Williamsburg Plaza

10311 ORANGEWOOD BLVD

Orlando, FL 32821

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

SECTION 1

Property Information

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PROPERTY SUMMARY

OFFERING SUMMARY

LEASE RATE:	N/A
BUILDING SIZE:	29,284 SF
AVAILABLE SF:	1300 SF
LOT SIZE:	3.49 Acres
CAP RATE:	TBD
NOI:	$344,446.68
YEAR BUILT:	1981
RENOVATED:	2019

PROPERTY OVERVIEW

Williamsburg Plaza is an exclusive fee simple offering. The property is ideally situated at the northeast corner of Orangewood Blvd and Gateway Ave in Orange County, Orlando, Florida and is surrounded by the beautiful residential area of Williamsburg. Williamsburg Plaza tenants consist of 32 small to medium size local service-based businesses. The plaza has been well kept and maintained by a single owner of over 20 years. Great value add income potential for new ownership. Leases are a mix of NNN and modified gross leases. All the financials will be in the ten-X website data box including information on the tenants.

PROPERTY HIGHLIGHTS

PROPERTY DESCRIPTION

LOCATION DESCRIPTION

Williamsburg Plaza is located at the intersection of Orangewood Blvd & Gateway Ave just south of Hwy 528 and Universal Blvd in south Orlando. This property is located along a prime retail, tourism corridor, and is just few minutes away from the new Epic Universe Park, Orlando's newest theme park that is owned and operated by Universal Studios. It is less than two miles away from world-famous International Drive and 10 minutes away from Walt Disney World. The proximity of major thoroughfares such as Florida's Turnpike, the Beachline (SR 528), Central Florida Greenway (SR 417) and I-4 allows for easy access to all of Metro Orlando, including Orlando International Airport and Orange County Convention Center.

Orlando is currently one of the most sought-after retail markets in the world and boasts the 4th fastest growing population in the United States, welcoming over 1,000 new residents each week, a rate that has held constant for over 60 years. People aren't just looking to visit Orlando's world class attractions; they're putting down roots and taking advantage of all the region has to offer in terms of growth and investment.

