

NN DUNKIN DONUTS & SUBWAYS OCALA, FL

3600-3622 W. SILVER SPRINGS BLVD
OCALA, FL 34475

Ali Mushtaq



DISCLAIMER

NN DONUTS & SUBWAYS, OCALA, FL | 3,596 SF | OCALA, FL

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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.







1 PROPERTY INFORMATION

3600-3622 W. Silver Springs Blvd
Ocala, FL 34475

Executive Summary



SALE OVERVIEW

SALE PRICE: \$2,105,000

CAP RATE: 5.50%

NOI: \$115,775

LOT SIZE: 0.87 Acres

BUILDING SIZE: 3,596 SF

YEAR BUILT: 2007

ZONING: Commercial

MARKET: Orlando

SUB MARKET: Ocala

CROSS STREETS: Interstate 75 & W.Silver Springs Blvd

PROPERTY DESCRIPTION

SVN FL is proud to present exclusively to market an NN Investment Opportunity with 2 Credit Tenant Building. Leased to both same Tenants since 2007, Dunkin Donuts & Subways Sandwiches.

Dunkin Donuts is a newly executed Lease with percentage rent in 2017. Initial term is 15 years with 2-5 Years Option. Store has been a strong performer with increased rent and percentage rent over base rent. Subways Initial leased since 2007 has 3 -5 Years Option Remaining. Subways has renewed 5 years option effective December 1st 2017 & expiring on Nov 30th 2022.

Cam Charges are paid by tenants monthly Includes: taxes, Insurance, & maintenance. Misc Fees & Reserves added for Buyer, Offering True NOI @ \$115,775

Complete Highlights

PROPERTY HIGHLIGHTS

- NN 2 Credit Tenants Dunkin Donuts & Subways
- Dunkin Donuts Lease is with Franchisee guarantee, If any rent default Corporate takes over.
- Strong Visibility on Main Road
- High Demand Area for both Tenants
- Priced @ 5.50% Cap Rate
- 1st Time Opportunity in Market
- FL is State Tax Free



Property Overview

Physical Description

Property Name:	NN Dunkin Donuts & Subways Ocala, FL
Type of Ownership:	Fee Simple
Property Type:	Retail
APN:	22812-001-01
Building Size:	3,596 SF
Gross Leasable Area:	SF
Building Class:	
Zoning:	Commercial

Construction

Year Built:	2007
Number of Stories:	
Foundation:	
Parking Type:	
Roof:	

