

Information below is computer generated. Please pardon the typos.

1 Hollywood, FL 33021



Price	\$2,400,000	Property Notes
Building Size	1,600 SF	
Cap Rate	5%	
Property Sub-type	Free Standing Bldg	
Status	Active	

**Property Description**

Ideal for USA EB-5 Green Card Investment Visa Commercial Investment - 100% occupancy, actual annual income \$115,000. triple net.

2 Fort Myers, FL 33905



Price	\$2,907,333	Property Notes
Building Size	12,460 SF	
Cap Rate	6%	
Property Sub-type	Free Standing Bldg	
Status	Active	

**Property Description**

INVESTMENT HIGHLIGHTS· Brand New 10 Year NN Lease | Requires Minimal Landlord Responsibility· Lease Features Rent Escalations of \$0.50 PSF in Year 6 & Option Periods· Rent Increase Provides Investor with Hedge Against Inflation During Lease· Lease Includes Three (3), 5-Year Options with Rent Increases· Property was Completely Renovated in 2016 to Accommodate Dollar Tree· Renovations Included Complete Stripping of Building to Steel & Brick Frame.

3 Wellington, FL 33414



Price	\$9,768,000	Property Notes
Building Size	14,820 SF	
Cap Rate	4.75%	
Property Sub-type	Free Standing Bldg	
Status	Active	

**Property Description**

The Subject Property is a 14,820 square foot free standing drug store located on approximately 1.95 acres in Wellington, Florida, a suburb of West Palm Beach. The area boasts excellent demographics with high population density and is projected to have continued growth in excess of 23 percent. The average household income exceeds \$100,000.

4 Miami, FL 33196



Price	\$4,223,000
Building Size	2,714 SF
Cap Rate	4.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Pollo Tropical®, a part of Fiesta Restaurant Group, Inc., owns and operates over 160+ locations in the United States (Florida, Georgia, Tennessee, and Texas). Within the United States, Pollo Tropical owns and operates all of its restaurants, with the exception of "institutional" locations such as airports and universities. Universities which have franchised locations include Florida International University, University of Florida, and Florida State University. Fiesta Restaurant Group, Inc., through its subsidiaries, owns and operates quick-casual restaurants under the ?Pollo Tropical? and ?Taco Cabana? brand names in the United States. The company's Pollo Tropical restaurants offer tropical and Caribbean inspired menu items, featuring grilled chicken marinated in proprietary blend of tropical fruit juices and spices. As of February 19, 2015 Fiesta Restaurant Group had revenues of \$611.11 million for the 2014 fiscal year, a 10.8% increase from 2013. At this time company net income was \$36.4 million, a 80.4% increase from 2013. Fiesta Restaurant Group does not guarantee lease.

5 Panama City, FL 32404



Price	\$1,850,000
Building Size	12,480 SF
Cap Rate	6.45%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Dollar General Plus. The subject property features an Absolute Triple Net Lease (NNN) with 9.5 Years Remaining on the Initial base term and ZERO Landlord Responsibilities. The Lease features attractive 10% Rent Increases in each of the Four (5-Year) Renewal Options. This Investment is a great Wealth Preservation Vehicle. The Property benefits from its prominent location along the highly traveled, US Highway 231. The Investment also benefits from FLORIDA'S NO STATE INCOME TAX.

6 Tallahassee, FL 32303



Price	\$2,950,000
Building Size	3,066 SF
Cap Rate	5.10%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Fee simple interest Wendy's in Tallahassee, FL. In 2013, Wendy's has done a sale leaseback on a 20-year NNN lease with four 5-year options and 6% rental escalations, leaving approximately 17.5 years on the lease currently. Rent was set at 8% of total sales. Franchisee is an experienced operator with 167 restaurants under their umbrella. Property is an outparcel to Home Depot. Store has a 10 year performance history at a high level.

7 New Smyrna Beach, FL 32169



Price	\$3,200,250
Building Size	13,394 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

- Corporate Guaranteed Lease | S&P: BBB- Roof Redone in 2010 | Minimizes Landlord Responsibility on NN Lease- Lease Features Five (5), Five Year Options- Excellent Corner Lot Position | Access from Multiple Avenues.

## 8 Holiday, FL 34691



Price	\$4,136,858
Building Size	10,397 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

CVS Pharmacy Corporate Guarantee. First Lease option was exercised for an extension of 5 years. Zero Landlord Responsibilities. Assumable loan or Free and Clear Deal.

## 9 Eustis, FL 32726



Price	\$6,940,000
Building Size	26,525 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

New 15 year NNN lease Highly desirable national tenant New construction with minimal landlord obligations Fixed annual rent increases throughout the initial lease term and renewal options Brand new construction No debt to assume FLORIDA HAS NO STATE INCOME TAX

## 10 Lady Lake, FL 32159



Price	\$1,850,000
Building Size	4,388 SF
Cap Rate	3.90%
Property Sub-type	Restaurant
Status	Active

Property Notes

### Property Description

McDonald's is the world's leading global food service retailer with over 36,000 locations serving approximately 69 million customers in over 100 countries each day there are more than 14,250 restaurant locations in the US alone. It is one of the most highly valued brands in the world. Most of the outlets are free-standing units offering dine-in and drive-through service, but McDonald's has many eateries located in airports, retail areas and other high-traffic locations. McDonald's is a Standard & Poor's A rated, investment grade tenant. The business is managed as distinct geographic segments that include the US, Europe and APMEA (Asia/Pacific, Middle East and Africa), and Other Countries and Corporate (OCC Canada, Latin America and Corporate). McDonald's has enjoyed steady gross revenue in recent fiscal years. The company reported \$28.1 billion in revenue for fiscal 2013, up slightly from the \$27.5 billion it claimed in fiscal 2012.

## 11 Largo, FL 33771



Price	\$3,400,000
Building Size	25,372 SF
Cap Rate	6%
Property Sub-type	Retail (Other)
Status	Active

Property Notes

### Property Description

The subject property consists of one free-standing, industrial warehouse building totaling 25,372sf. The building was constructed in 1971, remodeled in 2014, and is currently 100% occupied by the largest provider of alternative collision auto parts. The tenant spent approximately \$2,000,000 in TI expenses preparing the site, including new buildings, new drainage, new parking lot, and two large retention ponds. The asset appraised out in 2015 at \$4.3 million, with the land value coming in at \$3,000,000 alone. While the likelihood of the tenant leaving is low, this is a rare NNN deal where the land is worth more than capping the rent paid by the current tenant.

## 12 Bradenton, FL 34208



Price	\$5,895,000
Building Size	9,842 SF
Cap Rate	6.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

9,842-square foot freestanding Iberia Bank located in Bradenton, Florida (Tampa Bay MSA). Iberia Bank has seven years remaining on the base term of the lease with three, five-year options. There are rare annual two and one-half percent rent increases throughout the initial term and option periods. This rate schedule provides a new investor with a blended average unleveraged return of 6.50 percent on the base term of the lease. In addition to bank deposits of \$42,641,000, the second floor of the bank is used for REO management and other services as dictated by the corporate office of Iberia Bank, thus providing a secondary source of income for the bank location and proving its strategic location.

## 13 Macclenny, FL 32063



Price	\$3,891,150
Building Size	13,252 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

Absolute NNN Lease with 16 Years Remaining on the Base Term "High Sales Location" Evidenced by Minute Clinic "Bond Lease" - The most absolute form of NNN Lease Large 1.82 Acre Parcel at a Signalized Intersection Located a few blocks from Ed Fraser Memorial Hospital MacClenny is located 28 Miles West of Jacksonville Florida is an Income Tax Free State.

## 14 West Miami, FL 33155



Price	\$14,210,000
Building Size	13,103 SF
Cap Rate	4.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

CVS Pharmacy drugstore investment located in West Miami, FL. The property is situated at the four-way signalized corner of Coral Way (36,000 VPD) and SW 67th Avenue (26,000 VPD). The building is a state-of-the-art drugstores property built in 2014 with a 24 hour drive-thru pharmacy pick-up window. There are almost 25 years remaining on the absolute net lease, with no landlord maintenance responsibilities whatsoever and ten options to extend the lease for five years each. The lease is corporately guaranteed by CVS Health Corporation an S&P rated corporation with a BBB+/Stable rating. CVS Health Corporation has annual revenues exceeding \$139 billion (2014) and a net worth in excess of \$37.12 billion (Q2 2015).

## 15 Miami, FL 33143



Price	\$9,500,000
Building Size	3,500 SF
Cap Rate	4%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

17 Years Remain on NNN Ground Lease 10% Increases Every 5 years; 2018 Increase Boosts Cap Rate to 4.40% in two years AA- Rated Credit by Standard and Poor's Average Deposits of National Banks along Dixie Highway are \$184M Traffic Counts Exceeding 99,382 VPD on Famous US 1/South Dixie Highway Minutes from The University of Miami which Currently has Over 16,000 Students Enrolled.

16 Lady Lake, FL 32159



Price	\$2,640,000
Building Size	5,204 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Brand New 10 year Absolute NNN Corporate Mattress1One located in Lady Lake (directly across from The Villages, FL - which is the Fastest-Growing U.S. City for the 2nd Year in a Row). Contract Broker for Full OM. Asking price \$2,600,000 / 6.0% CAP and there are 10% rent increases every 5- years. The Lease is absolute NNN with zero Landlord Obligations (Tenant is responsible for taxes, insurance, maintenance/repairs - including roof and structure). The property is currently under construction and expected Rent Commencement/CO is Feb/March 2016. Below market rent - rent is approx \$5.00/SF below market rate. Fee Simple Investment (Building & Land) - Depreciable Asset. Mattress 1 One has almost 200 stores conveniently located throughout Florida & Texas.

17 Orlando, FL 32807



Price	\$1,999,888
Building Size	11,865 SF
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

The following is an opportunity to purchase a free standing Enterprise Car Sales and Enterprise Rent a Car in Orlando Florida. The property is located just 2 miles east of Downtown Orlando near busy intersection of Semoran and E. Colonial Drive. It fronts on E. Colonial Drive (approx. 475 feet frontage), 55,000 cars per day. This beautiful lake front property has 1.9 acres usable and acts as a facility for both car sales and rentals along reconditioning cars on site. Enterprise recently exercised their first 5 year option. The Tenant has made numerous improvements in 2010 and recently added a new Enterprise car sales pole sign to the property.

18 Jacksonville, FL 32246



Price	\$2,769,231
Building Size	9,120 SF
Cap Rate	6.50%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Newly Signed 15 Year Lease with 10% Increases Every 5Years Large 9,120 SF Building on a 1.24 Acre Lot: Strong Intrinsic Value Adjacent to Cinemark Tinseltown Movie Theater Operated and Guaranteed by Franchisee, with Two Personal Guarantees on the lease The Average Household Income in a One Mile Radius Exceeds \$68,000The Casual Dining Restaurant Industry is "InternetResistant."

19 Port Richey, FL 34668



Price	\$4,923,000
Building Size	9,866 SF
Cap Rate	6.50%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Fee simple interest (land & building) in a freestanding, single tenant, absolute NNN leased, Golden Corral, located in Port Richey, FL. The tenant, Golden Corral, will sign a brand-new 15-year lease at the close of escrow demonstrating long-term commitment to the location. The lease features 10% increases every 5 years throughout the initial term and 10% rental increases at the beginning of each 4 (5-Year) option periods, which generates steady NOI growth and hedges against inflation.

20 Wauchula, FL 33873



Price	\$1,850,000
Building Size	7,360 SF
Cap Rate	5.03%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

The subject property is a Fee Simple single-tenant AutoZone. The property is comprised of a 7,360 SF free-standing retail building, situated on approx. 0.67 acres of land. The tenant, AutoZone, is on an absolute NNN lease with no landlord responsibilities. There are approx. 9-years remaining on the term. There are three 5-Year options with 10% increases. The lease is guaranteed by AutoZone, Inc. AutoZone has a BBB Credit Rating from S&P. \$10.19B in Sales Revenue for 2015.

21 Miami, FL 33134



Price	\$6,950,000
Building Size	17,431 SF
Cap Rate	5.58%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Corporate Guaranteed Retail Grocer with 7 Years on Lease Largest Family Operated Broadline Food Service Distributor in North America \$11.7 Billion in Annual Sales High Traffic! 51,759 Vehicles Per Day Over 550,000 People in a Five Mile Radius Minutes away from Miami International Airport Cumulative CPI Increases Every 5-Years in Base Term and During Option Periods Corporate Guaranteed Retail Grocer with 7 Years on Lease Largest Family Operated Broadline Food Service Distributor in North America \$11.7 Billion in Annual Sales High Traffic! 51,759 Vehicles Per Day Over 550,000 People in a Five Mile Radius Minutes away from Miami International Airport Cumulative CPI Increases Every 5-Years in Base Term and During Option Periods.

22 Panama City, FL 32401



Price	\$7,369,000
Building Size	14,550 SF
Cap Rate	5.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

The Subject Property is a 14,550 square foot Walgreens on a large 1.77 acre parcel in Panama City, Florida. Built in 2010, the property has 20 years remaining on the absolute net lease with no landlord responsibilities and 50 one-year options. Walgreens is an investment grade tenant.

23 Atlantic Beach, FL 32233



Price	\$1,698,000
Building Size	3,040 SF
Cap Rate	5.55%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Wendy' s has been at this location since 1988, remodeled throughout the years, and originated a a new 20 year absolute NNN lease in 2009. There are 13 year' s remaining on the lease, and 4 five year options. The lease has annual CPI increases, not to exceed 1.5%. Sales are stable and profitable with a sales to rent ratio of approximately 8.2%. The location is near the 3rd largest Navy Base in the USA , and in close proximity to the Atlantic Ocean Beaches. The Wendy' s is operated by Meritage Hospitality Group, publicly traded company (Symbol MHGU ) who operates over 145 Wendy' s location and other restaurant chains. The lease guarantee's entity has 39 plus locations in the Southeast.