PARCEL OUTLINE

AERIAL VIEW

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

SECTION 2

Location Information

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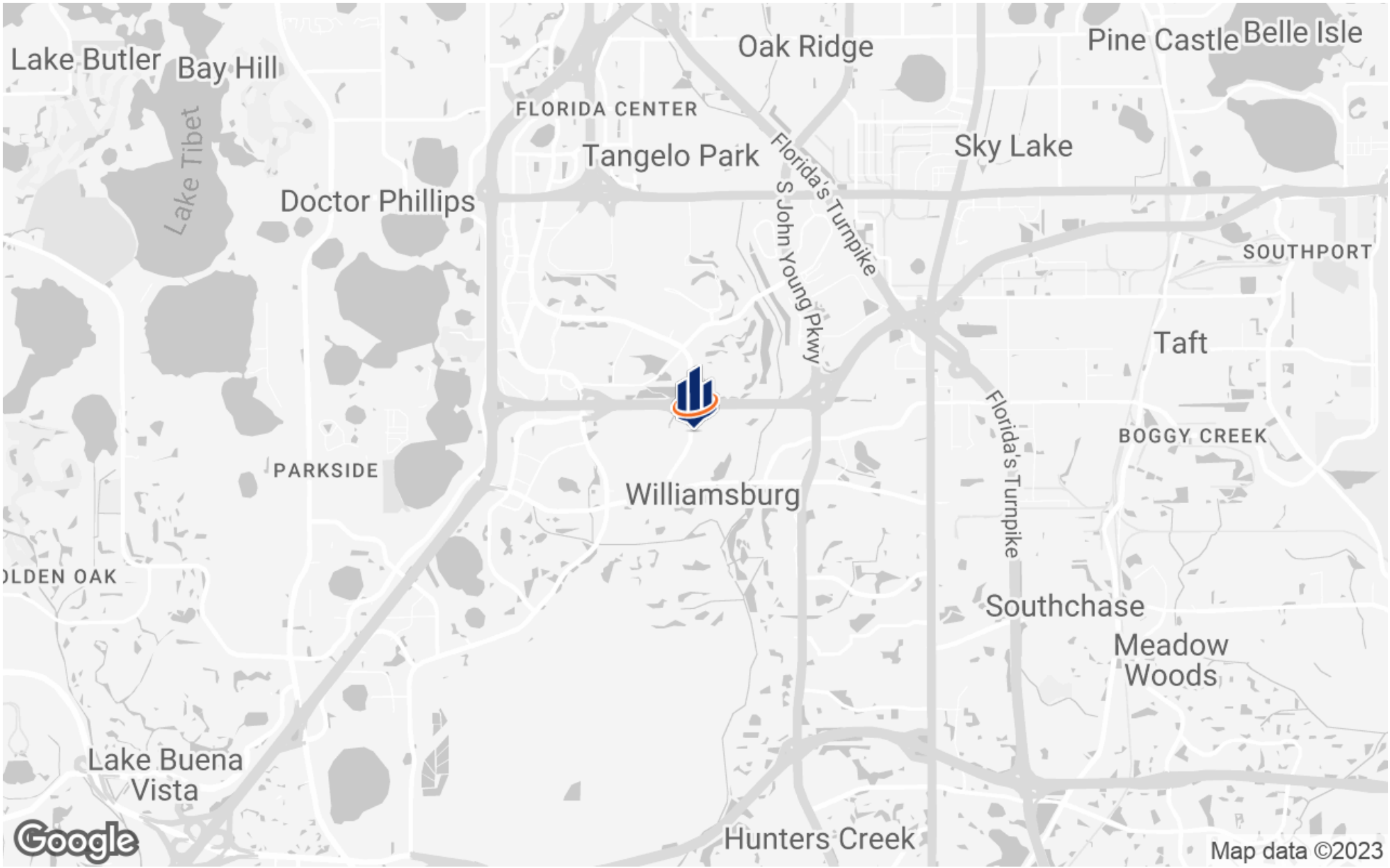
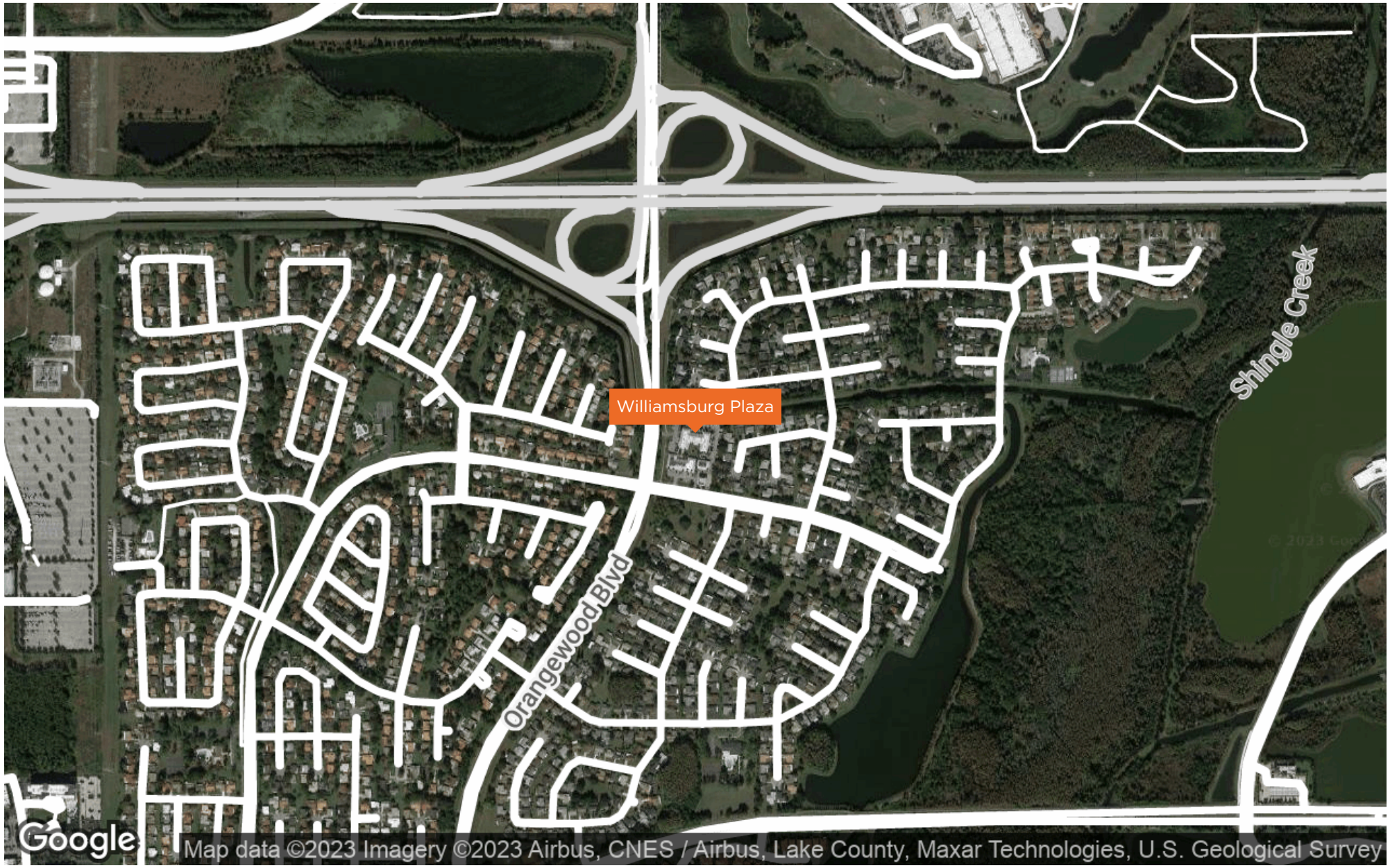
REGIONAL MAP



