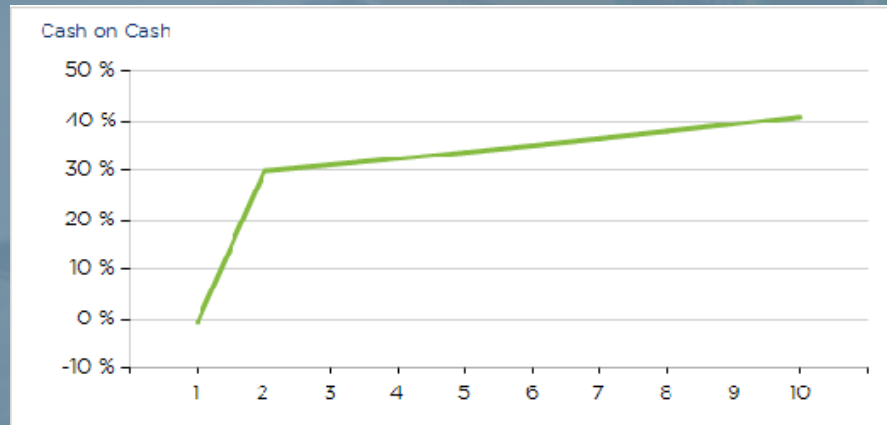
CONSTRUCTION

EXTERIOR	Concrete Blk Stucco
ROOF	Truss-Joist



FINANCIAL METRICS

Calendar Year	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	-0.75 %	29.94 %	31.17 %	32.44 %	33.74 %	35.09 %	36.48 %	37.91 %	39.38 %	40.90 %	42.46 %
CAP Rate	3.35 %	15.63 %	16.12 %	16.62 %	17.15 %	17.68 %	18.24 %	18.81 %	19.40 %	20.01 %	20.63 %
Debt Coverage Ratio	0.92	4.28	4.42	4.56	4.70	4.85	5.00	5.16	5.32	5.48	5.66
Operating Expense Ratio	28.59 %	16.03 %	15.92 %	15.80 %	15.69 %	15.57 %	15.46 %	15.35 %	15.24 %	15.13 %	15.02 %
Loan to Value	60.03 %	59.04 %	58.01 %	56.92 %	55.83 %	54.63 %	53.43 %	52.15 %	50.81 %	49.43 %	47.95 %
Breakeven Ratio	106.40 %	34.11 %	33.46 %	32.81 %	32.19 %	31.58 %	30.99 %	30.41 %	29.85 %	29.30 %	28.76 %
Price / SF	\$598.14	\$598.14	\$598.14	\$598.14	\$598.14	\$598.14	\$598.14	\$598.14	\$598.14	\$598.14	\$598.14
Income / SF	\$28.04	\$111.32	\$114.65	\$118.09	\$121.64	\$125.29	\$129.05	\$132.92	\$136.90	\$141.01	\$145.24
Expense / SF	\$8.01	\$17.85	\$18.25	\$18.66	\$19.08	\$19.51	\$19.95	\$20.41	\$20.87	\$21.34	\$21.82



DISPOSITION SENSITIVITY ANALYSIS

5 YEAR SENSITIVITY ANALYSIS

EXIT CAP RATE	PROJECTED SALES PRICE	SALES PRICE PSF	PROCEEDS AFTER LOAN PAYOFF	IRR
6.00%	\$7,957,638	\$1,413	\$6,047,719	36.57%
6.25%	\$7,639,333	\$1,357	\$5,729,413	35.63%
6.50%	\$7,345,512	\$1,305	\$5,435,593	34.74%
6.75%	\$7,073,456	\$1,256	\$5,163,537	33.88%
7.00%	\$6,820,833	\$1,212	\$4,910,913	33.05%
7.25%	\$6,585,632	\$1,170	\$4,675,712	32.25%
7.50%	\$6,366,111	\$1,131	\$4,456,191	31.48%
7.75%	\$6,160,752	\$1,094	\$4,250,832	30.74%
8.00%	\$5,968,229	\$1,060	\$4,058,309	30.02%

10 YEAR SENSITIVITY ANALYSIS

EXIT CAP RATE	PROJECTED SALES PRICE	SALES PRICE PSF	PROCEEDS AFTER LOAN PAYOFF	IRR
6.00%	\$9,285,325	\$1,649	\$7,520,594	26.92%
6.25%	\$8,913,912	\$1,583	\$7,149,181	26.58%
6.50%	\$8,571,069	\$1,522	\$6,806,339	26.27%
6.75%	\$8,253,622	\$1,466	\$6,488,892	25.96%
7.00%	\$7,958,850	\$1,414	\$6,194,119	25.67%
7.25%	\$7,684,407	\$1,365	\$5,919,676	25.39%
7.50%	\$7,428,260	\$1,319	\$5,663,529	25.12%
7.75%	\$7,188,638	\$1,277	\$5,423,908	24.87%
8.00%	\$6,963,994	\$1,237	\$5,199,263	24.62%

RENT ROLL

Tenant Name	Square Feet	% of GLA	Lease Term		Begin Date	Rental Rates				Options/Notes	
			Lease Start	Lease End		Monthly	PSF	Annual	PSF		Lease Type
Taco Norteno	1,954	43.29 %				\$4,000	\$2.05	\$48,000	\$24.56	NNN	
Billboard Sign						\$667		\$8,000			
Wings of Winter Garden	2,560	56.71 %	10/01/22	09/30/27	CURRENT	\$6,500	\$2.54	\$78,000	\$30.47	NNN	
					03/01/2023	\$6,695	\$2.62	\$80,340	\$31.44		
Totals	4,514					\$10,500		\$126,000			