24 Lake City, FL 32055



Price	\$4,075,000
Building Size	11,945 SF
Cap Rate	5.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

CVS/pharmacy, the retail division of CVS Health, is America' s leading retail pharmacy with more than 9,500 retail drug stores in 49 states, the District of Columbia, Puerto Rico and Brazil and is currently located in 98 of the top 100 drugstore markets. CVS/pharmacy sells a wide assortment of general merchandise, including over-the-counter drugs, beauty products and cosmetics, photo finishing, seasonal merchandise, greeting cards and convenience items. The CVS/pharmacy loyalty card program, Extra Care®, is the largest retail savings and rewards program with more than 70 million active member households. As of December 2015, CVS Health has completed an approximate \$1.9 billion acquisition of Target' s pharmacy and clinic businesses. The acquisition includes 1,672 pharmacies across 47 states and seventy-nine Target clinic locations that will operate through a store-within-a-store format, branded as CVS/pharmacy and CVS Minute Clinic, respectively. In addition, a CVS/pharmacy will be included in all new Target stores that offer pharmacy services.

25 Fruitland Park, FL 34731



Price	\$2,076,923
Building Size	4,000 SF
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Mattress Firm is one of the nation' s premier specialty bedding retailers, offering a broad selection of both traditional and specialty mattresses, bedding accessories and related products. Mattress Firm currently operates 2,295 stores across 41 states. What began in Houston, Texas in 1986, has grown to become one of the largest and most successful specialty bedding companies in the world. With the largest geographic footprint in the United States among multi-brand mattress specialty retailers, Mattress Firm not only provides sleep solutions, but opportunities in hundreds of communities. For the full fiscal year to date, net sales increased \$715.4 million, or 59.2%, to \$1.92 billion, for the three fiscal quarters (39 weeks) ended November 3, 2015, from \$1.20 billion in the comparable year period. The company was upgraded to an S&P rating of B+ on September 24, 2015.

26 Ocala, FL 34474



Price	\$3,412,500
Building Size	4,500 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Free-standing Verizon Wireless store constructed in 2014 Investment grade tenant subsidiary of Verizon Communications, the nation's largest wireless carrier boasting an S&P rating of BBB+ Prime Central Florida retail/interstate location. Excellent low rate debt to assume " Limited Landlord Obligations" Fixed rental rate increases" Florida has NO STATE INCOME TAX.

27 Saint Augustine, FL 32085



Price	\$4,647,000
Building Size	6,115 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Bloomin' Brands, Inc. (NASDAQ: BLMN) is one of the world's largest casual dining restaurant companies with approximately 1,500 restaurants throughout 48 states, Puerto Rico, Guam, and 22 countries. The company operates restaurants through a portfolio of leading, differentiated restaurant brands including Outback Steakhouse, Carrabba's Italian Grill, Bonefish Grill, and Fleming's Prime Steakhouse & Wine Bar. As of June 28, 2015, Bloomin' Brands reported TTM revenues of \$4.48B and EBITDA of \$389.8M. At closing, Outback Steakhouse will execute a new 15-year NNN lease with four 5-year options to renew. The lease will include 1% annual rent increases throughout the term.

28 Wesley Chapel, FL 33544



Price	\$2,451,000
Building Size	2,720 SF
Cap Rate	6%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

The success of this unique Taco Bell offering is the convergence of award winning management resulting in High Store Sales 50% above average stores and its strategic positioning adjacent a 24 Hour Walmart Super Center a Publix and exposure to 55,000 Vehicles Per Day at the intersection. The award winning Franchisee is Guerrieri Management who's company president has been in the Taco Bell System for over 35 Years and is a seasoned Four Time Winner of the South East United States "FRANCHISEE OF THE YEAR AWARD and top rated in the top 20 Taco Bell Franchises every year since the companies inception approximately 16 Years ago. Taco Bell/Pizza Hut lease is a true triple net lease with a base term of 15 years plus (3) five-year options ending September 30, 2036. The Lease Commencement Date is September 29, 2006 and expiring in 15 years on September 30, 2021. Rent in Year 10 ending on September 29, 2016 is \$147,159.84. Rent increases by 108% in Years 10 thru 15 to \$158,925.(6.48% Cap). All (3)-5 Year Option period rents are at fair market value.

29 Hawthorne, FL 32640



Price	\$1,044,444
Building Size	12,082 SF
Cap Rate	4.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

CVS located in Hawthorne, FL. The property is a long term ground lease and requires zero landlord responsibilities.



30 Jensen Beach, FL 34957



Price	\$21,650,000
Building Size	89,060 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

This is a rare Kohl's net leased offering in the Port St. Lucie area. There are over 12 years remaining in the initial 20 year lease. The lease calls for a 10% increase in rent in year 11 (2018) and scheduled 5% rental increases at each of the six 5 year options to renew. The asset is well situated at a major commercial thoroughfare, surrounded by major retailers including Target, CVS, Bed Bath & Beyond and Starbucks.

31 Fort Myers, FL 33912



Price	\$5,500,000
Building Size	4,984 SF
Cap Rate	4.20%
Property Sub-type	Vehicle Related
Status	Active

Property Notes

**Property Description**

290' on Tamiami Trl in S Fort Myers with a daily traffic count of 55,000. Valvoline Instant Oil Change leases 1,698 sq. ft. containing 3 bays. Lease expires 8/2018 with a 5 yr option. Reportedly one of the top producing Valvoline locations. At retail center with Costco, Home Goods, TG Max and Office Max. 2 laser automatic car wash bays and 5 self serve bays operated by property owner since 1997. Well maintained in very good condition. Good records maintained.

32 Fort Pierce, FL 34950



Price	\$2,169,746
Building Size	10,000 SF
Cap Rate	5.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

The property is built on an entire block on Orange Avenue. The sales at the existing store were excellent prompting Family Dollar to build a large 10,000 SF store. The new Family Dollar now has a bigger, brighter building with a well lit parking lot enabling the store to sell more merchandise than in the prior location.

33 Miami, FL 33134



Price	\$6,950,000
Building Size	17,431 SF
Cap Rate	5.58%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Corporate Guaranteed Retail Grocer with 7 Years on Lease Largest Family Operated Broadline Food Service Distributor in North America \$11.7 Billion in Annual Sales High Traffic! 51,759 Vehicles Per Day Over 550,000 People in a Five Mile Radius Minutes away from Miami International Airport Cumulative CPI Increases Every 5-Years in Base Term and During Option Periods Corporate Guaranteed Retail Grocer with 7 Years on Lease Largest Family Operated Broadline Food Service Distributor in North America \$11.7 Billion in Annual Sales High Traffic! 51,759 Vehicles Per Day Over 550,000 People in a Five Mile Radius Minutes away from Miami International Airport Cumulative CPI Increases Every 5-Years in Base Term and During Option Periods.

34 Cocoa, FL 32927



Price	\$7,727,000	Property Notes
Building Size	14,447 SF	
Cap Rate	5.50%	
Property Sub-type	Anchor	
Status	Active	

**Property Description**

Free standing NNN Walgreen's with 18 Years remaining on the absolute NNN lease. Landlord has no obligations.

35 Lake Worth, FL 33463



Price	\$5,470,000	Property Notes
Building Size	13,756 SF	
Cap Rate	5.50%	
Property Sub-type	Free Standing Bldg	
Status	Active	

**Property Description**

This free standing fee simple Walgreen's is uniquely positioned with daily exposure to a captive audience of over 70,000 Vehicles per day at the South West signalized intersection of Lantana Rd and Military Trail in the City of Lake Worth , Palm Beach County, FL. with no State Tax. Walgreens store #4956 opened doors November 2001 and is a 20 Year double net lease thru November 1st, 2021. The lease currently has 5 Years and 10 Months remaining with 8 - Five year options to renew. Current (NN) Rent thru 11/1/2021 is \$304,992. less (Repair Reserves) \$4,125. with an effective NOI of \$300,867.

36 Tampa, FL 33614



Price	\$3,816,000	Property Notes
Building Size	10,908 SF	
Cap Rate	6.50%	
Property Sub-type	Free Standing Bldg	
Status	Active	

**Property Description**

CVS Pharmacy property located at 2502 West Hillsborough Avenue, Tampa, Florida (the Property ).

37 Orlando, FL 32835



Price	\$4,455,950	Property Notes
Building Size	15,300 SF	
Cap Rate	5.75%	
Property Sub-type	Free Standing Bldg	
Status	Active	

**Property Description**

CVS Pharmacy located in Orlando, Florida. The subject property is fully leased to and guaranteed by CVS Health Corporation (NYSE: CVS). The lease features a 25 year base term with 14 years remaining and 10 renewal options at 5 years each.

38 Rockledge, FL 32955



Price	\$3,690,000
Building Size	10,878 SF
Cap Rate	5.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

CVS Pharmacy located in Rockledge, Florida. The subject property is fully leased to and guaranteed by CVS Health Corporation (NYSE: CVS). The lease features a 25 year base term with 14 years remaining and 10 renewal options at 5 years each.

39 Clermont, FL 34711



Price	\$2,090,000
Building Size	3,048 SF
Cap Rate	5.53%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Wendy's in Clermont, FL. It has an absolute triple-net lease with 16 years remaining. This investments offers an opportunity to acquire a strong sales location operated by a large 40-unit franchisee. This property is located 30 miles east of the heart of Orlando. As of 2014, the population in the area was 69,050, a tremendous growth percentage of 117.42 percent since 2000. The 2014 median household income approached \$71,170, which is well above the U.S. average.

40 Jennings, FL 32053



Price	\$1,855,000
Building Size	8,320 SF
Cap Rate	5.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

One of the nation' s fastest growing retailers, Family Dollar offers a compelling assortment of merchandise for the whole family ranging from household cleaners to name brand foods, from health and beauty aids to toys, from apparel for every age to home fashions, all for everyday low prices. While shoppers can find many items at \$1 or less, most items in the store are priced below \$10, which makes shopping fun without stretching the family budget.

41 Jacksonville, FL 32218



Price	\$3,510,000
Building Size	4,000 SF
Cap Rate	4.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

NEW LOCATION w/ GAS! We are pleased to present a fee simple, absolute NNN master lease to 7 Eleven, Inc - the largest convenience store chain in the world that is currently rated AA-, Outlook: Stable by Standard and Poor (Investment Grade). There are just over 13 years remaining on an 15 year lease with 10% increases every 5 years including all option periods. There are 4 - 5 year options. The next rental increase is scheduled for December 1st, 2018, providing a Buyer with near-term estimated rent bump of 10% in annual income.



Price	\$1,000,000
Building Size	1,353 SF
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

## Property Notes

**Property Description**

1,353-square-foot freestanding Church's Chicken situated on 0.38 acres in Panama City, Florida (MSA Population: 194,929). In 2014, the Tenant signed a new 20-year absolute NNN lease ( $\pm 18.5$  years remaining) with four 5-year options and 10% rent increases in Year 11 and every 5 years thereafter. The subject property is conveniently located with excellent frontage on the signalized hard corner intersection of Tyndall Parkway and Cherry Street (Combined Traffic Count: 39,000 VPD), two of the area's primary thoroughfares. The other 3 corners of the immediate intersection are occupied by Burger King/McDonald's, Bay Credit Union/Wendy's, and Texaco, respectively. Church's Chicken also benefits from its location as an out parcel to a shopping center anchored by Winn Dixie and Planet Fitness and is directly across Tyndall Parkway from a Beall's Outlet and Grocery Outlet-anchored center.



Price	\$2,465,000
Building Size	3,616 SF
Cap Rate	5.15%
Property Sub-type	Restaurant
Status	Active

## Property Notes

**Property Description**

This net leased Steak n Shake restaurant is located in an attractive Orlando submarket, Lake Mary, Florida. The NNN corporate lease has 7.5 years remaining on a 10 year extension exercised in 2013. Store sales are strong at this location, producing percentage rent on annual basis, trending upward and providing a measure of inflation protection as the economy continues to improve. The 3,616 sf building sits on a .83 acre parcel sharing parking and access with the surrounding shopping center. Traffic counts are good at over 43,000 cars per day on this 6 lane roadway. The residential neighborhoods surrounding the property provide solid demographics with a three mile population over 130,000 and average household income above \$86,000 per year, which is a good standard of living in Central Florida.



Price	\$2,208,000
Building Size	3,454 SF
Cap Rate	5.25%
Property Sub-type	Restaurant
Status	Active

## Property Notes

**Property Description**

This net leased Steak n Shake restaurant is located in an attractive Daytona Beach submarket, Ormond Beach, Florida. The NNN corporate lease has 7.5 years remaining on a 10 year extension exercised in 2013. Store sales are very strong at this location, producing percentage rent on annual basis, trending upward and providing a measure of inflation protection as the economy continues to improve. The 3,454 sf building sits on a 1.1 acre parcel with signalized access next to the property. Traffic counts are adequate at 19,000 cars per day but its proximity to the interstate, shopping and movie theater drive a lot of business. The residential neighborhoods surrounding the property provide solid demographics with a five mile population over 76,000 and average household income above \$55,000 per year.

45 Wildwood, FL 34785



Price	\$1,248,000
Building Size	8,200 SF
Cap Rate	6.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Family Dollar store, located in Wildwood, Florida. This Family Dollar location is in the first two years of a nine year NN lease with seven years remaining. The lease provides for two, five year options to renew with 20 percent and 10 percent increases, respectively.

46 Clermont, FL 34711



Price	\$4,418,395
Building Size	6,967 SF
Cap Rate	5.50%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Red Lobster located at 2475 Highway 27 South in Clermont, Florida. The property is 6,967 square feet and is situated on approximately 1.90 acres of land. This Red Lobster is subject to a 25-year triple-net (NNN) lease, with roughly 23.5 years remaining on the lease. Current annual rent is \$243,012. The rent is scheduled to increase by two percent annually, including through the four, five year tenant renewal options.

47 Jacksonville, FL 32277



Price	\$2,157,000
Building Size	22,000 SF
Cap Rate	6.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Founded in 1997, Caliber Collision provides auto body repairs to customers across 14 states and over 300+ locations, with over 3,700 employees. They are the largest non-franchised collision repair center operator in the nation and consistently rank as having one of the highest customer satisfaction scores in the industry. In 2011, Caliber Collision moved its company headquarters from Irvine, California to Lewisville, Texas (Dallas/Fort Worth). Every year, over 200,000 people across the nation entrust their vehicles to Caliber for unparalleled collision repair. Caliber Collision has undergone rapid recent growth through aggressively acquiring various local auto body repair shops. Caliber Collision has developed strategic partnerships with 57 car dealerships throughout the U.S. in addition to 34 insurance carriers which include AAA, GEICO, Farmers, Liberty Mutual, Allstate, and USAA. Caliber Collision Centers was the only company to receive the 2013 Supplier Excellence Award from USAA. According to the company, this award recognizes a supplier that serves as a role model and goes above and beyond in delivery and performance for USAA and its members.

