

MILLS AVENUE Investment Summary - 7 CAP



OFFERING SUMMARY

Sale Price: \$895,000

Building Size: 3,510 GSF

Booming Mills Ave - 34K VPD traffic count

NNN Investment Property

Fresh 10Y NNN lease (w/roof warranty)

2020 NOI \$63,204 with 5% annual increases

Tenant: Will's Pub

25Y well-established bar

2nd Generation family bar owner

Rent paid thru COVID

Do not disturb tenant



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Photos









MILLS CORRIDOR RECENT SALES






1	83 E Colonial Dr - 7-Eleven	SOLD
<p>Orlando, FL 32801 Orange County</p> <p>Sale Date: 02/21/2020 (105 days on mkt) Bldg Type: RetailConvenience Store Sale Price: \$6,250,000 - Confirmed Year Built/Age: Built 2000 Age: 20 Price/SF: \$2,090.30 RBA: 2,990 SF</p> <p>Pro Forma Cap - Parcel No: 23-2229-1720-00-060 Actual Cap Rate: 4.17% Comp ID: 5084700 Sale Conditions: - Research Status: Confirmed</p>		
		
2	912 N Mills Ave	UNDER CONTRACT
<p>Orlando, FL 32803 Orange County</p> <p>Asking Price: \$575,000 Sale Type: Owner User Price/SF: \$522.73 Bldg Type: RetailRestaurant Days on Market: 104 Bldg Status: Built 1943 Sale Status: Under Contract RBA: 1,100 SF</p> <p>Actual Cap Rate: - Parcel No: 24-2229-4468-09-160 Sale Conditions: -</p>		
		
3	735 Irma Ave	SOLD
<p>Orlando, FL 32803 Orange County</p> <p>Sale Date: 12/01/2020 (106 days on mkt) Bldg Type: Class B OfficeOffice/Residential Sale Price: \$440,000 - Confirmed Year Built/Age: Built 1952 Age: 68 Price/SF: \$400.00 RBA: 1,100 SF</p> <p>Pro Forma Cap - Parcel No: 25-2229-0920-00-270 Actual Cap Rate: - Comp ID: 5306594 Sale Conditions: Lease Option, Redevelopment Project Research Status: Confirmed</p>		
		
4	812 N Thornton Ave	SOLD
<p>Orlando, FL 32803 Orange County</p> <p>Sale Date: 09/05/2020 (67 days on mkt) Bldg Type: Class C Office Sale Price: \$445,000 - Confirmed Year Built/Age: Built 1920 Age: 100 Price/SF: \$387.29 RBA: 1,149 SF</p> <p>Pro Forma Cap - Parcel No: - Actual Cap Rate: - Comp ID: 5226009 Sale Conditions: - Research Status: Confirmed</p>		
		
5	1901 E Colonial Dr	SOLD
<p>Orlando, FL 32803 Orange County</p> <p>Sale Date: 12/06/2020 Bldg Type: RetailRestaurant Sale Price: \$1,700,000 - Full Value Year Built/Age: Built 1968 Age: 52 Price/SF: \$379.46 RBA: 4,480 SF</p> <p>Pro Forma Cap - Parcel No: 19-2230-1512-06-070 Actual Cap Rate: - Comp ID: 5343726 Sale Conditions: - Research Status: Full Value</p>		
		
6	1000 N Mills Ave	SOLD
<p>Orlando, FL 32803 Orange County</p> <p>Sale Date: 03/31/2020 Bldg Type: RetailRestaurant Sale Price: \$950,000 - Confirmed Year Built/Age: Built 2020 Price/SF: \$365.38 RBA: 2,600 SF</p> <p>Pro Forma Cap - Parcel No: 24-2229-4468-06-050 Actual Cap Rate: - Comp ID: 5125100 Sale Conditions: High Vacancy Property Research Status: Confirmed</p>		
		