Company

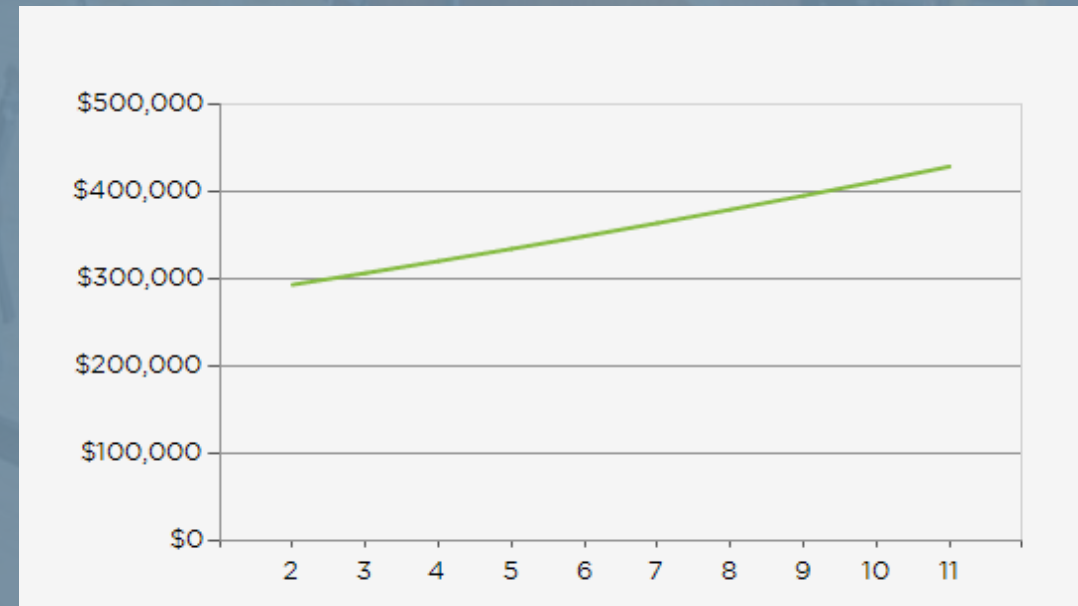
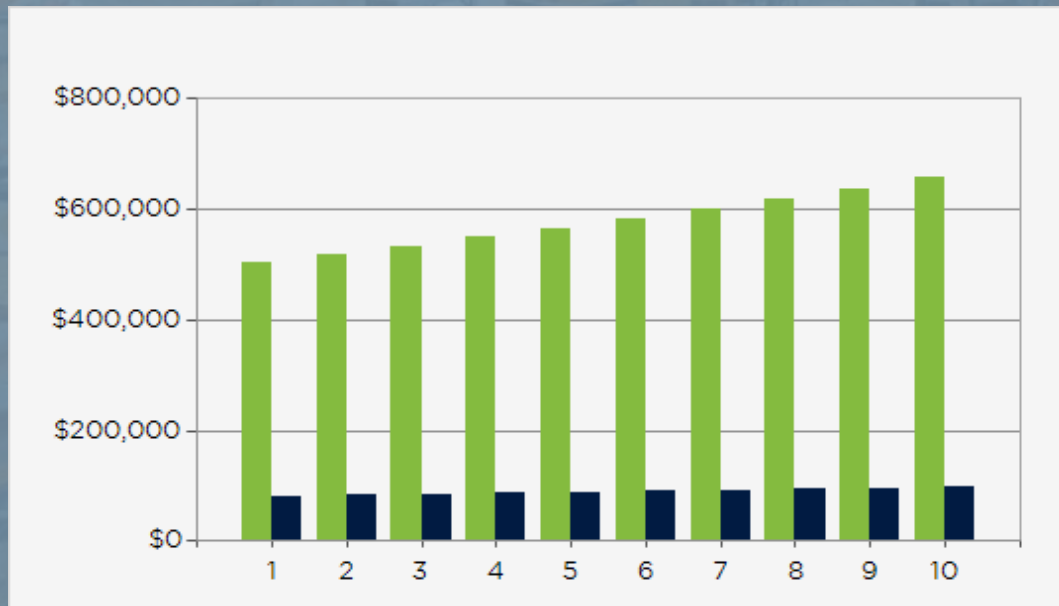
Trade Name	Taco Norteno
Headquartered	
# of Locations	
Website	https://taconorteno.com