48 Starke, FL 32091



Price	\$1,600,000
Building Size	2,405 SF
Cap Rate	5.15%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Original 15 Year Lease with approximately 12 ½ years remaining Guaranty from Sunshine Restaurant Partners Merger Sub, LLC, operator of over 150 IHOP's in Florida and Georgia Largest franchise operator in Florida 1% Rent Increases every year Florida has no state income tax Approximately 50 miles southwest of Jacksonville, FL.

49 Vero Beach, FL 32966



Price	\$1,711,000
Building Size	3,690 SF
Cap Rate	5.65%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Corporate Steak n Shake with 10 plus years of term. Strong store sales. Percentage rent clause in the lease; the new breakpoint will be established based on 2016 sales.

50 Tampa, FL 33618



Price	\$1,910,175
Building Size	2,216 SF
Cap Rate	6.40%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Taco Bell located at 11007 N Dale Mabry Highway in Tampa. This is an absolute NNN lease requiring zero landlord responsibility.

51 Bartow, FL 33830



Price	\$6,819,000
Building Size	13,824 SF
Cap Rate	6.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Parent Guarantee: CVS Health Corporation (NYSE: CVS; S&P: BBB+) is the second largest pharmacy health care provider in the United States with integrated offerings across the entire spectrum of pharmacy care. The company operates more than 7,900 retail locations, has approximately 200,000 employees and as of September 2015, produced TTM revenues of \$149.2 billion Absolute NNN Lease: ±9.3 year NNN lease with four 5-year renewal options ±0.46 PSF bumps in each option Excellent Access/Visibility: Ideally positioned on a signalized hard corner at the recently widened intersection of West Van Fleet Drive and North Broadway Avenue (Combined Traffic Count: 69,500 VPD) which serves as Bartow's heaviest traveled preeminent retail intersection Densely Developed Intersection: The remaining three corners of the immediate intersection are also densely developed including a 147,000-square-foot Save-A-Lot anchored shopping center across North Broadway Avenue, the Florida Department of Transportation Headquarters across Van Fleet Drive, and a 148,000-square-foot Publix-anchored shopping center caddy corner to the site.

52 Sanford, FL 32773



Price	\$1,250,000
Building Size	5,280 SF
Cap Rate	7%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

2.3 Acres ,including building "6258 SQ FT . lease is for 20 years and Which Renewable every 5 years and ends 2028,12 years remaining .lots of parking space,.Restaurant is operating by a single Tenant who is the Franchisee of IHOP Restaurant, ,sales for IHOP Can be provided with letter of intend .Property Owner Pays for Property Tax .Tenant is NN.



Price	\$2,183,000
Building Size	8,000 SF
Cap Rate	7%
Property Sub-type	Free Standing Bldg
Status	Active

## Property Notes

**Property Description**

Pier 1 Imports, located in Palm Harbor, Florida, along Florida's west coast in Pinella's County. The store has a Gross Leasable Area (GLA) of 8,000 square feet. The subject offers the investor the opportunity to own a site in one of Florida's most populated and tourist-oriented areas: Tampa Bay. Pier 1 is located right along US Route 19, which spans from Memphis, Florida just to the south of St. Petersburg and up to Erie, Pennsylvania. In the immediate vicinity of the property, the highway recorded an average daily traffic count of 92,770 in 2014. Pier 1 is on an absolute Triple-Net (NNN), corporately guaranteed lease with the tenant responsible for all utilities, Common Area Maintenance (CAM), taxes, insurance, parking lot, structure, and roof. This Pier 1 has additional upside through a lease that includes percentage rent. The percentage rent is three percent of gross sales over the sales from the base year (1998). In 2015, this raised the rent by \$15,591. Pier 1 recently extended their lease for an additional six years.



Price	\$3,121,000
Building Size	13,013 SF
Cap Rate	7%
Property Sub-type	Free Standing Bldg
Status	Active

## Property Notes

**Property Description**

CVS leasehold interest located at the northeast corner of Pine Crest Manor Blvd. and N. Dale Mabry Highway in the Tampa, FL. The existing 13,013 square foot freestanding single-tenant building will be leased to CVS Pharmacy Inc. on a corporate guaranteed long-term twenty-five (25) year Absolute NNN Leasehold Interest with sixteen (16) years remaining on the initial lease. CVS has six (6) renewal options after the initial lease period. Leasehold Interest: Claim or right to enjoy the exclusive possession and use of an asset or property for a stated definite period, as created by a written lease. A long-term lease interest is a valuable asset in its own right and can be traded or mortgaged as a physical asset. In this case, what is being sold is the building and improvements through the term of the lease and extension options. Two separate leases; one for the ground and one for the building. Both leases are coterminous with extension options roughly the same.\*\* For a full explanation of a leasehold, please click the link above to download the OM.\*\*



Price	\$5,314,285
Building Size	5,491 SF
Cap Rate	5.25%
Property Sub-type	Free Standing Bldg
Status	Active

## Property Notes

**Property Description**

BB&T Bank Investment Opportunity located at 9800 Northwest 25th Street in Miami, Florida. The subject property is a free-standing, 5,491-square foot building situated on a 1.03 acre lot that is situated directly in front of the Carlos Albizu University. In addition to a corporate guarantee lease with BB&T Bank, there are over \$42 million in deposits at this Branch. BB&T is currently operating under an absolute NNN lease with no landlord responsibilities and three and a half years remaining on the base term. The asset has excellent exposure, with its ideal location only eight miles away from the Miami International Airport and over 41,000 Vehicles per day on Northwest 25th Terrace. BB&T Corporation is one of the largest financial services holding companies in the United States with over \$185 billion in assets and market capitalization of \$29 Billion as of March 2015. BB&T was founded in 1872 and is currently headquartered in Winston-Salem, North Carolina. The Company operates 1,824 financial centers in fifteen different states and continues to thrive.

56 Deerfield Beach, FL 33441



Price	\$3,709,000
Building Size	13,055 SF
Cap Rate	7%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

CVS leasehold interest located at the southwest corner of South Federal Highway 1 and E. Hillsboro Blvd. in the Deerfield Beach, FL. The existing 13,055 square foot freestanding single-tenant building will be leased to CVS Pharmacy Inc. on a corporate guaranteed long-term twenty-five (25) year Absolute NNN Leasehold Interest with fifteen (15) years remaining on the initial lease. CVS has four (6) renewal options after the initial lease period. Leasehold Interest: Claim or right to enjoy the exclusive possession and use of an asset or property for a stated definite period, as created by a written lease. A long-term lease interest is a valuable asset in its own right and can be traded or mortgaged as a physical asset. In this case, what is being sold is the building and improvements through the term of the lease and extension options. Two separate leases; one for the ground and one for the building. Both leases are coterminous with extension options roughly the same.

57 Jacksonville, FL 32222



Price	\$3,500,000
Building Size	10,000 SF
Cap Rate	7%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

The Learning Experience is operating under a fifteen (15) year NN lease with approximately 14 years of secured primary term remaining and limited landlord responsibilities. The lease features rare 10% rental increases every five (5) years in the primary term and in the two (2), five (5) year option periods. Constructed in 2014, the property is located within OakLeaf Plantation, a master-planned community spanning 6,400 acres in southwest Jacksonville. The property is surrounded by several national brands including Publix, The Home Depot, Kohl' s, Target, PetSmart, Ross Dress for Less, Goodwill, hhgregg, Walgreens, Panera Bread, Chili' s, Dunkin' Donuts, Starbucks and more.

58 Miami, FL 33143



Price	\$5,319,000
Building Size	13,055 SF
Cap Rate	7%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

CVS leasehold interest located at the southwest corner of US Route 1 (S Dixie Hwy) and SW 88th St. in the Miami, FL. The existing 13,055 square foot freestanding single-tenant building will be leased to CVS Pharmacy Inc. on a corporate guaranteed long-term twenty-five (25) year Absolute NNN Leasehold Interest with fourteen (14) years remaining on the initial lease. CVS has four (4) renewal options after the initial lease period. Leasehold Interest: Claim or right to enjoy the exclusive possession and use of an asset or property for a stated definite period, as created by a written lease. A long-term lease interest is a valuable asset in its own right and can be traded or mortgaged as a physical asset. In this case, what is being sold is the building and improvements through the term of the lease and extension options. Two separate leases; one for the ground and one for the building. Both leases are coterminous with extension options roughly the same.\*\* For a full explanation of a leasehold, please click the link above to download the OM.\*\*





Price	\$2,500,000
Building Size	3,830 SF
Cap Rate	4%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

McDonald's corporate ground leased investment opportunity located in Bonita Springs, FL. The Property is a 1.11 Acre outparcel to Springs Plaza, a busy 200,500 SF neighborhood shopping center anchored by Winn Dixie, LA Fitness and Bealls Outlet Store. Springs Plaza is located on the southeast corner of US HWY 41 (S. Tamiami Trail) and Bonita Beach Road where average daily traffic counts exceed 69,000 cars. The outparcel location is ideally located in front of the largest anchor tenants in Springs Plaza and has excellent visibility and frontage on US HWY 41. McDonald's has occupied this location since 1981, and recently extended their corporate guaranteed lease to a 15 year base term. This offering is an ideal management free investment opportunity for a Buyer looking for cash flow guaranteed by a BBB+ rated corporation, with base rental increases and strong growing demographics.



Price	\$2,272,304
Building Size	3,587 SF
Cap Rate	5.25%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

NNN- leased Hardee's in Live Oak, FL with 16+ years left on 20 year lease. 10% rent increases every 5 years, with first one coming up in 2017. Recently underwent exterior renovations in 2013.



Price	\$5,694,000
Building Size	5,676 SF
Cap Rate	4.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

The Subject Property is a .88 acre ground lease under a 5,676 square foot Citibank with a four-lane drive-thru in suburban Fort Lauderdale, Florida. Citibank executed a 10-year lease in 2011 which has five years remaining. The lease is absolute net with no landlord responsibilities. There are four five-year options with 10 percent increases in each option period. This branch reports the highest deposits of any branch bank in the area with FDIC reported deposits of \$238,477 million. Citibank has been in this successful location since 1995. The property is surrounded by 4.8 million square feet of office space and 12.3 million square feet of retail in the Plantation submarket. There are more than 376,000 people within five miles of the property with an average household income of \$83,000 in the area immediately surrounding this asset.



Price	\$1,152,000
Building Size	1,711 SF
Cap Rate	6.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

Investment Overview:-New construction, built in 2014-19 years remaining on the lease with 10% increase every 5 years-Absolute NNN lease, no landlord responsibilities-Very dense population with over 160,000 residents within a 5-mile radius-Strong historical growth, over 20% growth since 2000-Located on major thoroughfare with strong traffic counts, over 32,000 vehicles per day-Located approximately 4 miles from University of North Florida with over 16,000 students-Great retail synergy; tenants include: Walmart Supercenter,Target, Bojanjles, Chick-fil-A, Five Guys, Panda Express, Panera Bread, Taco Bell, Bank of America, Arby' s, Bealls DepartmentStore, and many more.



Price	\$3,657,000
Building Size	3,040 SF
Cap Rate	5.25%
Property Sub-type	Restaurant
Status	Active

Property Notes

### Property Description

Fee simple interest (land & building) in a single tenant Wendy' s located in Ocala, Florida. This investment consists of a freestanding Wendy' s with a brand new, 20-year, absolute NNN lease (sale leaseback) and features rare 1.50% annual increases throughout the initial term and the 4 (5-year) options to extend. JAE Restaurant Group (parent company/guarantor) is one of the largest Wendy' s franchisee with over 130 units throughout 3 states: Florida, New Mexico and Texas. Wendy' s (Nasdaq: WEN) is a publicly traded company with an S&P rating B . Wendy' s has 6,500 (+/-) restaurants, 2014 revenue of \$2.061 billion, 2014 net income of \$121.434 million, 2014 assets of \$4.146 billion and 2014 equity of \$1.718 billion.



Price	\$1,673,400
Building Size	8,257 SF
Cap Rate	5.80%
Property Sub-type	Retail (Other)
Status	Active

Property Notes

### Property Description

This brand new Family Dollar offers a great location in Central Florida along with an attractive absolute 15 year NNN lease, guaranteed by Family Dollar and Dollar Tree. The 10% rent increase in the 11th year enables the investor to improve their returns over typical dollar store flat leases. This densely populated area, also known for its longstanding tourism has over 58,000 residents within a 5 mile area. Investors also benefit from purchasing this single tenant asset in Florida which has no state income tax.

65 Ocala, FL 34475



Price	\$3,651,783
Building Size	13,252 SF
Cap Rate	6.01%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Single tenant net leased CVS property located in Ocala, Florida. The property is strategically positioned at a signalized intersection along US Highway 441 which is the primary north-south thoroughfare in the area. CVS has successfully operated at this location since 2005 and has 15 years remaining on their primary lease term. CVS is an investment grade rated company (S&P: BBB+) and is publicly traded (NYSE: CVS) with a market capitalization in excess of \$113 billion.

66 Wedgefield, FL 32709



Price	\$1,857,330
Building Size	8,320 SF
Cap Rate	5.80%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Fee simple interest in a brand new Family Dollar build-to-suit property located at 20836 State Road 520 in Wedgefield (Orlando), Florida. Family Dollar is operating under a new fifteen (15) year absolute triple net (NNN) lease with 10% bumps in year eleven (11), as well as in each of the six (6), five (5) year option periods. The property is ideally positioned at a signalized intersection with excellent access and visibility on State Road 520, a four lane highway connecting Orlando to several major cities including Port Canaveral, Merritt Island and Cocoa Beach, FL. Additionally, the property is situated to serve the tenant's targeted demographic, with a population of 56,500 and an average household income in excess of \$73,900 within a seven (7) mile radius.

67 Valrico, FL 33594



Price	\$3,229,000
Building Size	2,517 SF
Cap Rate	5.75%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Taco Bell located at 2201 State Road 60 East in Valrico, FL. This is an absolute Net lease requiring zero landlord responsibility. The lease features 8% rent increases every 5 Years in options and initial term. These rent escalations are included in the two (2), 5 year option periods.



