

**OFFERING MEMORANDUM**

# **4557 W IRLO BRONSON MEM HWY**

---

**W192 OUTPARCEL 1.06/AC &  
REAR 4.16 ACRES**

Kissimmee, FL 34746

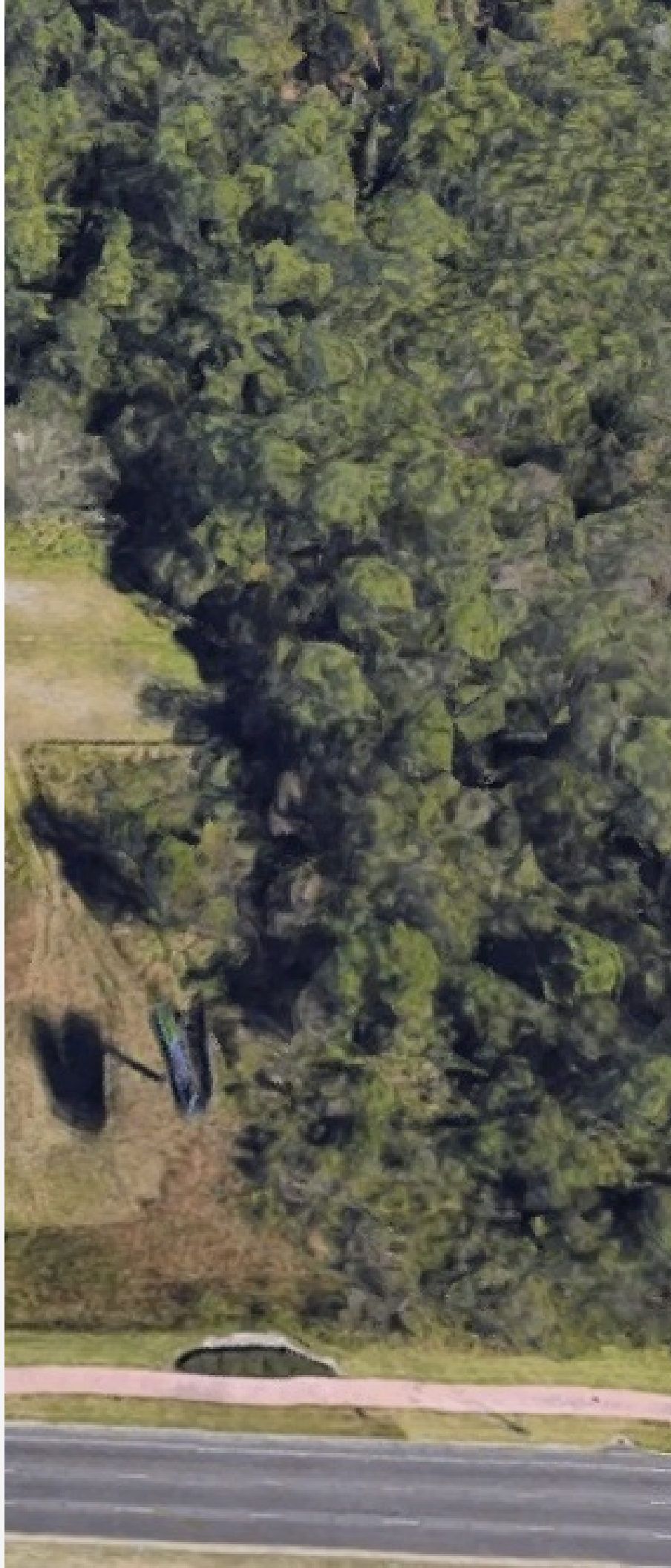
**PRESENTED BY:**

**ALI MUSHTAQ**

O: 407.982.3976

FL #SL3039910

[ali.mushtaq@svn.com](mailto:ali.mushtaq@svn.com)





## TABLE OF CONTENTS

4

### PROPERTY INFORMATION

Property Summary	5
------------------	---

6

### LOCATION INFORMATION

Regional Map	7
Location Maps	8
Additional Photos	9
Additional Photos	10
Parcel Map	11

12

### SALE COMPARABLES

Sale Comps	13
Sale Comps Summary	14
Sale Comps Map	15

16

### DEMOGRAPHICS

Demographics Map & Report	17
Lots 2 & 3 For Sale.pdf	18

19

### ADVISOR BIOS

Advisor Bio 1	20
---------------	----

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.

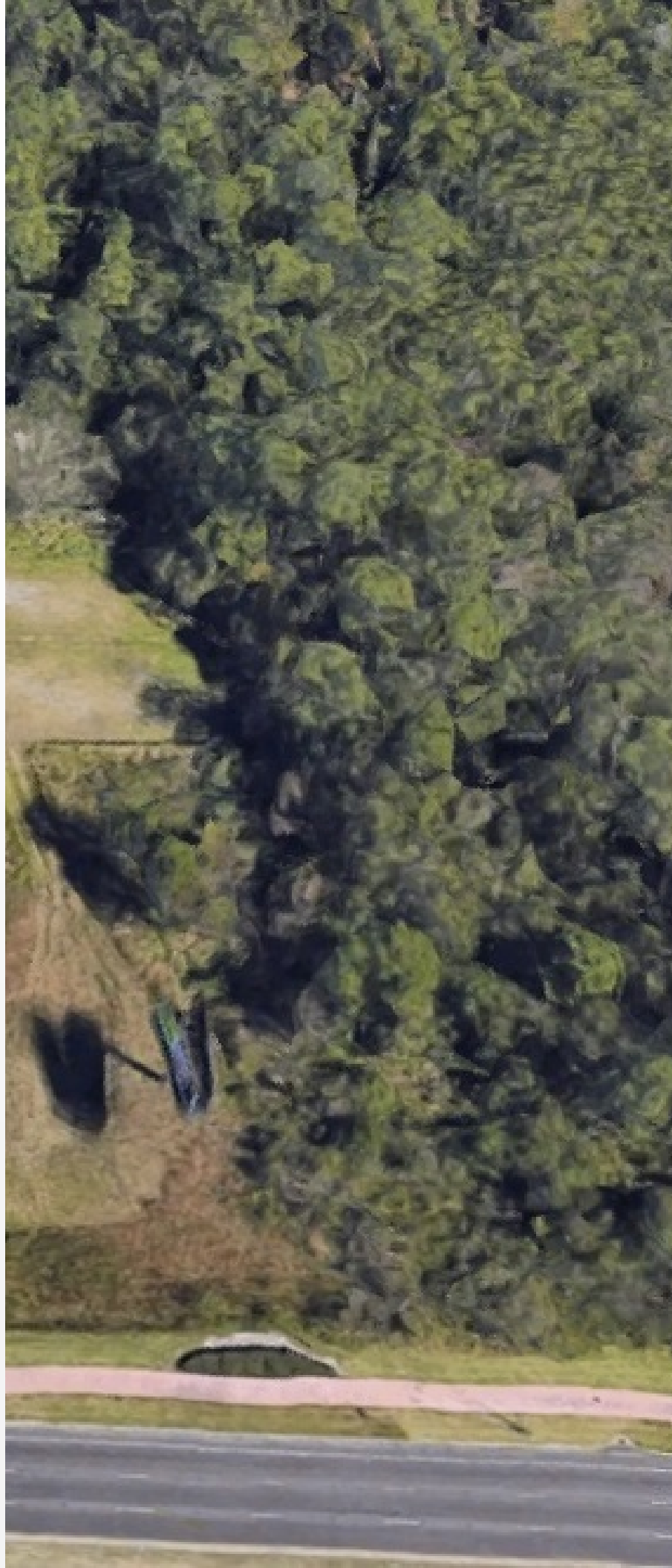
The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this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