Description

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

CASH FLOW

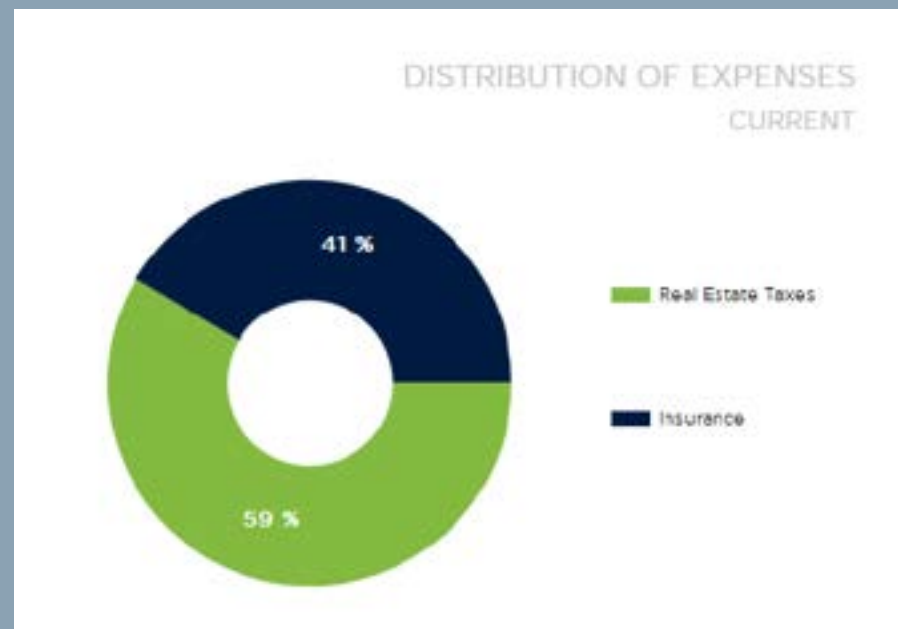
Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
Gross Potential Revenue											
Gross Rental Income	\$116,000	\$450,000	\$463,500	\$477,405	\$491,727	\$506,479	\$521,673	\$537,324	\$553,443	\$570,047	\$587,148
CAM Revenue	\$10,598	\$75,000	\$77,250	\$79,568	\$81,955	\$84,413	\$86,946	\$89,554	\$92,241	\$95,008	\$97,858
Gross Potential Income	\$126,598	\$525,000	\$540,750	\$556,973	\$573,682	\$590,892	\$608,619	\$626,877	\$645,684	\$665,054	\$685,006
General Vacancy	-	-\$22,500	-\$23,175	-\$23,870	-\$24,586	-\$25,324	-\$26,084	-\$26,866	-\$27,672	-\$28,502	-\$29,357
Effective Gross Income	\$126,598	\$502,500	\$517,575	\$533,102	\$549,095	\$565,568	\$582,535	\$600,011	\$618,012	\$636,552	\$655,649
Operating Expenses											
Real Estate Taxes	\$21,196	\$40,500	\$41,310	\$42,136	\$42,979	\$43,839	\$44,715	\$45,610	\$46,522	\$47,452	\$48,401
Insurance	\$15,000	\$20,000	\$20,400	\$20,808	\$21,224	\$21,649	\$22,082	\$22,523	\$22,974	\$23,433	\$23,902
Management Fee		\$20,100	\$20,703	\$21,324	\$21,964	\$22,623	\$23,301	\$24,000	\$24,720	\$25,462	\$26,226
Total Operating Expense	\$36,196	\$80,600	\$82,413	\$84,268	\$86,167	\$88,110	\$90,098	\$92,133	\$94,216	\$96,347	\$98,529
Net Operating Income	\$90,402	\$421,900	\$435,162	\$448,834	\$462,928	\$477,458	\$492,437	\$507,878	\$523,796	\$540,204	\$557,119
Annual Debt Service	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685	\$127,685
Cash Flow	(\$37,283)	\$294,215	\$307,477	\$321,149	\$335,243	\$349,773	\$364,751	\$380,193	\$396,110	\$412,519	\$429,434



INCOME & EXPENSE ANALYSIS



INCOME	CURRENT		PRO FORMA	
Gross Potential Rent	\$116,000	91.6 %	\$450,000	85.7 %
CAM Revenue	\$10,598	8.4 %	\$75,000	14.3 %
Gross Potential Income	\$126,598		\$525,000	
General Vacancy			-\$22,500	5.0 %
Effective Gross Income	\$126,598		\$502,500	
Less Expenses	\$36,196	28.59 %	\$80,600	16.03 %
Net Operating Income	\$90,402		\$421,900	
Annual Debt Service	\$127,685		\$127,685	
Cash flow	(\$37,283)		\$294,215	
Debt Coverage Ratio	0.71		3.30	



EXPENSES	CURRENT	PRO FORMA
Real Estate Taxes	\$21,196	\$40,500
Insurance	\$15,000	\$20,000
Management Fee		\$20,100
Total Operating Expense	\$36,196	\$80,600
Annual Debt Service	\$127,685	\$127,685
Expense / SF	\$8.02	\$17.86
% of EGI	28.59 %	16.03 %

Winter Garden | Orange County | FL

Winter Garden is a city 14 miles west of Downtown Orlando in the western part of Orange County, Florida, United States. Established by Henry Harrel of Alachua in 1857, it was formerly called Beulah. It is part of the Orlando–Kissimmee–Sanford, Florida Metropolitan Statistical Area. Winter Garden is one of the most pleasant small towns in Florida. The diversity is great, young family with kids mingle with older families and seniors all over the town. The city of Winter Garden is also 21 minutes away from Disney property, which is amazing. The west side of Central Florida where Winter Garden is located is not as built up as areas on the east side of Disney like Dr. Phillips, Celebration, and Kissimmee. Winter Garden is a city 14 miles (23 km) west of Downtown Orlando in the western part of Orange County, Florida, United States. Established by Henry Harrel of Alachua in 1857, it was formerly called Beulah. It is part of the Orlando–Kissimmee–Sanford, Florida Metropolitan Statistical Area. If you are a home buyer or real estate investor, Winter Garden definitely has a track record of being one of the best long-term real estate investments in America throughout the last ten years. The current median home price in Winter Garden is \$410,000, up 12.6% from September 2019. Winter Garden has a rich history. Many homes for sale in the area share in its story. Charming homes that sit along the West Orange Trail still boast many of the architectural and design elements popular with the time period in which they were built.