Price	\$2,445,000
Building Size	7,163 SF
Cap Rate	4.50%
Property Sub-type	Restaurant
Status	Active

Property Notes

### Property Description

We are pleased to present the sale of the brand new, free-standing, single tenant Texas Roadhouse corporate Restaurant. The property is currently under construction of a 7,163 square foot building on 1.40 acres of land. The tenant is building their improvements and only the land is for sale. Texas Roadhouse signed a new 15-year absolute net ground lease with 10% rental increases every five years throughout the lease providing excellent rental growth and stability. There are no landlord responsibilities. Texas Roadhouse is an excellent tenant which is publicly traded on the NADDAQ under the ticker symbol TXRH. The company has grown to over 450 locations generating nearly \$1.6 Billion in Revenue in 2014. On average, Texas Roadhouse invests over \$4 million into their building and improvements providing excellent security and a low basis with the purchase of this ground lease. Average sales for a Texas Roadhouse location is \$4.4 million in 2014 which is a 2.50% rent-to-sales ratio.



Price	\$2,742,857
Building Size	14,780 SF
Cap Rate	7%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

- 10 Year NNN Lease | Minimal Landlord Responsibilities - CPI Increases or 10% in Year 6 | Three, Five (5) Year Options With 10% Increases- The Lease is Corporately Guaranteed by The Boyd Group (U.S.) Inc., a Canadian-based Income Fund who Recently Purchased the Collision Experts Enterprise- The Boyd Group Income Fund Currently has 302 Locations Nationwide & is Rapidly Expanding through Acquisitions Similar to Collex.



Price	\$1,099,000
Building Size	3,606 SF
Cap Rate	5.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

3,606-square-foot freestanding Wells Fargo situated on 1.75 acres in Rockledge, Florida. Situated on the Indian River near Port Canaveral, Rockledge is less than 1 hour east of Orlando and within the Palm Bay-Melbourne-Titusville MSA (Population: 556,885). The property is located with excellent frontage on Barton Boulevard (Traffic Count: 14,700 VPD), one of Rockledge's primary artery just 3 miles east of Interstate 95 (Traffic Count: 71,181 VPD), which connects Rockledge to Daytona Beach (70 miles to the north) and Miami (190 miles to the south). Wells Fargo is also directly across the street from the 215,149-square-foot Barton Commons Shopping Center (Anchors: Bealls, Bealls Outlet, Dollar General, and a freestanding SunTrust Bank). This investment offers investors an excellent opportunity to acquire a net leased asset leased on a long-term NNN basis to one of the nation's premier banks.



Price	\$10,347,826
Building Size	35,000 SF
Cap Rate	5.75%
Property Sub-type	Retail Pad
Status	Active

## Property Notes

**Property Description**

LA Fitness relocation gym which is currently being built in the Tampa Palms section of Tampa, Florida. This 35,000 SF building is situated on approximately 12 acres at the intersection of Bruce B. Downs Blvd & Cypress Preserve Drive. The subject property features a fifteen (15) year primary lease guaranteed by Fitness International, LLC with three (3) options of five (5) years each to extend the lease term. The anticipated opening date for this facility is March, 2016. This fifteen (15) year lease boasts increases of the lesser of CPI or 10% rental increases every five (5) years in the base term of the lease as well as the option periods. Located along the main retail corridor of Tampa Palms, Bruce B Downs Boulevard, this property has traffic counts over 46,000 per day. Surrounding tenants include Chase Bank, Publix Supermarket, SunTrust Bank, and the New Tampa Family YMCA.



Price	\$1,594,000
Building Size	4,545 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

## Property Notes

**Property Description**

4,545-square-foot freestanding Wells Fargo situated on 1.31 acres in Boca Raton, Florida. Located approximately 40 miles north of Miami and within the Miami-Ford Lauderdale-West Palm Beach MSA (Population: 5.9 million), Boca Raton is an affluent highly educated city of over 90,000 residents. Wells Fargo is situated with excellent frontage on North Federal Highway (Traffic Count: 28,500 VPD), just 0.8 miles west from access to the area's pristine Atlantic Ocean beaches. The site is also 2.5 miles east of Florida Atlantic University (Enrollment: 25,790 students) and 2.2 miles east of the Boca Raton Airport. In addition, Wells Fargo is surrounded by a myriad of high-end residential communities. This investment offers investors an excellent opportunity to acquire a net leased asset leased on a long-term NNN basis to one of the nation's premier banks. Wells Fargo Bank, N.A (S&P: AA-) is the primary U.S. operating subsidiary of Wells Fargo & Co., a financial services firm that produces more than \$84.9 billion in annual revenues, has over \$1.72 trillion in assets, and operates more than 8,700 branches.



Price	\$1,127,000
Building Size	3,600 SF
Cap Rate	5.60%
Property Sub-type	Free Standing Bldg
Status	Active

## Property Notes

**Property Description**

3,600-square-foot freestanding Wells Fargo situated on 0.99 acres in Jacksonville, Florida, the largest city by population in the state (MSA Population: 1.4 million). The property is located in the Mandarin neighborhood of southern Jacksonville, one of the city's most affluent and densely populated and residential areas. Wells Fargo is situated with excellent frontage on the signalized hard corner of San Jose Boulevard (Traffic Count: 42,500 VPD) and Orange Picker Road just south of Interstate 295 and west of Interstate 95 (Combined Traffic Count: 223,380 VPD), two of Jacksonville's preeminent arteries. The property is also an outparcel to the 90,309 square foot Mandarin Pointe Shopping Center (Anchors: Beall's and Tuesday Morning) and is directly across San Jose Boulevard from Walgreen's. Wells Fargo Bank, N.A (S&P: AA-) is the primary U.S. operating subsidiary of Wells Fargo & Co., a financial services firm that produces more than \$84.9 billion in annual revenues.

74 Lady Lake, FL 32159



Price	\$2,800,000
Building Size	7,163 SF
Cap Rate	5%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Texas Roadhouse is a full service, casual dining restaurant chain that first opened in 1993. They offer an assortment of specially seasoned and aged steaks hand-cut daily on the premises and cooked to order over open gas-fired grills. In addition to steaks, Texas Roadhouse also offers guests a selection of ribs, fish, seafood, chicken, pork chops, pulled pork, vegetable plates, and an assortment of hamburgers, salads and sandwiches. The majority of entree's include two made-from-scratch side items, and all guests are offered a free unlimited supply of in-shell peanuts and made-from-scratch yeast rolls. Today, the Company operates over 450 restaurants system-wide in 49 states and 4 foreign countries.

75 Jacksonville, FL 32211



Price	\$5,749,000
Building Size	12,739 SF
Cap Rate	6.62%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Absolute NNN with NO landlord responsibilities. This is a 24-hour CVS location this is on a hard corner at a signalized intersection. This property is directly across the street from Regency Square Mall which has 1.4M square feet of retail. It is located in a densely populated area of Jacksonville, Florida with more than 193,000 people in a 5 mile radius.

76 Kissimmee, FL 34741



Price	\$2,378,000
Building Size	11,050 SF
Cap Rate	6.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Founded in 1997, Caliber Collision provides auto body repairs to customers across 14 states and over 300+ locations, with over 3,700 employees. They are the largest non-franchised collision repair center operator in the nation and consistently rank as having one of the highest customer satisfaction scores in the industry. In 2011, Caliber Collision moved its company headquarters from Irvine, California to Lewisville, Texas (Dallas/Fort Worth). The company provides state-of-the-art technology, a 24/7 Customer Service Center, frequent status updates on your car, fair and accurate estimates and the promise of an on-time delivery are some of the differences that make Caliber the most direct route to your car's complete recovery.

77 Bonita Springs, FL 34134



Price	\$3,038,000
Building Size	3,180 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

C1 Bank NNN Ground Lease located at 28235 S Tamiami Trail, in Bonita Springs, FL. Ideally located in one of the nation's fastest-growing metro areas, the subject Property capitalizes on outstanding demographics, a prime outparcel location and exceptional visibility.

78 Orlando, FL 32822



Price	\$3,000,000
Building Size	2,990 SF
Cap Rate	5%
Property Sub-type	Service/Gas Station
Status	Active

Property Notes

**Property Description**

This freestanding 7 Eleven Convenience Store located in Orlando, Florida. The Property was developed for 7 Eleven in 1999 and consists of a ± 1.9 acre parcel of land improved with ± 2,990 sf convenience store with 3 gas islands and canopies. 7 Eleven maintains a Standard & Poor's Credit Rating of AA-, one of the highest ratings of any U.S. retailer. Investors should consult with their accountant about the ability to accelerate depreciation of the improvements.

79 Kissimmee, FL 34759



Price	\$2,600,000
Building Size	8,320 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Corporate Guaranteed Family Dollar available with a long-term absolute NNN lease. Brand new free standing. 15 year lease w/six 5 year options to renew. Attractive rent escalations in year 11 with 10% increases. The area is going through a strong population growth with an estimate of 15.6% increase projected by 2020.

80 Sarasota, FL 34237



Price	\$1,115,000
Building Size	1,868 SF
Cap Rate	7%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

New 20 year absolute NNN lease with Fruitville Food Mart, Inc., a seasoned central Florida C-Store and Fuel operator. 100% fee simple, the asset features over 1800 sq ft with 8 dispensers. Store will undergo a re-branding conversion and re-imaging work in the near future. Excellent stores sales backed by personal guarantees by Tenant. Excellent 1031 candidate and potential year end close.

81 Melbourne, FL 32940



Price	\$2,300,000
Building Size	3,061 SF
Cap Rate	6.50%
Property Sub-type	Service/Gas Station
Status	Active

Property Notes

**Property Description**

Leased to nationally recognized 7-Eleven, Inc., (S&P AA-Credit) which has over 7,800 stores nationwide and 52,000 worldwide with annual revenue of more than \$10.3 billion" 7-Eleven has subleased part of the premises to Viera Car Wash which reduces 7-Eleven's operating expenses" Safety net in place via supplemental lease with Viera Car Wash, LLC; in the event 7-Eleven forgoes extending the lease, the supplemental lease commences and Viera Car Wash will begin paying Landlord monthly rent for a minimum of five (5) years." 10% rent increases in Option Periods" 7-Eleven has operated at site since 1994" Viera Car Wash recently received approval to add a Tunnel Car Wash to its Leased Premises; projected to multiply its current sales ten times and draw additional traffic to the site" Population growth over 105% within a 1-mile radius of site since 2000; on pace to grow additional 10% by 2020." Excellent opportunity to own a strong, 7-Eleven asset in a tax-free state" Low risk and minimal management opportunity.

82 Daytona Beach, FL 32114



Price	\$3,100,000
Building Size	15,360 SF
Cap Rate	7%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Teledyne Net-Leased Investment Opportunity, a 15,360-square foot, single tenant net-leased office/flex building located in Daytona Beach, Florida. Teledyne Oil & Gas, one of the primary divisions of the publicly traded conglomerate Teledyne (NYSE: TDY), has annual revenues of \$2.3 billion. Teledyne has occupied nearly 100,000 square feet on a neighboring 10 plus acre parcel since 2006, and also occupies an adjacent building and parcel to the south. Parking on the original Teledyne campus is at a premium. The subject property sits on 2.5 acres which provides abundant parking for this new facility. The newly constructed property was specifically requested by Teledyne and is vital to their local operations. It is a brand new building and a brand new 10-year lease, with rare annual 2.5 percent increases. This Property provides an investor with investment grade cash flow with a brand new 10-year lease and 2.5 percent annual base rental increases that protect against inflation.

83 Ocoee, FL 34761



Price	\$2,500,000
Building Size	7,000 SF
Cap Rate	6.37%
Property Sub-type	Retail Pad
Status	Active

Property Notes

**Property Description**

Advance Auto Parts store located just west of Orlando at 151 North Clarke Road in Ocoee, Florida. This attractive stucco finish structure sets itself apart from other standard Advance Auto Parts store locations. The property consists of approximately 7,000 square feet of building space on roughly 1.27 acres of land. The asset features a double-net lease with landlord responsible for roof and structure.

84 Keystone Heights, FL 32656



Price	\$1,652,000
Building Size	8,320 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Family Dollar in Keystone Heights, Florida. Currently under construction, Family Dollar will occupy a 3,20 square-foot freestanding building on 1.01 acres and has signed a new 15-year absolute NNN lease with a 10% increase at year 11 and at each of the six, 5-year renewal options.

85 Orlando, FL 32821



Price	\$2,000,000
Building Size	2,908 SF
Cap Rate	4%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

\* Stabilized Long-Term Investment - The current lease has 17 years remaining on its original 20 year lease\* Taco Bell is the Largest Mexican Food Franchise - Over 6,500 restaurants, Taco Bell generates over \$6.2B in revenue annually\* Corporate Guarantee - Yum! Brands (S&P: BBB) have over 41,000 under-leveraged assets worldwide, generating approximately \$41.5B in revenue annually.



86 Bradenton, FL 34211



Price	\$3,414,545
Building Size	3,838 SF
Cap Rate	5.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

15-year ground lease with PDQ--newer concept from the founders of Outback Steakhouse. \$12,000 rent bumps every five years.

87 Crystal River, FL 34429



Price	\$2,020,000
Building Size	4,104 SF
Cap Rate	6.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Mattress Firm is one of the nation's premier specialty bedding retailers, offering a broad selection of both traditional and specialty mattresses, bedding accessories and related products. Mattress Firm currently operates 2,223 stores across 41 states. What began in Houston, Texas in 1986, has grown to become one of the largest and most successful specialty bedding companies in the world. With the largest geographic footprint in the United States among multi-brand mattress specialty retailers, Mattress Firm not only provides sleep solutions, but opportunities in hundreds of communities. For the 2015 fiscal year to date, net sales increased \$480.1 million, or 64.6%, to \$1.22 billion, for the two fiscal quarters (26 weeks) ended August 4, 2015, from \$743.5 million in the comparable year period. The company was upgraded to an S&P rating of B+ on September 24, 2015.

88 Venice, FL 34293



Price	\$4,402,400
Building Size	11,009 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Prominent location in front of Super Walmart surrounded by numerous National Retailers.