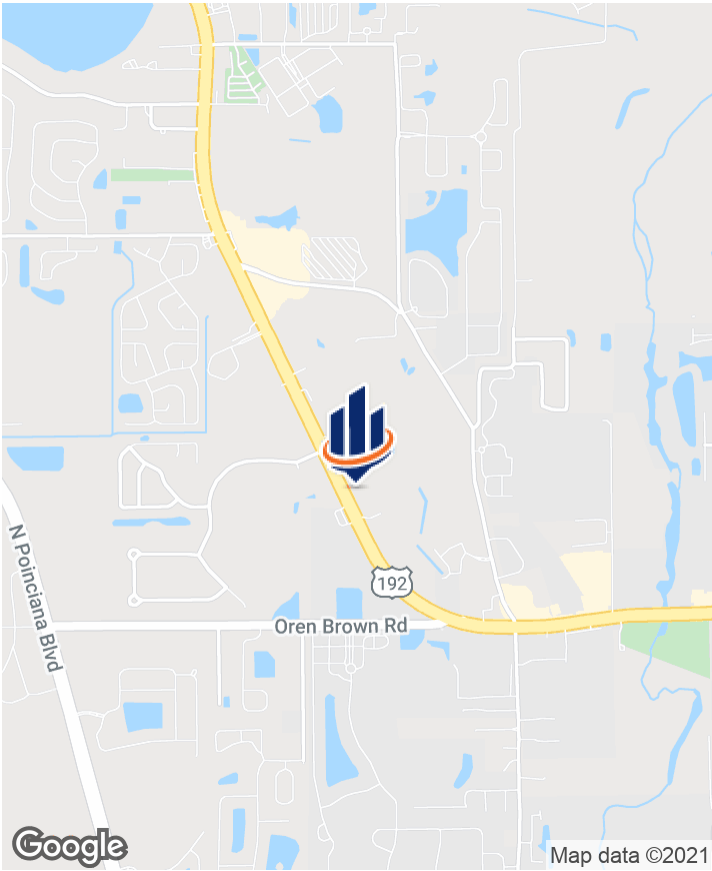
This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate 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.

SECTION 1

# PROPERTY INFORMATION





### OFFERING SUMMARY

SALE PRICE:	\$850,000 - \$1,495,000
LOT SIZE:	5.22 Acres
PRICE / ACRE:	\$162,835
ZONING:	Commercial
MARKET:	Orlando
SUBMARKET:	Kissimmee
APN:	13-25-28- 5385-0001- 0020 & 13-25- 28-5385-0001- 0030

### PROPERTY OVERVIEW

2 parcels:  
Front Out Parcel is 1.06 Acres  
Rear Parcel is 4.16 Acres.

Located Adjacent to New under construction Beer garden themed Restaurant  
\*Billboard is not included in sale \*3rd party ownership

### LOCATION OVERVIEW

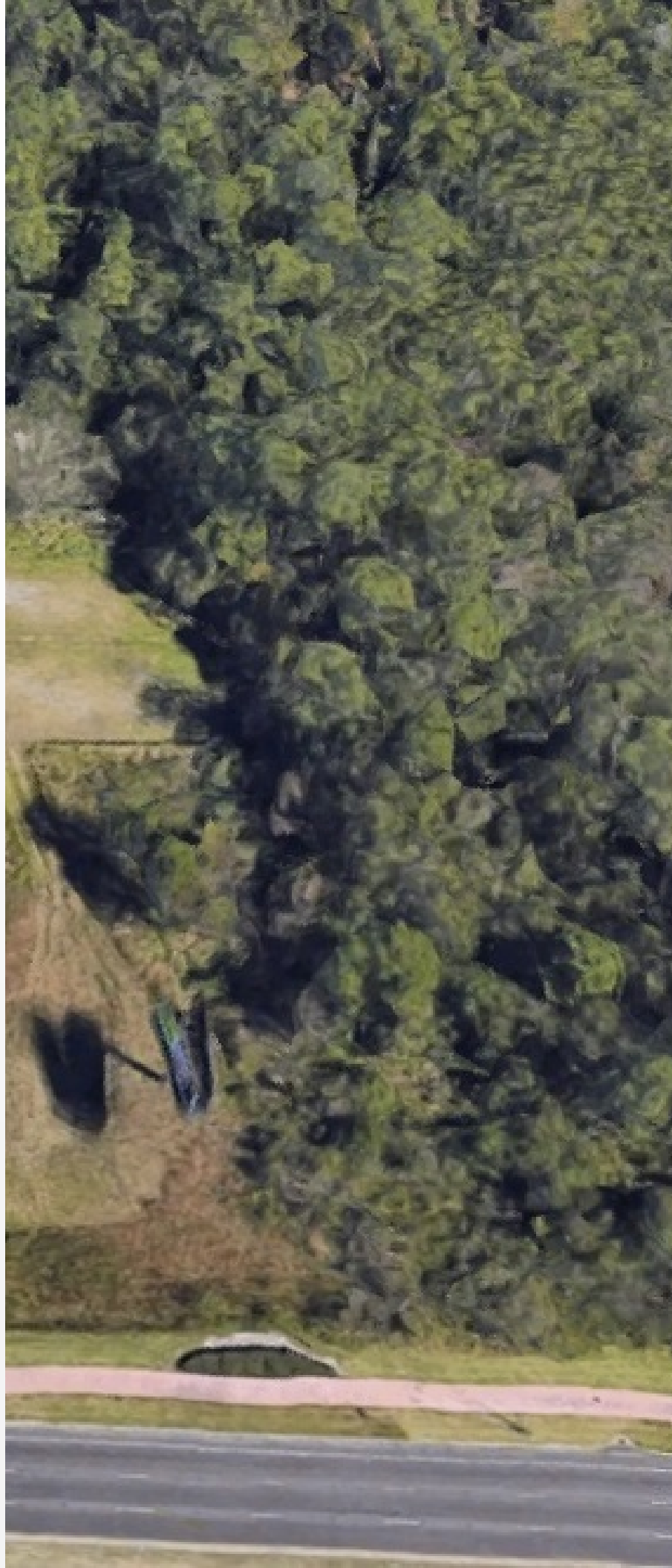
Located in heavy Tourist Area W 192, Closest intersection 4 winds Blvd

