

Palm Beach County 7-11



OFFERING MEMORANDUM | PALM BEACH COUNTY PRIME 7-11

4670 Seminole Pratt Whitney Road
Westlake, FL 33470

Paul Zakovich
Biltmore Realty Ltd
President
(303) 901-2120
paul@biltmorecompanies.com
164421

Brian Brockman
Bang Realty-Naples, Inc
In State Broker
(513) 898-1551
bor@bangrealty.com
BK3327646

Paul Zakovich
PRESIDENT
(303) 901-2120
(303) 901-2120
1660 S. Albion St.
Suite 325
Denver, CO 80222
biltmorecompanies.com

THE BILTMORE COMPANIES
COMMERCIAL | RESIDENTIAL | SALES & DEVELOPMENT

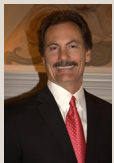


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Exclusively Marketed by:



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Brokerage License No.: 164421
www.biltmorecompanies.com

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01 **Executive Summary**

Investment Summary

OFFERING SUMMARY

ADDRESS	4670 Seminole Pratt Whitney Road Westlake FL 33470
COUNTY	Palm Beach
MARKET	Palm Beach
BUILDING SF	4,500 SF
LAND ACRES	1.89
YEAR BUILT	2021

FINANCIAL SUMMARY

PRICE	\$13,148,000
PRICE PSF	\$2,921.78
OCCUPANCY	100%
NOI (CURRENT)	\$720,000
NOI (Normalized)	\$756,000
CAP RATE (CURRENT)	5.48%
CAP RATE (NORMALIZED)	5.75%
CASH ON CASH (CURRENT)	4.03%
CASH ON CASH (NORMALIZED)	4.72%

PROPOSED FINANCING

LOAN TYPE	Amortized
DOWN PAYMENT	\$4,508,000
LOAN AMOUNT	\$8,640,000
INTEREST RATE	5.50%
LOAN TERMS	Fixed 5 Years
ANNUAL DEBT SERVICE	\$507,855
LOAN TO VALUE	66%
AMORTIZATION PERIOD	50 Years

Notes Can be IO or \$39,600/mo

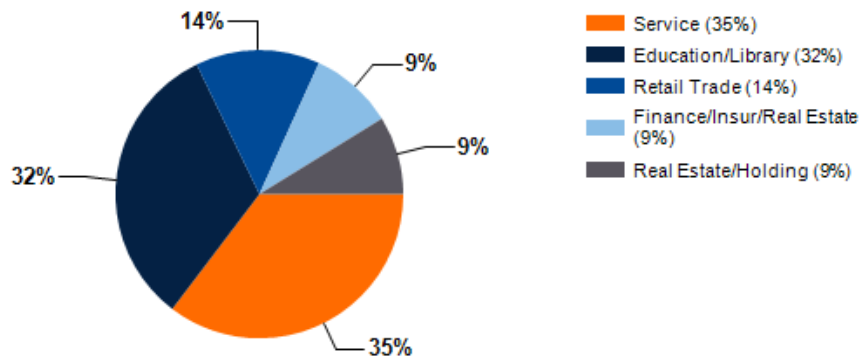
DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2026 Population	1,151	21,774	56,058
2026 Median HH Income	\$128,095	\$129,065	\$129,974
2026 Average HH Income	\$166,143	\$165,987	\$158,961

02 Location

- Location Summary
- Local Business Map
- Aerial View Map
- Traffic Counts
- Drive Times (Heat Map)

