



FLORIDA NNN PORTFOLIO | 3 PROPERTIES

RETAIL PROPERTY FOR SALE

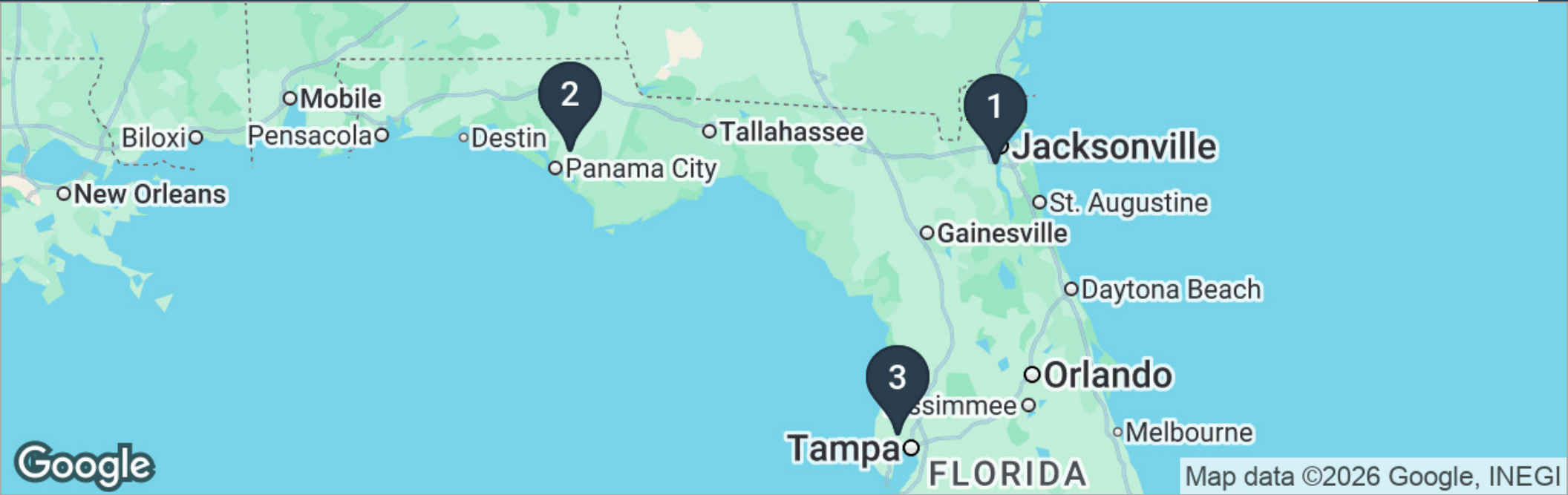
1408 PARK AVENUE

- + PROPERTIES
3
- + LEASED
100%
- + NOI
\$428,514

HIGHLIGHTS

- **3 Properties in Top Markets: Tampa, Panama City & Orange Park**
- **All Properties Fully Leased to National Tenants**
- **Tenants: Dunkin Donuts, Family Dollar, Curaleaf**
- High Visibility Locations Along Established Retail Corridors
- Ideal For 1031 Exchange & Portfolio Diversification