Interior Finish

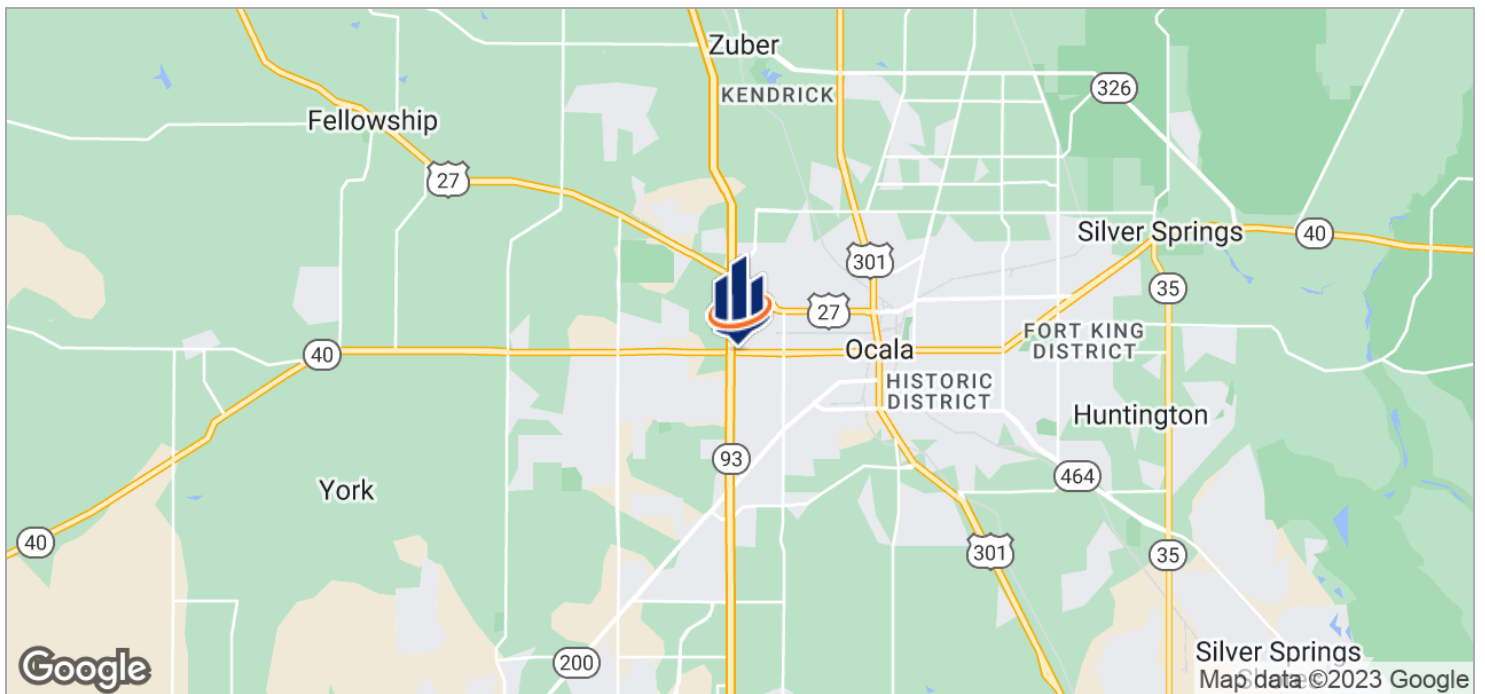
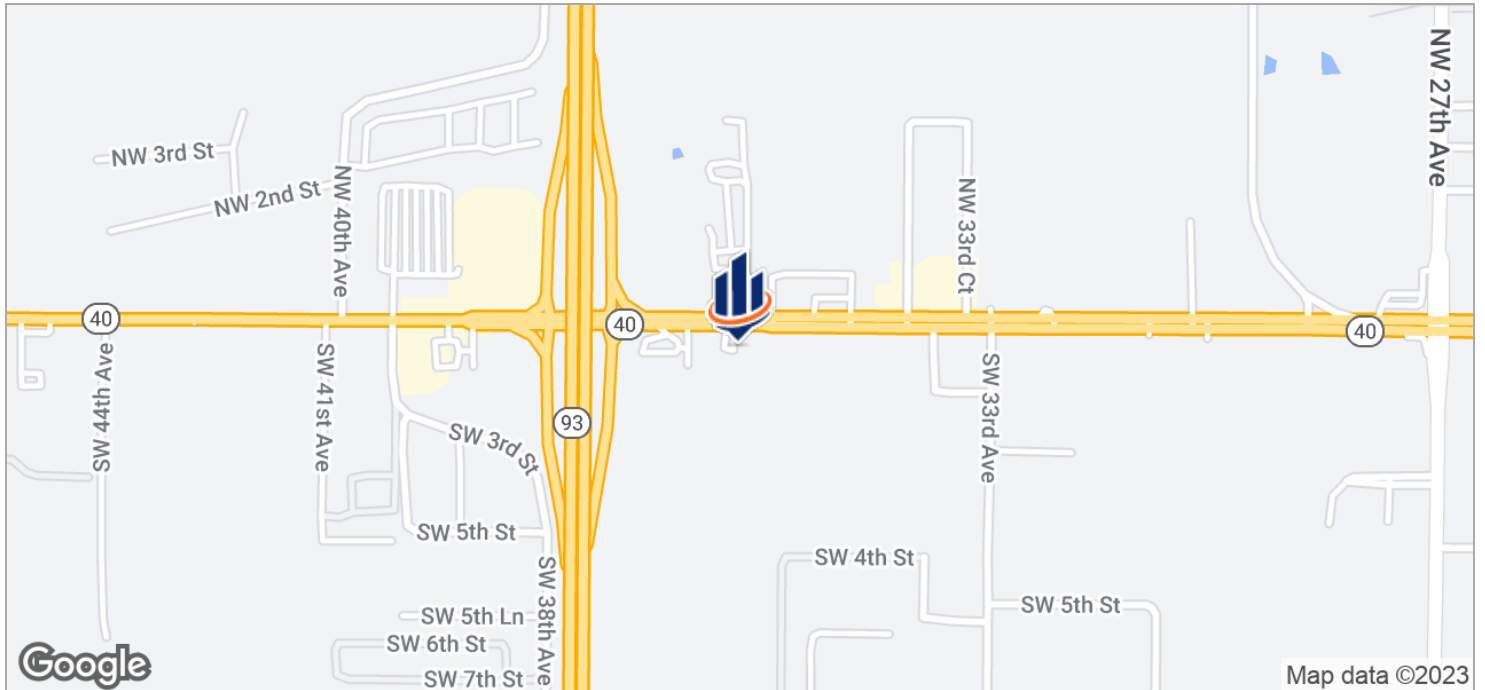
Walls:	
Ceilings:	
Floor Coverings:	
Restrooms:	



2 LOCATION INFORMATION

3600-3622 W. Silver Springs Blvd
Ocala, FL 34475

Location Maps



Close View Aerial



Retail Aerial





3 FINANCIAL ANALYSIS

3600-3622 W. Silver Springs Blvd
Ocala, FL 34475

Financial Summary

INVESTMENT OVERVIEW

Price	\$2,105,000
Price per SF	\$585.37
CAP Rate	5.5%
Cash-on-Cash Return (yr 1)	0.0 %
Total Return (yr 1)	\$115,775
Debt Coverage Ratio	-