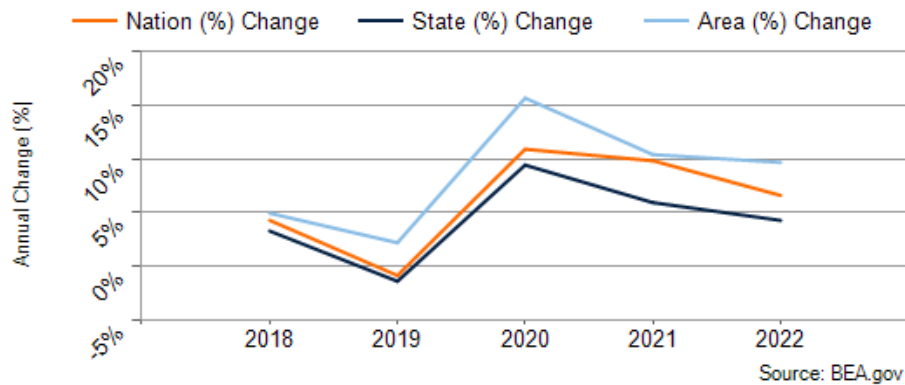
Major Industries by Employee Count

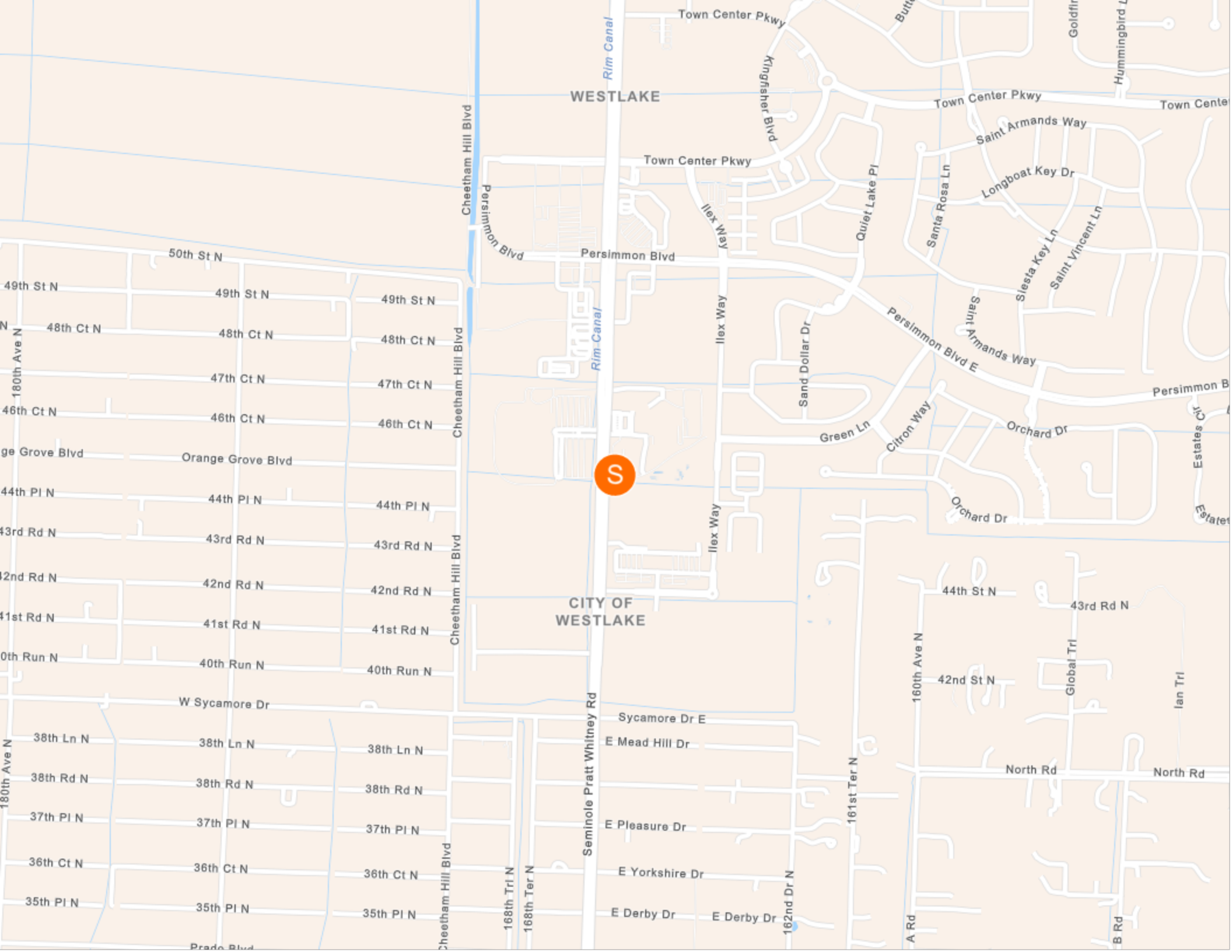


Largest Employers

Florida Power & Light Company (FPL)	10,000
Pratt & Whitney	9,000
Florida Department of Transportation (FDOT)	5,000
Florida Atlantic University (FAU)	3,000
Wellington Regional Medical Center	1,000
City of Westlake	100
Florida Power & Light Company (FPL) Westlake Solar Energy Center	100
Publix Super Markets	50