AERIAL MAP


Williamsburg Plaza
Orangewood Blvd
Shingle Creek
Google
Map data ©2023 Imagery ©2023 Airbus, CNES / Airbus, Lake County, Maxar Technologies, U.S. Geological Survey

iDRIVE ORLANDO
LOCKHEED MARTIN
FLORIDA'S TURNPIKE
UNIVERSAL STUDIOS FLORIDA
EXPANSION
Coca-Cola Orlando Eye
HYATT REGENCY
ORLANDO CENTRAL PARK SOUTH BUSINESS PARK
ROSEN SHINGLE CREEK
4
Hilton
ROSEN CENTRE
Orange County Convention Center
441
Orangewood Blvd
S John Young Pkwy
Martin Anderson Beachline Expy.
SUBJECT
Freedom High School
AQUATICA
Gateway Ave
SeaWorld
SPRINGHILL SUITES
FAIRFIELD
TOWNEPLACE SUITES
aloft
element
Panera
CVS
FRIDAYS
Publix.

AREA VIEW AERIAL

Universal's Epic Universe
WALKING DISTANCE FROM CENTER

ECONOMIC DRIVERS

SECTION 3

Financial Analysis

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FINANCIAL SUMMARY

INVESTMENT OVERVIEW	WILLIAMSBURG PLAZA
PRICE	TBD
PRICE PER SF	TBD
CAP RATE	TBD
CASH-ON-CASH RETURN (YR 1)	TBD
TOTAL RETURN (YR 1)	TBD
DEBT COVERAGE RATIO	TBD

OPERATING DATA	WILLIAMSBURG PLAZA
GROSS SCHEDULED INCOME	$512,031.60
OTHER INCOME	
TOTAL SCHEDULED INCOME	$512,031.60
VACANCY COST	TBD
GROSS INCOME	$512,031.60
OPERATING EXPENSES	$167,584.92
NET OPERATING INCOME	$344,446.68
PRE-TAX CASH FLOW	TBD