89 Live Oak, FL 32064



Price	\$1,588,688
Building Size	9,000 SF
Cap Rate	6.40%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Dollar General located in Live Oak, Florida. Live Oak is located in North Florida, approximately 20 miles northwest of Gainesville, Florida. Live Oak is the county seat of Suwanee County, Florida and is primarily an agricultural-based community with easy access to Interstates 75 & 10. The property is situated on US Hwy 90, the main east-west thoroughfare in the county, and has excellent access with Madison Street as well.

90 Melrose, FL 32666



Price	\$1,709,563
Building Size	9,000 SF
Cap Rate	6.40%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Dollar General located in Melrose, Florida. Melrose is located in North Florida, approximately 20 miles east of Gainesville, Florida. The property is located near the main intersection of town and will have easy access from State Road 21. Melrose is a rural community and this property will benefit from limited competition from national retailers.

91 Eustis, FL 32726



Price	\$1,925,000
Building Size	3,000 SF
Cap Rate	6.86%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Recently commenced 20 year lease with 10% increases every 5 years plus 4x5 year option. Strong regional Tenant. Property features 3,000 square feet of retail c-store space and an 8 canopy dispenser. Property was recently converted to a new Shell and re-imaged with a new 10 year supply agreement. \*\*Clean Phase 1 See Below. Download OM & ALTA Survey.

92 Saint Cloud, FL 34772



Price	\$2,444,000
Building Size	3,889 SF
Cap Rate	4.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Tenant: McDonald's (NYSE: MCD, S&P: BBB+) is the leading global food service retailer with more than 36,000 restaurants serving nearly 70 million people in more than 100 countries each day. McDonald's Corp. has a current Market Cap of \$92.85 billion and a Net Worth of more than \$11.4 billion Long-Term NNN Ground Lease: 13.4-year absolute NNN ground lease with four 5-year renewal options Initial Term Rent Escalations: 10% rent escalations every 5 years throughout the initial term and 10% rent escalations every 5 years during the option periods.

93 Hudson, FL 34667



Price	\$4,235,294
Building Size	2,600 SF
Cap Rate	4.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Absolute NNN 7-Eleven located in Hudson, Florida, a suburb north of the city of Tampa in Pasco County, FL. Pasco County is included in the Tampa-St Petersburg-Clearwater, FL MSA. According to the National Census, the population of Pasco County was approximately 464,697, with the Tampa Bay MSA having approximately 4 million residents.

94 Sarasota, FL 34231



Price	\$2,182,000	Property Notes
Building Size	4,008 SF	
Cap Rate	5.50%	
Property Sub-type	Free Standing Bldg	
Status	Active	

**Property Description**

15-year corporately guaranteed ground lease with PDQ--founders of Outback Steakhouse. \$12,000 rent bumps every 5 years.

95 Crystal River, FL 34428



Price	\$2,500,000	Property Notes
Gross Leasable Area	23,500 SF	
Cap Rate	6.58%	
Property Sub-type	Regional Center/Mall	
Status	Active	

**Property Description**

Fully NNN leased 23,500 square foot Office Depot/Max, new 5 year lease. Parking 107 and 4 handicapped spaces. Ratio 2.11.

96 West Palm Beach, FL 33409



Price	\$5,217,391	Property Notes
Building Size	12,000 SF	
Cap Rate	5.75%	
Property Sub-type	Restaurant	
Status	Active	

**Property Description**

Founded in 2005 in the Dallas suburb of Lewisville by successful restaurant veterans Randy DeWitt and Scott Gordon, Twin Peaks was designed as a unique concept to meet the needs of an untapped market. Twin Peaks Restaurants has quickly become one of the most popular sports themed restaurants in the United States. The mountain lodge themed restaurant provides boldly flavored comfort food and 29 degree draft beer enjoyed by millions of customers across the country. Since the opening of the original location in Dallas, Texas, Twin Peaks now operates 66 restaurants in 22 States with plans to open 34 more locations by the end of 2015. The success of the franchise is simple cold draft beer from 64 taps, freshly made food made from scratch, state-of-the-art televisions, and most importantly, the friendly and beautiful Twin Peaks Girls.

97 Eustis, FL 32726



Price	\$1,850,000	Property Notes
Building Size	2,800 SF	
Cap Rate	5.50%	
Property Sub-type	Service/Gas Station	
Status	Active	

**Property Description**

NNN Property Get your income from a 10 year Lease Agreement with a franchisee Circle K with 2 more options of 5 years each to renew. Cap Rate 5.5%. Net Income \$101,750 yearly. Building was remodeled in 2009. Business established since 1997.



Price \$5,989,778  
 Building Size 4,580 SF  
 Cap Rate 5%  
 Property Sub-type Restaurant  
 Status Active

Property Notes

**Property Description**

Red Lobster located at 2328 Commercial Way in Spring Hill, Florida. The property is roughly 4,580 square feet and is situated on approximately 2.30 acres of land. This Red Lobster is subject to a 25-year triple-net (NNN) lease, with roughly 23.75 years remaining on the lease. Current annual rent is \$299,489. The rent is scheduled to increase by two percent annually, including through the four, five year tenant renewal options.

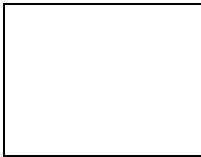


Price \$2,273,000  
 Building Size 7,326 SF  
 Cap Rate 5.65%  
 Property Sub-type Vehicle Related  
 Status Active

Property Notes

**Property Description**

O' Reilly Auto Parts in Venice, Florida. O' Reilly will occupy a brand new 7,326 square-foot freestanding building currently under construction on 0.773 acres and has signed a new 20-year NN lease with a 5% increase in the 11th lease year and on the anniversary of each of the three, five-year renewal options.



Price  
 Building Size  
 Cap Rate  
 Property Sub-type  
 Status

Property Notes

101 Naples, FL 34109



Price	\$9,250,000
Building Size	14,550 SF
Cap Rate	4.73%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Walgreen's property located in Naples, FL. Walgreen's is operating under a seventy-five (75) year base lease term with the option to terminate, with 12 month notice, every 5 years beginning after year 20. Annual rent is \$438,000 and is flat throughout the term. Walgreen's is a national leader in providing prescription and non-prescription drugs and household consumer products. With an S&P investment grade rating of BBB, Walgreen's is consistently regarded as one of the most financially sound companies in America. In December 2014, Walgreen's merged with Alliance Boots to form Walgreen's Boots Alliance Inc. (NADAQ: WBA)

102 Tarpon Springs, FL 34689



Price	\$3,428,570
Building Size	2,426 SF
Cap Rate	5.25%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Absolute NNN Lease Requires Zero Landlord Responsibilities 132 Unit Guarantee from a Multi-State Experienced Franchisee 7.50% Percent Increases Every Five Years Building Scheduled for Construction Image Upgrade in 2016 Four (4) Five (5) Year Options Periods with Increases Florida is a No Income Tax State.

103 Bushnell, FL 33513



Price	\$1,552,000
Building Size	9,100 SF
Cap Rate	6.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Long Term Corporate Lease: The subject property has a brand new 15-year Corporate Guaranteed Lease with Dollar General. New Construction: New traditional prototype Dollar General building. Scheduled Delivery December 2015. Absolute NNN Net Lease: The Tenant is 100% responsible for all expenses, including roof, structure, taxes, insurance and common area maintenance. Rent Increases: There are 10% rent increases in each of the 4, 5-year option periods. Investment Grade Tenant: The company operates over 12,000 locations and currently holds an investment grade credit rating of BBB-/Stable with S&P.

104 Okeechobee, FL 34972



Price	\$1,463,914
Building Size	6,450 SF
Cap Rate	7%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

The subject is an approximate 6,450 square foot, single tenant retail building on approximately 0.746 acres of land. The existing lease is a 15 year corporate lease with over 9 years remaining. This property features a triple-net lease. Corporate Guarantee from TBC Corp Rental Increases Every 5 Years, Including Option Periods Property Remodeled in 2010.

105 Delray Beach, FL 33483



Price	Price Not Disclosed	Property Notes
Building Size	38,634 SF	
Cap Rate	6.75%	
Property Sub-type	Free Standing Bldg	
Status	Active	

**Property Description**

Fee simple, unencumbered interest in the three free-standing single tenant, net leased Goodwill retail stores totaling 38,634 SF located in Florida's dynamic Palm Beach and St. Lucie Counties. This offering represents an outstanding opportunity to acquire a high quality portfolio of net leased, exceptionally well located Goodwill retail stores located in Delray Beach, Royal Palm Beach and Port St. Lucie, three highly desirable and sought after trade areas for investment with long term upside potential. Delray Beach 16,043 SF Royal Palm Beach 10,600 SF Port St. Lucie - 11,991 SF TOTAL 38,634 SF .

106 Miami, FL 33147



Price	\$2,638,977	Property Notes
Building Size	8,147 SF	
Cap Rate	6.75%	
Property Sub-type	Free Standing Bldg	
Status	Active	

**Property Description**

Excellent investment in Miami Dade County, Florida. This is a Family Dollar NN investment. Store opened December 2014. Investor will realize majority of the lease term. This is a free-standing 8,147SF comprised of an existing structure built in 2000 renovated and expanded in 2014. The entire site and building is leased to Family Dollar. Family Dollar entered into a 10 year lease. The lease includes six - five year options. Each option includes 10% rent increases. This is a Double Net Lease, where Family Dollar is responsible for all items EXCEPT the roof and structure. Some limit to parking lot improvements.

107 Cape Coral, FL 33904



Price	\$1,422,966	Property Notes
Building Size	1,624 SF	
Cap Rate	6%	
Property Sub-type	Free Standing Bldg	
Status	Active	

**Property Description**

Free Standing Dunkin' Donuts STNL investment opportunity located in Cape Coral, Florida. Dunkin' Donuts recently extended their base term to 15 years showing their commitment to the site. This property was part of a recent acquisition of 50 Dunkin' Donut franchises throughout Florida.

108 Daytona Beach, FL 32118



Price	\$1,700,000	Property Notes
Building Size	9,750 SF	
Cap Rate	4.80%	
Property Sub-type	Service/Gas Station	
Status	Active	

**Property Description**

Beachside Gas/Convenience Income Property. Building 1: 4,500 SF - Convenience Store with Gas leased for \$82,764 Annually. Built in 1992 with an addition built in 2004. Building 2: 5,200 SF - Raw space ready for renovation. Built in 1955. Some restaurant equipment and hood in the Building 2. Located in the heart of the Entertainment District. Surrounding businesses include: Lollipops Gentlemen's Club, Grandview Live, Razzle's Nightclub, Hookah Bookah Lounge, Oyster Pub, 509 Lounge, Sapporo Japanese Steak House, etc.

109 Orlando, FL 32817



Price \$1,146,000  
Building Size 3,528 SF  
Cap Rate 4.50%  
Property Sub-type Restaurant  
Status Active

Property Notes

**Property Description**

Absolute-net McDonald' s ground lease in Orlando, Florida. McDonald' s occupies a 3,528-square foot, freestanding building with a drive-through on .54 acres that has operated at this location for 35 years. The tenant currently has five and one-half years remaining in its current term, which is scheduled with 15 percent increases every five years,including each of the two remaining five-year options. McDonald' s renovated the store in 1995 and has executed their current option two years early.

110 Eustis, FL 32726



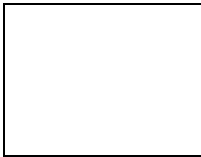
Price \$1,450,000  
Building Size 3,891 SF  
Cap Rate 5.85%  
Property Sub-type Retail Pad  
Status Active

Property Notes

**Property Description**

6.25% JULY 2016Leased to one of IHOP's largest franchise operators. The property was a former Friendly's Ice Cream completely converted rehabbed and converted by the tenant in 2012. Initial lease rate is a low 2012 recession lease rate leaving great long term upside!In addition there are great contract increases of 12% over the life of the lease including a 6% increase next year !

111



Price  
Building Size  
Cap Rate  
Property Sub-type  
Status

Property Notes

**Property Description**

112 Seffner, FL 33584



Price \$3,534,000  
Building Size 5,607 SF  
Cap Rate 7%  
Property Sub-type Free Standing Bldg  
Status Active

Property Notes

**Property Description**

BB&T Bank property located at 1707 South Parsons Avenue, Seffner, FL. BB&T Bank is operating under an absolute NNN lease with over seven (7) years remaining. The lease will include annual rent escalations of 1.25% with four (4), five (5) year renewal options. BB&T Bank has an investment grade credit rating of A-/Stable with over \$130.3 Billion in deposits across 1,824 branches.

113 Melbourne, FL 32904



Price	\$3,977,936
Building Size	3,097 SF
Cap Rate	4.75%
Property Sub-type	Service/Gas Station
Status	Active

Property Notes

**Property Description**

This is a rare absolute NNN leased 7-Eleven gas station in Melbourne, FL. The lease calls for zero landlord obligations. The lease calls for 15% rental increases at each of the two 5 year options to renew. The asset is well situated on a high traffic thoroughfare surrounded by major retailers including Walgreen's, Bank of American and Ace Hardware.

114 Ocala, FL 34475



Price	\$1,950,000
Building Size	50,098 SF
Cap Rate	6%
Property Sub-type	Retail (Other)
Status	Active

Property Notes

**Property Description**

O'Reilly Auto Parts anchored flex space. Retail Industrial office park with 50,000 sf on approximately 3.29 acres. Property includes 1 acre of adjacent vacant land. Zoned B5. Call Randy Buss at NAI Heritage Commercial Real Estate for Industrial, Retail and Office brokerage solutions. We provide Landlord & Tenant Representation, Sale & Lease Brokerage, and Commercial Property Management throughout North Central Florida.

115 Kissimmee, FL 34746



Price	\$8,302,666
Building Size	14,490 SF
Cap Rate	5.10%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

This investment is a fee simple, triple-net Walgreen's that opened in September, 2009. The Walgreen's has approximately 19+ years remaining. Sales are above average and have increased by 60% over 4 years.

116 Orlando, FL 32806



Price	\$2,057,000
Building Size	796 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

This Bank United ground lease is strategically located in downtown Orlando, FL along highly trafficked Orange Avenue (42,000 VPD). The property sits at the hard corner of Orange Avenue and Crystal Lake St in a strong retail trade area that includes Target, 24 Hour Fitness, TJ Maxx, McDonald's, Starbucks, etc. Additionally, the site is located adjacent to Orlando Health's main campus which includes four separate hospitals and associated services (14,000 employees within 1 mile). Area demographics are strong with 100,000+ people living within three miles. Bank United is operating under an original fifteen (15) year absolute NNN ground lease with eleven (11) years remaining. There is a significant rental growth in the primary term of the lease (10% increase on 1/1/2022). There are also three (3), five (5) year options remaining on the lease with 10% increases in each option period.