### PROPERTY HIGHLIGHTS

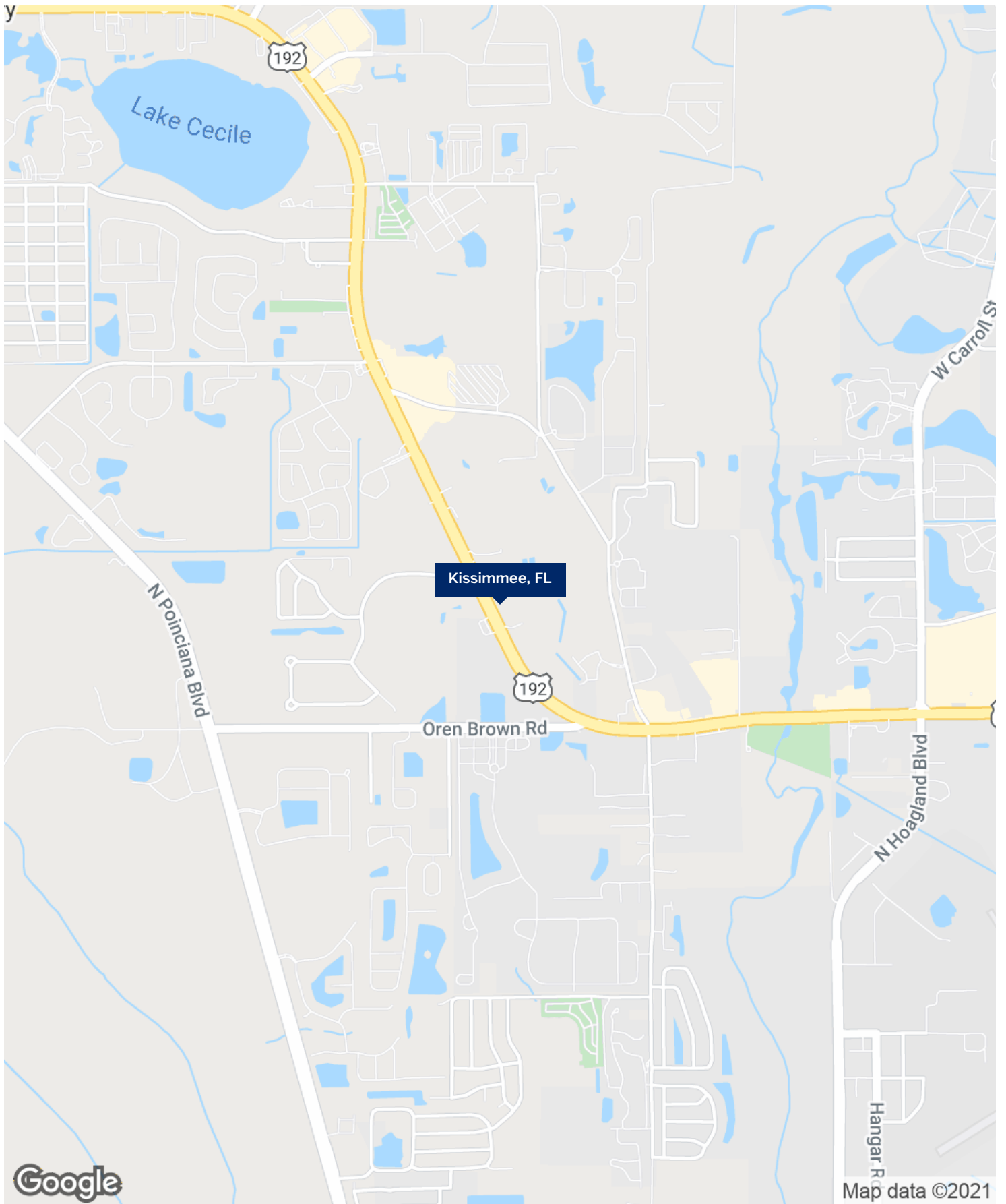
- OP: Ideal for Retail, QSR, Carwash
- Rear: ideal for RV/Boat Storage, Climate Control Storage

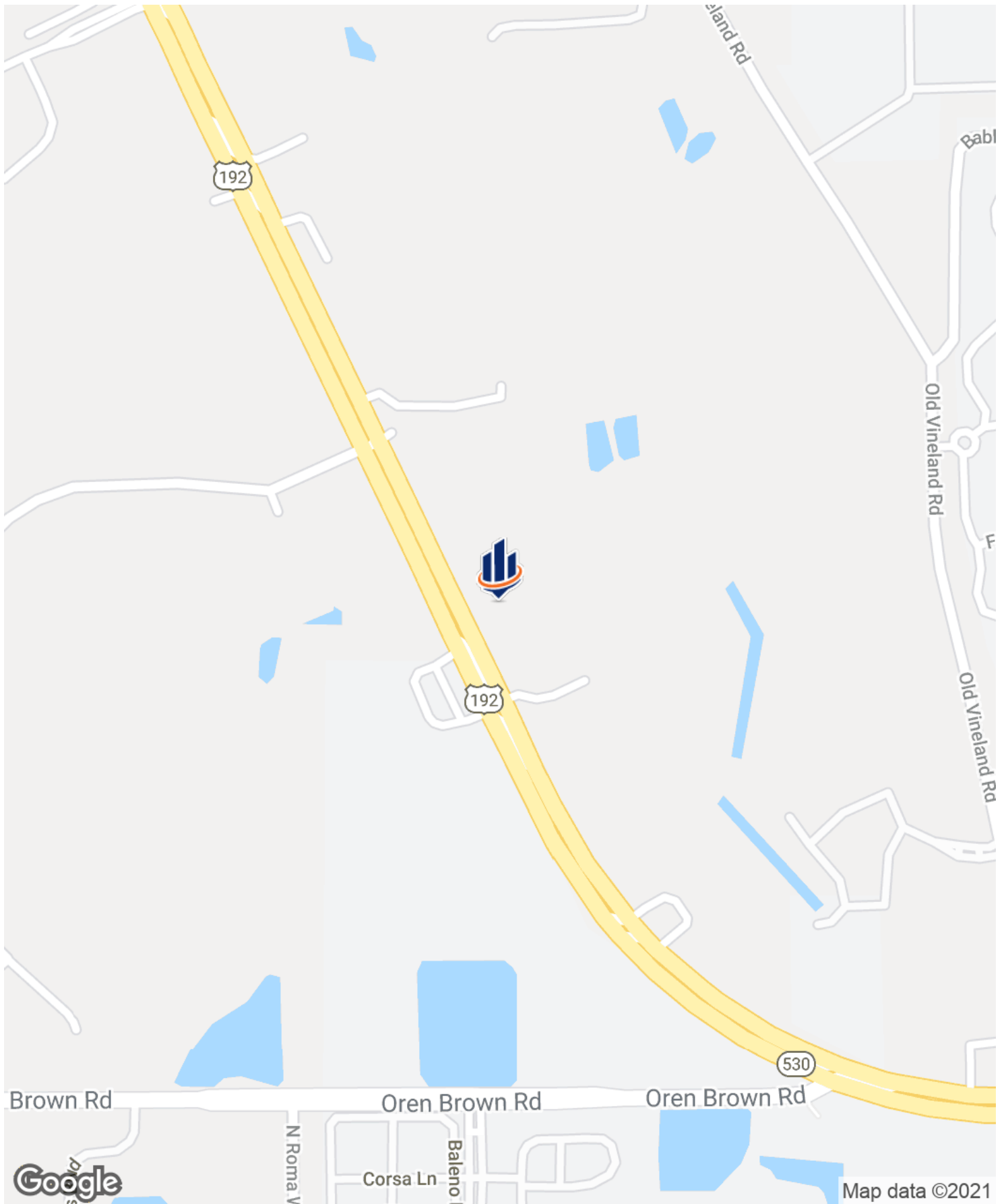
SECTION 2

# LOCATION INFORMATION









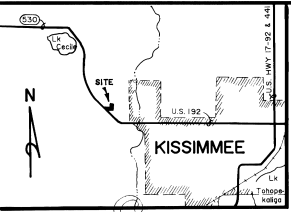












RECORD PLAT OF:  
**U. S. 192 SHOPPING CENTER**

LEGAL DESCRIPTION  
From the Northwest corner of Gov't. Lot 3 in Section 13, T. 25 S., R. 28 E., Osceola County, Florida, run S 00° 11' 27" W, along the West line of said Gov't. Lot 3, 60.0 ft. to the Point of Beginning; continue S 00° 11' 27" W, 240.00 ft; run thence S 72° 44' 34" W, 820.14 ft. to the Northeastly Right of Way line of State Road No. 530; run thence S 25° 30' E, along said Right of Way line, 450.00 ft; run thence N 64° 30' E, 651.75 ft. to the East line of the W 1/2 of the SE 1/4 of said Section 13; run thence N 00° 11' 27" E, along said East line, 8.87 ft; run thence N 89° 25' 39" E, parallel to the North line of said Gov't. Lot 3, 167.0 ft; run thence N 00° 11' 27" E, 600.00 ft; run thence S 89° 25' 39" W, 167.0 ft. to the Point of Beginning.

