

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



(NASDAQ: GT | S&P: B+)

11+ Years Remaining | Corporate Lease Signature | Scheduled 10% Rental Increases



755 21st Street

VERO BEACH FLORIDA

ACTUAL SITE



EXCLUSIVELY MARKETING BY



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NATIONAL NET LEASE

Qualifying Broker: Patrick Nutt, SRS Real Estate Partners-SOFLO LLC | FL License No. BK3120739



SITE OVERVIEW



PROPERTY PHOTOS



OFFERING SUMMARY



1,240

RETAIL
OUTLETS

\$19B

TOTAL
SALES

S&P: B+

CREDIT
RATING

OFFERING

Pricing	\$2,980,392
Net Operating Income	\$152,000
Cap Rate	5.10%

PROPERTY SPECIFICATIONS

Property Address	755 21st Street, Vero Beach, FL 32960
Rentable Area	7,667 SF
Land Area	0.87 AC
Year Built/Renovated	1973 / 1995
Tenant	Goodyear
Lease Signature	Corporate (S&P: B+)
Lease Type	Absolute NNN
Lease Term Remaining	11+ Years
Increases	10% Every 5 years and at beginning of each option
Rent Commencement	6/23/2022
Lease Expiration	6/30/2037
Options	6 (5-Year)

RENT ROLL



Tenant Name	LEASE TERM			RENTAL RATES					
	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Cap Rate	Options
The Goodyear Tire & Rubber Company	7,667	6/23/2022	6/30/2037	Current	-	\$12,667	\$152,000	5.10%	6 (5-Year)
(Corporate Guaranty)				6/23/2027	10%	\$13,933	\$167,200	5.61%	
				6/23/2032	10%	\$15,327	\$183,920	6.17%	
10% Increase Beg. of Each Option									



BONUS DEPRECIATION



100% Bonus Depreciation

The One Big Beautiful Bill Act permanently restored 100% bonus depreciation for qualifying property acquired and placed in service after January 19, 2025. Most investors are unaware that single tenant retail properties offer substantial tax benefits.

Maximize Your Returns

100% bonus depreciation allows for the immediate deduction of all non-structural assets in year one of ownership that have been identified by a cost segregation study (compared with the traditional 39-year schedule for commercial buildings).

Substantial Tax Benefits

By accelerating eligible depreciation deductions into the earlier years of ownership, an investor may reduce taxable income, improve after-tax cash flow and enhance the overall economics of the investment.

For more information, please contact:

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SRS recommends that the prospective Purchaser(s) consult with their tax professional for advice related to your specific situation and how you can take advantage of bonus depreciation.

Subject Property Example

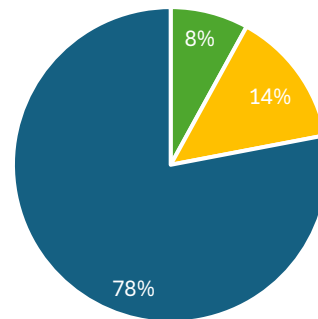
Estimated Building Cost - \$2,059,852

2026 Range of Benefits - Year of Application

	Conservative	High End
2026 Dep. - Accelerated Method	\$458,325	\$643,116
2026 Dep. - Straight Line Method	\$6,612	\$6,612
2026 Increased Deduction	\$451,713	\$636,504
2026 Tax Savings (37%)	\$167,134	\$235,507
ROI: 2026	35 : 1	50 : 1