MILLS CORRIDOR RECENT SALES

7	1030 N Mills Ave			SOLD
Orlando, FL 32803		Orange County		
Sale Date:	10/27/2020	Bldg Type:	Retail Freestanding	
Sale Price:	\$495,000 - Confirmed	Year Built/Age:	Built 1956 Age: 64	
Price/SF:	\$309.38	RBA:	1,600 SF	
Pro Forma Cap	-	Parcel No:	-	
Actual Cap Rate:	-	Sale Conditions:	-	
Comp ID:	5338325			
Research Status:	Confirmed			
8	237 E Marks St			SOLD
Orlando, FL 32803		Orange County		
Sale Date:	06/29/2020	Bldg Type:	Class C Office	
Sale Price:	\$1,010,000 - Confirmed	Year Built/Age:	Built 1984 Age: 36	
Price/SF:	\$297.06	RBA:	3,400 SF	
Pro Forma Cap	-	Parcel No:	23-2229-1300-00-980	
Actual Cap Rate:	-	Sale Conditions:	-	
Comp ID:	5192917			
Research Status:	Confirmed			
9	1601 E Amelia St			SOLD
Orlando, FL 32803		Orange County		
Sale Date:	05/15/2020	Bldg Type:	Class C Office	
Sale Price:	\$1,275,000 - Full Value	Year Built/Age:	Built 1994 Age: 26	
Price/SF:	\$290.17	RBA:	4,394 SF	
Pro Forma Cap	-	Parcel No:	30-2230-0140-00-040	
Actual Cap Rate:	-	Sale Conditions:	-	
Comp ID:	5146348			
Research Status:	Full Value			
10	1024 N Mills Ave			SOLD
Orlando, FL 32803		Orange County		
Sale Date:	10/05/2020	Bldg Type:	Retail Storefront Retail/Office	
Sale Price:	\$1,000,000 - Full Value	Year Built/Age:	Built 1951 Age: 69	
Price/SF:	\$283.69	RBA:	3,525 SF	
Pro Forma Cap	-	Parcel No:	24-2229-4468-06-150	
Actual Cap Rate:	-	Sale Conditions:	-	
Comp ID:	5277446			
Research Status:	Full Value			
11	1212 Mount Vernon St			SOLD
Orlando, FL 32803		Orange County		
Sale Date:	09/18/2020 (305 days on mkt)	Bldg Type:	Class B Office	
Sale Price:	\$470,000 - Confirmed	Year Built/Age:	Built 1924 Age: 96	
Price/SF:	\$274.53	RBA:	1,712 SF	
Pro Forma Cap	-	Parcel No:	-	
Actual Cap Rate:	-	Sale Conditions:	-	
Comp ID:	5239621			
Research Status:	Confirmed			
12	1336 N Mills Ave			SOLD
Orlando, FL 32803		Orange County		
Sale Date:	07/29/2020	Bldg Type:	Retail Freestanding	
Sale Price:	\$1,055,000 - Confirmed	Year Built/Age:	Built 1967 Age: 53	
Price/SF:	\$264.41	RBA:	3,990 SF	
Pro Forma Cap	-	Parcel No:	24-2229-5820-01-040	
Actual Cap Rate:	-	Sale Conditions:	-	
Comp ID:	5204738			
Research Status:	Confirmed			

MILLS CORRIDOR RECENT SALES

13	609 Virginia Dr - Medical Office/Surgery Center	SOLD
<p>Orlando, FL 32803 Orange County</p> <p>Sale Date: 06/19/2020 (85 days on mkt) Bldg Type: Class C OfficeMedical Sale Price: \$1,270,000 - Confirmed Year Built/Age: Built 1983 Age: 37 Price/SF: \$257.40 RBA: 4,934 SF</p> <p>Pro Forma Cap - Parcel No: 24-2229-4476-00-017 Actual Cap Rate: - Comp ID: 5160379 Sale Conditions: Bankruptcy Sale Research Status: Confirmed</p>		
		
14	300 E Colonial Dr	SOLD
<p>Orlando, FL 32801 Orange County</p> <p>Sale Date: 01/31/2020 (203 days on mkt) Bldg Type: Class B Office Sale Price: \$495,000 - Confirmed Year Built/Age: Built 1955 Renov 2016 Age: 65 Price/SF: \$249.12 RBA: 1,987 SF</p> <p>Pro Forma Cap - Parcel No: 25-2229-0920-00-051 Actual Cap Rate: - Comp ID: 5062035 Sale Conditions: - Research Status: Confirmed</p>		
		
15	1615 E Woodward St	SOLD
<p>Orlando, FL 32803 Orange County</p> <p>Sale Date: 05/27/2020 Bldg Type: Class C Office Sale Price: \$332,500 Year Built/Age: Built 1982 Age: 38 Price/SF: \$244.85 RBA: 1,358 SF</p> <p>Pro Forma Cap - Parcel No: 19-2230-1512-03-120 Actual Cap Rate: - Comp ID: 5157196 Sale Conditions: - Research Status: Public Record</p>		
		
16	926 N Mills Ave	SOLD
<p>Orlando, FL 32803 Orange County</p> <p>Sale Date: 08/31/2020 Bldg Type: RetailStorefront Sale Price: \$900,000 - Full Value Year Built/Age: Built 1951 Age: 69 Price/SF: \$219.51 RBA: 4,100 SF</p> <p>Pro Forma Cap - Parcel No: 24-2229-4468-09-230 Actual Cap Rate: - Comp ID: 5246700 Sale Conditions: - Research Status: Full Value</p>		
		