SECTION 13, TOWNSHIP 25 SOUTH, RANGE 28 EAST  
OSCEOLA COUNTY, FLORIDA

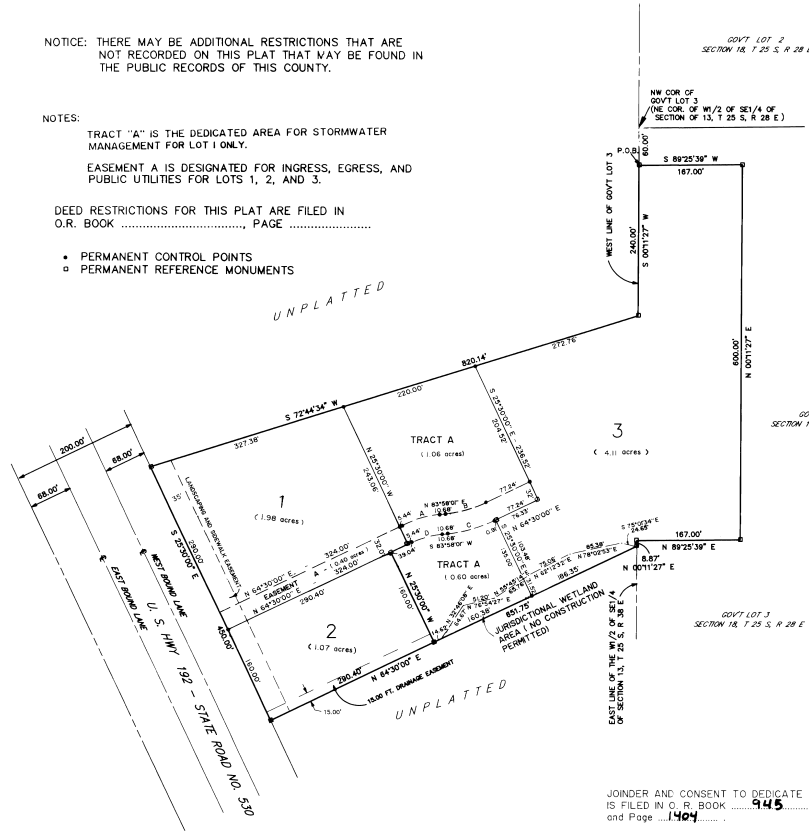
NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTES:  
TRACT "A" IS THE DEDICATED AREA FOR STORMWATER MANAGEMENT FOR LOT 1 ONLY.  
EASEMENT A IS DESIGNATED FOR INGRESS, EGRESS, AND PUBLIC UTILITIES FOR LOTS 1, 2, AND 3.

DEED RESTRICTIONS FOR THIS PLAT ARE FILED IN O.R. BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

- PERMANENT CONTROL POINTS
- PERMANENT REFERENCE MONUMENTS

UNPLATTED



JOINDER AND CONSENT TO DEDICATE IS FILED IN O.R. BOOK 945 and Page 1404

**JOHNSTON'S ENGINEERS, INC.**  
ENGINEERING • SURVEYING • PLANNING  
900 Shady Lane, Kissimmee, Florida 32743-8833

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
A	175.00	59.46	30.02	59.77	S 74° 4' 00" W	19° 28' 00"
B	250.00	87.83	44.37	87.95	N 74° 4' 00" E	19° 28' 00"
C	230.00	78.82	39.80	78.45	N 74° 4' 00" E	19° 28' 00"
D	145.00	48.59	24.53	48.59	S 74° 4' 00" W	19° 28' 00"

**MORTGAGE DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the mortgagor of the lands described in the foregoing plat or plan, hereby dedicates said lands and plan for the uses and purposes therein expressed and dedicates the \_\_\_\_\_ shown hereon to the perpetual use of the public, and \_\_\_\_\_

IN WITNESS WHEREOF, has caused these presents to be signed and attested to by the officers named below and its corporate seal to be affixed hereto on \_\_\_\_\_

Bank of Credit and Commerce International (Overseas) Limited

By \_\_\_\_\_ President

Attest: \_\_\_\_\_

Signed and sealed in the presence of: \_\_\_\_\_

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_

THIS IS TO CERTIFY, That on \_\_\_\_\_ before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared \_\_\_\_\_ and \_\_\_\_\_ respectively, \_\_\_\_\_ President and \_\_\_\_\_ of the above named corporation incorporated under the laws of the State of \_\_\_\_\_ to me known to be the individuals and officers described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be their free act and deed as such officers thereto duly authorized; that the official seal of said corporation is duly affixed thereto; and that the said Dedication is the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.

NOTARY PUBLIC  
My Commission Expires \_\_\_\_\_

PLAT BOOK 6 PAGE 40

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plan for the uses and purposes therein expressed and dedicates the \_\_\_\_\_ shown hereon to the perpetual use of the public, and \_\_\_\_\_

IN WITNESS WHEREOF, has caused these presents to be signed and attested to by the officers named below and its corporate seal to be affixed hereto on July 27, 1989

FRANCOR CORPORATION  
By Hamid Hanif President  
Attest: \_\_\_\_\_

Signed and sealed in the presence of: Janet Farley  
Maria A. Joseph

STATE OF FLORIDA COUNTY OF OSCEOLA

THIS IS TO CERTIFY, That on July 27, 1989 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Hamid Hanif and \_\_\_\_\_ respectively, \_\_\_\_\_ President and \_\_\_\_\_ of the above named corporation incorporated under the laws of the State of FLORIDA, to me known to be the individuals and officers described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be their free act and deed as such officers thereto duly authorized; that the official seal of said corporation is duly affixed thereto; and that the said Dedication is the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.

Debra J. McCurdy  
NOTARY PUBLIC  
My Commission Expires Oct 4, 1992

**CERTIFICATE OF SURVEYOR**

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on July 27, 1989 he completed the survey of the lands as shown in the foregoing plat or plan; that said plat is a correct representation of the lands therein described and platted or subdivided; that permanent reference monuments have been placed as shown thereon as required by Chapter 177, Florida Statutes; and by Osceola County Minimum Land Subdivision Regulations; and that said land is located in Section 13 Township 25 South, Range 28 East, Osceola County, Florida.

Dated July 27, 1989, Registration No. 935

**CERTIFICATE OF APPROVAL BY PLANNING COMMISSION**

THIS IS TO CERTIFY, That on Aug 17, 1989 the Osceola County Planning Commission approved the above plat.

**CERTIFICATE OF APPROVAL BY COUNTY ENGINEER**

Examined and Approved: W. G. H. H. H. 11/6/89  
Ass't. County Engineer Date

**CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS**

THIS IS TO CERTIFY, That on Aug 22, 1989 the foregoing plat was approved by the Board of County Commissioners of Osceola County, Florida.