FINANCING DATA	WILLIAMSBURG PLAZA
DOWN PAYMENT	-

FINANCIAL SUMMARY

LOAN AMOUNT	TBD
DEBT SERVICE	TBD
DEBT SERVICE MONTHLY	TBD
PRINCIPAL REDUCTION (YR 1)	TBD

Rent Roll & Recurring Charges

Customer	Sq Footage	Unit	Move In	Lease End	Rent	CAM	RET	INS	STX	ELC	Total
NY Bagel and Deli	1000	5001	08/01/12	12/31/22	1,500.00	-	-	-	90.00	-	1,590.00
Circle K	2750	5051	10/14/87	12/31/24	5,200.25	743.86	-	-	312.01	-	6,256.12
Services, Manemmar	600	5013	10/01/20	11/30/22	700.00	-	-	-	42.00	-	742.00
Miami Flowers Direct	700	5017	02/01/22	12/31/22	1,000.00	-	-	-	60.00	-	1,060.00
Inn House	600	5021	10/01/16	12/31/22	950.00		-	-	57.00	-	1,007.00
Jimmy Hula's Licensing	600	10369	11/01/14	12/31/25	850.00	-	-	-	51.00	-	901.00
Anny-MLLC, Anny	400	10369	09/01/19	08/31/22	850.00	-	-	-	51.00	-	901.00
Valencia Drainage District	700	10365	08/01/95	09/01/22	800.00	186.24	52.50	-	42.94	-	1,081.68
Actors Equity Association	2700	10321	08/01/98	07/31/23	3,741.66	640.17	202.50	150.00	235.72	-	4,970.05
Destination MCO, INc.	2700	10311B	10/01/07	11/30/22	3,317.63	-	-	-	205.69	-	3,523.32
Miami Flowers Direct	900	10353	08/01/19	12/31/22	800.00	-	-	-	48.00	-	848.00
V.Balletto & Associates, Inc.	1000	10359	02/01/97	09/30/23	1,000.00	306.13	98.40	71.07	60.00	-	1,535.60
Sublease Sweet Homes Realty	350	10359-B	10/01/21	09/30/23	550.00	-	-	-	-	-	550.00
Shine n Style Inc	675	5007 A	01/01/19	02/28/24	750.00	-	-	-	45.00	125.00	920.00
Lobelo, Juli	675	5007 B	07/01/18	12/31/22	850.00	-	-	-	51.00	125.00	1,026.00
Wells Fargo	100	10375	11/30/90	11/30/23	955.08	-	-	-	57.32	100.00	1,112.40
Vintage Tatoo	2000	10375	12/01/21	12/31/24	2,880.00	-	-	-	172.80	-	3,052.80
Esordance Ensemble	800	10383	07/01/16	06/30/22	1,000.00	20.00	-	-	60.00	-	1,080.00
Anny-MLLC, Anny	700	10381	05/02/17	12/31/22	1,050.00	-	-	-	63.00	-	1,113.00
Bellydance, Studio	900	10325 ste 109	01/01/21	12/31/23	700.00	-	-	-	42.00	101.40	843.40
Storage Lonny	400	10325 ste 103	08/01/12	12/31/23	600.00	-	-	-	36.00	-	636.00
Jimmy Hula's Licensing	200	10325 Ste 2	04/01/22	03/31/23	150.00	-	-	-	-	9.00	159.00
A & B, Trucking (Amazon Line)	900	10325 Ste 105	01/01/21	Month to Month	1,350.00	-	-	-	83.70	150.00	1,583.70
Sungo Energy LLC	800	10325 ste 101	01/01/22	04/30/22	1,600.00	-	-	-	96.00	125.00	1,821.00
Imperial Transportation	200	10325 ste 3	04/01/22	03/31/23	400.00	-	-	-	24.00	50.00	474.00
Belly Dance Dressing Room	200	10325 Ste 4	04/01/22	12/31/23	300.00	-	-	-	18.00	25.00	343.00
Ramos, CJ	300	10335E	04/01/12	Month to Month	200.00	20.66	-	-	14.34	20.00	255.00
Muniz, Claudia	400	10335 C	11/01/15	12/31/22	500.00	-	-	-	30.00	50.00	580.00
Oribioi, Eladio	500	10345 C	09/01/18	12/31/22	550.00	-	-	-	41.85	125.00	716.85
Insight Hospitality	500	10345 B	07/01/20	06/30/23	600.00	-	-	-	36.00	25.00	661.00
Insight Hospitality	900	10345 A	06/01/20	05/31/22	952.75	-	-	-	57.16	100.00	1,109.91
Storage NY Bagel	1500	10335	08/01/12	12/31/22	2,250.00	-	-	-	135.00	150.00	2,535.00
Vacant	300	10335 L	Vacant		-	-	-	-	-	-	-
Vacant	1000	10335	Vacant		-	-	-	-	-	-	-
Total	**28950**				**38,897.37**	**1,917.06**	**353.40**	**221.07**	**2,318.53**	**1,280.40**	**44,987.83**

Total Income	**$**	**512,031.60**
Less Operating Expenses	**$**	**(167,584.92)**
Net Operating Incom	**$**	**344,446.68**