117 Ocala, FL 34470



Price	\$3,600,000
Building Size	15,525 SF
Cap Rate	6.18%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

The Subject Property is a 15,525 square foot Walgreen's with drive-thru on a large 1.69 acre parcel in Ocala, FL. There is an NN lease with the landlord responsible for the roof and structure of the building. The lease commenced in 1994 and has more than 4.5 years remaining with 5 additional 5-year options. The tenants currently in the first option period, demonstrating a strong commitment to the location. Ocala's low cost of living and proximity to quality healthcare make it a desirable retirement destination. More than 31% of the people who live around Walgreen's are over 60.

118 Orlando, FL 32808



Price	\$1,905,000
Building Size	5,054 SF
Cap Rate	5.25%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Brand new Dunkin' Donuts available for sale. Contact agent for full offering memorandum.

119 Sanford, FL 32773



Price	\$6,259,000
Building Size	14,224 SF
Cap Rate	5.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Walgreen's property located in Sanford, Florida. Walgreen's is operating under a twenty-five (25) year NNN lease with thirteen (13) years remaining. The lease contains ten (10), five (5) year renewal options. Walgreen's is a national leader in providing prescription and non-prescription drugs and household consumer products. With an S&P credit rating of BBB, Walgreen's is consistently regarded as one of the most financially sound organizations in the United States. In December 2014 Walgreen's merged with Alliance Boots to form Walgreen's Boots Alliance Inc. (NASDAQ: WBA). The Company's size, scale, and expertise will help them to expand the supply, and address the rising cost of, prescription drugs in the USA and worldwide. The subject property is located on the hard corner of South Orlando Drive and West Lake Mary Blvd. Other national tenants surrounding the property include Walmart, Wells Fargo, CVS Pharmacy, Lowe's, Citgo, and many more.

120 Sarasota, FL 34237



Price	\$1,115,000
Building Size	1,868 SF
Cap Rate	7%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

100% fee-simple NNN Sale-Leaseback Opportunity. STNL property features 1868 sq. ft. leased to AIS Petroleum, LLC on a 20 year lease agreement that commences at closing. 10% increases every 5 years in addition to 4x5 yr. options with the same terms. Zero LL responsibilities! Corp. LLC Guarantor and Personal available (strong net worth) with proven operator...

121 Cape Coral, FL 33909



Price	\$2,002,000
Building Size	7,225 SF
Cap Rate	5.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

New construction O' Reilly's Auto Parts on +/- 1.42 acres of land. 7,225 SF Butler Building. Outparcel of the Merchant' s Crossing Shopping Center consisting of Home Depot, Beall' s, Wells Fargo, Dunkin Donuts and others. Rent scheduled to commence early February, 2016.

122 Saint Petersburg, FL 33713



Price	\$3,285,000
Building Size	3,575 SF
Cap Rate	6.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

" Freestanding BB&T Bank branch with drive-up ATM and teller window." Leased to BB&T for 15 years, with 54 months remaining - August, 31, 2019." There are 2 5 year options to renew with 12% increases: " Option 1: \$229,763.33 " Option 2: \$257,334.93.

123 Vero Beach, FL 32960



Price	\$2,000,000
Building Size	3,052 SF
Cap Rate	5.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

This Boston Market is located at the southwest corner of the intersection of US Highway 1 and 18th Street in Vero Beach, Florida. The immediate area is a strong retail corridor with traffic counts on US Highway 1 average 43,500 vehicles per day. There are several other retailers in close proximity including Alberton' s, CVS, Walgreens, Publix, Stein Mart, Kmart, Sonic, IHOP, Advance Auto Parts, Family Dollar, Goodwill and several others.

124 Cape Coral, FL 33909



Price	\$2,000,000
Building Size	7,500 SF
Cap Rate	5.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

3011 Pine Island Road Cape Coral, FL is the site of a to-be-constructed O' Reilly Auto Parts. The stand alone building shall measure 7,453 SF upon a flat parcel approximately 1.83 Acres. This O' Reilly' s retail will be constructed built to suit of Butler Metal Building materials and as such is consistent with the capacity and design of other locations in the national chain.

125    Lauderhill, FL 33351



Price	\$2,399,000
Building Size	3,739 SF
Cap Rate	5.10%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

True triple net property with Drive Thru. Twenty year lease with 18 years remaining. Miami Subs franchisee. Miami Subs in same location more than 20 years. Loyal customer base. Rent escalations of 1% annually. Building completely renovated. In excellent condition. Located on high traffic University Drive. Excellent Demographics, 400,000+ population, \$70,863 average household income. Signalized corner lot. Great visibility. Lots of Parking, Fee Simple Ownership.

126    Bonita Springs, FL 34135



Price	\$14,000,000
Building Size	45,000 SF
Cap Rate	6%
Property Sub-type	Anchor
Status	Active

Property Notes

**Property Description**

Single-tenant NNN investment opportunity in one of the trade area's premier locations.

127    Largo, FL 33770



Price	\$5,431,100
Building Size	12,119 SF
Cap Rate	5.20%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

BB&T Branch Bank building. The bank is located on 1.184 Acres of Land. It is a two story building with 12,119 square feet of space. It has an attractive Island style architecture and a metal roof. The property contains 1.184 acres of land. It features ample parking and a four-lane drive through. The original lease was a 15 year lease. It has 9+ years remaining on the original term (lease expires on December 31, 2024). It also has four (4) five (5) year options at market rates. The lease is a true NNN lease with absolutely no Landlord responsibilities. It requires annual increases in rent throughout the term including any renewal terms. The lease is fully guaranteed by BB&T corporate. The bank is a strong tenant with a Standard & Poor A rating. It is a Fortune 500 company with assets exceeding \$188 Billion. The bank has 1,844 Financial Centers located in 12 States and Washington D.C. The bank has paid dividends to shareholders consistently since 1903.

128    Pompano Beach, FL 33062



Price	\$1,700,000
Building Size	3,000 SF
Cap Rate	5%
Property Sub-type	Vehicle Related
Status	Active

Property Notes

**Property Description**

Turn-Key Prime Used-Car Site on Federal Highway - Pompano Beach Current Tenant: Hertz Corporation - Fortunate 250 Company 3,000 SF Turnkey Building Class A Finishes Can Display 50 Cars on Lot Facing U.S. 1 (16,736± SF Land) Includes Multiple Service Bays Zoning: B-3, City of Pompano Beach.

129 Pompano Beach, FL 33069



Price	\$3,400,000
Building Size	5,000 SF
Cap Rate	6.50%
Property Sub-type	Service/Gas Station
Status	Active

Property Notes

**Property Description**

Triple-net opportunity located in Pompano Beach - Broward County, Florida, near Casino Isles, Palm Aire, Coconut Creek, Turnpike... Long term lease. The operator of this location goes back as early as 1995, and has owned and operated several other gas stations for the last 20years. Over \$200,000 improvements are done at the property in last years for new pumps and chicken court. This is a high volume Mobil gas station, with C-Store, Subway, Chicken Food Court, Full Carwash and Detailing services.

130 Jacksonville, FL 32210



Price	\$1,705,292
Building Size	9,100 SF
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Dollar General NNN in Jacksonville, FL. The subject property is Corporate Guaranteed, deliverable Fee simple and free and clear of any debt. There are 10+ years remaining on the initial lease for this store , with (4) four (5) five year renewal options. There are 10% Increases in option periods.

131 Delray Beach, FL 33446



Price	\$2,525,000
Building Size	4,755 SF
Cap Rate	5.50%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Founded nearly three decades ago on the principles of exceptional value and family fun, Applebee' s Services, Inc., operates what is today the largest casual-dining chain in the world. This prominent eatery draws people of all ages and lifestyles with its fun, family-friendly atmosphere and signature bar and grill menu. Applebee' s continues to grow and prosper, & further differentiates itself with innovative attractions, like the popular Carside-to-Go service available at many of its restaurants. The company continually works to add greater value and broaden its appeal, as evidenced by the It' s a Whole New Neighborhood campaign, which launched in the spring of 2008, indicative of a fresh, re-energized approach and the promise of new, enticing menu items. Applebee' s Services Inc., and its affiliates, franchise and operate restaurants under Applebee' s Neighborhood Grill & Bar & are a DineEquity, Inc. (NYSE: DIN) brand. Currently, there are more than 2,000 Applebee' s restaurants in 49 U.S. states, Puerto Rico and 16 countries around the world. The Applebee' s system employs approximately 28,000 employees company-wide.

132 Sanford, FL 32771



Price	\$4,775,000
Building Size	8,800 SF
Cap Rate	4.15%
Property Sub-type	Retail (Other)
Status	Active

Property Notes

**Property Description**

» Long Term Investment Grade Lease with 5+ Years of Lease Term Left » Three (3%) percent Annual Increases» 31,000+ cars per day ADT» Five lane drive-thru facility with abundant parking.

133 Tampa, FL 33615



Price	\$3,075,000
Building Size	7,370 SF
Cap Rate	5.40%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

100% fee-simple interest in the Auto Zone property located in Tampa, Florida. The subject property features the Original 20-year Modified (NNN) Lease with 12.5+ yrs Remaining. The lease features attractive 10% Rent Increases in each of the Four (5-yr) Renewal periods. The Property benefits from its irreplaceable, high traffic location in the rapidly growing Tampa, Florida. The Property is surrounded by numerous National Retailers in a densely populated growing area. The Investment also benefits from Florida's No State Income Tax.

134 Pensacola, FL 32504



Price	\$7,663,000
Building Size	11,308 SF
Cap Rate	6%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Rare opportunity to own two Bonafish Grill properties under a single master NNN lease. These are absolute net lease assets with 16 years of term remaining and guaranteed by Bloomin' Brands (NASDAQ: BLMN). The lease contains annual rent increases of 1.7x CPI or 1.75% providing excellent rent growth over the term of the lease. The Pensacola, FL store is well located on 12th Ave situated between the Cordova Mall (Simon) and Pensacola International Airport. The Mobile, AL store is located along highly trafficked Airport Blvd near the Providence Hospital medical campus, Hampton Inn and Homewood Suites.

135 Lake Worth, FL 33467



Price	\$2,400,000
Building Size	71,500 SF
Cap Rate	7%
Property Sub-type	Service/Gas Station
Status	Active

Property Notes

**Property Description**

Great investment opportunity. Great Location. Busy Intersection. 5 year lease.

136 Melbourne, FL 32904



Price	\$2,300,000
Building Size	15,139 SF
Cap Rate	6.50%
Property Sub-type	Service/Gas Station
Status	Active

Property Notes

**Property Description**

Circle K gas station in Melbourne, FL. The lease NNN has a 15% rental increases at each of the two 5 year options to renew. Situated on a high traffic location surrounded by major retailers.

137 Kenneth City, FL 33709



Price	\$3,111,000
Building Size	5,928 SF
Cap Rate	4.50%
Property Sub-type	Service/Gas Station
Status	Active

Property Notes

**Property Description**

20 year absolute NNN ground lease 10% rental increases every 5 years Corporate guaranty by Racetrac Petroleum, Inc. \$9B annual sales and ranked #38 in Forbes largest privately held companies with over 600 locations in the U.S. No landlord management obligations No debt to assume Florida has NO STATE INCOME TAX.

138 Port Richey, FL 34668



Price	\$2,182,400
Building Size	3,168 SF
Cap Rate	4.50%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Brand new 10 year lease with Chipotle Fixed rental increases throughout entire lease term No landlord management obligations other than roof and structure (New roof installed) No debt to assume Florida has NO STATE INCOME TAX.

139 Jupiter, FL 33458



Price	\$2,595,000
Building Size	11,150 SF
Cap Rate	6.40%
Property Sub-type	Vehicle Related
Status	Active

Property Notes

**Property Description**

Great Opportunity for investor with additional upside. NN income producing building with corp. guaranty on a corner location with 185± ft along Indiantown Rd and 290± ft along Commerce Way. This building includes three 10' x 10' dock high doors and 10 bays with 10' x 12' roll up doors. The building is 11,150± SF and is currently occupied by national tenant, Goodyear Tire. They occupy 8,865± SF of the building and have been at this location for 12+ years. The original 15 year lease began in September 2003 and expires in August 2018. Due to the length of time at this location, as well as the volume of business, it is anticipated that Goodyear will exercise its first of five-5 year options to renew. The additional 2,285± SF, located at the south side of the building, is occupied by Island Wholesalers. The asking price for this NN investment is \$1,995,000. In addition, there is a vacant 8,092± SF warehouse which must be acquired with the Goodyear building for an asking price of \$600,000. This building includes three 12' x 12' roll up doors, 16' ceiling height and 1,000± SF of office space with air conditioning.

140 Edgewater, FL 32141



Price	\$3,200,250
Building Size	12,000 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

C

141 West Palm Beach, FL 33417



Price	\$2,500,000
Building Size	3,804 SF
Cap Rate	6.40%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Zaxby' s Sale Leaseback Investment with 20 Year Lease Term Lease Calls for 8% Rent Increase Every 5 Years Three 5-Year Options Remain Franchise Operated Owner Plans to Open Six New Locations in 2016.

142 Greenacres, FL 33463



Price	\$1,600,000
Building Size	6,200 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

10-Year Triple Net Lease (Landlord Responsible for Structure)10 Percent Increases Every Five Years35,000 Plus Vehicles Per Day Monro Corporate Guaranty (Nasdaq: MNRO)Located in Palm Beach County: One of the strongest Counties in South Florida Surrounded by Numerous National Retailers Florida is a State Income Tax Free State.

143 Pembroke Pines, FL 33026



Price	\$4,000,000
Building Size	4,295 SF
Cap Rate	5%
Property Sub-type	Retail Pad
Status	Active

Property Notes

**Property Description**

Brand New Free Standing PDQ with a 20 Year Lease. Net Lease Property Offered For Sale @ \$4 Million with no Landlord responsibility. 5% Cap Rate. High Sales Volume Restaurant.

