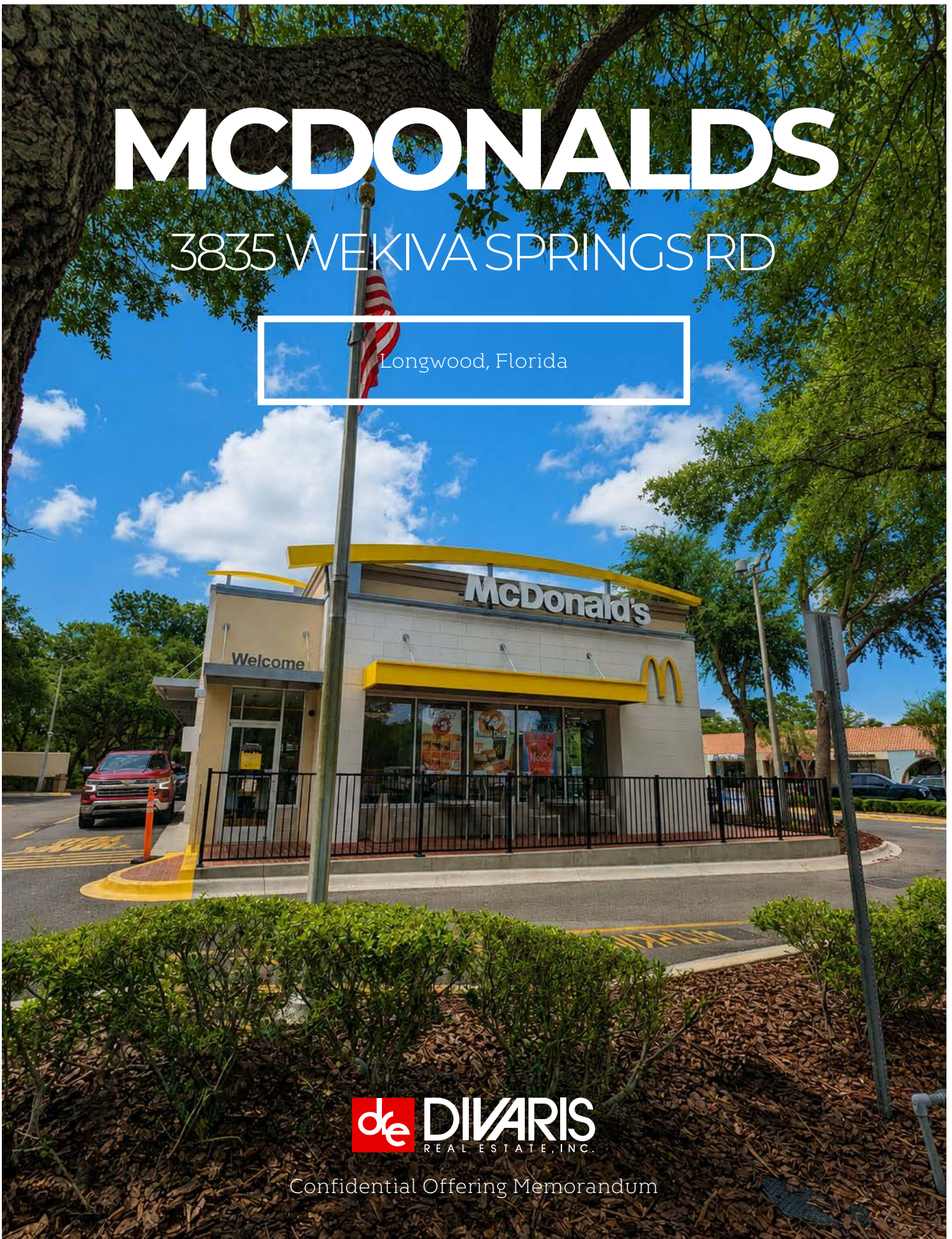


MCDONALDS

3835 WEKIVA SPRINGS RD

Longwood, Florida



Confidential Offering Memorandum



The material contained in this Offering Memorandum is confidential and furnished to prospective purchasers solely to assist you in considering the purchase of the property located at 3835 Wekiva Springs Road in Longwood, Florida (the "Property"). Without prior written approval from Divaris Real Estate, Inc. ("DRE" or, alternatively, the "Independent Contractor"), it is not to be used for any other purpose or made available to any other persons. Sensitive information is included within this Offering Memorandum, and it is understood that you will in no way use such information to solicit any managers or franchisees for any reason,

and that this information will not be used in a manner that could be construed as competing with the current ownership in any way. No legal commitment or obligation shall be incurred by the Owner by reason of your receipt of this material or any other material supplied to you by or on behalf of the Owner or Independent Contractor. By accepting this Offering Memorandum, you agree that its contents are confidential and that you will hold the material contained in the Offering Memorandum in strict confidence, and not disclose it or any portion of it to anyone without prior written authorization of the Owner or Independent Contractor.

