

**1707 ORLANDO CENTRAL PKWY, ORLANDO FL, 32809**

**Estimated Value: \$5,135,400**

**High: \$6,044,600 Low: \$4,226,200 Confidence Score: 82**

### Property Information

County: ORANGE (12095)	Property Type: Office	Building Area: 67,092 sqft	Land Area: 187,308 sqft
Year Built: 1968	Carrier Route: C034	Zoning: IND-2/IND-	Deed Type: G
Asd Value: \$3,718,197	Asd Year: 2018	Sold Price: \$3,650,000	Sold Date: 8/10/2015

### Additional Information

Parcel Number: 27-23-29-6317-01-000	Census Tract: 169021	Land Value: \$1,039,002
Improvement Value: \$2,679,195	Property Tax: \$65,968	Property Tax Year: 2017
Owner Occupied: Y	Buyer: REMAS REAL ESTATE LLC	Seller: ORLANDO CENTRAL PARKWAY LLC
Market Value: \$3,718,197	First Lender Name: FIRST COLONY BK/FL	First Loan Amount: \$2,250,000

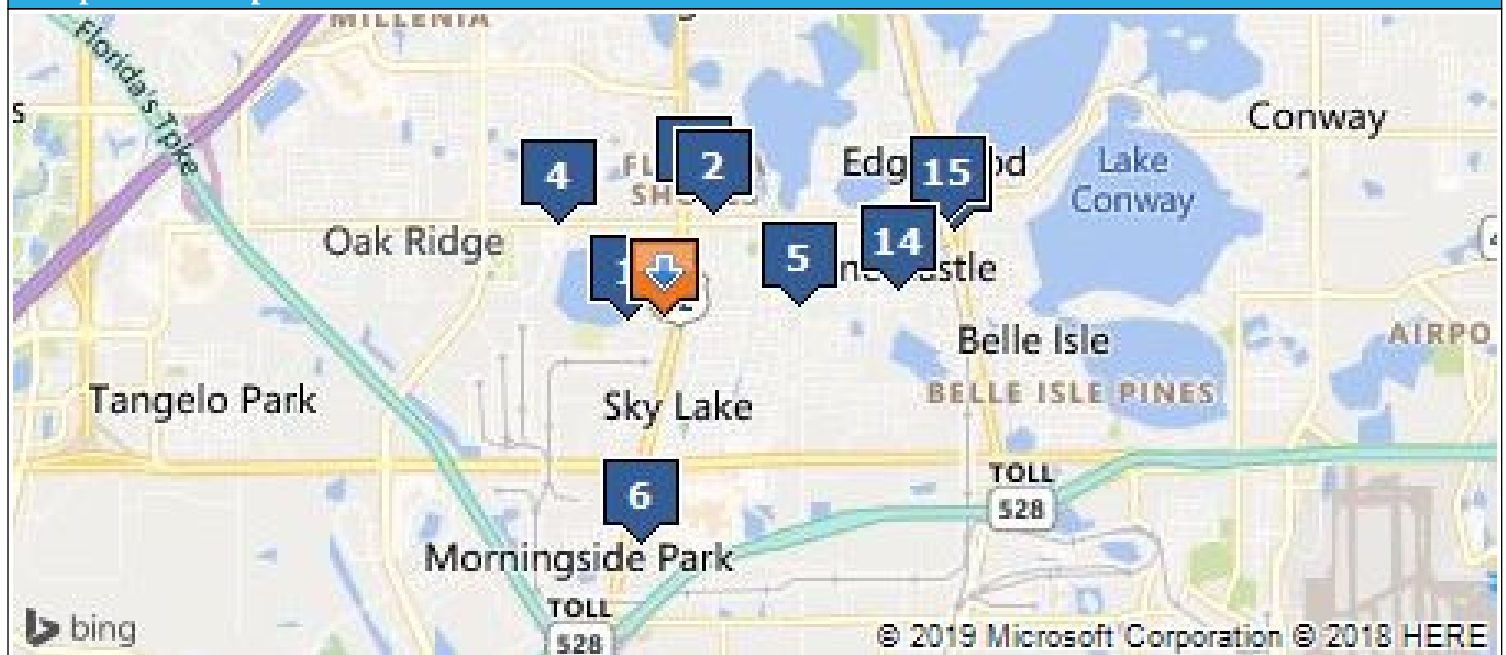
### Comparables Rental Summary

	Low	High	Mean	Median
Current Asking Rent / SF	\$10	\$32	\$21	\$21
Current Effective Rent / SF	\$0	\$0	\$0	\$0
Vacancy Rate	0	59	16	11
Size	16,351	220,600	69,789	62,940
Year Built	1960	1986	1976	1974