Chairman of the Board

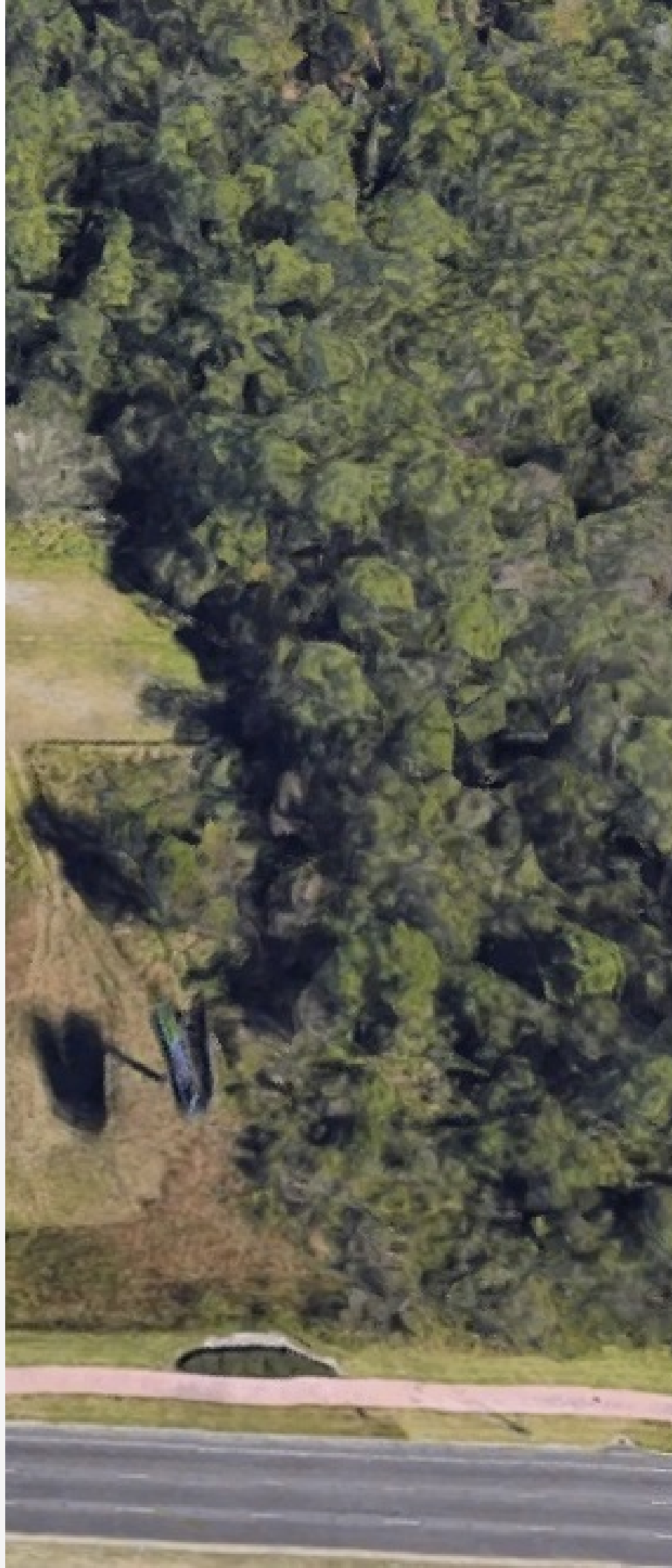
**CERTIFICATE OF COUNTY CLERK**

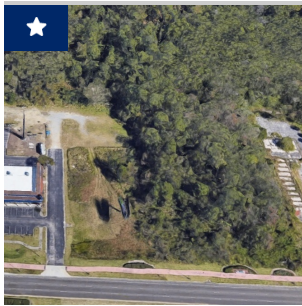
I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of the Osceola County Minimum Land Subdivision Regulations, and was filed for record on NOVEMBER 2, 1989 File No. 890000000

County Clerk  
Clerk of the Circuit Court in and for Osceola County, Florida BY \_\_\_\_\_ D.C.

SECTION 3

# SALE COMPARABLES





## SUBJECT PROPERTY

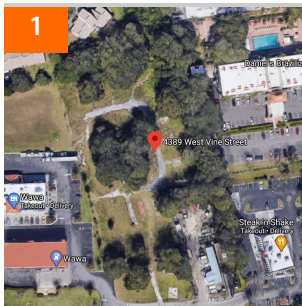
4557 W Irlo Bronson Mem Hwy | Kissimmee, FL 34746

<b>Sale Price:</b>	\$850,000	<b>Price / AC:</b>	\$162,835
<b>Price PSF:</b>	\$3.74	<b>Lot Size:</b>	5.22 Acres



2 parcels:  
Front Out Parcel is 1.06 Acres  
Rear Parcel is 4.16 Acres.

Located Adjacent to New under construction Beer garden themed Restaurant  
\*Billboard is not included in sale \*3rd party ownership



## 4389 W VINE ST

KISSIMMEE , FL 34746

<b>Sale Price:</b>	\$1,200,000	<b>Closed:</b>	01/21/2020
<b>Price / AC:</b>	\$351,906	<b>Price PSF:</b>	\$8.08
<b>Lot Size:</b>	3.41 Acres		



## W IRLO BRONSON MEM HWY

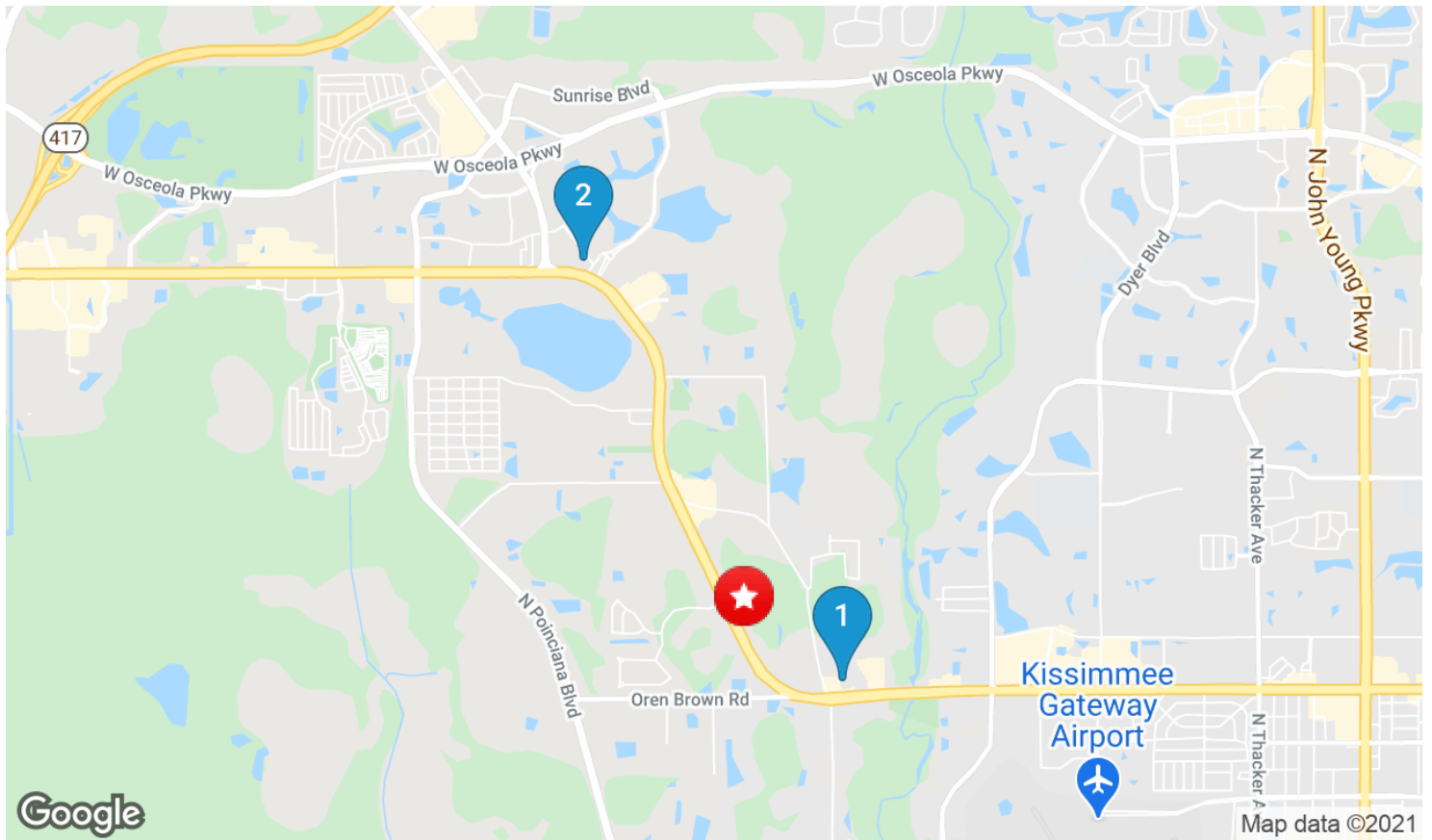
KISSIMMEE, FL 34746

<b>Sale Price:</b>	\$696,500	<b>Price / AC:</b>	\$348,424
<b>Price PSF:</b>	\$8.00	<b>Lot Size:</b>	1.999 Acres