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3835 WEKIVA SPRINGS RD

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EXECUTIVE SUMMARY



Divaris Real Estate, Inc. is pleased to offer for sale the single-tenant McDonald's ground lease located in The Shoppes of Sweetwater, a Publix anchored shopping center in the Orlando area. The 3,692 SF McDonald's ground lease is positioned along a highly trafficked retail corridor with excellent visibility, strong frontage, and convenient access. Featuring a modern drive-thru layout and dedicated parking on .74-acre parcel. The property benefits from strong consumer traffic driven by Publix and the surrounding residential growth and its location within the booming Orlando MSA, with approximately 32,000 VPD at the subject intersection. Backed by one of the world's most recognized restaurant brands, the asset offers investors stable income and long-term value within a dominant retail trade area.

Strong, Stable Tenancy

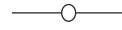
McDonald's is open and operating under a 20 year ground lease with no termination rights during the primary term, providing long-term, stable income in a high-growth market.

Property Highlights

- Publix Outparcel
- Strong Tenancy with McDonald's that is open & operating
- Initial 20 Year Term; Rent Commencing Sept 1, 2012
- Six, five-year renewal options; 10% increases at each renewal
- Tenant maintains and repairs the premises
- Attractive investment opportunity in a growing and high-traffic trade area
- Average household incomes exceed \$181,000 within a one-mile radius of the property, reflecting a highly affluent customer base

Offering Price	\$2,495,625
Cap Rate	4.0%
Expiration	August, 30th, 2032
Rent (Per Year)	9/01/2027 - 08/30/2032: \$99,825
Single Tenant	McDonald's
Net Rentable Area	3,692 SF
Lease Type	Ground Lease
Term	+6 years remaining
Renewal Options	Six (6) additional periods of five (5) years
Increase	Ten Percent (10%) in each Option Period

PROPERTY PROFILE



Address	3835 Wekiva Springs Rd. Longwood, FL 32779
Property Type	Freestanding Retail Building with Drive-thru
Parcel #	31-20-29-511-0A00-0000
Zoning	PD (Seminole County)
Building Size	3,692 SF
Land Area	0.74 acres
Year Built/Renovated	2012 / 2020
Frontage	Wekiva Springs Road
Exterior Construction	Masonry/Stone Facade

Positioned at the entrance of the Shoppes of Sweetwater, a prominent retail center anchored by Publix, this modern property features a highly visible and convenient layout with two drive-thru lanes and dedicated on-site parking. Situated on a 0.74-acre parcel, the site offers strong accessibility and exposure within a well-trafficked retail corridor.



SHOPPES OF SWEETWATER - Site Plan



MCDONALD'S - Building Exterior

TENANT OVERVIEW



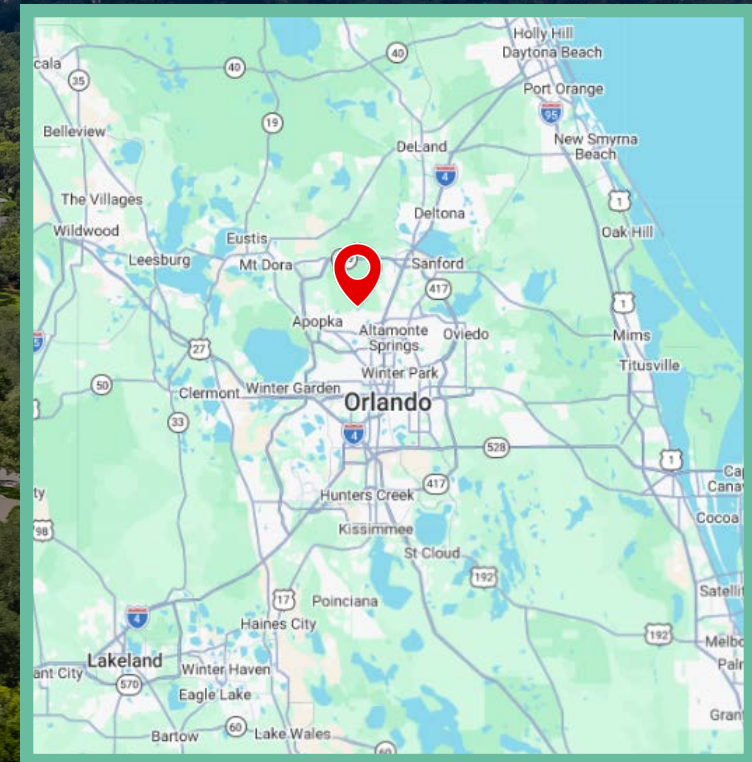
McDonald's is one of the world's most recognized quick-service restaurant brands and among the most sought-after tenants in the net lease market. Founded in 1940 and headquartered in Chicago, the company has built a globally recognized platform backed by decades of operational success and brand loyalty. Publicly traded on the NYSE under the ticker MCD, McDonald's maintains a strong investment-grade credit profile with an S&P rating of BBB+, offering investors stable long-term income backed by a globally established brand.

