



FOR SALE

SUCCESSFUL CLEANING BUSINESS FOR SALE

212 Obrien Rd , Fern Park, FL 32730

eXp Commercial | 10752 DEERWOOD PARK BOULEVARD | Jacksonville, FL 32256 |

Biagio Montaiuti

321.426.8003

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212 Obrien Rd , Fern Park, FL 32730

PROPERTY INFORMATION

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eXp Commercial, LLC, a Delaware limited liability company operates a commercial real estate business and is an affiliate ("Affiliate") of eXp World Holdings, Inc., a Delaware corporation (together with its subsidiaries and Affiliate, "eXp"). eXp and the reported owner(s) ("Owner(s)") of the property referenced herein ("Property") present this Confidential Offering Memorandum ("Memorandum") to assist the recipient(s) ("You" or "Your") in evaluating the Property and it is intended solely for Your limited use in determining whether you desire to acquire the Property. This Memorandum contains a brief summary of selected information pertaining to the Property and should not be considered all-inclusive or permanent. The information in this Memorandum has been obtained from sources believed to be reliable, t however, eXp has not verified it and neither Owner(s) nor eXp make any guaranty, warranty or representation, express or implied, as to the accuracy or completeness of this Memorandum or the information contained herein.

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It is highly recommended that You independently verify each item of information contained in this Memorandum and have the same reviewed by your tax accountant, investment advisor, and/or legal counsel. This Memorandum and any ongoing or future communications You may have with eXp and/or Owner(s) and its and their respective officers, brokers, agents, affiliates or employees regarding this Memorandum or the Property does not in any way constitute or convey any guaranty, warranty or representation, express or implied, or legal, investment or tax advice to You. All assumptions, projections, estimates and/or opinions expressed or implied in this Memorandum are provided as examples only and all information is subject to change, error, omissions and/or withdrawal without notice. Any references in the Memorandum to boundary, area, height, acreage, building or premises size or square footage are approximations only and should be independently verified by You. Any references in the Memorandum to any lease or tenant information, including and without limitation to the premises, rental rates, rent escalations, common area expenses, percentage rents and lease maturities should be independently verified by You. You should conduct your own investigations and due diligence of the Property, including without limitation to environmental and physical condition inspections and reach your own conclusions regarding the suitability of the Property for investment.

eXp and Owner(s) assume no responsibility for the accuracy or completeness of any information contained in this Memorandum. eXp and Owner(s) expressly disclaim any implied or expressed warranties of merchantability, fitness for a particular purpose or non- infringement of intellectual property relating to this Memorandum. In no event shall eXp or Owner(s), and its and their respective officers, brokers, agents, affiliates or employees, be liable for any damages resulting from the reliance on or use of any information in this Memorandum, including but not limited to direct, special, indirect, consequential or incidental damages.

By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature; it will be held in the strictest confidence and shall be returned to eXp upon request; (b) You will not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of eXp or Owner(s); and (c) You understand and agree that Affiliate represents Owner(s) and not You and (iv) this Memorandum and the information contained herein shall not be used by You in any way that is detrimental to Owner(s), or eXp. Neither eXp nor Owner(s) shall have any obligation to pay any commission, finder's fee, or any other compensation to any Broker, Agent or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed Confidentiality Agreement from such persons and providing a copy of such agreement to eXp via email at legal@exprealty.net.

The Owner(s) shall have no legal commitment or obligation to You or any person(s) or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property are considered satisfactory to Owner(s) in its sole and absolute discretion and have been fully executed, delivered, and approved by the Owner(s) and any conditions to the Owner's obligations therein have been fully satisfied or waived.

The Owner(s) expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase or lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice, which may or may not arise as a result of review of the Memorandum.