SUBJECT PROPERTY		PRICE	BLDG SF	LOT SIZE	PRICE/SF	PRICE/UNIT	PRICE/AC	CAP
W192 Outparcel 1.06/AC & Rear 4.16 Acres 4557 W Irlo Bronson Mem Hwy Kissimmee, FL 34746		\$850,000 - \$1,495,000	-	5.22 AC	\$3.74	-	\$162,835	-
SALE COMPS		PRICE	BLDG SF	LOT SIZE	PRICE/SF	PRICE/UNIT	PRICE/AC	CAP
1	4389 W VINE ST KISSIMMEE , FL 34746	\$1,200,000	-	3.41 AC	\$8.08	-	\$351,906	-
2	W IRLO BRONSON MEM HWY KISSIMMEE, FL 34746	\$696,500	-	2 AC	\$8.00	-	\$348,424	-
		PRICE	BLDG SF	LOT SIZE	PRICE/SF	PRICE/UNIT	PRICE/AC	CAP
TOTALS/AVERAGES		\$948,250	-	2.7 AC	\$8.06	-	\$351,203	-





## SUBJECT PROPERTY

4557 W Irlo Bronson Mem Hwy | Kissimmee, FL 34746



### 4389 W VINE ST

KISSIMMEE, FL  
34746

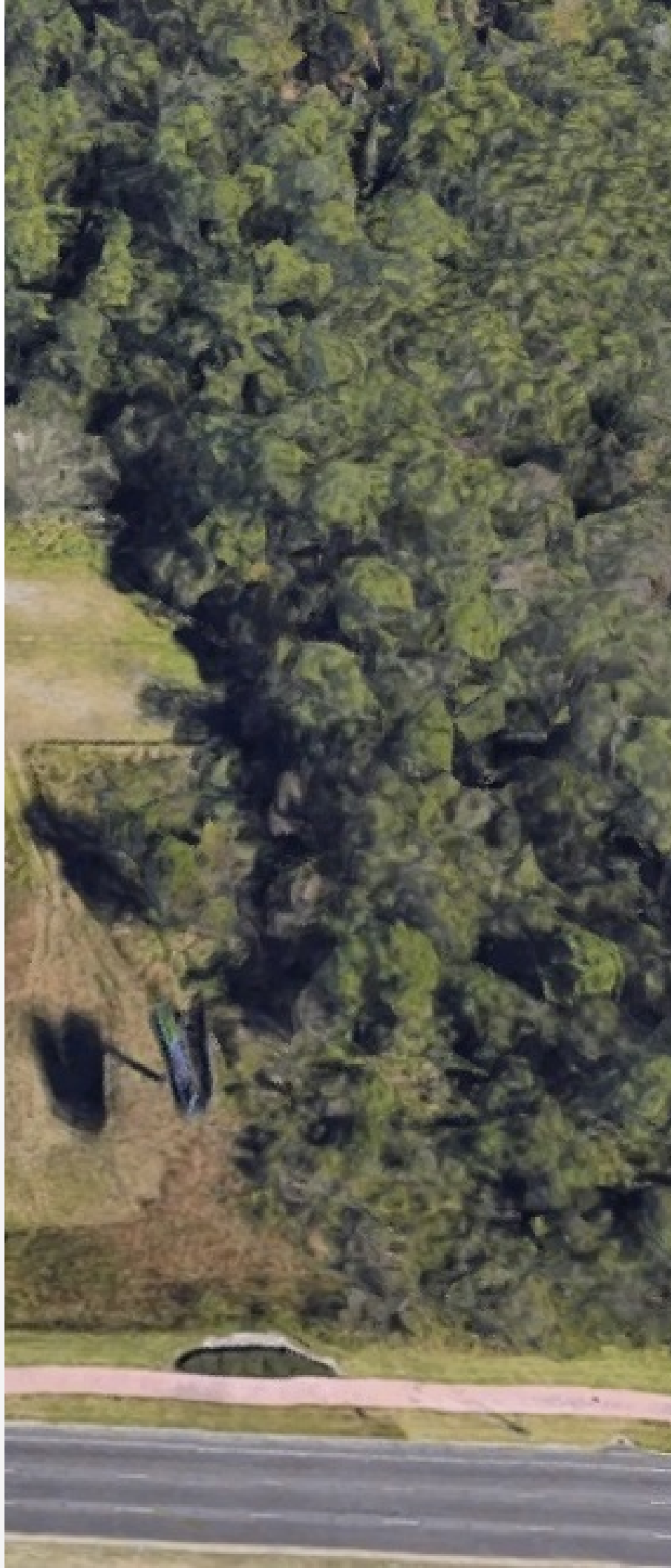


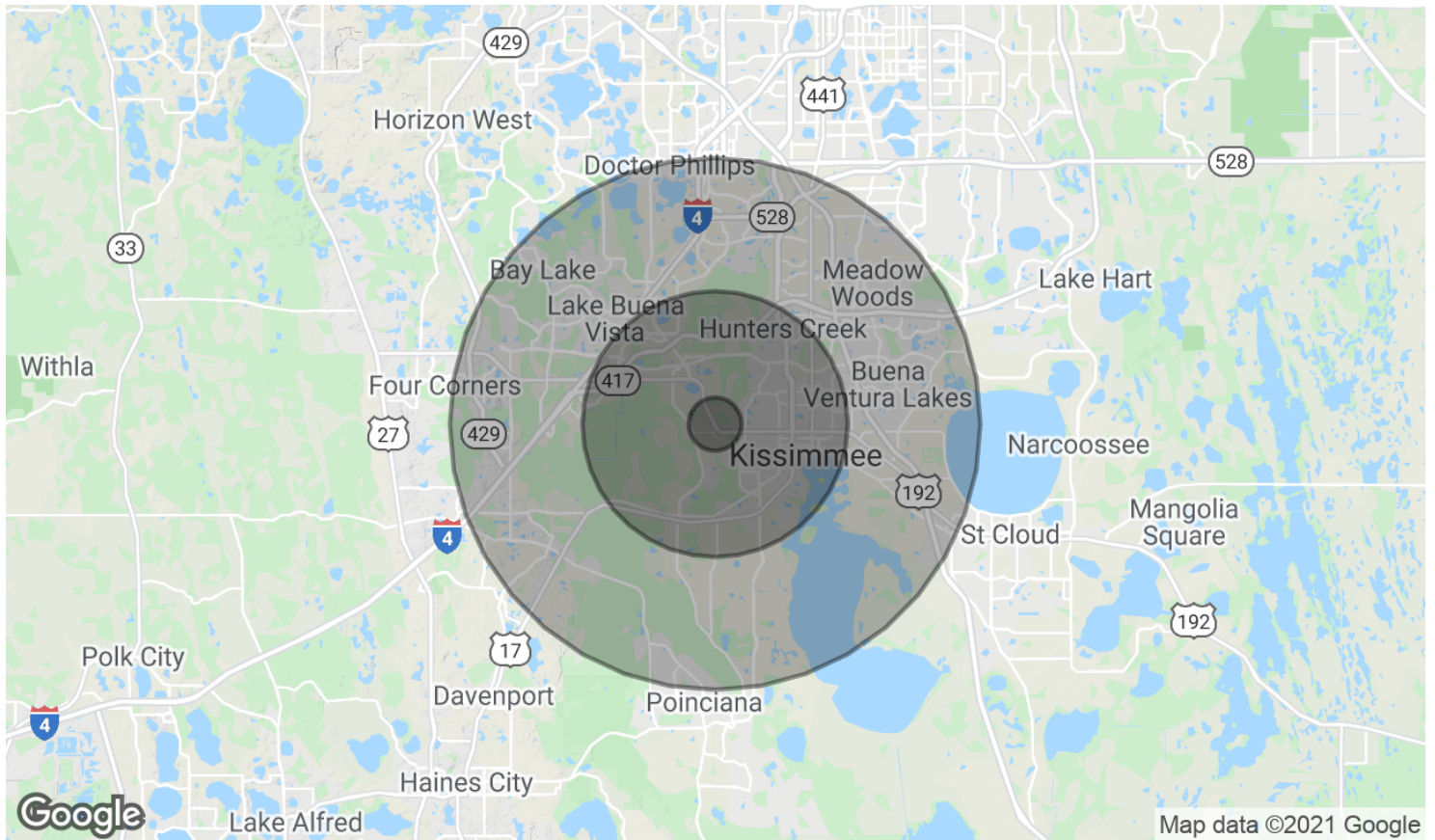
### W IRLO BRONSON MEM HWY

KISSIMMEE, FL  
34746

SECTION 4

# DEMOGRAPHICS





## POPULATION

### 1 MILE

### 5 MILES

### 10 MILES

TOTAL POPULATION	2,319	91,147	310,861
AVERAGE AGE	34.8	34.2	34.4
AVERAGE AGE (MALE)	35.0	33.4	33.6
AVERAGE AGE (FEMALE)	34.8	35.1	35.4

## HOUSEHOLDS & INCOME

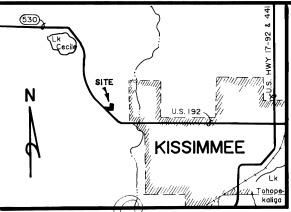
### 1 MILE

### 5 MILES

### 10 MILES

TOTAL HOUSEHOLDS	836	34,659	108,839
# OF PERSONS PER HH	2.8	2.6	2.9
AVERAGE HH INCOME	\$50,780	\$54,177	\$62,872
AVERAGE HOUSE VALUE	\$128,089	\$245,873	\$292,400

\* Demographic data derived from 2010 US Census



RECORD PLAT OF:  
**U. S. 192 SHOPPING CENTER**

LEGAL DESCRIPTION  
From the Northwest corner of Gov't. Lot 3 in Section 13, T. 25 S., R. 28 E., Osceola County, Florida, run S 00° 11' 27" W, along the West line of said Gov't. Lot 3, 60.0 ft. to the Point of Beginning; continue S 00° 11' 27" W, 240.00 ft; run thence S 72° 44' 34" W, 820.14 ft. to the Northeastly Right of Way line of State Road No. 530; run thence S 25° 30' E, along said Right of Way line, 450.00 ft; run thence N 64° 30' E, 651.75 ft. to the East line of the W 1/2 of the SE 1/4 of said Section 13; run thence N 00° 11' 27" E, along said East line, 8.87 ft; run thence N 89° 25' 39" E, parallel to the North line of said Gov't. Lot 3, 167.0 ft; run thence N 00° 11' 27" E, 600.00 ft; run thence S 89° 25' 39" W, 167.0 ft. to the Point of Beginning.