DD SUBWAYS RENT & EXPENSES 2017

OPERATING DATA

Gross Scheduled Income	\$150,713
Other Income	-
Total Scheduled Income	\$150,713
Vacancy Cost	\$0
Gross Income	\$150,713
Operating Expenses Vacancy Maintenance Escrow Reserves	\$28,794 3,473 2,671
Net Operating Income	\$115,775
Pre-Tax Cash Flow	\$115,775

DD SUBWAYS RENT & EXPENSES 2017

FINANCING DATA

Down Payment	\$0
Loan Amount	\$0
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-

DD SUBWAYS RENT & EXPENSES 2017

Income & Expenses

INCOME SUMMARY	DD SUBWAYS RENT & EXPENSES 2017	PER UNIT
Dunkin Donuts	\$92,999	\$46,499
Subways	\$22,776	\$11,388
CAM Collection	\$28,283	\$14,141
Sales Tax Collection	\$6,655	\$3,327
GROSS INCOME	\$150,713	\$75,356

EXPENSE SUMMARY	DD SUBWAYS RENT & EXPENSES 2017	PER UNIT
RE Taxes	\$9,771	\$4,885
Insurance	\$3,681	\$1,840
Lawn Maintanance	\$2,160	\$1,080
Pest Control	\$411	\$205
Trash Dumpster	\$4,448	\$2,224
Outside Lighting	\$1,667	\$833
Sales Tax Paid	\$6,655	\$3,327
Maintanance Escrow Reserves 3%	\$3,473	\$1,736
Management Fee-Misc	\$2,671	\$1,335
GROSS EXPENSES	\$34,938	\$17,469
NET OPERATING INCOME	\$115,775	\$57,887

Rent Roll

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	PRICE PER SF/YR
Dunkin Donuts	1	2,336	03/01/2017	02/28/2032	\$92,999	64.96	\$39.81
Subways	2	1,248	10/01/2007	09/30/2022	\$22,776	34.71	\$18.25
Totals/Averages		3,584			\$115,775		\$32.30