SECTION 4

Demographics

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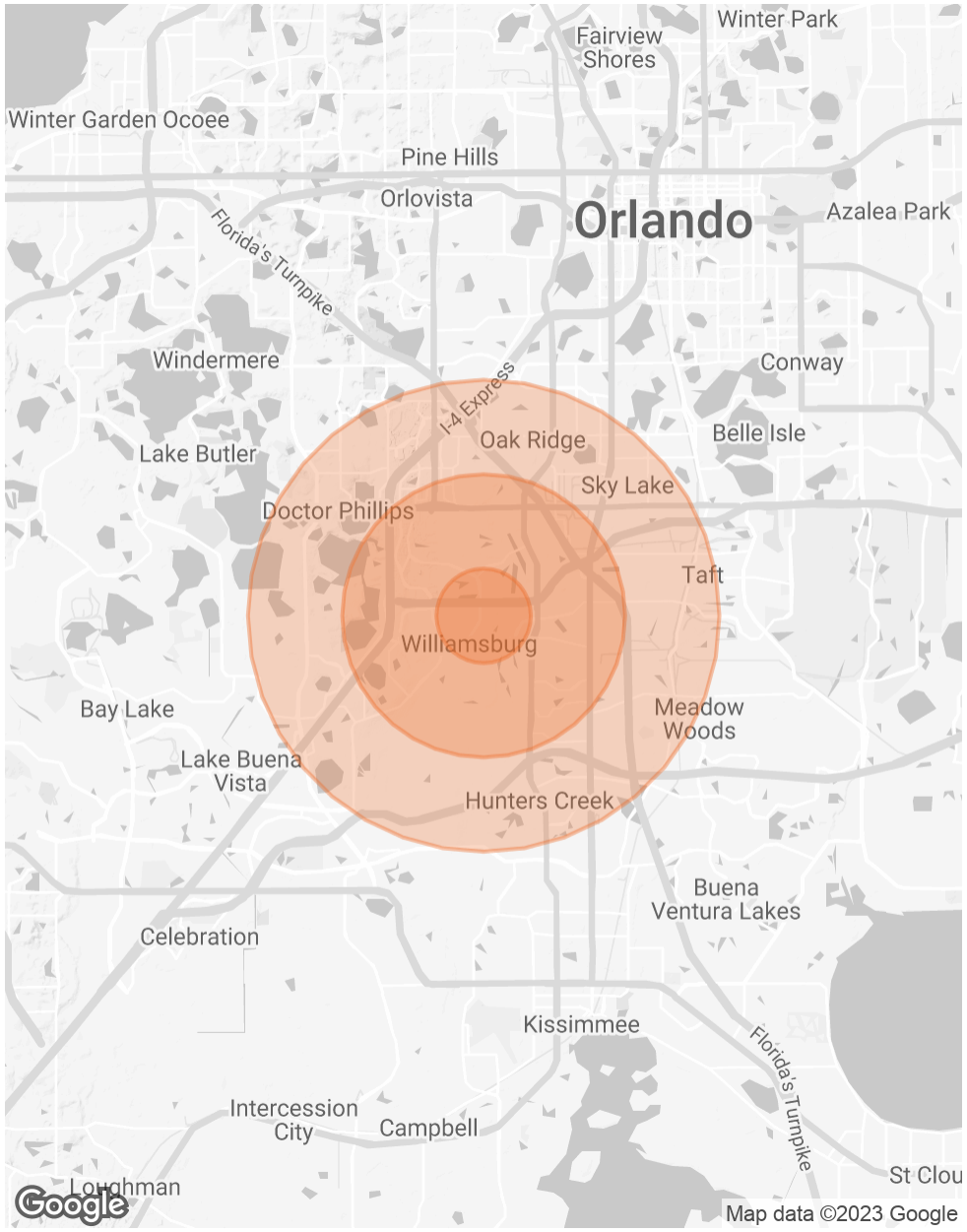
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,747	37,581	132,312
AVERAGE AGE	36.0	34.1	34.2
AVERAGE AGE (MALE)	35.4	33.7	33.9
AVERAGE AGE (FEMALE)	38.7	35.5	35.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,647	13,163	45,914
# OF PERSONS PER HH	2.3	2.9	2.9
AVERAGE HH INCOME	$51,908	$62,687	$68,333
AVERAGE HOUSE VALUE	$296,918	$363,689	$388,581

** Demographic data derived from 2020 ACS - US Census*



THE ORLANDO KISSIMMEE-SANFORD MSA IS CENTRALLY LOCATED AND THE LARGEST TOURISM MARKET IN THE STATE.

