



# 10-Property Florida Net Lease Portfolio





# EXECUTIVE SUMMARY

The properties can be purchased individually or as a portfolio.



Tremendous Rent Growth  
**All Leases Bump Soon**



Total NOI  
**\$1,861,089**



WALT Remaining  
**±12.4 Years**



Portfolio Size  
**10 Assets**



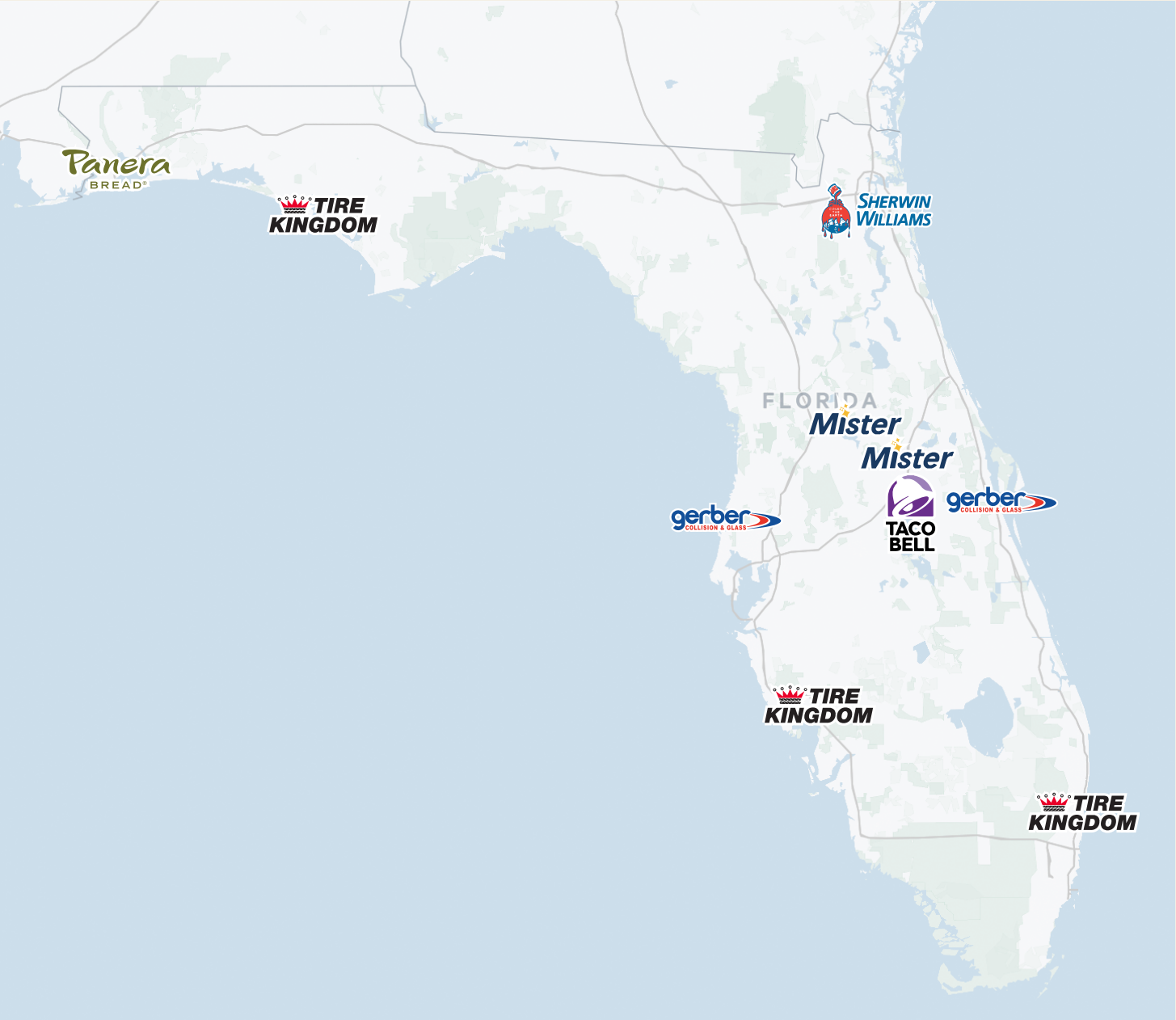
Total Square Footage  
**84,349 SF**



Total Acreage  
**10.16 AC**

## AVERAGE DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
POPULATION	9,258	62,750	154,579
NUMBER OF HOUSEHOLDS	4,055	26,724	64,086
AVERAGE HOUSEHOLD INCOME	\$83,828	\$86,667	\$86,470