DEMOGRAPHICS

3600-3622 W. Silver Springs Blvd
Ocala, FL 34475

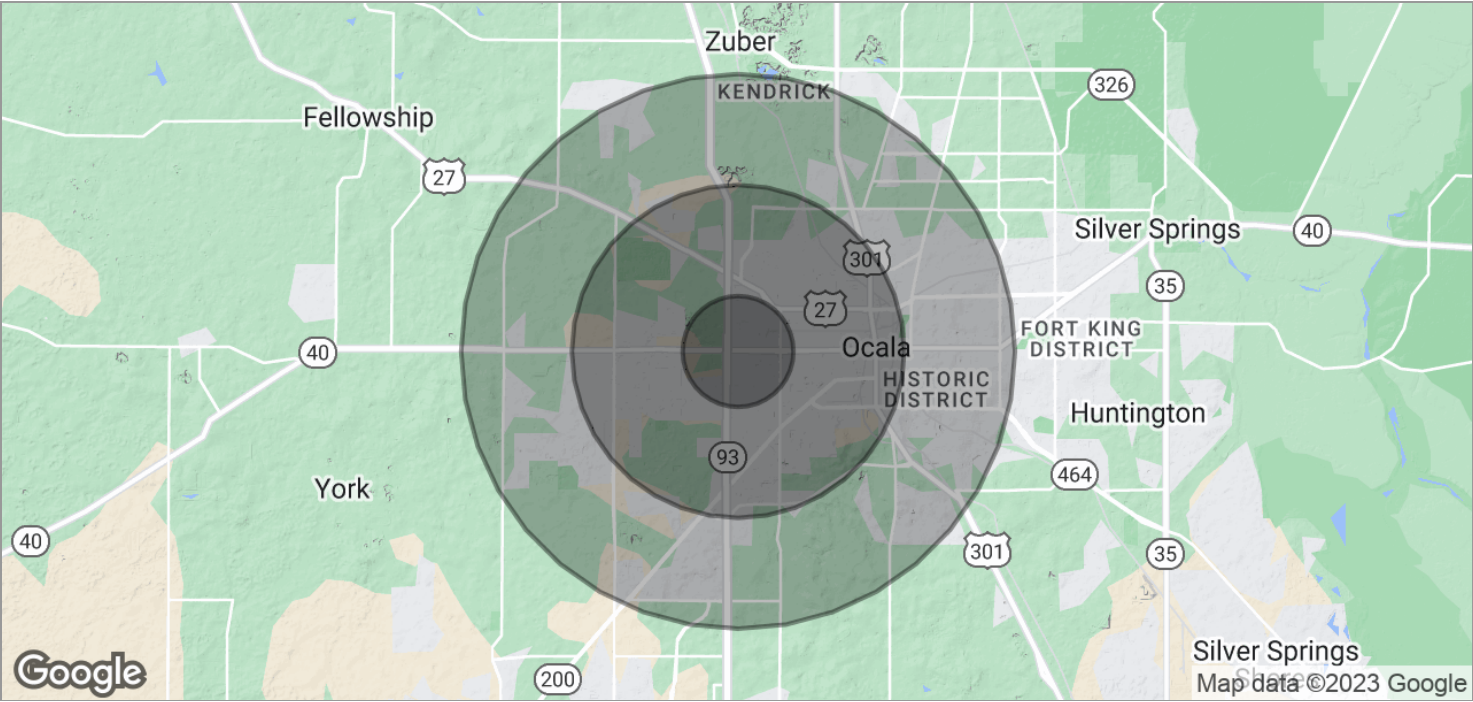
Demographics Report

	1 MILE	3 MILES	5 MILES
Total households	1,174	9,756	23,859
Total persons per hh	3.5	2.7	2.6
Average hh income	\$40,361	\$44,083	\$51,972
Average house value		\$204,804	\$208,533

	1 MILE	3 MILES	5 MILES
Total population	4,142	26,388	61,503
Median age	34.1	37.1	38.7
Median age (male)	33.4	36.5	37.0
Median age (female)	36.5	39.4	40.6

* Demographic data derived from 2020 ACS - US Census

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,142	26,388	61,503
MEDIAN AGE	34.1	37.1	38.7
MEDIAN AGE (MALE)	33.4	36.5	37.0
MEDIAN AGE (FEMALE)	36.5	39.4	40.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,174	9,756	23,859
# OF PERSONS PER HH	3.5	2.7	2.6
AVERAGE HH INCOME	\$40,361	\$44,083	\$51,972
AVERAGE HOUSE VALUE		\$204,804	\$208,533



5 ADDITIONAL INFORMATION

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Tenant Profiles



Dunkin Donuts

Dunkin' Donuts is the world's leading baked goods and coffee chain, serving more than 3 million customers each and everyday. They offer 50+ varieties of donuts, but also offer premium beverages, bagels, breakfast sandwiches and other baked goods. They have more than 11,300 Dunkin' Donuts restaurants worldwide – with 8,500 restaurants in 41 states across the U.S.A. and over 3,200 international restaurants across 36 countries. Dunkin' Donuts is a subsidiary of Dunkin' Brands, Inc.



Subway

The SUBWAY® brand is the world's largest submarine sandwich chain with more than 44,000 locations around the world. We've become the leading choice for people seeking quick, nutritious meals that the whole family can enjoy. is a privately held American fast food restaurant franchise that primarily sells submarine sandwiches [subs] and salads. It is owned and operated by Doctor's Associates, Inc., doing business as Subway IP, Inc. Subway is one of the fastest-growing franchises in the world, with 44,882 restaurants in 112 countries and territories as of December 27, 2016. The United States alone has 26,646 outlets.[1] It is the largest single-brand restaurant chain and the largest restaurant operator in the world.

City Information



City Highlights

Forbes Lists

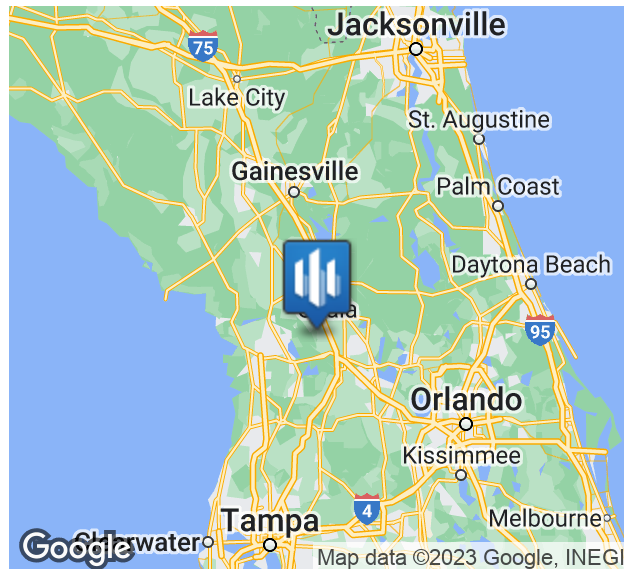
- #140 Best Places for Business and Careers
- #100 in Cost of Doing Business
- #100 in Job Growth
- #186 in Education

Ocala, FL

Ocala is a city located in Northern Florida. It is the 45th most populated city in Florida and is the seat of Marion County. It is the principal city of the Ocala, Florida Metropolitan Statistical Area. In the last decades of the twentieth century, the greater Ocala area had one of the highest growth rates in the country for a city its size.

Ocala is home to the College of Central Florida as well as satellite campus of Rasmussen College. The area's farms are famous for their thoroughbred horses, in terrain similar to Kentucky bluegrass. Ocala is also known for nearby Silver Springs, the site of one of the largest artesian spring formations in the world and Silver Springs Nature Theme Park, one of the earliest tourist attractions in Florida. Ocala is home to Ocala National Forest, the second largest national forest in the state and the Florida Trail which cuts through forest. Other cultural points of interest are the Coca Cola Building, the Union Train Station and Appleton Museum of Art.