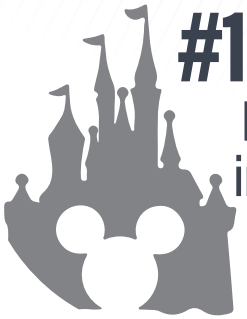
Orlando's competitive advantages has made it a magnet for young talent as well as for traditional and cutting edge industries to locate, thrive and grow.

5.2 MILLION RESIDENTS PROJECTED BY 2030

(1,100 RESIDENTS PER WEEK)

The Orlando MSA is currently experiencing a bounce back into an economic environment expected to rival Florida's pre-COVID conditions. Over June to November of 2020, the Orlando MSA unemployment had improved over 10% more than the Miami, Tampa, and West Palm MSAs.

ACCORDING TO THE BUREAU OF LABOR STATISTICS.



#1 Tourist Destination in the World

"THE BEST CITY FOR RECREATION IN THE UNITED STATES"

BY WALLETHUB

75 MILLION VISITORS

SPENDING $50 BILLION

ORLANDO MSA

As the country's 23rd-largest metropolitan area in the United States and the 3rd largest MSA in the state. Orlando is home to a wide range of industries, from science, technology and bio-medical research to digital media and advanced manufacturing. And for those who live, work and play here, our dynamic lifestyle offers something to enjoy every day. It's the perfect breeding ground for businesses looking to grow and thrive for years to come.

2.6 MILLION
RESIDENTS IN ORLANDO

61,000
NEW RESIDENTS IN 2020
5TH LARGEST NUMBER INCREASE IN THE U.S.

With a resident population of nearly 2.6 million, Orlando's population **growth of 61.5%** since 2000 is more than 50% higher than Miami, Tampa, Jacksonville, and Florida, and three and a half times the growth rate of the U.S. over the same period.

"TOP 10 PERFORMING CITY (#7)"
MIKEN INSTITUTE

"2019 TOP 100 BEST PLACES TO LIVE (#17)"
LIVABILITY.COM

"THE 25 FASTEST-GROWING PLACES IN THE U.S. (#12)"
US NEWS

"Orlando is one of the hottest places in the world for cutting-edge tech development... In the evolution of transportation to autonomous vehicles.

MAJOR EMPLOYERS

In Orlando, the labor force continues to expand, driven by population growth and a robust local university pipeline in a state ranked #1 for higher education three years running by U.S. News and World Report.

These factors have resulted in the addition of over 280,000 jobs coming out of the latest recession, an expansion of more than 25.4 percent since 2009.

1ST FASTEST GROWING U.S. JOB MARKET
FOUR YEARS IN A ROW, 2015-2018

#1 METRO IN U.S. FOR % JOB GROWTH
('15, '16, '17, '18)

2.5% YOY JOB GROWTH IN 2019

3.4% WAGE GROWTH
ANNUALLY IN ORLANDO. LEADS FLORIDA (3.0%) AND EXCEEDS NATIONAL GROWTH (3.0%)

#1 MSA FOR STEM JOB GROWTH 2018
FORBES 2018

MAJOR EMPLOYERS

Walt Disney World
DARDEN
SIEMENS
Tupperware
UNIVERSAL
ORLANDO HEALTH
LOCKHEED MARTIN
HCA Healthcare
AAA
jetBlue
NORTHROP GRUMMAN

AIRPORTS

Orlando is known for hosting millions of yearly travelers which rely on Orlando International Airport and Orlando-Sanford International Airport, both of which are currently undergoing significant improvements.

For the business traveler, the Orlando International Airport offers 93 nonstop domestic destinations and 59 nonstop international destinations.

#1 LARGE AIRPORT

Source: USA Today 2020 Readers Choice Awards

Orlando International Airport (MCO)

Welcomed a record-breaking 50.6 million passengers in 2019

Generates over $41 billion economic activity for Central Florida and supports 343,000 jobs

Orlando Sanford International Airport

#1 ranked airport in the U.S. for seat capacity growth over the last decade—growing by more than 300%.

6th busiest airport in Florida in 2019 with 3.3 million passengers in 2019.