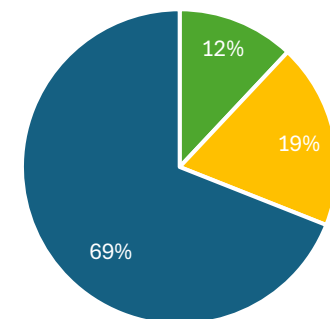
Estimated Allocation of Property

Conservative



■ 5 Year ■ 15 Year ■ 39 Year

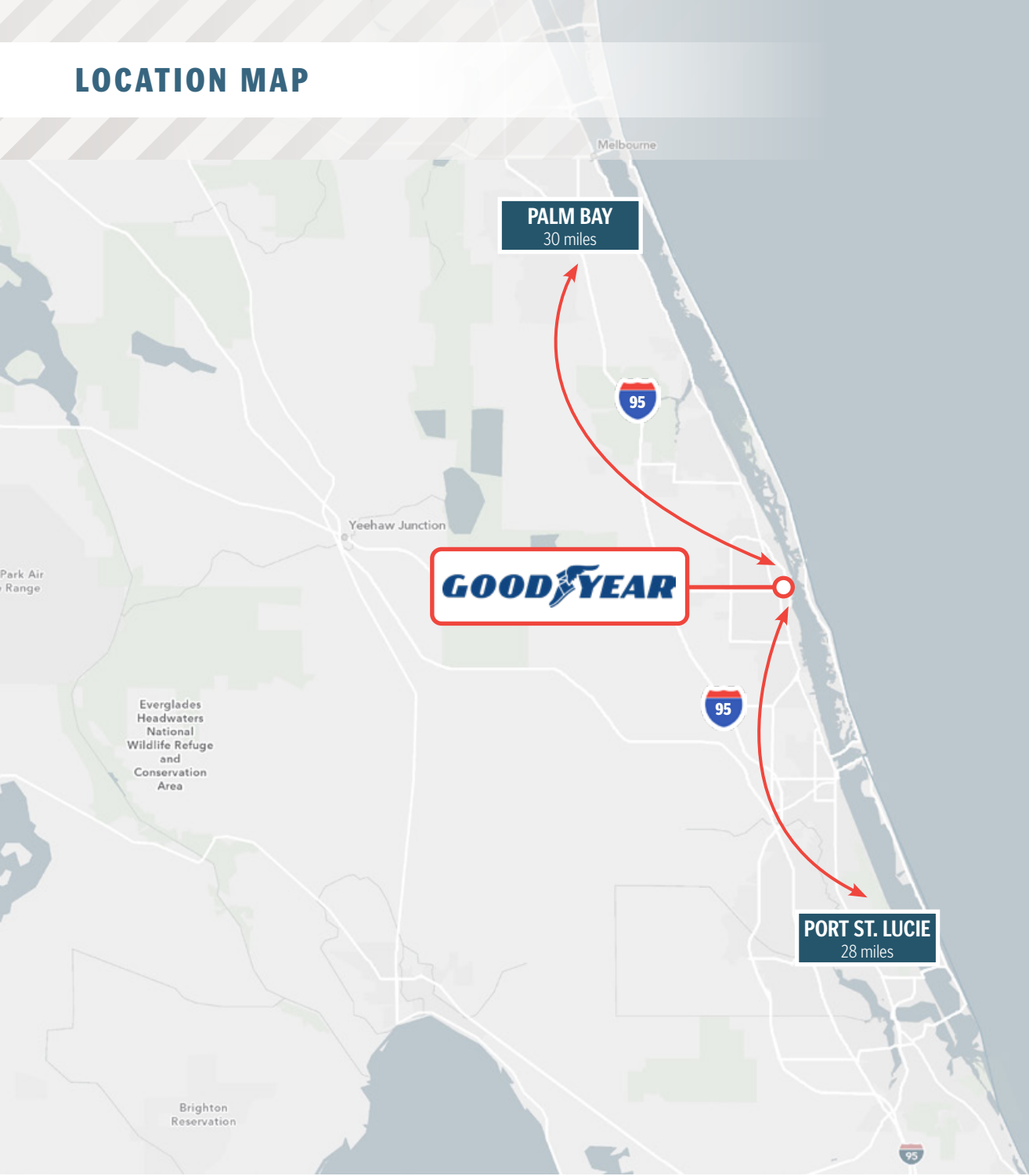
High End



■ 5 Year ■ 15 Year ■ 39 Year

This property offers potential for **~\$643K** in bonus depreciation benefits!

LOCATION MAP



2025 Estimated Population	
1 Mile	7,983
3 Miles	54,400
5 Miles	102,100
2025 Average Household Income	
1 Mile	\$99,072
3 Miles	\$90,849
5 Miles	\$99,752
2025 Estimated Total Employees	
1 Mile	850
3 Miles	26,896
5 Miles	43,383





21ST ST 9,100 VPD

PYLON SIGN

GOODYEAR

PYLON SIGN

DOLLAR TREE

60

20TH PL 8,400 VPD



BRAND PROFILE



GOODYEAR

goodyear.com

Company Type: Public (NASDAQ: GT)

Locations: 1,240+

2024 Employees: 72,000

2024 Revenue: \$19.04 Billion

2024 Assets: \$22.54 Billion

Credit Rating: S&P: B+

The Goodyear Tire & Rubber Company, together with its subsidiaries, develops, manufactures, distributes, and sells tires and related products and services worldwide. It offers various lines of rubber tires for automobiles, trucks, buses, aircraft, motorcycles, earthmoving and mining equipment, farm implements, industrial equipment, and other applications under the Goodyear, Cooper, Dunlop, Kelly, Mastercraft, Roadmaster, Debica, Sava, Fulda, Mickey Thompson, Avon, and Remington brands and various house brands, as well as under private-label brands. The company also provides retread truck, aviation, and off-the-road tires; manufactures and sells tread rubber and other tire retreading materials; sells chemical products; and provides automotive and commercial repair services, and miscellaneous other products and services.

In addition, it operates approximately 1,240+ retail outlets, which offer products for sale, and provides repair and other services. It employs about 72,000 people and manufactures its products in 57 facilities in 23 countries around the world, creating a performance standard for the industry.

Source: corporate.goodyear.com, finance.yahoo.com



THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

\$5B+

TRANSACTION
VALUE

company-wide
in 2024

600+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2024

\$2.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2024

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