County Information



County Highlights

- Fifth best place to live in America.
- 11th Most Livable Small City [Ocala].
- Top 50 Best Small Metropolitan Areas.
- America's Top 100 Places to Live.

Marion County

Marion County is generally composed of rolling hills, some high and some low. The majority of its trees consist of live oaks, pine, and palm trees. Marion County is considered the southernmost county in North Central Florida, and the northernmost county in Central Florida.

It is about a two-hour drive from many of Florida's major cities, Orlando is 75 minutes to the southeast while Daytona Beach is about 90 minutes to the east. Tampa is about 75 minutes to the southwest. Jacksonville is roughly a two-hour drive northeast. Miami is about five hours to the southeast. Fort Lauderdale is about a four-hour drive from Marion County.

Marion County also has three large lakes at its opposite borders. Orange Lake is in the far northern part of Marion County, near the border with Alachua County. Lake Kerr is in the northeastern part of the county, near the town of Salt Springs, which is near the border with Putnam County. Lake Weir, the largest of the three, is in the far southern region near the border with Lake County. Part of Lake George is in Marion County also.

Marion County is inland, centered between the Atlantic Ocean to the east and the Gulf of Mexico to the west. Because of this, Marion County is not affected as much by hurricanes as the more coastal counties to its east and west are.

NON DISCLOSURE / NON CIRCUMVENT AGREEMENT

This Non Disclosure / Non Circumvent Agreement (this "Agreement") is entered into by and between SVN Florida Commercial Real Estate Advisors., a Florida Corporation and _____, and including but not limited to their respective affiliates, officers, directors, agents, employees, advisors, representatives, successors, assigns, attorneys, subsidiaries, parents and related organizations, (affiliates is defined as any natural person, corporation, limited-liability company, partnership, proprietorship, other business organization, trust, union, association, a separate entity that is owned in whole or part by the person executing this agreement, a separate entity of which the person executing this agreement is either as an officer of an entity named below or director, as an individual or a governmental or regulatory authority that controls, is controlled by, or is under common control of a Party), to assure the protection and preservation of certain confidential and/or proprietary information to be disclosed or made available by the parties to each other, in connection with any negotiations or discussions, regarding any transactions between the parties relating to SVN Florida., and its business practices and business transactions. To the extent that a party discloses Confidential Information, as defined in this agreement, such party shall be deemed the "Disclosing Party". To the extent a party receives Confidential Information; such party shall be deemed the "Receiving Party". Effective date of this agreement shall be the date upon which this agreement is last signed by either party.

Property Address: 3600-3622 Silver Springs Blvd Ocala, Fl.

NOW, THEREFORE, in reliance upon and in consideration of the following undertakings, the parties hereby agree as follows:

1. **Interpretation Clause.** This Agreement will in all events be construed as a whole, according to its fair meaning, and not strictly for or against a party merely because that party (or the party's legal representative) drafted the Agreement. The headings, titles, and captions contained in this Agreement are merely for reference and do not define, limit, extend, or describe the scope of this Agreement or any provision herein. Unless the context requires otherwise, (i) the gender (or lack of gender) of all words used in this Agreement includes the masculine, feminine, and neuter, and (ii) the word "including" means "including, without limitation."
2. **Confidential Information.** "Confidential Information" means any and all information, without any limitations, of or relating to the Disclosing Party or the Transaction, which is of a confidential, proprietary or trade secret nature, which is made available, furnished or otherwise disclosed by the Disclosing Party to the Receiving Party. Notwithstanding the foregoing, Confidential Information excludes information that (i) is, at the time of disclosure or thereafter, publicly known or in the public domain without violation of this Agreement by the Receiving Party, (ii) prior to the time of disclosure by the Disclosing Party, is within the legitimate possession of the Receiving Party, as evidenced by competent written proof, (iii) the Receiving Party can demonstrate resulted from its own research and development, independent of and without use of reference to information disclosed by the Disclosing Party, or (iv) the Receiving Party receives from third parties, provided such information was not obtained by such third parties from the Disclosing Party, on a confidential basis.
3. **The Receiving Party's Obligations.** The Receiving Party agrees that they will, with respect to Confidential Information, this Agreement and or Transactions, collectively referred to as "Information" in this Section number 3:

(a) treat such Information as strictly confidential; (b) use such Information only for the purpose of evaluating the Transaction or performing the prospective business arrangements between the parties, contemplated by the Transaction; (c) protect such Information, whether in storage or in use, with the same degree of care as the Receiving Party uses to protect its own information against unauthorized disclosure, publication or dissemination, but in no case with less than reasonable care; and (d) shall not, without the written consent of the Disclosing Party, disclose, disseminate or otherwise furnish such Information to any third party, except to such persons of the Receiving Party who have a reasonable need to know such Information, who have been informed of the confidential nature of such Information, and who have agreed in writing to assume the confidentiality obligations described, in this Section number 3, with respect to such Information. Notwithstanding the foregoing, this Agreement will not prohibit the disclosure of Information by the Receiving Party to the extent that the Receiving Party is obligated to disclose such Information under an order of a court of competent jurisdiction or a valid governmental subpoena; provided that the Receiving Party, to the extent that it may legally do so, promptly notifies the Disclosing Party of such obligation and uses reasonable efforts to afford the Disclosing Party a reasonable opportunity to interpose an objection to such disclosure, take action to assure confidential handling of the Information being disclosed, or that such other action as it deems appropriate to protect such Information. In the event of any unauthorized disclosure of, loss of, or inability to account for, any Information, the Receiving Party shall notify the Disclosing Party promptly upon becoming aware thereof, and take such actions as may be necessary or reasonably requested by the Disclosing Party to minimize the violation, and mitigate any damages as resulting there from.

4. Rights in and Ownership of Confidential Information. The Receiving Party acknowledges and agrees that, as between the parties, Confidential Information is, and shall remain, the sole property of the Disclosing Party, and that the Disclosing Party shall continue to be the sole owner of, and retain all right, title and interest in and to, the Confidential Information (including, without limitation, all intellectual property rights contained in, embodied by or underlying the Confidential Information, including without limitation, any patents, trademarks, service marks, trade names, copyrights or trade secrets of the Disclosing Party). The parties acknowledge and agree that neither this Agreement, nor the Receiving Party's access to Confidential Information, will be construed as a grant, conveyance or transfer by the Disclosing Party to the Receiving Party of any right, title or interest whatsoever, by license, sale or otherwise, express or implied, in or to any of the Confidential Information.

5. Term and Termination. (a) The term of this Agreement shall commence on the Effective Date and shall expire two (2) years thereafter, but either party may terminate this Agreement at any time for convenience, upon at least ninety (90) days advance written notice to the other party. Notwithstanding any such expiration or termination with respect to any particular item of Confidential Information, the obligations of confidentiality and other covenants of the parties set forth herein shall survive, including the non-disclosures of Confidential Information, and related terms and provisions, and the non-circumvent provisions, will remain in full force and effect for the maximum period permitted by law. (b) At any time upon the Disclosing Party's written request, and in any event, upon the expiration or termination of this Agreement for any reason, the Receiving Party will promptly return to the Disclosing Party all Confidential Information in the Receiving Party's possession, custody or control in whatever form held (including, without limitation, all documents or media containing any of the foregoing and all copies, extracts or embodiments thereof), unless the Receiving Party provides assurances, reasonably satisfactory, to the Disclosing Party that such Confidential Information, in whatever form held, has been destroyed. The Disclosing Party has the right to supervise such return or destruction of such Confidential Information.

6. No Promise to Enter Transaction. Neither this Agreement, nor the furnishing of Confidential Information under this Agreement, nor the ongoing discussions and correspondence by the parties concerning the Transaction or any other matter, shall constitute or imply any promise, intention or commitment by either party to enter into the Transaction or any other present or future transaction with the other party or any third party or, except as expressly set forth herein, to refrain from entering into an agreement or negotiation with any other party or to refrain from engaging in any business activity whatsoever. If in the future, the parties elect to enter into binding commitments relating to the Transaction or any other transaction, such commitments will be explicitly stated in a separate written agreement executed by both parties.

7. No Warranties. The Receiving Party's review of the Confidential Information is for purposes of due diligence. The Receiving Party further acknowledges and agrees that no representation or warranty, express or implied, is or shall be made, and no responsibility or liability is or shall be accepted by, SVN Florida., in relation to, the accuracy of, or completeness of any Confidential Information made available to the Receiving Party or any party related thereto. The Receiving Party is responsible for making its own evaluation of the Confidential Information.

8. Non-Circumvent. Without the prior written consent by the Disclosing Party, during the term of this Agreement and for a period of two (2) years after the expiration of this Agreement, the Receiving Party (by or through, and including their affiliates and or any related party) agrees not to enter into any transaction for the purchase, sale, exchange or transfer of the property which is disclosed, pursuant to this Agreement, without the inclusion of the Disclosing Party in the Property Transaction and payment to the Disclosing Party, for participation in the Property Transaction. Such payment shall be commensurate with such fees as may be normally paid in transactions of the size and nature of the Transaction. The foregoing shall not be applicable to any Property Transaction which the Receiving Party can demonstrate that the Receiving Party had specific knowledge of the Property Transaction, prior to the time of entering into this Agreement and further, that completion of such Property Transaction would have occurred regardless of the involvement of the Disclosing Party. For purposes of this Section, each Party shall act in good faith and with fair dealings toward each other Party.

9. Default and Remedies. The Receiving Party acknowledges that the extent of damages to the Disclosing Party in the event of the breach of any provision of this Agreement, by the Receiving Party, would be difficult or impossible to ascertain, and that there will be available no adequate remedy by law in the event of any such breach. The Receiving Party, therefore agrees that in the event it breaches any provision of this Agreement, in addition to any other relief, damages or remedies to which it may be entitled by law or in equity, including monetary damages, consequential and punitive damages, the Disclosing Party shall have the right and remedy to have any of the provisions contained herein specifically enforced by any court having jurisdiction, all without the need to post a bond or any other security or to prove any amount of actual damage. The Receiving Party shall indemnify and hold

SVN Florida., harmless from and against any loss, claim or damage by reason of any violation of this Agreement including, without limitation, reasonable attorney's fees.