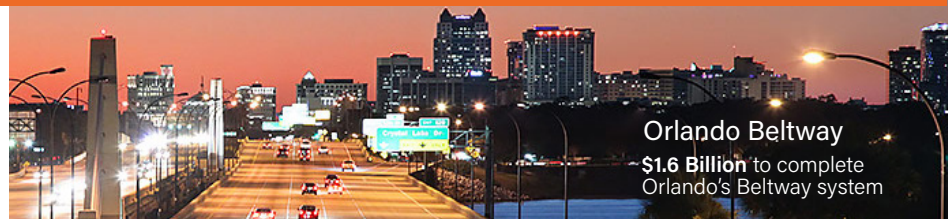
ROADWAYS

Orlando continues to expand its highway systems, investing billions of dollars in improvements and expansion projects. Increasing the capacity for automobile commuters by nearly 50 percent.

I-4 Ultimate

$2.3 Billion Renovation underway on a 21-mile stretch of Interstate-4.

Positioned to accommodate continued growth throughout the region with 15 major interchanges, wider bridges, reworked exits, 4 new express lanes in the center of I-4 and other improvements.



Orlando Beltway

$1.6 Billion to complete Orlando's Beltway system

HIGHER EDUCATION

The Orlando region is home to more than 35 colleges, universities, technical schools and private institutions, offering employment of a countercyclical nature for the metro.

550

PEOPLE PER WEEK

are added to the population

4 Major Colleges

and universities in the region with almost 70,000 students

Largest university by enrollment in the Southeast and 2nd largest in the nation (University of Central Florida)

9 international airports within 100 miles and non-stop air service to more than 175+ domestic and international destinations

$2.3 Bil

I-4 ULTIMATE PROJECT

that reconfigures and reimagines car travel through the region

Logistics Powerhouse

with a major east/west interstate, the north/south Florida Turnpike and 60 minutes from a deep water container port at Port Canaveral