Palm Beach County GDP Trend





WESTLAKE

CITY OF WESTLAKE



Rim Canal

Seminole Pratt Whitney Rd

Cheatham Hill Blvd

Cheatham Hill Blvd

Cheatham Hill Blvd

Cheatham Hill Blvd

168th Trl N

168th Ter N

161st Ter N

160th Ave N

B Rd

A Rd

162nd Dr N

Global Trl

Ian Trl

Estates Cir

Estates

North Rd

North Rd

44th St N

42nd St N

43rd Rd N

Siesta Key Ln

Saint Vincent Ln

Longboat Key Dr

Saint Armands Way

Santa Rosa Ln

Quiet Lake Pl

Sand Dollar Dr

Green Ln

Persimmon Blvd E

Citron Way

Orchard Dr

Orchard Dr

Ilex Way

Ilex Way

Town Center Pkwy

Town Center Pkwy

Kingsfisher Blvd

Town Center Pkwy

50th St N

49th St N

48th Ct N

47th Ct N

46th Ct N

Orange Grove Blvd

44th Pl N

43rd Rd N

42nd Rd N

41st Rd N

40th Run N

W Sycamore Dr

38th Ln N

38th Rd N

37th Pl N

36th Ct N

35th Pl N

Prado Blvd

49th St N

48th Ct N

47th Ct N

46th Ct N

44th Pl N

43rd Rd N

42nd Rd N

41st Rd N

40th Run N

38th Ln N

38th Rd N

37th Pl N

36th Ct N

35th Pl N

49th St N

48th Ct N

47th Ct N

46th Ct N

44th Pl N

43rd Rd N

42nd Rd N

41st Rd N

40th Run N

38th Ln N

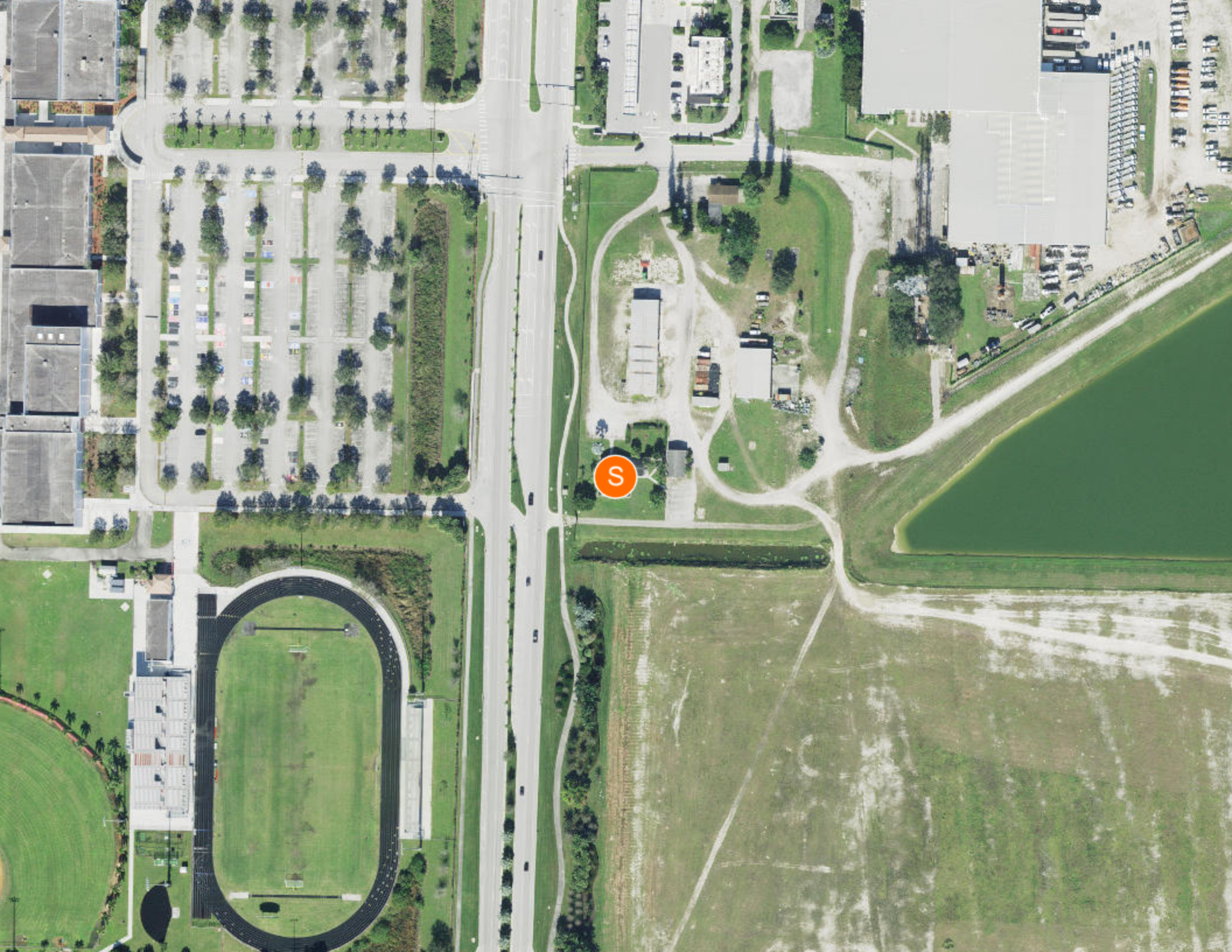
38th Rd N

37th Pl N

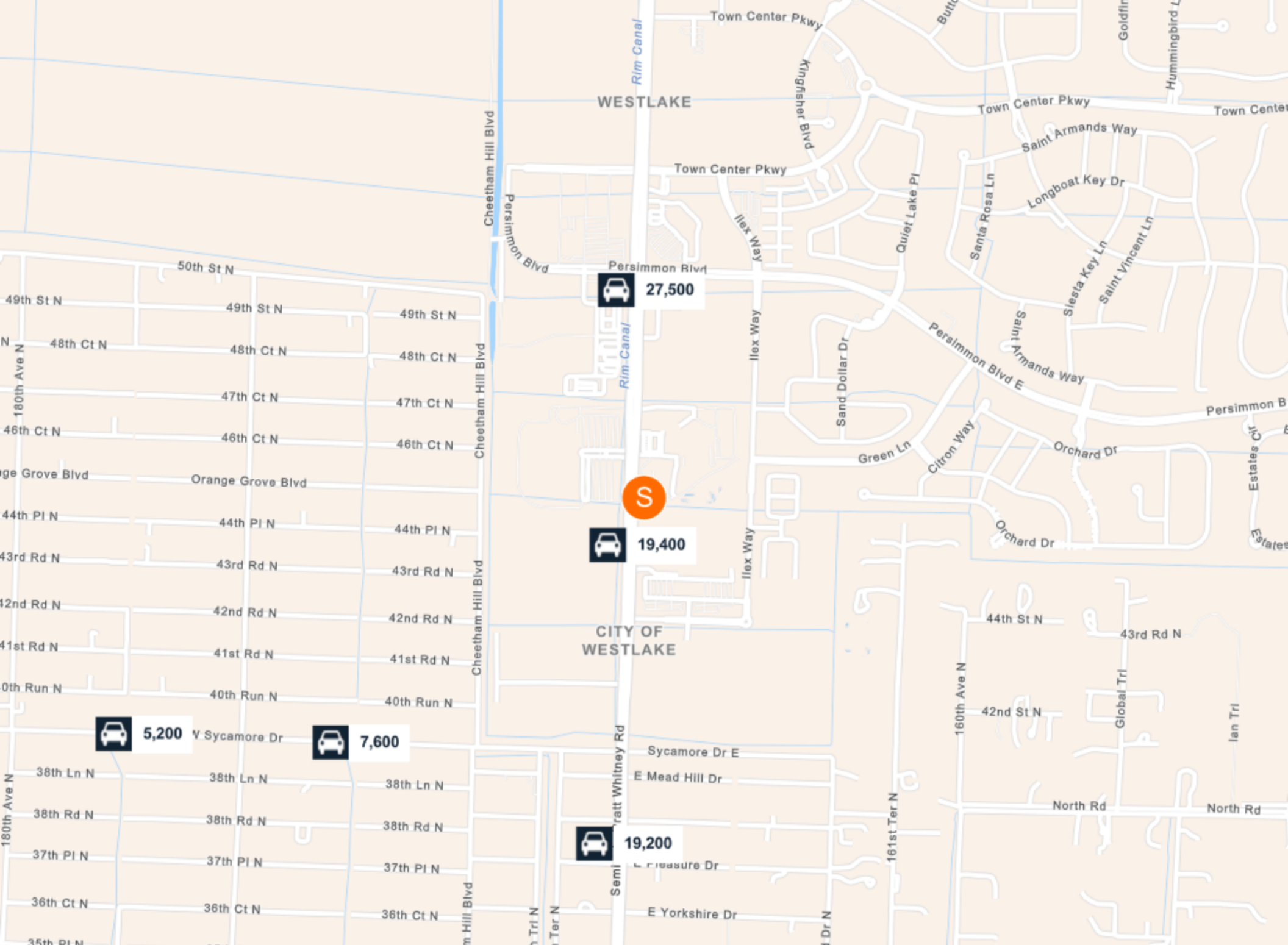
36th Ct N