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PROPERTY INFORMATION

Sale

NOI

eXp Commercial | 10752 DEERWOOD PARK BOULEVARD | Jacksonville, FL 32256 |

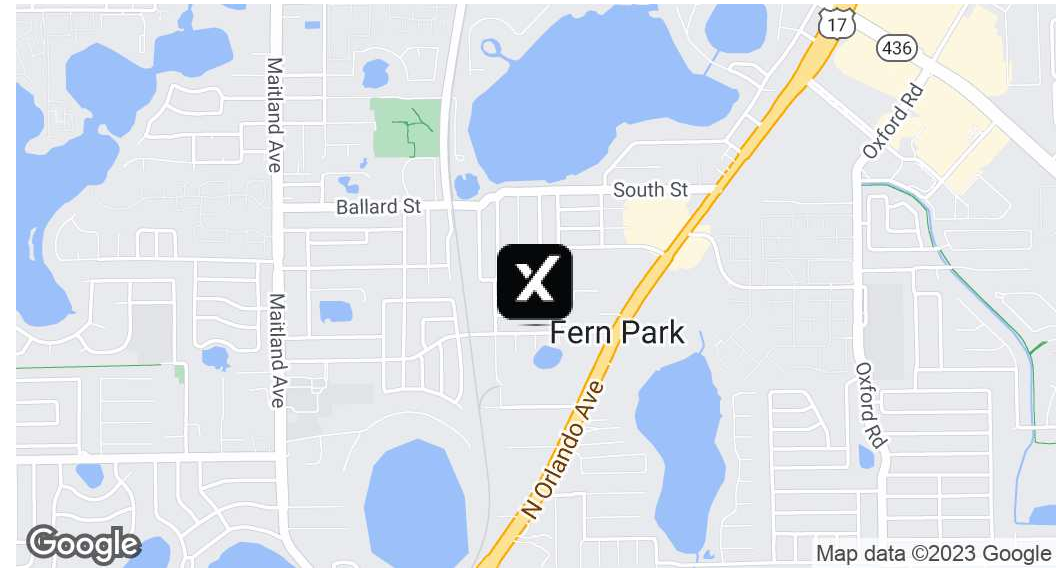
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FOR SALE | Executive Summary

212 Obrien Rd , Fern Park, FL 32730



Offering Summary

Building Size:	1,313 SF
Price / SF:	\$685.45
Cap Rate:	27.78%
NOI:	\$250,000
Year Built:	1958
Renovated:	2000
Zoning:	R1
Market:	Central Florida
Submarket:	Orange, Seminole Counties

Property Overview

This very successful cleaning business is for sale including the building for 900K Very profitable CAP
Estimated NOI of \$150,000 annual and growing.

Property Highlights

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FOR SALE | Property Description

212 Obrien Rd , Fern Park, FL 32730



Property Description

This very successful cleaning business is for sale including the building for 900K Very profitable CAP

Estimated NOI of \$150,000 annual and growing.

Location Description

Located near major intersection

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FOR SALE | Complete Highlights

212 Obrien Rd , Fern Park, FL 32730



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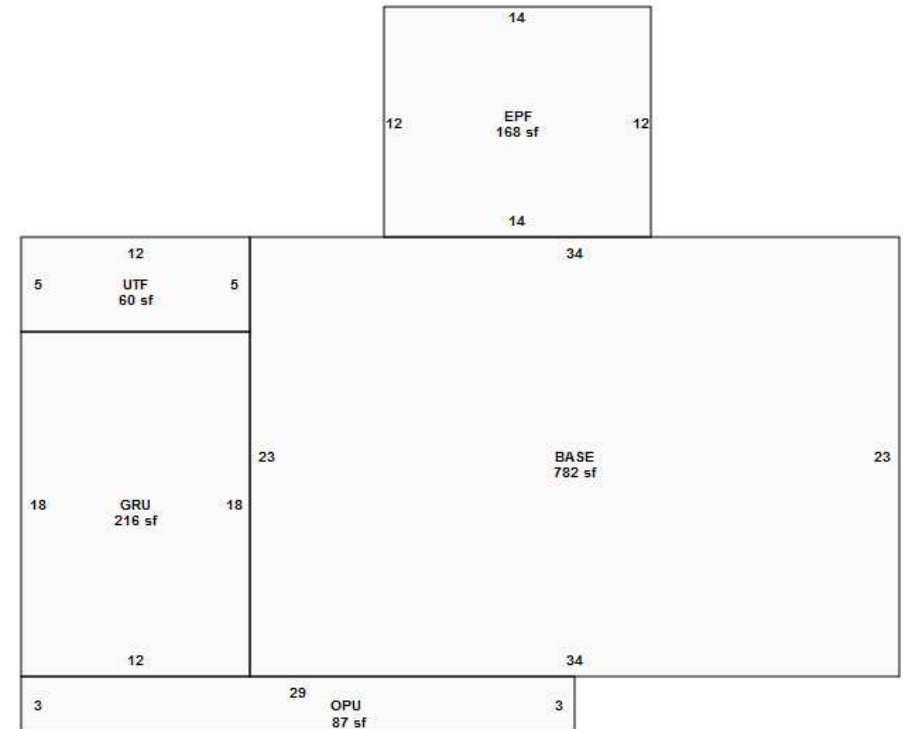
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FOR SALE | Additional Photos