144 Daytona Beach, FL 32114



Price	\$3,522,836
Building Size	7,738 SF
Cap Rate	5.50%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Red Lobster located at 2625 West International Speedway Boulevard in Daytona Beach, Florida. The property is roughly 7,738 square feet and is situated on approximately 1.63 acres of land. This Red Lobster is subject to a 25-year triple-net (NNN) lease, with roughly 23.5 years remaining on the lease. Current annual rent is \$193,756. The rent is scheduled to increase by two percent annually, including through the four, five year tenant renewal options. Red Lobster is the largest seafood restaurant concept in the world and is an iconic full service brand with broad demographic appeal and significant advertising budget. Red Lobster is led by an experienced management team with a history of success leading the brand(average 27+ years experience across executive team). The company generates \$2.5 billion in revenue and is the 5th largest causal dining concept in North America. Red Lobster was recently acquired by Golden Gate Capital.

145 Naples, FL 34105



Price	\$3,150,000
Building Size	4,200 SF
Cap Rate	5.30%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

NNN IHOP (Sunshine Restaurant Partners) lease expiring in 2030. 1.25% annual rent increases. Six five-year options. No landlord responsibilities. Busy 24-Hour IHOP location. There are over 1,650 IHOP restaurants located in 50 states and the D.C., Canada, Guatemala, Mexico, Puerto Rico and the U.S. Virgin Islands. Sunshine Restaurant Partners (lease guarantor) is the exclusive franchisee for Florida IHOP locations. They operate 154 IHOP locations in the states of Florida and Georgia. Their parent company, Argonne Capital has over 923 restaurants and \$154,000,000 in annual systemwide sales.

146 Tampa, FL 33614



Price	\$1,960,000
Building Size	4,757 SF
Cap Rate	6.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Just Brakes in Tampa is a brand new location with a 15-year NNN lease and 10 percent increase in rent every five years. The building has been completely renovated and Just Brakes took occupancy on June 1, 2015.

147 Orlando, FL 32822



Price	\$3,000,000
Building Size	2,990 SF
Cap Rate	7%
Property Sub-type	Service/Gas Station
Status	Active

Property Notes

**Property Description**

2,990 SF convenience store for sale in Orlando, FL. Built in 1998. 3 Gas Islands and Canopies. Great Location. High Traffic Counts.

148 Winter Park, FL 32789



Price	\$1,809,810
Building Size	2,260 SF
Cap Rate	4.75%
Property Sub-type	Retail Pad
Status	Active

Property Notes

**Property Description**

The subject investment is a Taco Bell restaurant located at 690 South Orlando Avenue in Winter Park, Florida. The property consists of approximately 2,260 square feet of building space and sits on approximately 0.60 acres of land. The property is subject to a brand new 20-year triple-net lease. The base rent is \$85,966 and will be subject to 1.5 percent annual increases starting in year six of the lease. There are also four, five-year tenant renewal options. The Taco Bell is being operated by a 41 unit Taco Bell operator, Bravo Foods Group, LLC, who also serves as the guarantor. The lease will commence on the close escrow.



149 Titusville, FL 32780



Price	\$2,132,379
Building Size	3,587 SF
Cap Rate	4.75%
Property Sub-type	Retail Pad
Status	Active

Property Notes

**Property Description**

The subject investment is a Taco Bell restaurant located at 2004 Washington Avenue in Titusville, Florida. The property consists of approximately 3,587 square feet of building space and sits on approximately 0.47 acres of land. The property is subject to a brand new 20-year triple-net lease. The base rent is \$101,288 and will be subject to 1.5 percent annual increases starting in year six of the lease. There are also four, five-year tenant renewal options. The Taco Bell is being operated by a 41 unit Taco Bell operator, Bravo Foods Group, LLC, who also serves as the guarantor. The lease will commence on the close escrow.

150 Hialeah, FL 33012



Price	\$9,533,333
Building Size	5,000 SF
Cap Rate	4.50%
Property Sub-type	Retail Pad
Status	Active

Property Notes

**Property Description**

The subject property is a TD Bank located on 49th Street (Florida State Road 932) in Hialeah, Florida. The property consists of a commercial bank of approximately 5,000 square feet and sits on approximately 1.24 acres of land. The ground lease is guaranteed by TD Bank corporate and is completely free of landlord responsibilities. There are 10 percent rental increases every five years. Additionally, the tenant has two, ten year options to renew the lease.

151 Saint Augustine, FL 32084



Price	\$1,834,787
Building Size	8,000 SF
Cap Rate	5.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

10% rent increase in year 11. 15 year lease with six 5-year options increasing at 10% each option period. Zero landlord obligations.

152 Saint Cloud, FL 34772



Price	\$5,555,556
Building Size	41,921 SF
Cap Rate	4.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

6.30 +/- acre 20-year Walmart Neighborhood Market fee simple Ground Lease located on the southwest corner of New Nolte Road & Canoe Creek Road in St. Cloud, Osceola County, Florida. Walmart Neighborhood Market will benefit from being located at a highly visible signalized intersection with three (3) access points. Two access points are along Canoe Creek Road and one access point is along New Nolte Road.



Price	Price Not Disclosed
Building Size	13,013 SF
Cap Rate	5.10%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

CVS NET LEASED OFFERING fee simple nnn lease - Lease Term Thru 1/31/2031.



Price	\$15,130,434
Building Size	104,000 SF
Cap Rate	5.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

TRIPLE NET GROUND LEASE - The lease structure is absolute triple net, with zero landlord responsibilities. RENTAL INCREASES - The lease provides for strong rent bumps of 10.00% at each option period. CORPORATE GUARANTEED LEASE - The lease is backed by Kohl's credit. Kohl's has a BBB+ investment grade credit rating with a market CAP exceeding \$14 Billion. GROWING DEMOGRAPHIC POPULATION - Within the one (1) mile demographic ring is projected to grow at an annual rate of 12.00% for the next five (5) years. PRIME LOCATION - Location The property is nearby, Sam's Club, Sanford Auto Mall, Seminole Town Center (1 Million SF Regional Mall) and Walmart. It is positioned right off the freeway, boosting traffic counts. Located on Rinehart Rd.; the main thoroughfare for locals traveling to visit Seminole Town Center, a 1 Million SF Regional Mall.



Price	\$3,200,000
Building Size	12,978 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Net Leased Walgreen's JAX Metro Area - ITS A MAIN ROAD ON LONG ISLAND.



Price	\$1,976,000
Building Size	6,087 SF
Cap Rate	5.40%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

CBRE'S NET LEASE PROPERTY GROUP is proud to offer for sale a 6,087-square-foot free standing Wells Fargo situated on 2.57 acres in Lantana, Florida. Situated near Florida's beautiful Atlantic coast, Lantana (Population: 10,996) is a picturesque city approximately 11 miles south of Palm Beach. Part of the Miami MSA (Population: 5.9 million), Lantana is located in Palm Beach County and is a popular tourist destination and one of the most affluent locales in the state of Florida. The property is located with excellent frontage on the hard signalized corner of Lantana Road (Traffic Count: 43,500 VPD) and Interstate 95 (Traffic Count: 199,000 VPD) which connects the city to Miami, Fort Lauderdale, and Palm Beach. Wells Fargo is immediately adjacent to McDonald's, Chase Bank, Shell and Dollar General, and directly across Lantana Road from the 124,000-square-foot Lantana Shopping Center occupied by Publix, CVS, Subway, Dunkin Donuts, Rent-A-Center, and Little Caesars Pizza among others. This investment offers investors an excellent opportunity to acquire a net leased asset leased on a long-term NNN basis to one of the nation's premier banks.

157 Jacksonville, FL 32210



Price	\$3,019,000
Building Size	11,194 SF
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

CBRE' S NET LEASE PROPERTY GROUP is proud to of fer for sale an 11,194-square-foot freestanding Wells Fargo situated on 1.35 acres in Jacksonville, Florida, the largest city by population in the state (MSA Population: 1.4 million). Wells Fargo is situated with excellent frontage at the signalized hard corner of Blanding Boulevard and Harlow Boulevard (Combined Traffic Count: 31,800 VPD) just 2 miles east of Interstate 295 (Traffic Count: 106,500 VPD), the loop that encircles the entire city. The property is directly adjacent to a Texaco and Burger King and walking distance to more than 5,165 housing units providing Wells Fargo with a substantial built-in customer base. This investment offers investors an excellent opportunity to acquire a net leased asset leased on a long-term NNN basis to one of the nation' s premier banks. Wells Fargo Bank, N.A (S&P: AA-) is the primary U.S. operating subsidiary of Wells Fargo & Co., a financial services firm that produces more than \$84.9 billion in annual revenues, has over \$1.72 trillion in assets, and operates more than 8,700 branches.

158 Jacksonville, FL 32225



Price	\$4,134,000
Building Size	15,082 SF
Cap Rate	6.40%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

CBRE' S NET LEASE PROPERTY GROUP is proud to of fer for sale a 15,082-square-foot freestanding Wells Fargo situated on 2.01 acres in Jacksonville, Florida, the largest city by population in the state (MSA Population: 1.4 million). The property is located as an outparcel to the Regency Square Mall, a 1.39 MSF-square-foot shopping mall anchored by Sears, Dillard' s, Belk and JCPenney and directly across from BBVA Compass and a shopping center anchored by Home Depot, Target, and PetSmart. Wells Fargo is also situated with excellent frontage on the hard signalized corner of Regency Square Boulevard and Monument Road (Combined Traffic Count: 27,222 VPD). In addition, the site is just 1.4 miles west of Interstate 295 (Traffic Count: 65,500 VPD). This investment offers investors an excellent opportunity to acquire a net leased asset leased on a long-term NNN basis to one of the nation' s premier banks. Wells Fargo Bank, N.A (S&P: AA-) is the primary U.S. operating subsidiary of Wells Fargo & Co., a financial services firm that produces more than \$84.9 billion in annual revenues, has over \$1.72 trillion in assets, and operates more than 8,700 branches.

159 North Port, FL 34286



Price	\$3,104,790
Building Size	12,480 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

% Absolute NNN Lease - No Landlord Responsibilities % BBB- Credit Rating by Standard & Poor's % Six Five-Year Renewal Options % 10 Percent Rent Increases in Each Period % Accessible from Three Entrances % New Construction | 14 Years Remaining on Initial Term % No Competition in Immediate Area % Corner Location Situated on 1.46 Acres.

160 Palmetto, FL 34221



Price	\$1,945,784
Building Size	9,100 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Absolute NNN Lease - No Landlord Responsibilities % BBB- Credit Rating by Standard & Poor's % Four Five-Year Renewal Options % 10 Percent Rent Increases in Each Period % Corner Location on Highway 19 and 49th Street % New Construction | 14 Years Remaining on Initial Term % Corner Location Situated on 1.79 Acres.

161 Jupiter, FL 33458



Price	\$2,062,568
Building Size	2,674 SF
Cap Rate	4.75%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

This is an opportunity to acquire a Wendy's of N.E. Florida Inc. located on busy Indiantown Road. NNN Lease with Percentage rent. Four 5 year options. Located in an area with Burger King, CVS, Walgreen's, Petco and Wells Fargo. FDOT Daily Traffic counts of 42,500.

162 Bradenton, FL 34203



Price	\$3,950,000
Building Size	3,000 SF
Cap Rate	5.60%
Property Sub-type	Service/Gas Station
Status	Active

Property Notes

**Property Description**

" Recently Signed New 5 Year Lease" 12 Gas Pumps, Potential for Accelerated Depreciation" 7-Eleven Operates more than 8,600 Stores in the U.S. and Canada" Located Across from Manatee Technical College Main Campus" Located on the Corner of Heavily Traveled Intersection" Over 40,950 Vehicles per Day Pass the Site.

163 Gibsonton, FL 33534



Price	\$1,950,000
Building Size	3,000 SF
Cap Rate	5.64%
Property Sub-type	Service/Gas Station
Status	Active

Property Notes

**Property Description**

Recently Signed New 5 Year Lease" Below Market Rent in Comparison to other 7-Eleven Stores" 12 Gas Pumps, Potential for Accelerated Depreciation" 7-Eleven Operates more than 8,600 Stores in the U.S. and Canada" Neighboring Duke Energy Property to be Developed" Located on the Corner of Heavily Traveled Intersection" Combined Average Daily Traffic Count: 50,000.

164 Pembroke Pines, FL 33024



Price	\$3,250,000
Building Size	3,570 SF
Cap Rate	4.31%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

15 Year Corporate Ground Lease to Wendy's.

165 Melbourne, FL 32904



Price	\$1,675,000
Building Size	2,744 SF
Cap Rate	5.45%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Sitting on 1.15 acres this 2,744 s/f Wendy's is located in Melbourne, FL along Hwy 192, a major east-west thoroughfare. Within the immediate area are numerous other national food operators that include Dunkin Donuts, McDonald's, Burger King, TGI Fridays, Taco Bell, Popeye's and Red Lobster. Target is located next door just to the west on the same side of the street.

166 Jacksonville, FL 32211



Price	\$5,749,000
Building Size	12,739 SF
Cap Rate	6.40%
Property Sub-type	Retail Pad
Status	Active

Property Notes

**Property Description**

Absolute NNN with NO landlord responsibilities. This is a 24-hour CVS location this is on a hard corner at a signalized intersection. This property is directly across the street from Regency Square Mall which has 1.4M square feet of retail. It is located in a densely populated area of Jacksonville, Florida with more than 193,000 people in a 5 mile radius.

167 Miami, FL 33170



Price	\$2,133,000
Building Size	4,144 SF
Cap Rate	3.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

The subject property is located in Miami-Dade County, FL on SW 112 Avenue and SW 232nd Street in the heart of Southeast Miami-Dade County. The property is located to a Walgreen's and across the street from a Publix anchored Shopping Center. The site is across the street from Silver Palms which is a 292 acre development in which 830 homes have been built and another 800 are being built.

168 Fort Myers, FL 33901



Price	\$1,060,000
Gross Leasable Area	12,778 SF
Cap Rate	5.50%
Property Sub-type	Strip Center
Status	Active

Property Notes

**Property Description**

FOR SALE & LEASE Stores, retail, commercial, industrial, flex space and more. Spaces Available: former hair salon, restaurant and retail. Seller Finance Available. \$1,060,000 for CASH OFFERS ONLY with quick closing. \$870,000 down and \$250,000 by lender or seller, total of \$1,120,000. \$670,000 down and \$550,000 by lender or seller, total of \$1,220,000. \$370,000 down and \$900,000 by lender or seller, total of \$1,270,000. Seller Interest Rate 7%.