35th Pl N

S



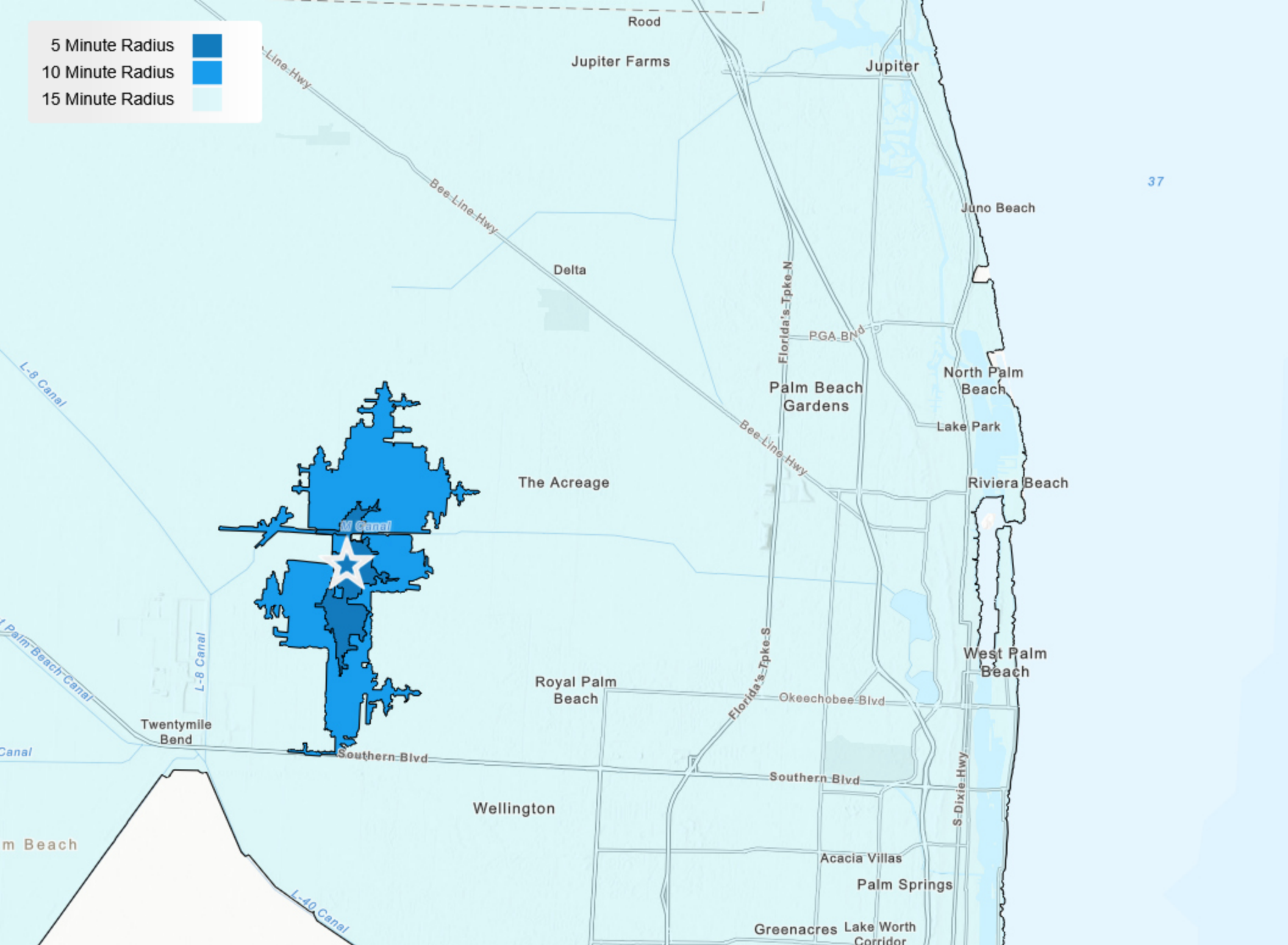
S



5 Minute Radius

10 Minute Radius

15 Minute Radius



PALM BEACH COUNTY 7-11

03 Property Description

Property Features

PROPERTY FEATURES

NUMBER OF TENANTS	1
BUILDING SF	4,500
LAND ACRES	1.89
YEAR BUILT	2021
	16 Pumps

TENANT INFORMATION

MAJOR TENANT/S	7-11
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PALM BEACH COUNTY 7-11