### Comparables Sales Summary

	Low	High	Mean	Median
Gross Building Area	3,006	637,380	54,072	15,570
Net Rentable Area	4,646	267,321	49,558	21,864
Number of Floors	1	18	3	2
Year Built	1959	1978	1971	1972
Time Since Last Sale (Months)	6	54	35	40
Sale Price	\$300,000	\$61,500,000	\$6,291,242	\$2,200,000
Sale Price / SF (Gross Area)	\$36	\$770	\$159	\$123
Sale Price / SF (Rentable Area)	\$56	\$295	\$183	\$188

### Comparables Map



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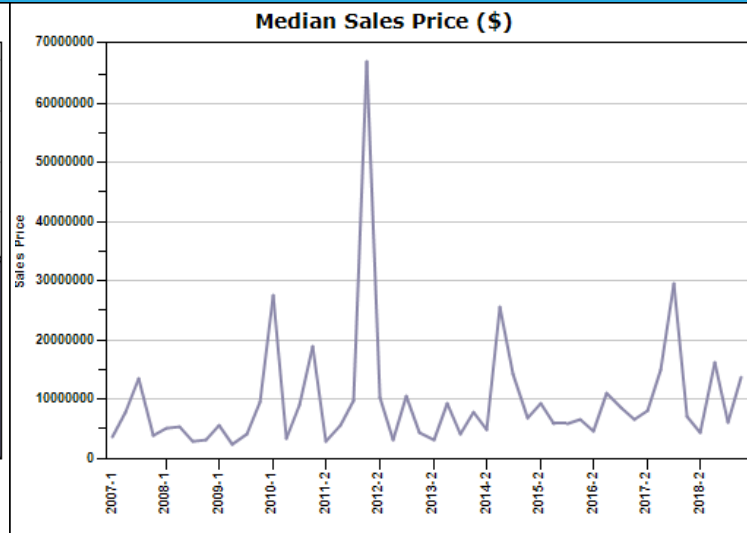
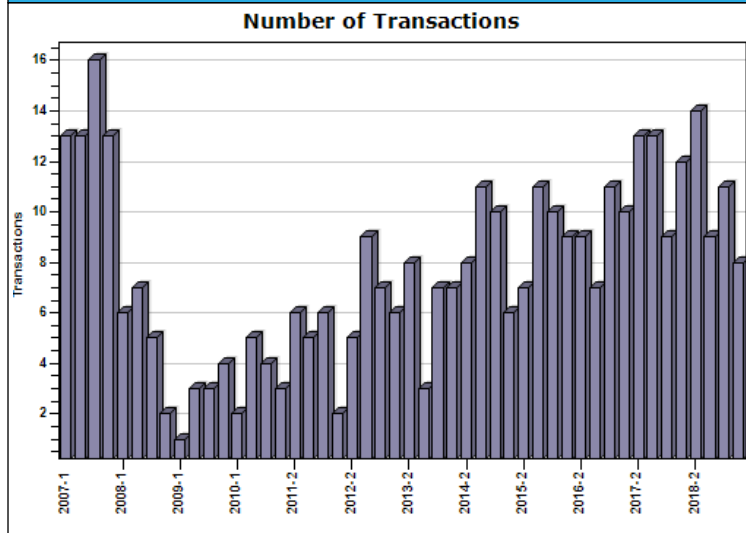
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### Comparables