1 **DUNKIN DONUTS | ORANGE PARK**
1408 Park Avenue
Orange Park, FL 32073

2 **FAMILY DOLLAR | PANAMA CITY**
7205 US 231
Panama City, FL 32404

3 **CURALEAF | TAMPA**
10612 Sheldon Road
Tampa, FL 33626

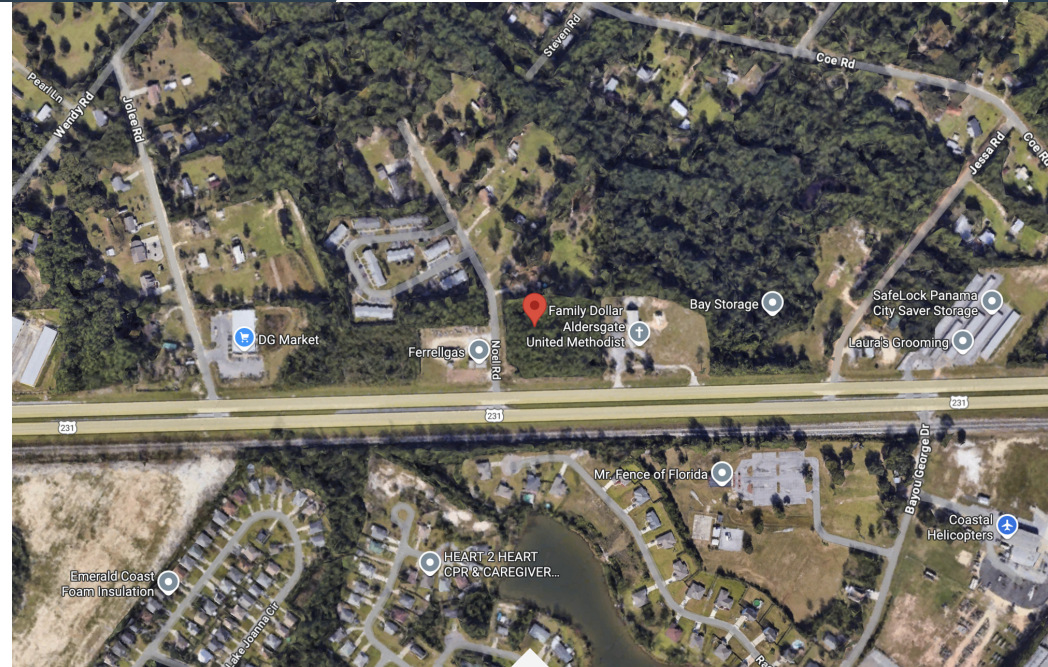


Address	1408 Park Avenue - Orange Park, FL 32073
Property Type	NNN Retail
Leased	100%
NOI	\$138,042
Building Size	2,000 SF
Lot Size	0.53 AC
Number of Buildings	1
Lease Guarantor	Franchise and Personal Guaranty
Renewals	Then (2) 5-Year Extensions to 30 Yrs

- Tenant: Dunkin Donuts
- Long Term, Triple Net (NNN)
- Lease With Approx. 12 Years Remaining
- Three Percent Annual Rent Increases Throughout Base Term and Option Periods
- Two, Five-Year Tenant Renewal Options
- Lease Expiration: December 31, 2033
- Rent Increases: 3% Annually

Property	Start	End	Rent Monthly	Rent Annual
	01/2013	12/2013	\$ 7,833	\$ 94,000
Initial Term 20 Years	01/2014	12/2014	\$ 8,068	\$ 96,820
Then (2) 5-Year Extensions to 30 Yrs	01/2015	12/2015	\$ 8,310	\$ 99,725
Increase Every Year on Jan 1 - 3%	01/2016	12/2016	\$ 8,560	\$ 102,716
Property Tax Escrow Adjusts Annually	01/2017	12/2017	\$ 8,816	\$ 105,798
And is Included in Monthly Rent	01/2018	12/2018	\$ 9,081	\$ 108,972
Currently \$941.61	01/2019	12/2019	\$ 9,353	\$ 112,241
	01/2020	12/2020	\$ 9,634	\$ 115,608
	01/2021	12/2021	\$ 9,923	\$ 119,076
	01/2022	12/2022	\$ 10,221	\$ 122,649
	01/2023	12/2023	\$ 10,527	\$ 126,328
	01/2024	12/2024	\$ 10,843	\$ 130,118
	01/2025	12/2025	\$ 11,168	\$ 134,021
	01/2026	12/2026	\$ 11,504	\$ 138,042
	01/2027	12/2027	\$ 11,849	\$ 142,183
	01/2028	12/2028	\$ 12,204	\$ 146,449
	01/2029	12/2029	\$ 12,570	\$ 150,842
	01/2030	12/2030	\$ 12,947	\$ 155,368
	01/2031	12/2031	\$ 13,336	\$ 160,029
	01/2032	12/2032	\$ 13,736	\$ 164,829
	01/2033	12/2033	\$ 14,148	\$ 169,774
	01/2034	12/2034	\$ 14,572	\$ 174,868
	01/2035	12/2035	\$ 15,009	\$ 180,114
	01/2036	12/2036	\$ 15,460	\$ 185,517
	01/2037	12/2037	\$ 15,924	\$ 191,083
	01/2038	12/2038	\$ 16,401	\$ 196,815
	01/2039	12/2039	\$ 16,893	\$ 202,719
	01/2040	12/2040	\$ 17,400	\$ 208,801
	01/2041	12/2041	\$ 17,922	\$ 215,065
	01/2042	12/2042	\$ 18,460	\$ 221,517

