

### 6145 Westwood Boulevard Orlando Florida

BRAND NEW RENOVATED Shopping Center steps from Sea World and Orlando Orange County Convention Center.

#### Current Tenants

Delmonico's Italian Steak House  
Buffalo Wings, Orena Sports Bar,  
Westwood Liquors and more.....

- Newly Renovated
- ~ \$4 mill in Cap Improvements
- Lot Size - 7 Acres
- Building Size -51,725 Sq Ft
- Strong Tenant Mix
- Location Location Location!



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For Information 212-372-7772

## CAPITAL IMPROVEMENTS

- **New Facade (decorative canopies & ornamental steel frame)** \$950,000
- **New Store Fronts** \$300,000
- **New Parking Lot Curbs, Landscaping, Repaving, Striping & Lighting** \$150,000
- **Roof Replacement & additions** \$180,000
- **New Retention Ponds & Drainage** \$70,000
- **New Irrigation Well and System** \$38,000
- **Additional Tenant Work** \$2,000,000
- **Former Bennigan's** \$325,000
- **Delmonico's Steak House** \$950,000

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## Offering Summary

### Income and Expense Pro-Forma

- **Monthly Gross Income**      **\$156,355**
- **Annual Gross Income**      **\$1,876,262**
- **Annual Operating Exp**      **\$205,600**
- **RE Taxes**      **\$123,661**
- **Net Operating Income**      **\$1,547,001**

**Detailed Income and Expense  
Breakdown to be supplied after  
agreed upon LOI**

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# City RE

For Information

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City RE

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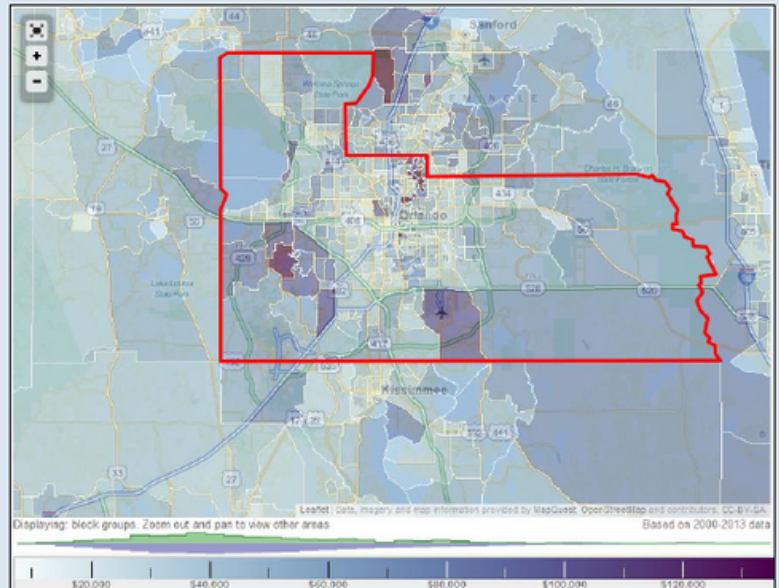
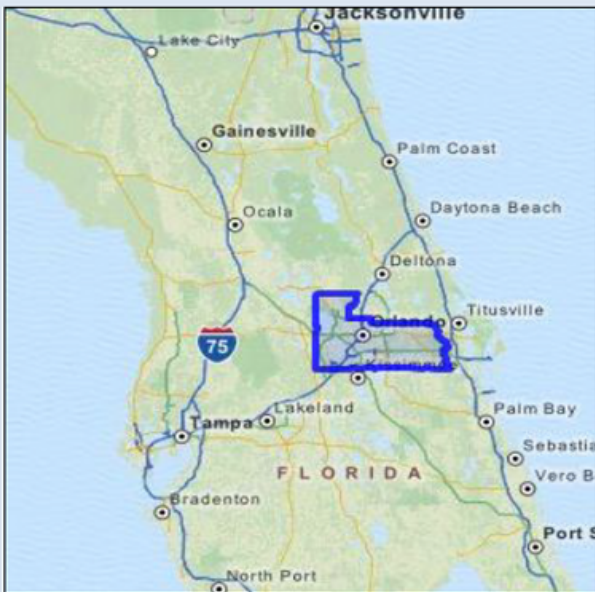
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## Orange County Summary

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6109-6181 Westwood Boulevard, Orlando, FL 32821



### Orange county statistics

- Population 2014 : 1,253,000
- Population density : 1,249/sq.mi
- 5<sup>th</sup> most populous county in Florida

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