#	Address	Dist.	Sold Price	Sold Date	Type	Bldg Area	Land Area	Year Built
1	7120 LAKE ELLENOR DR	0.23 mi.	\$760,000	9/24/2015	Office Building	7,311	54,936	1965
2	1011 W OAK RIDGE RD	0.70 mi.	\$520,000	3/30/2016	Office Building	3,870	19,117	1985
3	5804 MAKOMA DR	0.72 mi.	\$250,000	6/16/2015	Office Building	4,000	16,000	1982
4	2300 W OAK RIDGE RD	0.85 mi.	\$550,000	10/31/2016	Office Building	2,584	47,219	1981
5	6500 WINEGARD RD 100	0.86 mi.	\$525,000	1/21/2016	Office Building	9,910	21,840	1974
6	8421 S ORANGE BLOSSOM TRL 2	1.48 mi.	\$48,000	1/9/2019	Office Building	312	312	1972
7	8421 S ORANGE BLOSSOM TRL 217	1.48 mi.	\$48,000	12/11/2018	Office Building	312	312	1972
8	8421 S ORANGE BLOSSOM TRL 23	1.48 mi.	\$55,000	11/21/2018	Office Building	312	312	1972
9	8421 S ORANGE BLOSSOM TRL 261	1.48 mi.	\$45,000	8/3/2018	Office Building	376	376	1972
10	8421 S ORANGE BLOSSOM TRL 224	1.48 mi.	\$48,000	6/29/2018	Office Building	312	312	1972
11	8421 S ORANGE BLOSSOM TRL 140	1.48 mi.	\$48,000	5/7/2018	Office Building	312	312	1972
12	8421 S ORANGE BLOSSOM TRL 13	1.48 mi.	\$38,500	5/2/2018	Office Building	312	312	1972
13	8421 S ORANGE BLOSSOM TRL 262	1.48 mi.	\$10,000	4/30/2018	Office Building	376	376	1972
14	115 E LANCASTER RD	1.49 mi.	\$425,000	1/7/2016	Office Building	2,947	62,082	1985
15	5924 S ORANGE AVE	1.88 mi.	\$290,000	10/1/2015	Office Building	2,304	9,104	1968
16	6009 S ORANGE AVE	1.91 mi.	\$399,000	7/20/2018	Office Building	3,794	17,520	1950

### Charts



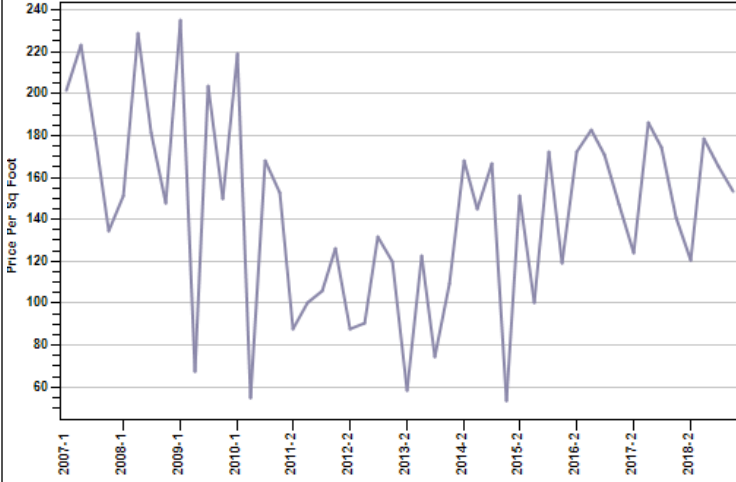
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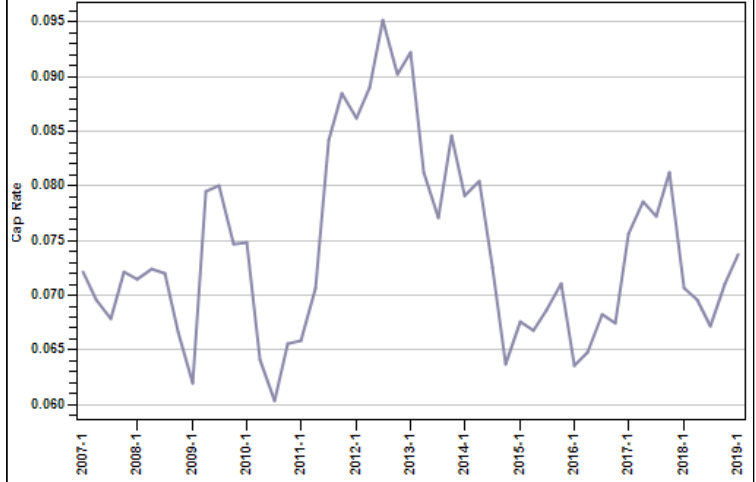
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**Charts**

**Median Sales Price Per Sq Foot**



**Twelve Month Rolling Cap Rate (All Transactions)**



**Time-Adjusted Sold Price Vs. Building Area**