212 Obrien Rd , Fern Park, FL 32730



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LOCATION INFORMATION

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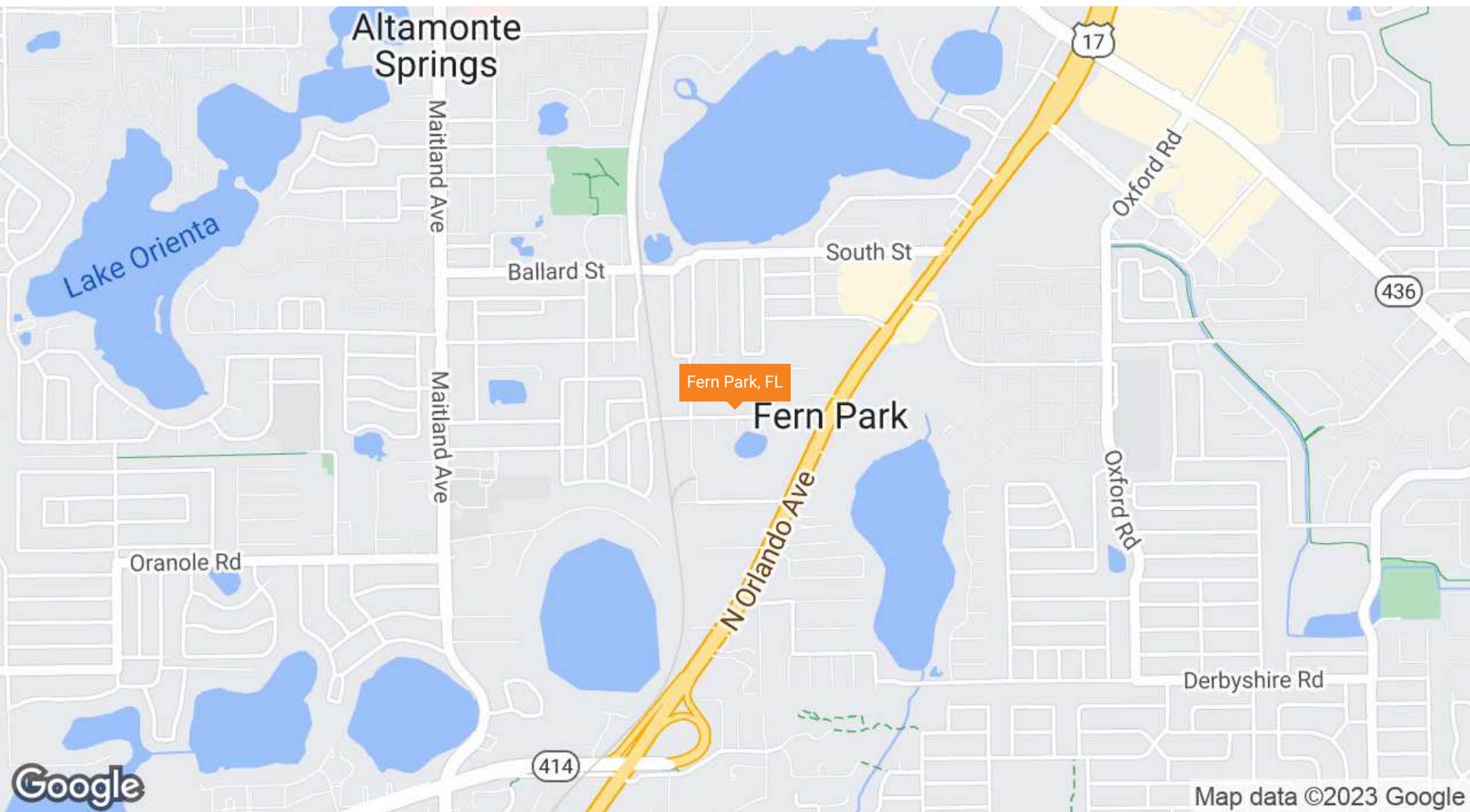
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FOR SALE | Regional Map