04

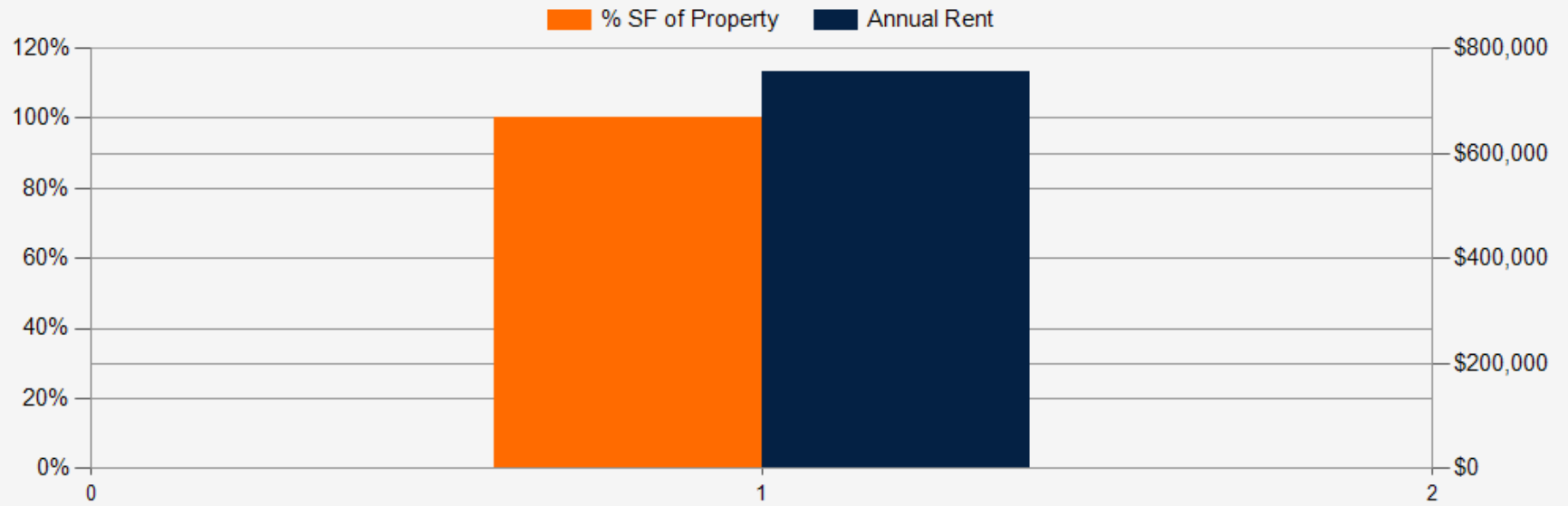
Rent Roll

Rent Roll

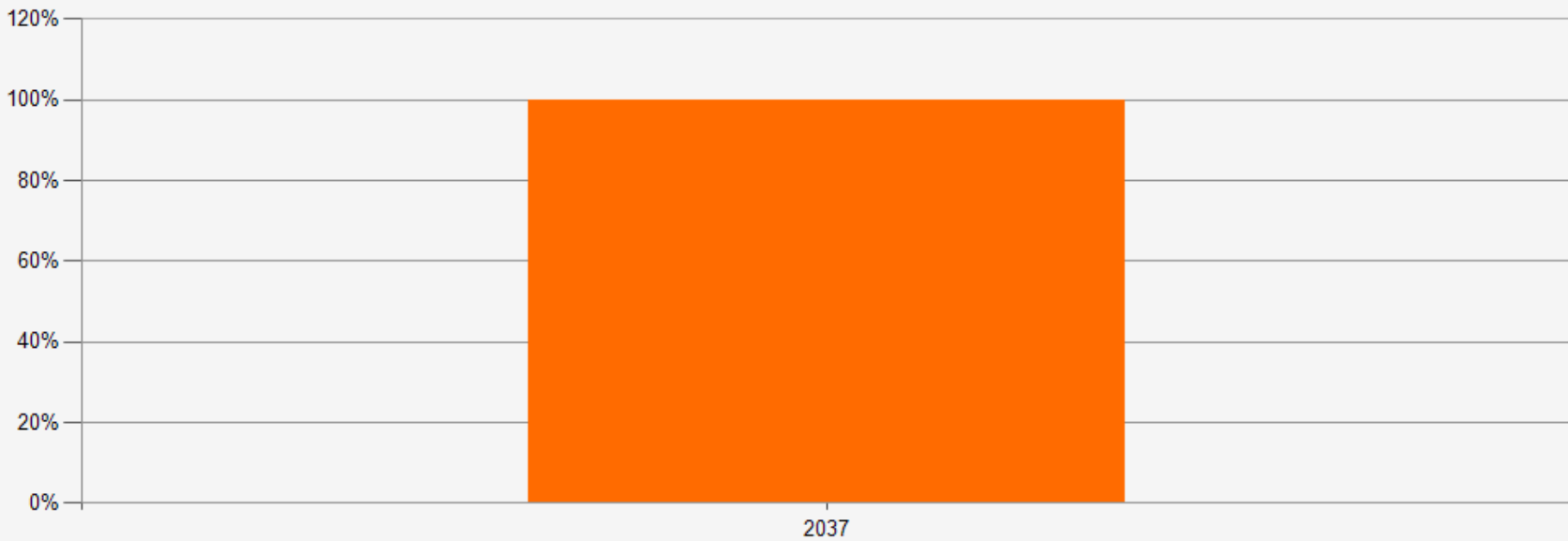
Lease Expiration

Suite	Tenant Name	Square Feet	% of GLA	Lease Term		Rental Rates				CAM Revenue (Annual)	Lease Type	Options/Notes
				Lease Start	Lease End	Begin Date	Monthly	PSF	Annual			
	7-11	4,500	100.00%	06/01/22	05/31/37	CURRENT	\$63,000	\$14.00	\$756,000	\$168.00		NNN Rent \$60,000/month until 6/1/2027, escalating to \$63,000 and 5% every 5 years there on.
						06/01/2027	\$66,150	\$14.70	\$793,800	\$176.40		
						OPTION(S) 06/01/2032	\$69,458	\$15.44	\$833,490	\$185.28		
Totals:		4,500					\$63,000		\$756,000			

Tenant SF Analysis



Lease Expiration Summary



