



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
\$1,879,659



WALT Remaining
±12.3 Years



Portfolio Size
10 Assets



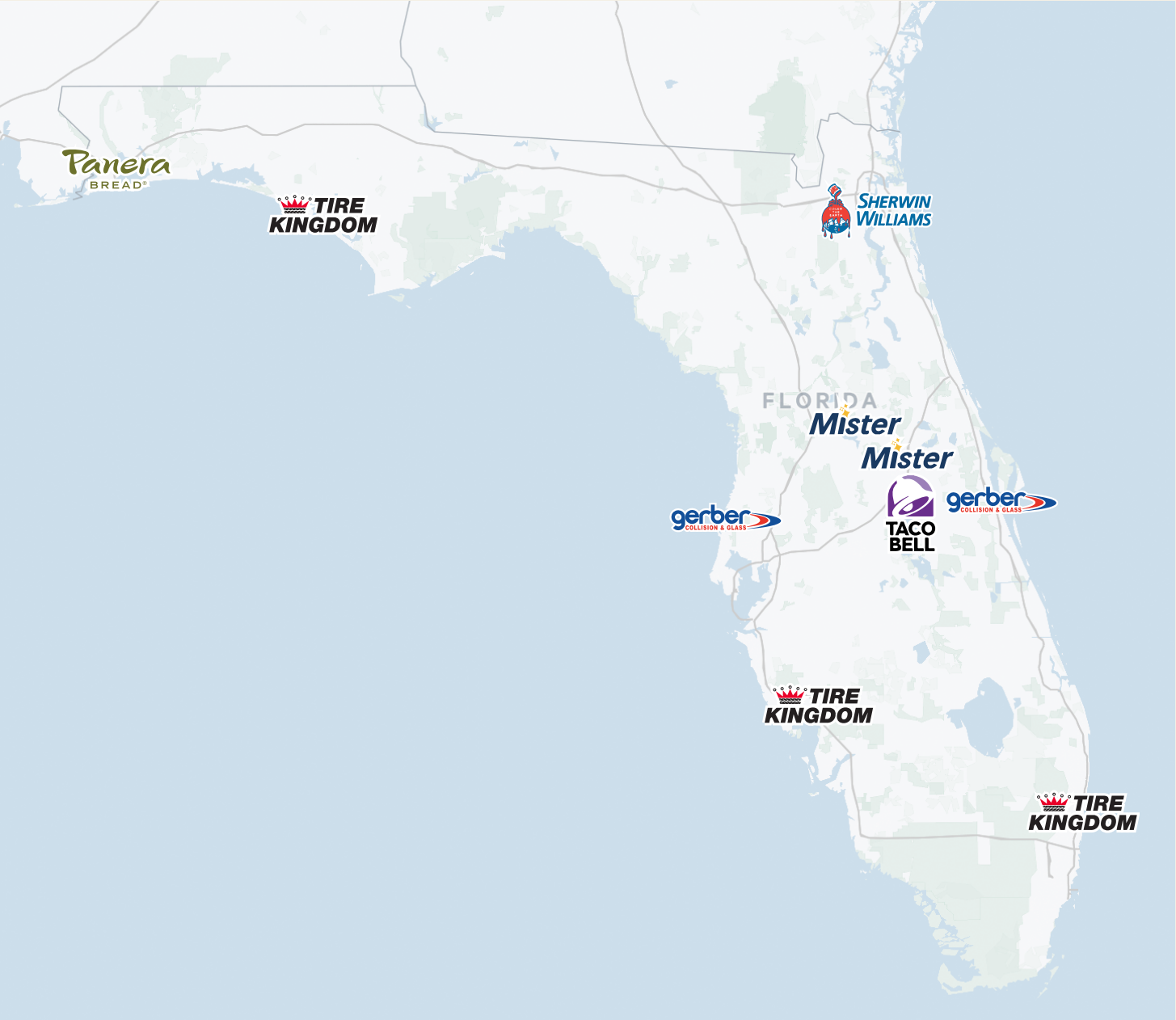
Total Square Footage
84,349 SF



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	OM 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 ¹	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	6.00%	\$3,075,000
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	6.00%	\$3,100,000
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	6.00%	\$4,275,000
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	6.00%	\$3,925,000
5	Panera Bread & Billboard ²	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	5.25%	\$4,125,000
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 ³	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	UNDER CONTRACT		
8	Tire Kingdom ⁴	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	\$204,269	5.50%	\$3,725,000
9	Tire Kingdom ⁵	TBC Retail Group, Inc. / TBC Corporation	1918 West 23rd Street	Panama City, FL		7,678 SF	0.62 AC	1996	NN (Structure)	±11.2 Years	8% in Feb. 2025 & 2030 / 8% in options	Four 5-year	2/1/2025	\$97,750	5.50%	\$1,775,000
10	Tire Kingdom ⁶	TBC Retail Group, Inc. / TBC Corporation	24491 Sandhill Boulevard	Punta Gorda, FL		6,638 SF	0.91 AC	2019	NN (Structure)	±11.2 Years	8% in Feb. 2025 & 2030 / 8% in options	Four 5-year	2/1/2025	\$144,900	5.50%	\$2,650,000

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)



AFFILIATED BUSINESS DISCLOSURE

CBRE, Inc. operates within a global family of companies with many subsidiaries and/or related entities (each an “Affiliate”) engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates may represent various clients with competing interests in the same transaction. For example, this Memorandum may be received by our Affiliates, including CBRE Investors, Inc. or Trammell Crow Company. Those, or other, Affiliates may express an interest in the property described in this Memorandum (the “Property”) may submit an offer to purchase the Property and may be the successful bidder for the Property. You hereby acknowledge that possibility and agree that neither CBRE, Inc. nor any involved Affiliate will have any obligation to disclose to you the involvement of any Affiliate in the sale or purchase of the Property. In all instances, however, CBRE, Inc. will act in the best interest of the client(s) it represents in the transaction described in this Memorandum and will not act in concert with or otherwise conduct its business in a way that benefits any Affiliate to the detriment of any other offeror or prospective offeror, but rather will conduct its business in a manner consistent with the law and any fiduciary duties owed to the client(s) it represents in the transaction described in this Memorandum.

CONFIDENTIALITY AGREEMENT

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the “Owner”), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and CBRE, Inc. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or CBRE, Inc, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner’s obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or CBRE, Inc. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to CBRE, Inc.

DISCLAIMER

©2023 CBRE, Inc. The information contained in this document has been obtained from sources believed reliable. While CBRE, Inc. does not doubt its accuracy, CBRE, Inc. has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.



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

INVESTMENT CONTACTS

Chris Bosworth

Vice Chairman
T +1 404 923 1486
chris.bosworth@cbre.com

Will Pike

Vice Chairman
T +1 404 923 1381
will.pike@cbre.com

Brian Pfohl

Executive Vice President
T +1 404 504 7893
brian.pfohl@cbre.com

Thomas Carr

Associate Vice President
T +1 404 812 5101
thomas.carr4@cbre.com

Leah Lindell

Investment Sales Manager
T +1 404 812 5136
leah.lindell@cbre.com

Kaitlyn Wolf

Investment Sales Analyst
T +1 404 812 5299
kaitlyn.wolf@cbre.com

Ty Grenier

Investment Sales Analyst
T +1 404 504 0023
ty.grenier@cbre.com

Eric Dyer

Investment Sales Analyst
T +1 404 923 1279
eric.dyer@cbre.com

Abby Smith

Client Services Specialist
T +1 404 923 1460
abby.smith@cbre.com

Mark Drazek

CBRE FL Licensee
mark.drazek@cbre.com