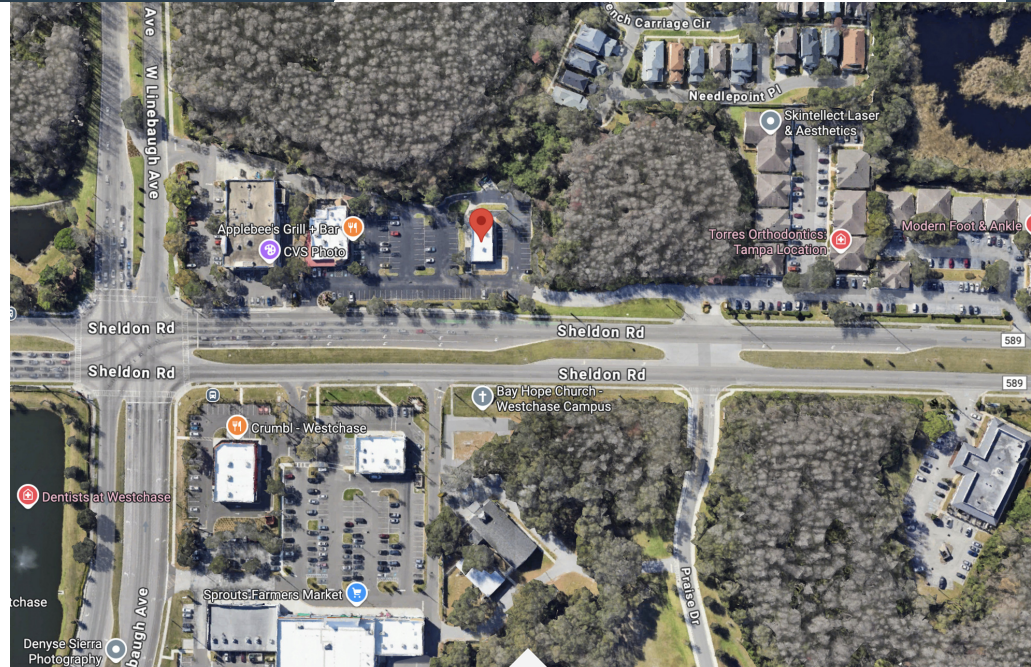




Address	7205 US 231 - Panama City, FL 32404
Property Type	NNN Retail
Leased	100%
NOI	\$95,472
Building Size	9,180 SF
Number of Buildings	1
Lease Guarantor	Corporate
Renewals	Then (5) 5-Year Extensions to 30 Yrs

- Tenant: Family Dollar
- High visibility and easy access for daily commuters and regional travelers.
- Prime frontage on U.S. Highway 231, a major north-south route through Panama City and a key connector to I-10 and surrounding markets
- Traffic Count: AADT (Vehicles Per Day) – 29,500

Property	Start	End	Rent Monthly	Rent Annual
	06/2020	12/2030	\$ 7,956	\$ 95,472
Initial Term 10 Years	01/2031	12/2035	\$ 8,339	\$ 100,062
Then (5) 5-Year Extensions to 30 Yrs	01/2036	12/2040	\$ 8,721	\$ 104,652
Increase Every 5 Years After Initial Term	01/2041	12/2045	\$ 9,104	\$ 109,242
	01/2046	12/2050	\$ 9,486	\$ 113,832
	01/2051	12/2055	\$ 9,869	\$ 118,422



Address	10612 Sheldon Road - Tampa, FL 33626
Rentable Area	2,700 SF
Land Area	1.55 AC
Year Built / Remodeled	2000 / 2022
Lease Type	NNN
Lease Term	10 Years (May 2022 - 2032)
Increases	10% Every 5 Years & Beg. of Each Option
Lease Guarantor	Corporate
Renewals	Then (2) 5-Year Extensions to 20 Yrs
Lease Guarantor	Corporate

- Absolute NNN Lease
- Fee-Simple Ownership
- Zero Landlord Responsibilities
- Tenant pays for CAM, taxes, insurance, and maintains all aspects of the premises
- No landlord responsibilities
- Investor benefits from fee-simple ownership of the building and land
- Ideal, low-management investment for a passive investor in a state with no state income tax

Property	Start	End	Rent Monthly	Rent Annual
	09/2021	08/2026	\$ 16,250	\$ 195,000
Initial Term 10 Years	09/2026	08/2031	\$ 17,875	\$ 214,500
Then (2) 5-Year Extensions to 20 Yrs	09/2031	08/2036	\$ 19,663	\$ 235,950
10% Increase Every 5 Years	09/2036	08/2041	\$ 21,629	\$ 259,545



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FA Commercial is a specialized team led by Fabio & Sebastian Faerman focusing on investment sales, landlord & tenant representation, market analysis, site selection, strategy selection, and portfolio overview.

Furthermore, our approach is distinctive, comprehensive, and thorough. We capitalize on opportunities and provide clients with strategies for their real estate properties.

Fabio Faerman is the director of the commercial division at Fortune International Realty where he has been the top producer 10 years in a row. Since 2002 Fabio and his team have sold over \$1 Billion in assets across South Florida.

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Mitigating risk and maximizing value for clients using holistic commercial real estate services plus implementing robust and personalized marketing strategies.

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Providing unparalleled representation for property owners, connecting owners with tenants, enhancing the tenant mix, and creating property specific-solutions.

TENANT REPRESENTATION

Advising tenants on market trends, demographic analysis, site selection and lease negotiation tactics to assist clients when deciding on their investment.

FA Commercial is the expert leading with both **landlord and tenant representation.**





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