Retail Map



AutoNation
COLLISION CENTER

AMERIS BANK

MASSEY
SERVICES

Fidelity

Chevron

WINGS
WINTER GARDEN

CAR STORE YOUNG
SALES & SERVICE

Valvoline

TACO NORTENO
Authentic Mexican Food

ELEMENT
DESIGN & CONSTRUCTION

Winter Garden
SENIOR & NURSING CENTER
A Covid Facility

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

Subject Property

Independence RV

OCCASIONS
by Shaggy's

Lakota
Trading Post

Classic
CAR WASH

CioCi
Custom Trailers





Peer Properties Summary

12801 W Colonial Dr - Bldg 1

Property Name / Address	Yr Bld/Renov	Distance	Location Score	Bldg SF	Anchor	Availability			NNN Rent Per SF
						Spec	Avail %	Vac %	
10751 W Colonial ★★★★☆	2012/-	2.1 mi	53	6,650	-	0	0%	0%	\$23 - 28 (Est.)
7-eleven 10801 W Colonial Dr ★★★★☆	1990/-	2.0 mi	52	5,137	-	0	0%	0%	\$23 - 28 (Est.)
7-Eleven 13698 W Colonial Dr ★★★★☆	1986/-	0.94 mi	58	6,286	-	0	0%	0%	\$23 - 28 (Est.)
4110 Florida Tpke ★★★★☆	1979/-	5.1 mi	41	15,899	-	0	0%	0%	\$22 - 27 (Est.)
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.)
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

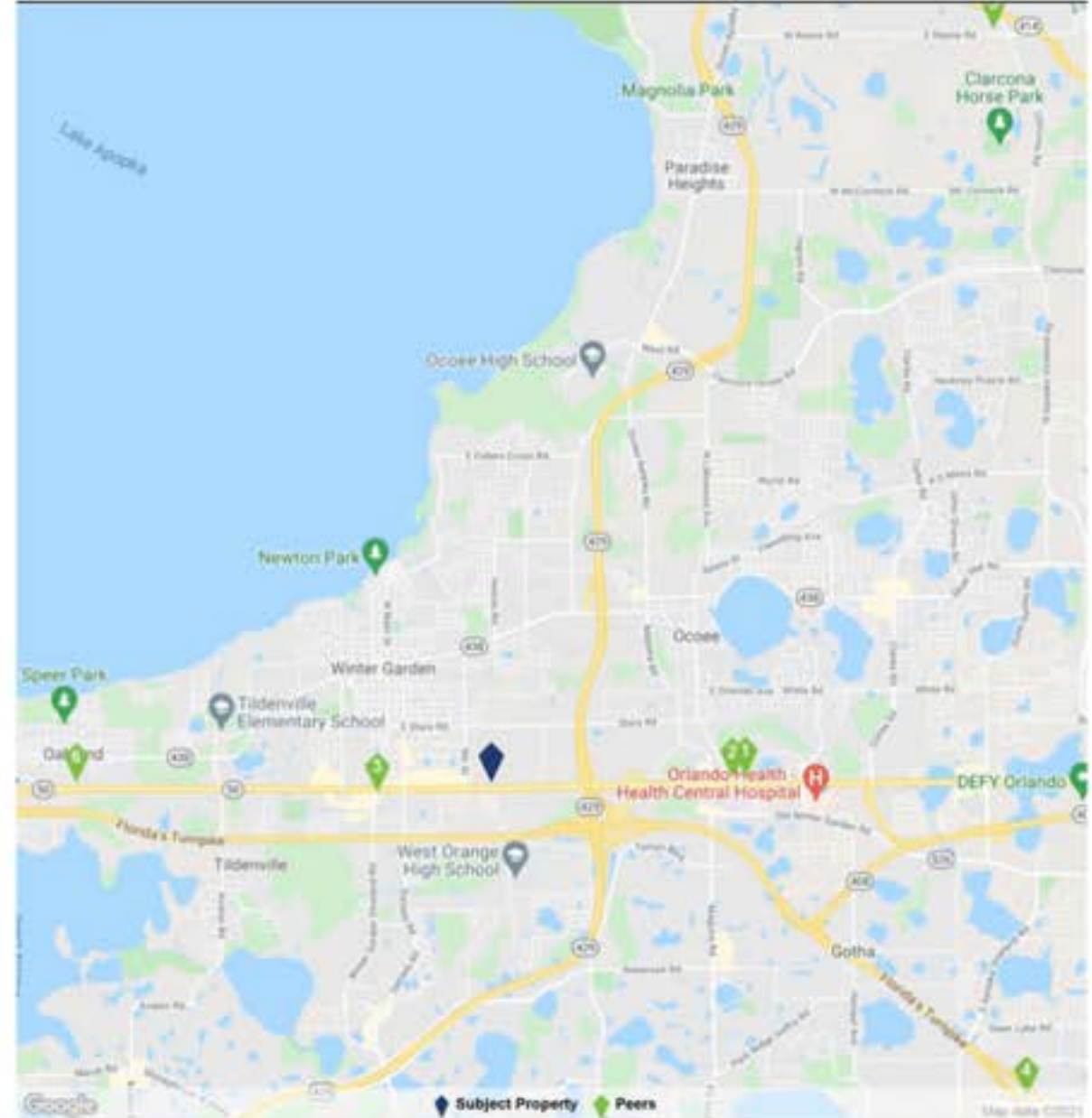
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\$23.92