169 Bradenton, FL 34209



Price	\$2,376,500
Building Size	2,100 SF
Cap Rate	5.95%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Taco Bell located at 5410 Manatee Avenue in Bradenton, FL. This is an absolute NNN lease requiring zero landlord responsibility. The lease features 8% rent increases every 5 Years in options and initial term. These rent escalations are included in the two (2), 5 year option periods.

170 Cape Coral, FL 33909



Price	\$19,254,000
Building Size	122,244 SF
Cap Rate	6.65%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

BJ's Wholesale Club (S&P: B-) operates over 2,000 members only warehouse clubs in 15 states and is the 3rd-largest wholesale club in the U.S. with over 9 million members. Original 20-year Net Lease that has ±10 years of primary term remaining with four 5-year renewal options. Rent increases every 5 years equal to the lesser of 2 times the percentage change in CPI or 6.00% of the original rent (\$1,207,939.80). Subject property is located with excellent frontage and visibility on Pine Island Road (Traffic Count: 28,000 VPD), the area's preeminent commercial corridor, and just 2 miles from U.S. Route 41 (Traffic Count: 30,500 VPD) which connects Cape Coral to Ft. Myers, the other principal city in the Cape Coral-Ft. Myers MSA (MSA Population: 679,513).

171 Kissimmee, FL 34746



Price	\$2,534,150
Building Size	2,969 SF
Cap Rate	6.52%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Absolute Triple Net Lease - No Landlord Responsibilities 2014 Renovation of Interior/Exterior, Roof, Design & Paint 43,000+ Vehicles Per Day In Each Direction IHOP Has Been At This Site Since 1976 IHOP Restaurant located at 5184 W Irlo Bronson Memorial Highway in Kissimmee, Florida. Irlo Bronson Memorial Highway is a dense retail and hospitality corridor. The immediate area is heavily populated with local residents as well as tourists and vacationers. There is a tremendous amount of vehicle and foot traffic that provides this IHOP location with an abundance of guests. It is fueled by a number of tourist attractions and retail locations surrounding the area - such as Disney World, Sea World, Universal Studios, countless resorts & hotels, and limitless restaurants, shops and stores. It is located 2 1/2 Miles from FL 417 and 3 miles from I-4.

172 Orlando, FL 32819



Price	\$6,875,000
Building Size	3,072 SF
Cap Rate	5.82%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

This property is being sold as part of a portfolio. The portfolio consists of 2 IHOP locations: 6005 International Drive, Orlando, FL 32819 and 5184 W Irlo Bronson Memorial Highway, Kissimmee, FL 34746. The portfolio cannot be broken up - the properties cannot be separated - Must be sold together.

173 Miami Beach, FL 33139



Price	\$20,000,000
Building Size	38,518 SF
No. Rooms	80
Cap Rate	6.50%
Property Sub-type	Full Service
Status	Active

Property Notes

**Property Description**

\*PLEASE FINANCIALLY PRE-QUALIFIED BUYERS ONLY WILL BE CONSIDERED. THIS IS NOT A DISTRESSED TRANSACTION. A STRICTLY CONFIDENTIAL 3-STAR HOTEL SOUTH MIAMI BEACH FLORIDA WITH MIX USE RETAIL/PARKING INCOME FOR SALE OR TN LEASE CONSIDERATION. PLEASE, FINANCIALLY PRE-QUALIFIED INVESTORS ONLY OR BUYER PAID BROKER THAT SUBMIT CLEAN LOI WITH BANKER'S POF WITH STARTING PRICE \$20M WITH \$500K NON-BINDING ESCROW LETTER FROM BUYER ATTORNEY IN ORDER TO BE CONSIDERED AND AWARDED 90-DAY DD/PSA. ONCE RECEIVED ARRANGEMENT WILL BE FOR DELIVERY OF OM/MDA AND PROPERTY TOUR. 3% BUYER PREMIUM DUE AT CLOSING.PLEASE, FOR BEST RESULTS SUBMIT EMAIL. PLEASE NO PHONE CALLS. THANK YOU.\*WE HAVE OVER \$300M OFF MARKET HOTEL PORTFOLIO & DEVELOPMENT PROJECTS FOR BUYER CONSIDERATION. KINDLY SEND YOUR RFP INVESTMENT CRITERIA FOR AN IMMEDIATE INVESTMENT PHONE APPOINTMENT. THANK YOU.

174 Jacksonville, FL 32246



Price	\$2,725,000
Building Size	2,924 SF
Cap Rate	6%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Southeast QSR is a YUM! Brands franchisee that operates more than 60 Taco Bell restaurants and 1 Pizza Hut Express restaurant concentrated in the Jacksonville, Mobile /Pensacola, and Augusta markets. The Company is one of the top 15 Taco Bell franchisees based on restaurant count and is the dominant Taco Bell franchisee in all of its primary markets. Southeast QSR has developed a strong senior management team comprised of a President and a Vice President of Operations with over 60 years of combined restaurant experience.

175 Lakeland, FL 33801



Price	\$1,672,000
Building Size	3,489 SF
Cap Rate	5.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Wendy's Property located at 2520 Memorial Parkway, Lakeland, Polk County, Florida. 3,489 SF Freestanding Building on approximately 1.87 Acres. Net Leased Investment Opportunity. No Landlord Responsibilities. Tenant: Wendy's Corporate with 5.5 Years remaining on initial 15 Year Lease. Single Tenant. 100% Occupied.

176 Clearwater, FL 33765



Price	\$1,300,000
Building Size	4,424 SF
Cap Rate	6.34%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Right Off of US 19 - 100,000 Vehicles Per Day Sits Adjacent to Super 8 Clearwater Conservative 8% Rent to Sales Ratio Next to Walmart Supercenter Additional Rent Equal 5% of Gross Sales Over 97,000 People In a Three Mile Radius Average Household Income of \$60,000 in One, Three, and Five Mile Radius.

177 Saint Cloud, FL 34769



Price	\$3,816,680
Building Size	3,979 SF
Cap Rate	5.17%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

IHOP Restaurant located on major east - west traffic artery known as US Highway 192 in St. Cloud Florida, boasting traffic counts of 41,000 vehicles per day IHOP has been at this location since 2009. In 2009, the tenant completely renovated the entire building and executed a 20 year absolute triple-net lease evincing commitment to the site. The lease has over 14 years remaining on the base term and has 1.25 percent annual increases in the primary term with those same increases in the six, five year options. The Day 1 cap rate is 4.70 the blended cap rate is 5.17 This IHOP Lease is Corporately Guaranteed by IHOP (Dine Equity) managed by Sunshine Restaurant Merger Sub LLC, which operates and licenses over 154 IHOP restaurants in Florida and Georgia. FMS Management Systems, a family-owned chain upon its inception in 1961 became Sunshine Restaurant Partners in 2007.

178 Leesburg, FL 34788



Price	\$1,801,625
Building Size	9,100 SF
Cap Rate	6.40%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Dollar General located in Leesburg, Florida. Leesburg is part of Lake County and is situated in Central Florida along U.S. County Road 44 between Lake Harris and Lake Griffin. It is part of the Orlando-Kissimmee-Sanford MSA and is the home of Lake-Sumter State College and Beacon College. The property is situated on County Road 44 (12,000 VPD), which is the major east-west highway through Leesburg.





Price	\$4,717,023
Building Size	5,616 SF
Cap Rate	5%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

" Long Term NNN Lease" No Landlord Responsibilities" Rent Determined at Below Market Rent to Sales Ratio" Highly Reusable Real Estate" Florida No Income Tax State.



Price	\$4,402,042
Building Size	4,831 SF
Cap Rate	5%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

" Long Term NNN Lease" No Landlord Responsibilities" Rent Determined at Below Market Rent to Sales Ratio" Highly Reusable Real Estate" Florida No Income Tax State.



Price	\$2,150,000
Building Size	7,225 SF
Cap Rate	5.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Brand new 20 year lease Investment grade tenant with S&P rating: BBB Fixed rental increases No landlord management obligations other than roof and structure Roof comes with long term manufactures warranty No debt to assume Florida has NO STATE INCOME TAX.



Price	\$2,727,273
Building Size	3,229 SF
Cap Rate	5.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

7-Eleven Fort Myers . Located on San Carlos Boulevard, this huge (Primly Located) 0.92 acre parcel, and 3,229 square foot building is NNN leased to the 7-Eleven Corporation. 7-Eleven has operated a "high grossing" gas and convenience store at this site since 1997. The lease is Absolute NNN and runs through July 1st, 2025, with an 8.5% (eight and a half) increase beginning on July 1, 2020 . 7-Eleven has two remaining renewal options of 5 (five) years, each with guaranteed 10% (ten) rent increases. This cash flowing asset is being offered at a 5.8% cap and is deliverable clear and free of any debt. The new owner will benefit from the accelerated depreciation tax benefit, new phase 1 and survey, and stability of owning the high sales volume location. 7-Eleven corporation has evidenced its commitment to this site by extending its base lease ten (10) years beginning July 1st, 2015. There are no compliance or environmental issues and all enhancements and assets are up to code.

183 Lake Park, FL 33403



Price	\$3,818,182
Building Size	2,998 SF
Cap Rate	5.50%
Property Sub-type	Service/Gas Station
Status	Active

Property Notes

**Property Description**

7-Eleven in Palm Beach, Florida. Located on Federal Highway in Lake Park, Palm Beach Florida this (Primly Located) 0.60 acre parcel is 2,998 square feet. The lease is Absolute NNN to 7-Eleven Corporation. 7-Eleven has operated this "high grossing" gas and convenience store at this site since 1997. Running through July 1st, 2025, there are over ten years left of corporate guaranteed lease term. There is a built in and guaranteed 11% (eleven) increase beginning on July 1, 2020. Beginning in 2025 7-Eleven has two renewal options of five (5) years, each with guaranteed 10% (ten) rent increases. This cash flowing asset is being offered at a 5.75% cap and is deliverable clear and free of any debt. The guaranteed rent increase of 11% in Five years brings the NOI to 233,316.00 and is further enhanced by tax benefits including, NO State Tax, and accelerated depreciation.

184 Seminole, FL 33776



Price	\$3,596,697
Building Size	15,525 SF
Cap Rate	5.45%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

The Subject Property is 15,525 SF of prime retail space situated. The rent commenced was in May, 1995. The remaining term on the lease is less than 10 Years with 8, 5-Year Options. The Lease type is NN (Roof and Structure).Seminole is a city in Pinellas County, Florida. It is surrounded by Pinellas County enclaves in all directions. Its closest neighbors are Indian Rocks Beach to the northwest, Largo to the north, Pinellas Park to the east, St. Petersburg to the south, and the Gulf beach communities to the west. Seminole has a total area of 5.6 square miles, of which 5.1 square miles is land and 0.54 square miles is water. The city has a large recreation center entitled Seminole Recreation Center which offers meeting rooms, auditorium, indoor basketball & handball courts, fitness center, and specialty spaces all available to the public.

185 Miami, FL 33161



Price	\$5,500,000
Building Size	15,712 SF
Cap Rate	5.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

FREE STANDING 15,712 SQ. FT. WALGREEN, NN LEASE THROUGH JULY 2021 WITH EIGHT 5 YEAR OPTIONS.

186 Vero Beach, FL 32960



Price	\$2,000,000
Building Size	3,052 SF
Cap Rate	5.25%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

PRICE: \$2,000,000 CAP: 5.25% NOI: \$105,000 Boston Market - Vero Beach, FL- Boston Market has operated at this location for 18 Years, since 1996.- Currently in their first two renewal periods.- Strong Traffic Counts of 43,500 vehicles per day on U.S. 1.- Boston Market operates 475 restaurants in 25 States.- No Income Tax State.- Net, Net, Net Lease. - Tenant responsible for repair and replacement of roof and structure. - Four 5 year renewal options remain with 12% rent increases.

187 Miami, FL 33130



Price	\$6,200,000
Building Size	13,308 SF
Cap Rate	4.97%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

The New Taco Bell & Dollar Tree buildings are located along Miami's Southwest 8th Street in Little Havana have become one of the most recognizable retail assets in the market. The sale includes the freestanding Taco Bell and Dollar Tree buildings with long term leases sitting on a total of 38,100 SF urban infill zoned T6-8 O.

188 Deland, FL 32720



Price	\$1,700,000
Building Size	9,017 SF
Cap Rate	7%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Free standing Dollar General.

189 Winter Haven, FL 33880



Price	\$5,475,000
Building Size	14,500 SF
Cap Rate	6.25%
Property Sub-type	Retail Pad
Status	Active

Property Notes

**Property Description**

14,500-square foot CVS Pharmacy, built in 2004, located at 3005 State Road 540 West, Winter Haven, Polk County, FL. The subject property was originally leased in July 2003 to Eckerd Corporation while it was the fourth largest drug chain in the U.S. before it was broken up in a \$4.52 billion deal, with approximately 1269 stores in Florida, Louisiana and Texas, along with Eckerd's \$1.3 billion mail order pharmacy, sold to CVS Corporation (now CVS Health) in April 2004. The deal enabled CVS to leapfrog past rival Walgreens with some 5,400 stores. Because CVS already owned 74

stores in Florida at the time, including 19 in the Tampa Bay Area, many duplicate locations were closed. For CVS, Florida's older population is a crucial pharmacy marketplace in its ongoing competition with Walgreen's. The subject property was constructed to the tenant CVS' specifications at the highly convenient southeast corner of Spirit Lake Road and CR-540 and the 20-year lease commenced in April 2004.

190 Dania Beach, FL 33004



Price	\$2,300,000
Building Size	4,574 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Net leased to Chase Bank. Free standing Bank building on outparcel of Winn Dixie shopping center. Bank has 1 - 5 year lease year left with 1 - 5 year Option. Building is 4574 s.f. and land size is 22,500 s.f. Present Income is \$100,000/year. NNN. Each renewal has 10% increase when Lessee renews in 5 years. Chase bank has spent \$50,000 for renovations, new roof, lobby, etc.

The information above was provided by the property owner or the listing broker. Contact us to confirm availability and to receive additional information.