212 Obrien Rd , Fern Park, FL 32730



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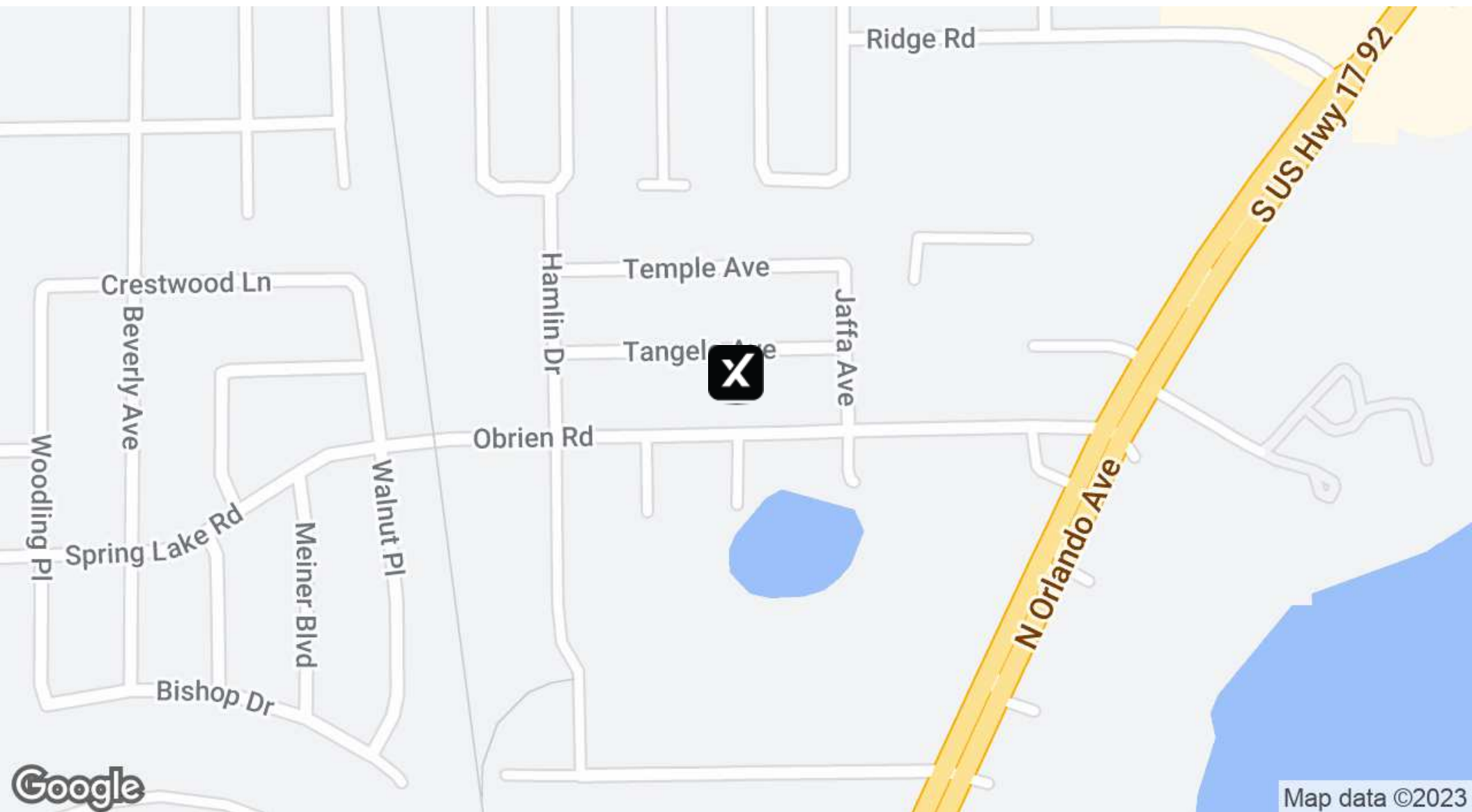
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FOR SALE | Location Map

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FOR SALE | Aerial Map

212 Obrien Rd , Fern Park, FL 32730



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FINANCIAL ANALYSIS

Sale

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Financial Summary

212 Obrien Rd , Fern Park, FL 32730

Investment Overview

Price	\$900,000
Price per SF	\$685
CAP Rate	27.78%

Operating Data

Net Operating Income	\$250,000
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Financing Data

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FOR SALE | Income & Expenses

212 Obrien Rd , Fern Park, FL 32730

Income Summary

Net Income	\$0
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Expenses Summary