10. Governing Law and Jurisdiction. This Agreement is made subject to and shall be governed by and construed exclusively under the laws of the State of Florida, without regard to conflicts of said laws. Each party hereby, irrevocably, submits to the exclusive jurisdiction of any competent federal or state court in the City of Orlando, and or Orange County, State of Florida, Country of the United States of America in any action, suit or proceeding arising out of, or relating to, this Agreement or any of the transactions contemplated hereby, and agrees that any such action, suit or proceeding shall be brought only in such court, provided, however, that such consent to jurisdiction is solely for the purpose referred to in this section and shall not be deemed to be a general submission to the jurisdiction of said courts or in the State of Florida other than for such purpose. Each party hereby, irrevocably, waives, to the fullest extent permitted by law, any objection that it may now or hereafter have to the laying of the venue of any such action, suit or proceeding brought in such a court and any claim that any such action, suit or proceeding brought in such a court has been brought in an inconvenient forum. The Receiving Party further agrees to accept service of process by certified mail, return receipt requested, at the address designated on this agreement. SVN Florida., will be entitled to recover all costs and expenses of the action, arbitration or suit, reasonable attorneys' fees and any other professional fees incurred by SVN Florida., in bringing or defending any action to enforce this agreement.

11. General. No failure or delay of SVN Florida., to insist in any one or more instances upon performance of any terms, conditions, provisions or clauses, of this Agreement, shall be construed as a waiver of any performance of any terms, conditions, provisions or clauses and the Receiving Party's obligations with respect thereto shall continue in full force and effect.

12. Severance Clause. If any court determines that any term or provision, or any part thereof, is invalid or unenforceable, the remainder of this agreement shall not thereby be affected and shall be given full effect, without regard to the invalid portions. Furthermore, in lieu of such, invalid or unenforceable terms or provisions, similar such enforceable terms or provisions as may be possible, legal, and valid, may be added. If any court determines that any term or provision, or any part thereof, are unenforceable because of the duration of such provision or the area covered thereby, such court shall have the power to alter the duration of such provision, and in its altered form, such provision shall then be enforceable and shall be enforced. The Receiving Party hereby waives any and all right to attack the validity of any term or provision on the grounds of the breadth of their geographic scope or the length of their term.

13. Entire Agreement Clause. This Agreement constitutes the entire agreement between the parties hereto, relating to the subject matter hereof. All prior or contemporaneous agreements or understandings between the parties relating to the subject matter hereof, whether oral or written, are superseded by and merged into this Agreement. No amendment or modification of this Agreement will be valid or binding on the parties unless the same is in writing and executed on behalf of each party by its fully authorized representative. This Agreement will be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns. This Agreement may be signed in two or more counterparts, including facsimile counterparts, each of which shall be deemed an original, but all of which together, shall constitute one and the same instrument. The Receiving Party shall not assign or transfer all or any part of their rights under this Agreement, without prior written consent of SVN Florida.,

14. Advice of Counsel Clause. Each party to this Agreement represents and warrants, to each other party, that such party has read and fully understands the terms and provisions hereof, has had an opportunity to review this Agreement with legal counsel, and has executed this Agreement based upon such party's own judgment and advice of independent legal counsel (if counsel was sought).

Agreed By:

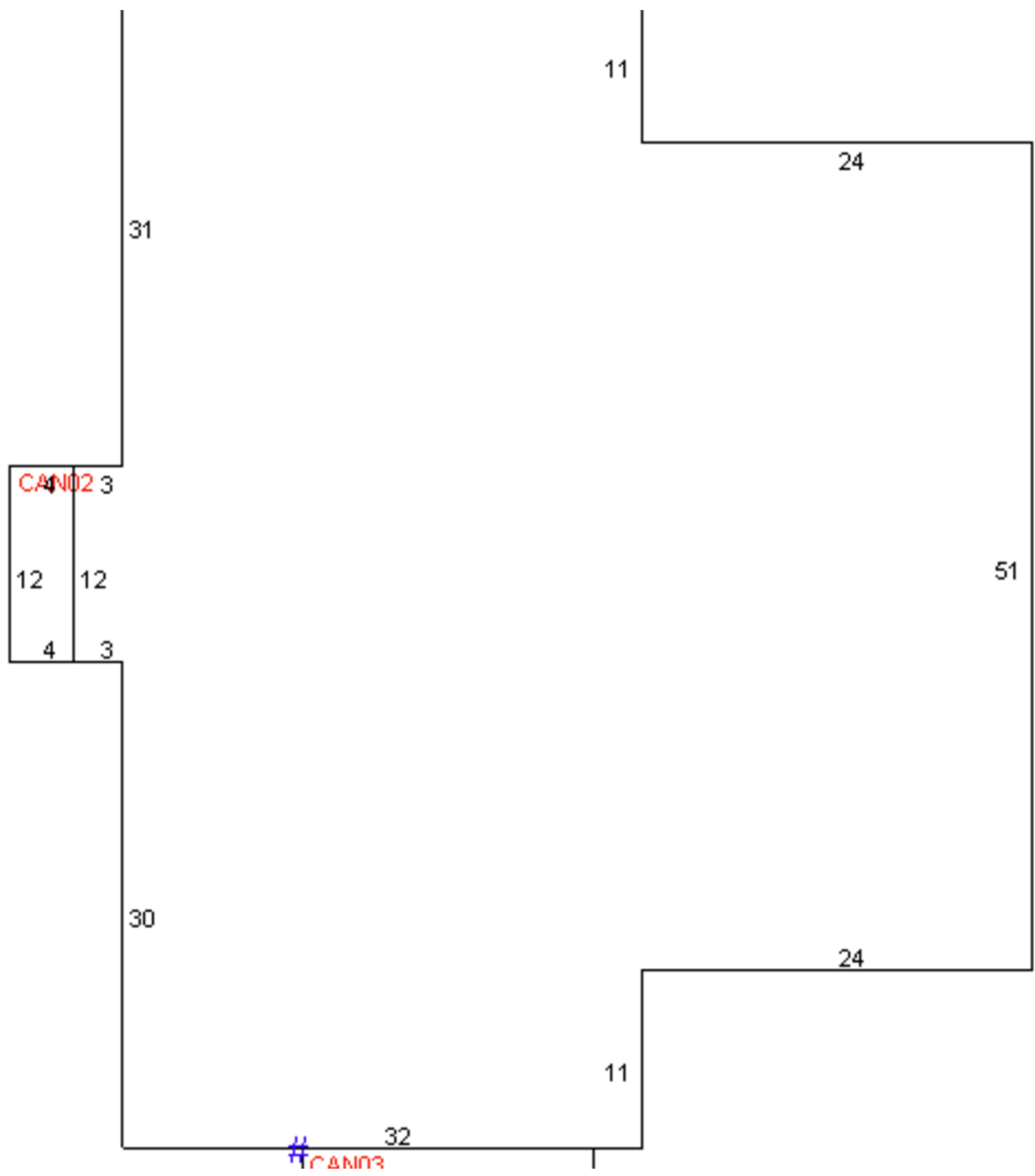
SVN Florida., Authorized Signature: Ali Mushtaq Date: _____ Print Name: Ali Mushtaq,
Senior Advisor

Receiving Party Authorized Signature: _____ Date: _____

Print Name: _____

Address: _____

Floor Plans





6 ADVISOR BIOS

3600-3622 W. Silver Springs Blvd
Ocala, FL 34475

Advisor Bio & Contact 1



Ali Mushtaq

Senior Advisor

SVN | Florida Commercial Real Estate Advisors

Ali Mushtaq was awarded 2018 SVN Presidents Circle, Where he placed 43rd Nationally & 11th in Florida.

Ali Mushtaq serves as a Top Producer Senior Advisor for SVN Florida specializing in the Investment Sales & Development of Retail, Commercial, Residential, Mixed Use Land in [Orlando MSA] With 19+ years of experience.

Prior to joining SVN, Ali served as Commercial Associate for a national commercial real estate company, where he worked with several major Developers, Builders seeking Land for Acquisition & Development. Previously he served as 2013 Vice President of Finance for CFCAR and served as 2014 VP of Operations for CFCAR. Ali also served in CFCAR's Commercial Professional Committee.

His knowledge in business & commercial real estate combined with his performance in commercial finance allows his clients a one stop shop, in which why he has earned so much respect from numerous clients.

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Recent Developments:

Aston Pointe, Davenport, FL
KingsRidge Publix Outparcel, Clermont, FL
Publix @ Champions Crossing, Davenport, FL
Trinity Plaza, Davenport, FL
Park Square Plaza, Orlando, FL
ParkView Retail Center, Kissimmee, FL

Active in the commercial real estate industry, Ali is a member of ICSC, Florida CCIM Chapter, IBBA & ULI Florida

Local Expertise: Ali is an experienced Commercial Investment Advisor with SVN Florida. He works with many of the top owners / developers and retailers in the country. One of his strongest skills sets is assisting Residential Home Builders/Developers transition into Commercial Retail/Mixed use Development. Also offer Pre Development Consulting.

Primary Specialty

Memberships & Affiliations

ICSC | Florida CCIM Chapter | Central Florida Retail Alliance

Tampa Bay Retail Alliance | IBBA | ULI Florida

FL #SL3039910

Phone: 407.982.3976

Fax: 407.956.4920

Cell: 407.325.1446

Email: ali.mushtaq@svn.com

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Suite 309
Orlando, FL 32835