SECTION 13, TOWNSHIP 25 SOUTH, RANGE 28 EAST  
OSCEOLA COUNTY, FLORIDA

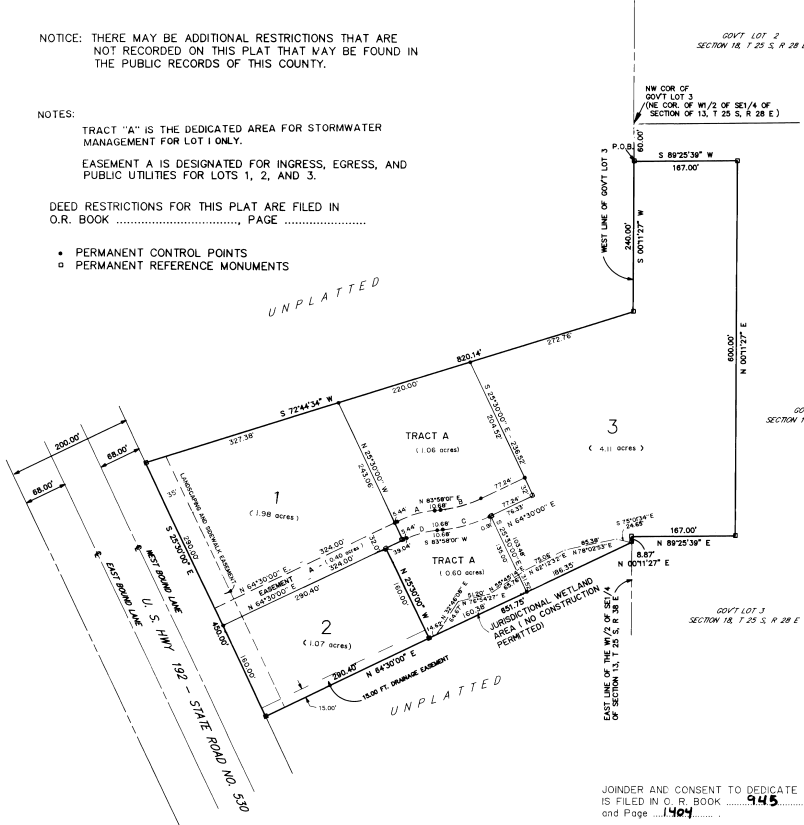
NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTES:  
TRACT "A" IS THE DEDICATED AREA FOR STORMWATER MANAGEMENT FOR LOT 1 ONLY.  
EASEMENT A IS DESIGNATED FOR INGRESS, EGRESS, AND PUBLIC UTILITIES FOR LOTS 1, 2, AND 3.

DEED RESTRICTIONS FOR THIS PLAT ARE FILED IN O.R. BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

- PERMANENT CONTROL POINTS
- PERMANENT REFERENCE MONUMENTS

UNPLATTED



JOINDER AND CONSENT TO DEDICATE IS FILED IN O. R. BOOK 945 AND Page 1404

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
A	175.00	59.46	30.02	59.77	S 74° 4' 00" W	19° 28' 00"
B	250.00	87.83	44.31	87.95	N 74° 4' 00" E	19° 28' 00"
C	230.00	78.82	39.80	78.45	N 74° 4' 00" E	19° 28' 00"
D	145.00	48.59	24.53	48.59	S 74° 4' 00" W	19° 28' 00"

**JOHNSTON'S**  
ENGINEERS, INC.  
ENGINEERING • SURVEYING • PLANNING  
900 Shady Lane, Kissimmee, Florida 32743-8833

PLAT BOOK 6 PAGE 40

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes there in expressed and dedicates the easements shown hereon to the perpetual use of the public, and

IN WITNESS WHEREOF, has caused these presents to be signed and attested to by the officers named below and its corporate seal to be affixed hereto on July 27, 1989

FRANCOR CORPORATION  
By: Hamid Hanif  
HAMD HANIF, President

Attest:  
Signed and sealed in the presence of:  
Janet Farley  
Maria A. Joseph

STATE OF FLORIDA COUNTY OF OSCEOLA  
THIS IS TO CERTIFY, That on July 27, 1989 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared HAMD HANIF and

respectively, the President and of the above named corporation incorporated under the laws of the State of FLORIDA, to me known to be the individuals and officers described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be their free act and deed as such officers thereto duly authorized; that the official seal of said corporation is duly affixed thereto; and that the said Dedication is the act and deed to said corporation.

IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.  
Debra J. McCurdy  
NOTARY PUBLIC  
My Commission Expires Oct 4, 1992

MORTGAGE DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the mortgagee of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates the easements shown hereon to the perpetual use of the public, and

IN WITNESS WHEREOF, has caused these presents to be signed and attested to by the officers named below and its corporate seal to be affixed hereto on

Bank of Credit and Commerce International (Overseas) Limited  
By: \_\_\_\_\_ President  
Attest: \_\_\_\_\_

Signed and sealed in the presence of:

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_

THIS IS TO CERTIFY, That on \_\_\_\_\_ before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared \_\_\_\_\_ and \_\_\_\_\_

respectively, \_\_\_\_\_ President and \_\_\_\_\_ of the above named corporation incorporated under the laws of the State of \_\_\_\_\_ to me known to be the individuals and officers described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be their free act and deed as such officers thereto duly authorized; that the official seal of said corporation is duly affixed thereto; and that the said Dedication is the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.

NOTARY PUBLIC  
My Commission Expires \_\_\_\_\_

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on July 27, 1989 he completed the survey of the lands as shown in the foregoing plat or plan; that said plat is a correct representation of the lands therein described and platted or subdivided; that permanent reference monuments have been placed as shown thereon as required by Chapter 177, Florida Statutes; and by Osceola County Minimum Land Subdivision Regulations, and that said land is located in Section 13 Township 25 South, Range 28 East Osceola County, Florida.

Dated July 27, 1989, Registration No. 935  
William J. Johnson

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

THIS IS TO CERTIFY, That on July 17, 1989 the Osceola County Planning Commission approved the above plat.  
John B. Brown

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER

Examined and Approved: William J. Johnson 11/5/89  
Asst. Co. Engineer Date

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

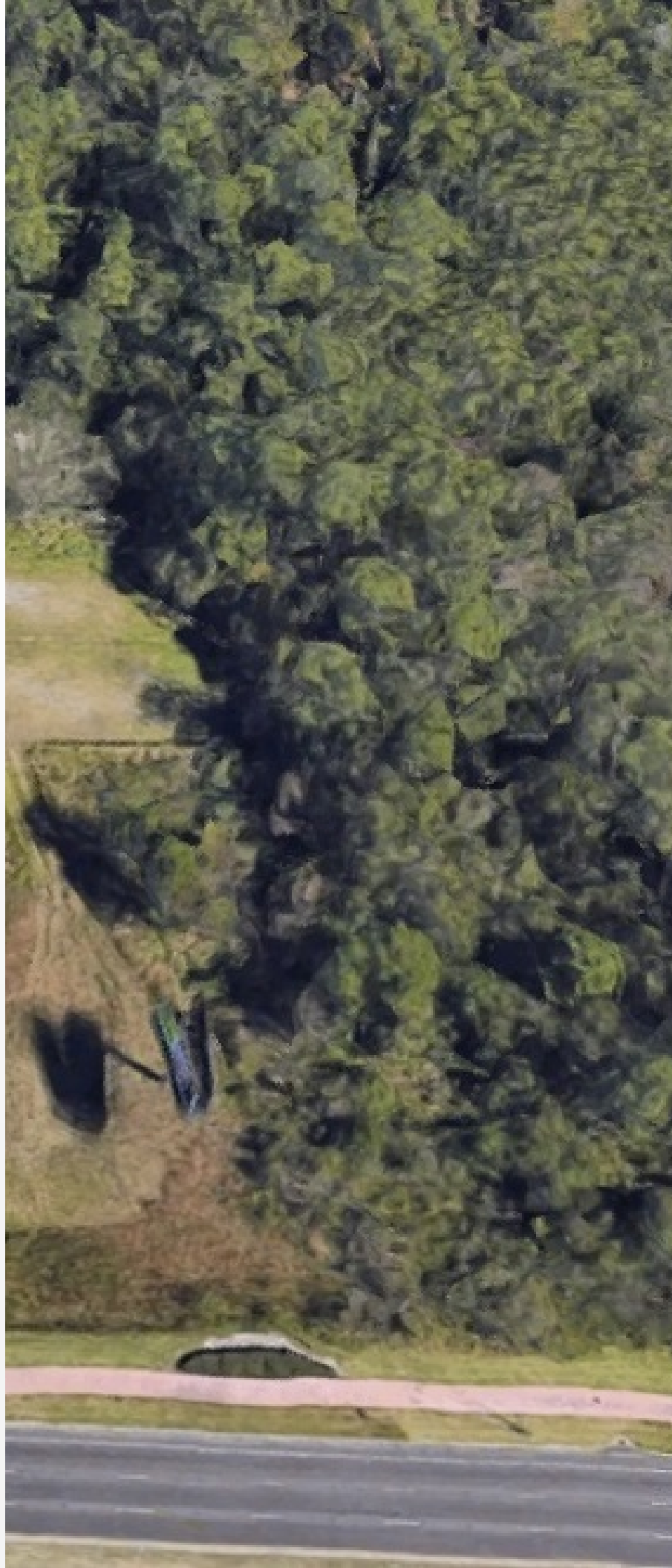
THIS IS TO CERTIFY, That on Aug 20, 1989 the foregoing plat was approved by the Board of County Commissioners of Osceola County, Florida.  
John B. Brown  
Chairman of the Board

CERTIFICATE OF COUNTY CLERK

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of the Osceola County Minimum Land Subdivision Regulations, and was filed for record on November 1, 1989.  
John B. Brown  
Clerk of the Circuit Court in and for Osceola County, Florida  
BY \_\_\_\_\_ D.C.

SECTION 5

# ADVISOR BIOS





## ALI MUSHTAQ

Senior Advisor

ali.mushtaq@svn.com

Direct: 407.982.3976 | Cell: 407.325.1446

FL #SL3039910

## PROFESSIONAL BACKGROUND

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 18+ 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. Ali's recent transactions include many Multi Million Dollar Transactions:

- \*Park Square Plaza 1.41 Acres land \$1,870,000
- \*Champions Crossing Publix Lease value \$15,000,000
- \*Trinity Plaza Parcel "B" Dollar Tree \$840,000
- \*Trinity Plaza Parcel "C" Wendys \$1,200,000
- \*6001 S. OBT Davenport, FL \$700,000
- \*Rinehart Hotel Parcel \$1,675,000
- \*24Hr Fitness Lease value \$12,498,970
- \*Hickman Rd Hotel Parcel \$1,650,000
- \*Maingate Flea Market sale \$6,500,000
- \*PDQ Chicken Lease East Orlando value \$3.240,000
- \*Land Sale Osceola Pkwy/Dyer Blvd, Kissimmee \$2.1M
- \*CVS Ground Lease W192/Sherberth Rd, Kissimmee value \$9M

He has several Multi Million Dollars contracts in pending status for 2020 &, 2021

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.

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.

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

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

- \*Conversion of Residential Developers / Builders to Retail Developers

### SVN | Florida Commercial Real Estate Advisors

2295 S. Hiawasse St. Suite 309

Orlando, FL 32835

321.293.0120