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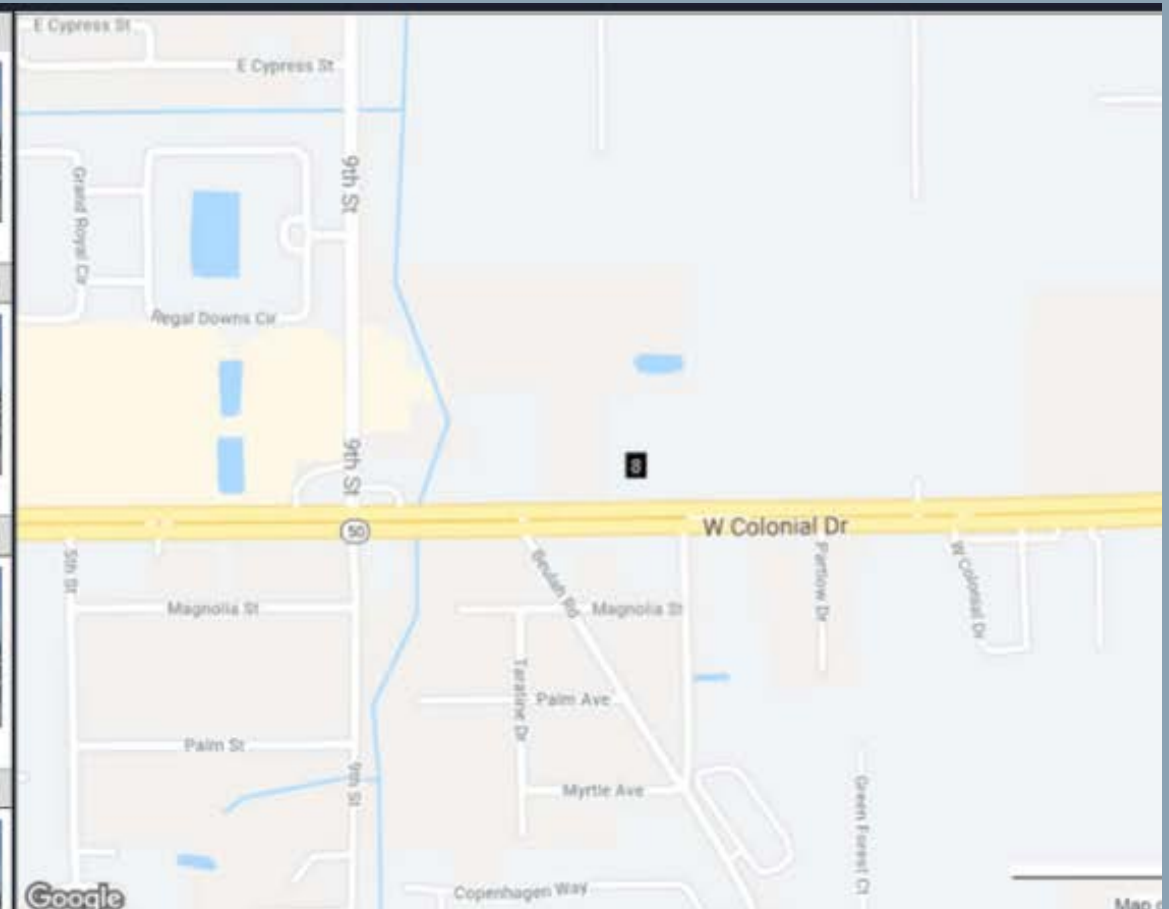
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PEER LOCATIONS