17	68 S Ivanhoe Blvd - North Quarter Land Parcel - AC-3A/T	SOLD
<p>Orlando, FL 32804 Orange County</p> <p>Sale Date: 03/16/2020 Land Area: 1.56 AC (67,954 SF) Sale Price: \$7,500,000 - Full Value Lot Dimensions: - \$/AC Land Gross: \$4,807,664.26 (\$110.37/SF) Proposed Use: Apartment Units [Partial List]</p> <p>Parcel No: 23-2229-5968-02-015</p> <p>Comp ID: 5117716 Sale Conditions: High Vacancy Property Research Status: Full Value</p>		
		

FOR SALE

1042 N MILLS AVE. | ORLANDO, FL 32803



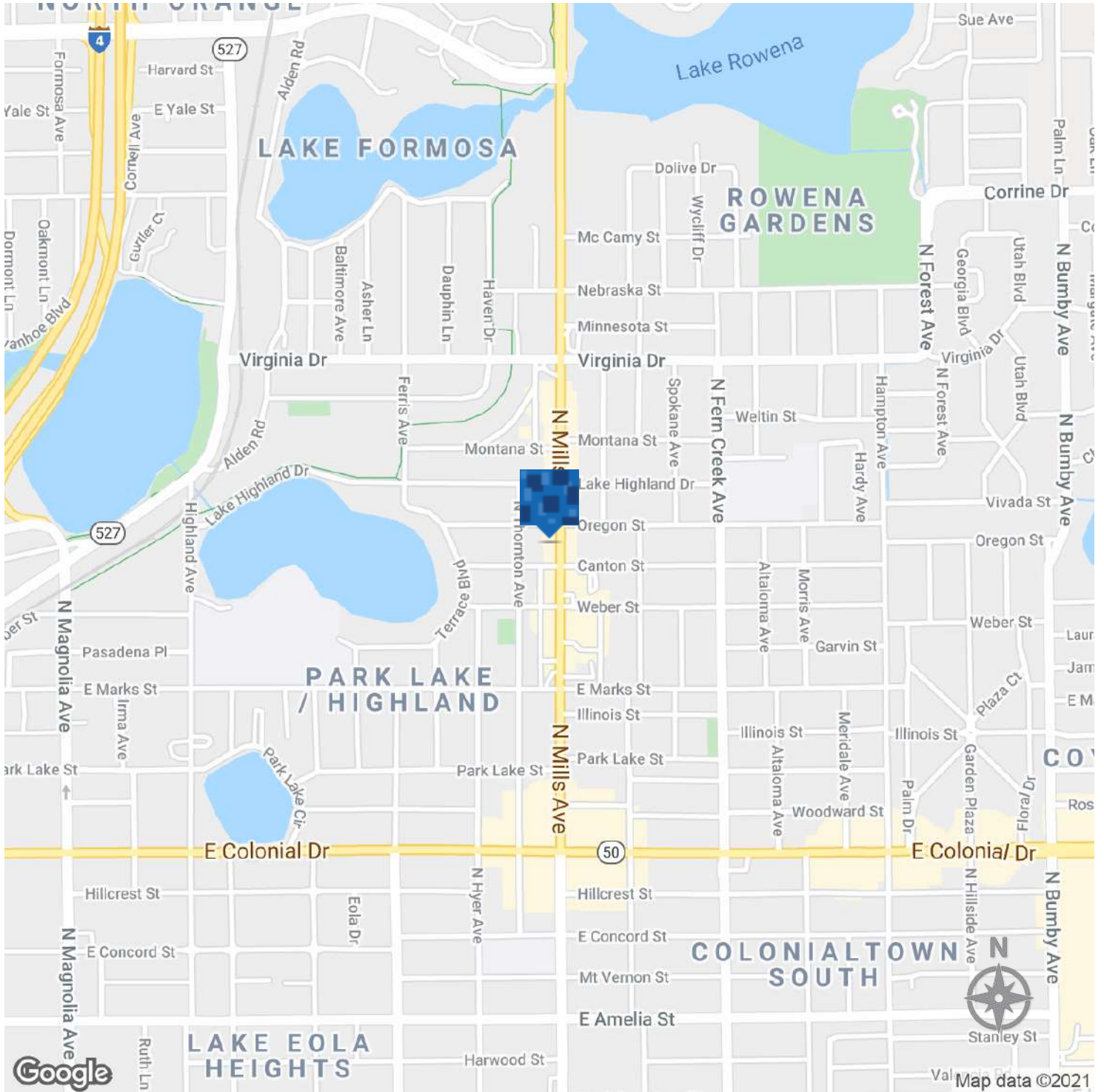
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