# PROPERTY PHOTOS



**Gerber Collision** Merritt Island, FL



**Gerber Collision** New Port Richey, FL



**Mister Car Wash** Orlando, FL



**Mister Car Wash** Tavares, FL



**Panera Bread & Billboard** Pensacola, FL



**Sherwin-Williams** Jacksonville, FL



**Taco Bell** Orlando, FL



**Tire Kingdom** Deerfield Beach, FL













**Tire Kingdom** Panama City, FL



**Tire Kingdom** Punta Gorda, FL



# PORTFOLIO SUMMARY

#	Concept	Tenant/ Guarantor	Address	City, State	Map Link	Building Size	Parcel Size	Year Built	Lease Type	Term Remaining	Rent Increases	Renewal Options	Next Rent Increase	Current NOI	Cap Rate	Price
1	Gerber Collision <sup>1</sup>	Master Collision Repair, Inc.	135 Palmetto Avenue	Merritt Island, FL		21,644 SF	2.15 AC	2001	NN (Roof & Structure)	±13.2 Years	5% in Jan. 2027 & 2032 / 5% in options	Four 5-year	1/2/2027	\$184,375	5.50%	\$3,352,300
2	Gerber Collision	Master Collision Repair, Inc. / The Boyd Group (U.S.) Inc.	5622 US-19	New Port Richey, FL		18,266 SF	1.75 AC	2022	NN (Structure)	±13.9 Years	10% in Oct. 2027 & 2032 / 10% in options	Four 5-year	10/1/2027	\$186,504	5.50%	\$3,391,000
3	Mister Car Wash	Car Wash Headquarters, Inc. / Hotshine Holdings, Inc.	852 Lee Road	Orlando, FL		5,387 SF	0.91 AC	2019	NNN	±15.5 Years	1.5% annual increases	Four 5-year	4/4/2024	\$256,210	5.50%	\$4,658,400
4	Mister Car Wash	Car Wash Headquarters, Inc. / Hotshine Holdings, Inc.	660 East Burleigh Boulevard	Tavares, FL		5,387 SF	1.23 AC	2019	NNN	±15.3 Years	1.5% annual increases	Four 5-year	2/8/2024	\$235,366	5.50%	\$4,279,400
5	Panera Bread & Billboard <sup>2</sup>	Panera, LLC Billboard Tenant: Bill Salter Advertising	5091 Bayou Boulevard	Pensacola, FL		4,861 SF	0.99 AC	2012	NNN	±11.2 Years	10% in Jan. 2025 & 2030 / 10% in options	Three 5-year	1/1/2025	\$216,297	5.00%	\$4,326,000
6	Sherwin-Williams	The Sherwin-Williams Company	9340 San Jose Boulevard	Jacksonville, FL		7,998 SF	0.60 AC	1984	NNN	±7.2 Years	8% increase in Jan. 2027 / 10% in options	Three 5-year, one 5.75-year	1/1/2027	\$253,988	5.75%	\$4,417,200
7	Taco Bell <sup>3</sup>	Bravo Foods, LLC	13980 South John Young Parkway	Orlando, FL		2,090 SF	0.59 AC	2020	NNN Ground	±16.6 Years	10% in Jun. 2025, 2030 & 2035 / 10% in options	Four 5-year	6/1/2025	\$100,000	5.00%	\$2,000,000
8	Tire Kingdom <sup>4</sup>	Tire Kingdom, Inc. / TBC Corporation	100 East Hillsboro Boulevard	Deerfield Beach, FL		4,400 SF	0.41 AC	1985	NNN	±9.7 Years	CPI increase (not to exceed 10%) in Jul. 2028 & options	Three 5-year	7/1/2028	\$185,699	5.25%	\$3,537,200
9	Tire Kingdom <sup>5</sup>	TBC Retail Group, Inc. / TBC Corporation	1918 West 23rd Street	Panama City, FL		7,678 SF	0.62 AC	1996	NN (Structure)	±11.3 Years	8% in Feb. 2025 & 2030 / 8% in options	Four 5-year	2/1/2025	\$97,750	5.25%	\$1,862,000
10	Tire Kingdom <sup>6</sup>	TBC Retail Group, Inc. / TBC Corporation	24491 Sandhill Boulevard	Punta Gorda, FL		6,638 SF	0.91 AC	2019	NN (Structure)	±11.3 Years	8% in Feb. 2025 & 2030 / 8% in options	Four 5-year	2/1/2025	\$144,900	5.25%	\$2,760,000
Totals/Averages						84,349 SF	10.16 AC			±12.4 Years				\$1,861,089	5.38%	\$34,583,500

**Notes**  
1 - ROFR (30 days)  
2 - Offering includes billboard lease that pays \$10,000 per year through October 31, 2032 with no renewal options.  
3 - Required to pay percentage rent equal to 5% in excess of \$2.4M  
4 - ROFR (30 days)  
5 - ROFR (10 days)  
6 - ROFR (10 days)



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