SALE COMPS REPORT

1	12801 W Colonial Dr - Bldg 1	SOLD
<p>Winter Garden, FL 34787 Orange County</p> <p>Sale Date: 09/12/2018 Bldg Type: Retail/Convenience Store</p> <p>Sale Price: \$1,250,000 Year Built/Age: Built 1986 Age: 32</p> <p>Price/SF: \$131.30 RBA: 9,520 SF</p> <p>Pro Forma Cap - Parcel No: 12-2227-6496-32-016</p> <p>Actual Cap Rate: - Sale Conditions: -</p> <p>Comp ID: 4586738</p> <p>Research Status: Research Complete</p> 		
2	12801 W Colonial Dr - Bldg 1	SOLD
<p>Winter Garden, FL 34787 Orange County</p> <p>Sale Date: 11/13/2015 Bldg Type: Retail/Convenience Store</p> <p>Sale Price: \$1,250,000 - Full Value Year Built/Age: Built 1986 Age: 29</p> <p>Price/SF: \$131.30 RBA: 9,520 SF</p> <p>Pro Forma Cap - Parcel No: 12-2227-6496-32-016</p> <p>Actual Cap Rate: - Sale Conditions: -</p> <p>Comp ID: 3450963</p> <p>Research Status: Full Value</p> 		
3	12801 W Colonial Dr - Bldg 1	SOLD
<p>Winter Garden, FL 34787 Orange County</p> <p>Sale Date: 11/13/2015 Bldg Type: Retail/Convenience Store</p> <p>Sale Price: \$1,250,000 - Full Value Year Built/Age: Built 1986 Age: 29</p> <p>Price/SF: \$131.30 RBA: 9,520 SF</p> <p>Pro Forma Cap - Parcel No: 12-2227-6496-32-016</p> <p>Actual Cap Rate: - Sale Conditions: -</p> <p>Comp ID: 3474679</p> <p>Research Status: Full Value</p> 		
4	12801 W Colonial Dr - Bldg 1	SOLD
<p>Winter Garden, FL 34787 Orange County</p> <p>Sale Date: 09/03/2015 Bldg Type: Retail/Convenience Store</p> <p>Sale Price: - Year Built/Age: Built 1986 Age: 29</p> <p>Price/SF: - RBA: 9,520 SF</p> <p>Pro Forma Cap - Parcel No: 12-2227-6496-32-016</p> <p>Actual Cap Rate: - Sale Conditions: -</p> <p>Comp ID: 3455055</p> <p>Research Status: Research Complete</p> 		
5	12801 W Colonial Dr - Bldg 1	SOLD
<p>Winter Garden, FL 34787 Orange County</p> <p>Sale Date: 05/02/2011 Bldg Type: Retail/Convenience Store</p> <p>Sale Price: \$725,000 - Full Value Year Built/Age: Built 1986 Age: 25</p> <p>Price/SF: \$76.16 RBA: 9,520 SF</p> <p>Pro Forma Cap - Parcel No: 12-2227-6496-32-016</p> <p>Actual Cap Rate: - Sale Conditions: -</p> <p>Comp ID: 2119246</p> <p>Research Status: Full Value</p> 		
6	12801 W Colonial Dr - Bldg 1	SOLD
<p>Winter Garden, FL 34787 Orange County</p> <p>Sale Date: 04/23/2010 Bldg Type: Retail/Convenience Store</p> <p>Sale Price: \$2,100,000 - Full Value Year Built/Age: Built 1986 Age: 24</p> <p>Price/SF: \$220.59 RBA: 9,520 SF</p> <p>Pro Forma Cap - Parcel No: 12-2227-6496-32-016</p> <p>Actual Cap Rate: - Sale Conditions: -</p> <p>Comp ID: 1919306</p> <p>Research Status: Full Value</p> 		



	Address	City	Property Info	Sale Info
1	12801 W Colonial Dr	Winter Garden	9,520 SF General Retail/Convenience Store	Sold: \$1,250,000 (\$131.30/SF)
2	12801 W Colonial Dr	Winter Garden	9,520 SF General Retail/Convenience Store	Sold: \$1,250,000 (\$131.30/SF)
3	12801 W Colonial Dr	Winter Garden	9,520 SF General Retail/Convenience Store	Sold: \$1,250,000 (\$131.30/SF)
4	12801 W Colonial Dr	Winter Garden	9,520 SF General Retail/Convenience Store	Sold: -
5	12801 W Colonial Dr	Winter Garden	9,520 SF General Retail/Convenience Store	Sold: \$725,000 (\$76.16/SF)
6	12801 W Colonial Dr	Winter Garden	9,520 SF General Retail/Convenience Store	Sold: \$2,100,000 (\$220.59/SF)
7	12801 W Colonial Dr (Part of Multi-Property Sale)	Winter Garden	9,520 SF Retail/Convenience Store	Sold: \$436,898 (\$45.89/SF)
8	12801 W Colonial Dr (Part of Multi-Property Sale)	Winter Garden	9,520 SF Retail/Convenience Store	Sold: -