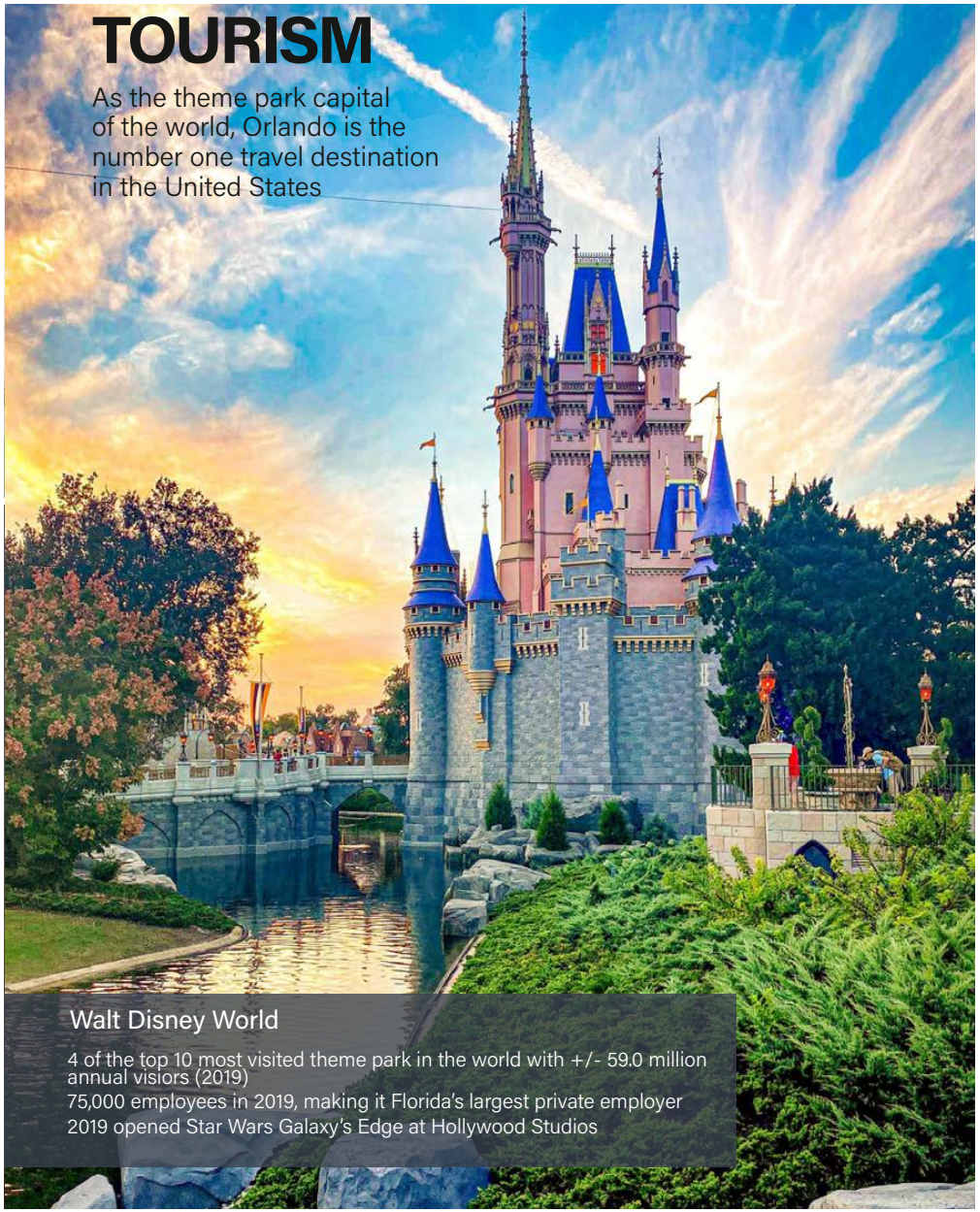
$1.5 Mil

STRONG WORKFORCE

with 1 out 5 jobs in Tourism & Hospitality

TOURISM

As the theme park capital of the world, Orlando is the number one travel destination in the United States

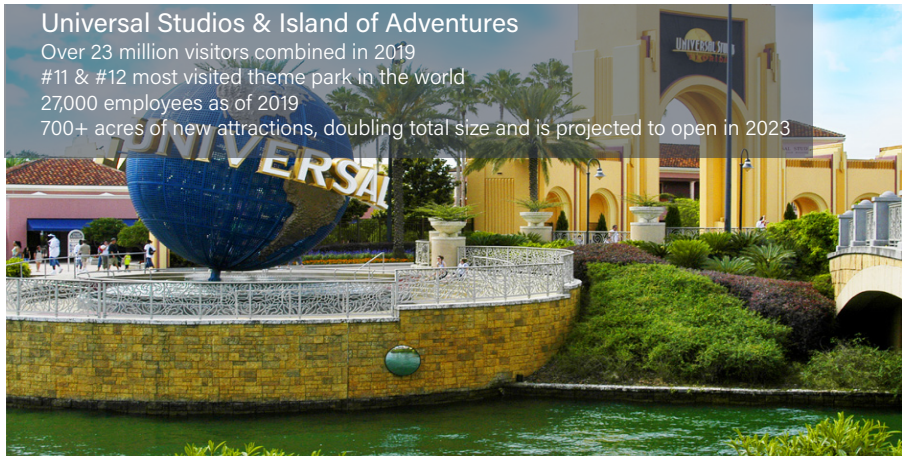


Walt Disney World

4 of the top 10 most visited theme park in the world with +/- 59.0 million annual visiors (2019)
75,000 employees in 2019, making it Florida's largest private employer
2019 opened Star Wars Galaxy's Edge at Hollywood Studios

Universal Studios & Island of Adventures

Over 23 million visitors combined in 2019
#11 & #12 most visited theme park in the world
27,000 employees as of 2019
700+ acres of new attractions, doubling total size and is projected to open in 2023



SeaWorld

+/- 4.6 million annual visitors (2019)
#10 most visted theme park in the world
Opened MAKO in 2016, Orlando's tallest, fastest, and longest roller coaster
Ranked number one best marine life park 13 years in a row by Amusement Today

Orange County Convention Center

2nd busiest convention center in the U.S. (2019)
$3 billion annual economic impact
115 conventions and tradeshows, attracting over 1.5 million Attendees Each Year

CENTRAL FLORIDA'S ECONOMIC DRIVERS

ORLANDO ECONOMIC DRIVERS

Population
+270K

13,100 Units
New Housing Stock

Gross Metro Product
+47%

Job Growth
+104K

Retail Sales
36%

Office-Using Employment
+330K
Workers

Industrial
26.6 MSF
Leased in last 5 years

Headquarters
Corporate/
Regional Offices
+80

Tourism
$75Bil
Economic Impact

Biomedical Health
+95K
Healthcare Jobs

2020-2024
FIVE YEAR PROJECTIONS

Source: Why-orlando-research-report2