Operating Expenses	\$0
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Net Operating Income	\$250,000
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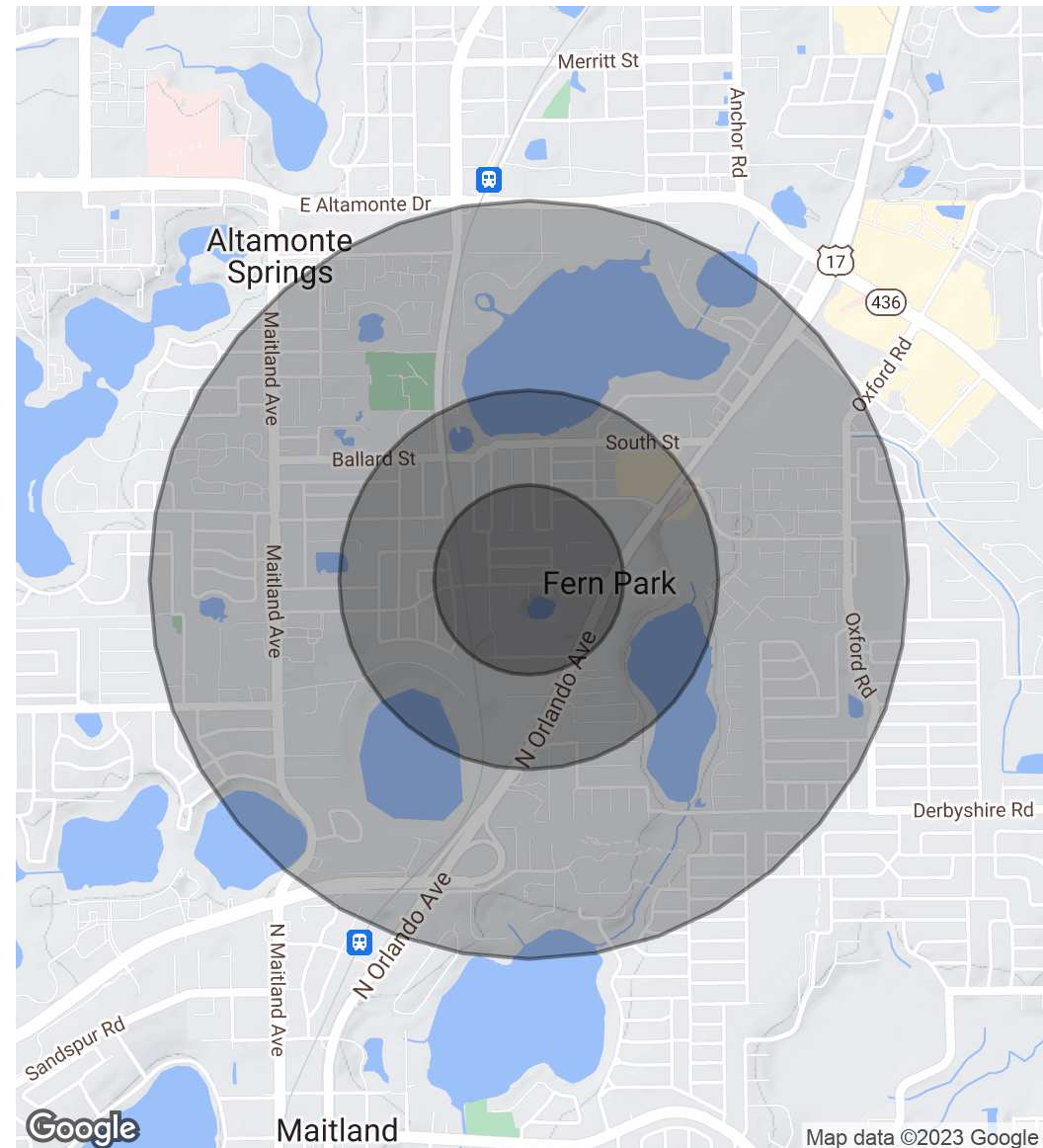
DEMOGRAPHICS

FOR SALE | Demographics Map & Report

212 Obrien Rd , Fern Park, FL 32730

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	670	2,785	10,367
Average Age	39.0	39.8	39.7
Average Age (Male)	38.6	39.0	38.4
Average Age (Female)	44.7	44.6	43.9
Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	275	1,198	4,578
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$58,720	\$58,051	\$71,953
Average House Value	\$181,994	\$186,768	\$228,718

* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIOS

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FOR SALE | Advisor Bio 1

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Broker/Agent

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Direct: 321.426.8003 | Cell: 407.970.5342

FL #SL3246173

Professional Background

Biagio features decades of experience in Real Estate investments. As CEO of Global Alliance Commercial, he has acted as buy and sell-side advisor to large institutional and private investors in hotel and commercial real estate investments in Europe, Asia, USA, Central America, and the Caribbean. He is also the managing partner of Beach Home Investments, a fast-growing residential marketing and sales master agency representing leading Caribbean developers across the North American market, where it has originated and closed '000s of transactions.

eXp Commercial

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