BOUNDARY SURVEY

PLAT # 12-22-27-8488-32-002

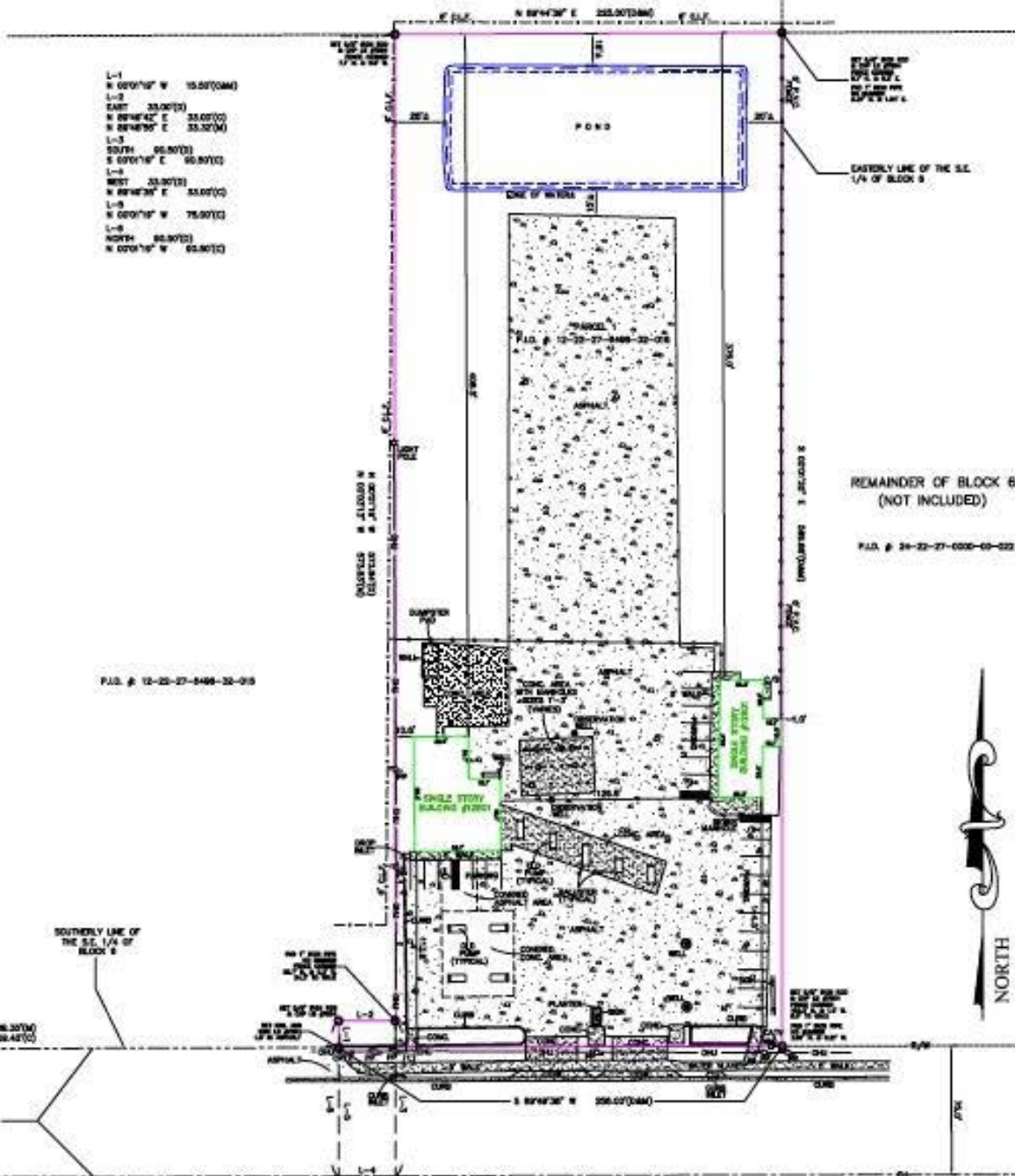
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Legal Description:

PARCEL 1:

The East 225.00 feet of the Southeast 1/4 of Block 6, of OVERSTREET CRATE COMPANY SUBMISSION, according to the Plat thereof as recorded in Plat Book F, Page(s) 9, of the Public Records of Orange County, Florida; and also; Begin at the Southwest corner of the East 225.00 feet of the Southeast 1/4 of Block 6; run thence West 33.00 feet; thence North 90.50 feet; thence East 33.00 feet; thence South 90.50 feet to the Point of Beginning; Less the Southerly 75.00 feet thereof for road right-of-way for West Colonial Drive (State Road 50)

The described land contains 133,148 square feet or 3.06 acres, more or less.



PLAT # 24-22-27-2779-01-000

PLAT # 12-22-27-8488-32-014

PLAT # 12-22-27-8488-32-015

LOT 1
 "FIRST COMMERCIAL BANK"
 PLAT BOOK 24, PAGES 42-45

S 89°42'30" W 200.87'(0)
 S 89°42'30" W 220.87'(0)

S 89°42'30" W 426.20'(0)
 S 89°42'30" W 426.42'(0)

S 89°42'30" W 847.17'(0)
 S 89°42'30" W 847.17'(0)

S.W. CORNER OF THE S.W. 1/4 OF SECTION 24, TOWNSHIP 22 N, RANGE 27 E, ORANGE COUNTY, FLORIDA. DISTRICT CORNER RECORD # 07248 & 08623 (NOT FOUND)