Today, McDonald's operates and franchises more than 43,000 locations worldwide and continues to expand across key domestic and international markets. The company's scale, market presence, and consistent performance have solidified its position as one of the leading quick-service restaurant operators in the world.

Tenant Name	McDonalds
Business Type	Quick Service Restaurant
Corporate Structure	Publicly Owned NYSE: MCD
Year Founded	1940
Headquarters	Chicago, IL
Credit Rating	BBB+
Locations	43,000+ Worldwide
Website	www.mcdonalds.com



K O F A C O



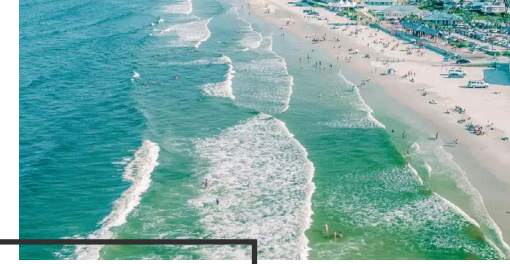
Orlando, located in the heart of Central Florida, is one of the state's fastest-growing and most economically dynamic metropolitan areas. Positioned approximately 85 miles northeast of Tampa and 230 miles north of Miami, Orlando benefits from exceptional regional connectivity via Interstate 4, Florida's Turnpike, State Road 408, and State Road 417. The city has an estimated population of more than 320,000 residents, while the greater Orlando metropolitan area is home to over 2.7 million people.

The Orlando region supports a diverse and expanding economy driven by tourism, technology, healthcare, aviation, and professional services. The area is home to thousands of businesses generating billions in annual economic activity. Major employers include Walt Disney World, Universal Orlando Resort, AdventHealth, and Orlando Health, contributing to Orlando's position as one of the premier business and tourism destinations in the southeastern United States.

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	5,388	49,479	145,361
Median Age	45.7	42.8	41.1
Households	1,997	19,433	56,319
Average HH Income	\$181,046	\$128,617	\$121,433



ORLANDO - Downtown area.



ORLANDO, FLORIDA HAS A VIBRANT AND DIVERSE ECONOMY WHOSE DIFFERENT ELEMENTS PROVIDE STABILITY.

Orlando is where innovation and energy drive sustained economic growth. Anchored by a diverse and rapidly expanding business community, the region benefits from a strategic Central Florida location, an extensive transportation network, a highly skilled workforce, and competitive operating costs. Continued growth in sectors such as Professional & Business Services and Education & Health Services strengthens the region's economic resilience and diversity.

Orlando also offers a vibrant quality of life, defined by dynamic neighborhoods, thriving main streets, and a strong entrepreneurial spirit. The region is a leading destination for arts, entertainment, and hospitality, supported by a growing culinary and craft beverage scene.

Major employers continue to expand across the Orlando MSA, including Walt Disney, AdventHealth, Orlando Health, Lockheed Martin, and key federal and research institutions that support the region's innovation economy.

Life Sciences is one of Orlando's fastest-growing clusters, supported by global leaders and a strong network of research and medical innovation. Recent investments in advanced manufacturing, logistics, and simulation technologies continue to strengthen the region's position as a hub for next-generation industries.

Orlando also offers a strong pipeline of development opportunities, supported by infrastructure capacity, business-friendly incentives, Opportunity Zones, and Enterprise Zones—positioning the region as a premier destination for investment and long-term growth areas.

MARKET OVERVIEW

The Orlando Metropolitan Area is one of the fastest-growing regions in the southeastern United States. The area surrounding 3835 Wekiva Springs Road reflects a strong and affluent demographic profile, with a regional population of 2,957,672 in 2025, a median age of 41.1, and a median household income exceeding \$86,000. The region benefits from a diverse economy driven by tourism, healthcare, technology, aviation, and professional services, making Orlando a dynamic hub for both residents and businesses.





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