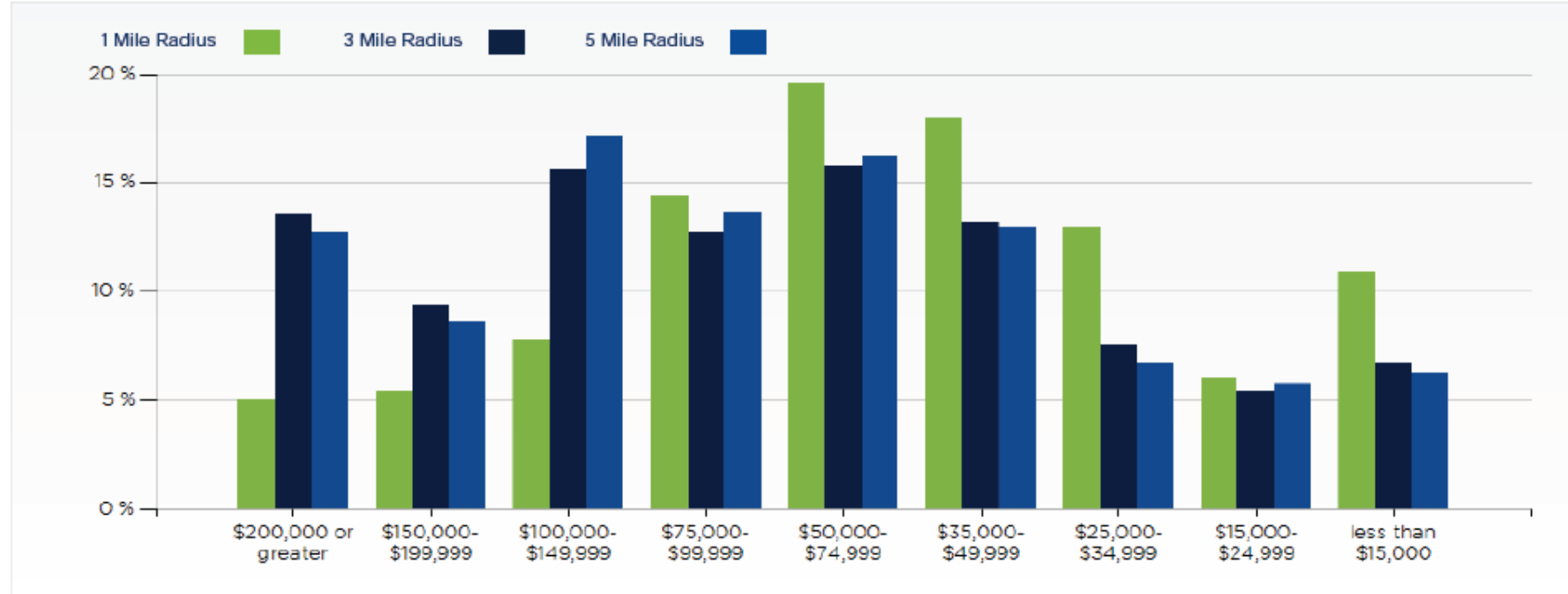
LESS-OUT FOR RIGHT-OF-WAY

(SECTION) P.O.S. S.W. CORNER OF THE E. 256.00' OF THE S.E. 1/4 OF BLOCK 6

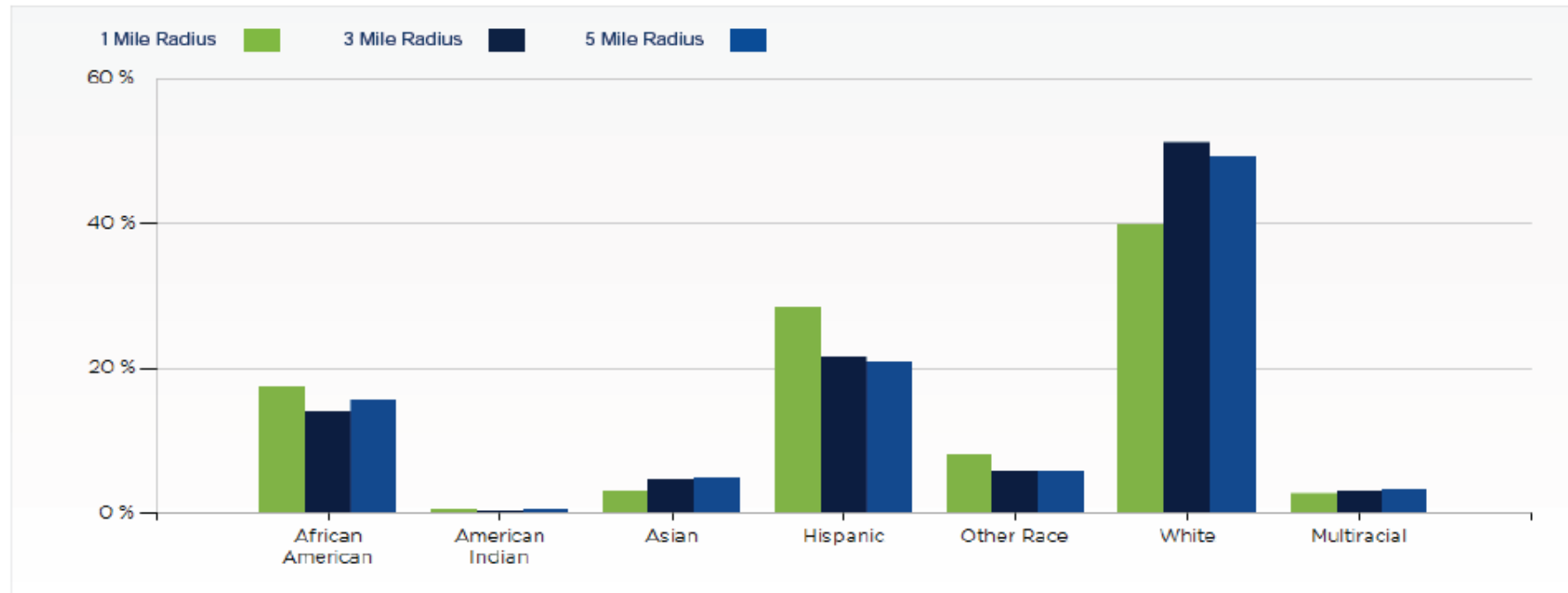
APRIL PAVEMENT WEST COLONIAL DRIVE (STATE ROAD 50) 100' RIGHT-OF-WAY (FOR RIGHT-OF-WAY MAP JOB NO. 7505-10503)



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.



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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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