05

Financial Analysis

Income & Expense Analysis

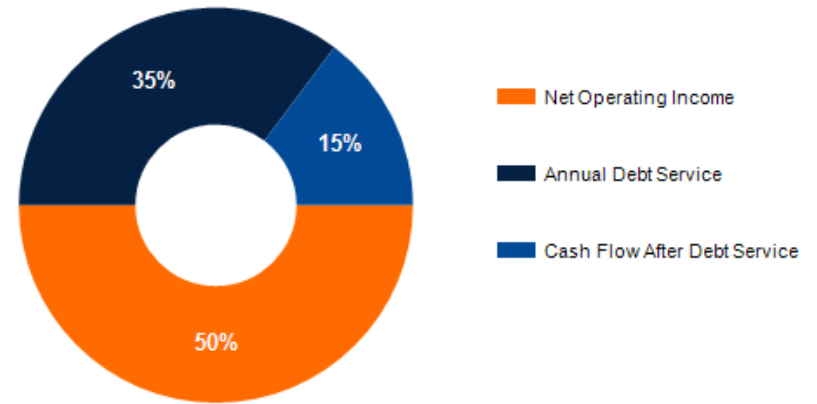
Multi-Year Cash Flow Assumptions

Cash Flow Analysis

Financial Metrics

REVENUE ALLOCATION

CURRENT



INCOME	CURRENT	NORMALIZED
Gross Scheduled Rent	\$720,000	\$756,000
Effective Gross Income	\$720,000	\$756,000
Net Operating Income	\$720,000	\$756,000
Annual Debt Service	\$507,855	\$507,855
Cash flow	\$212,145	\$248,145
Debt Coverage Ratio	1.42	1.49

DISTRIBUTION OF EXPENSES

CURRENT

EXPENSES	CURRENT	NORMALIZED
Annual Debt Service	\$507,855	\$507,855

Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

GLOBAL

Price	\$13,148,000
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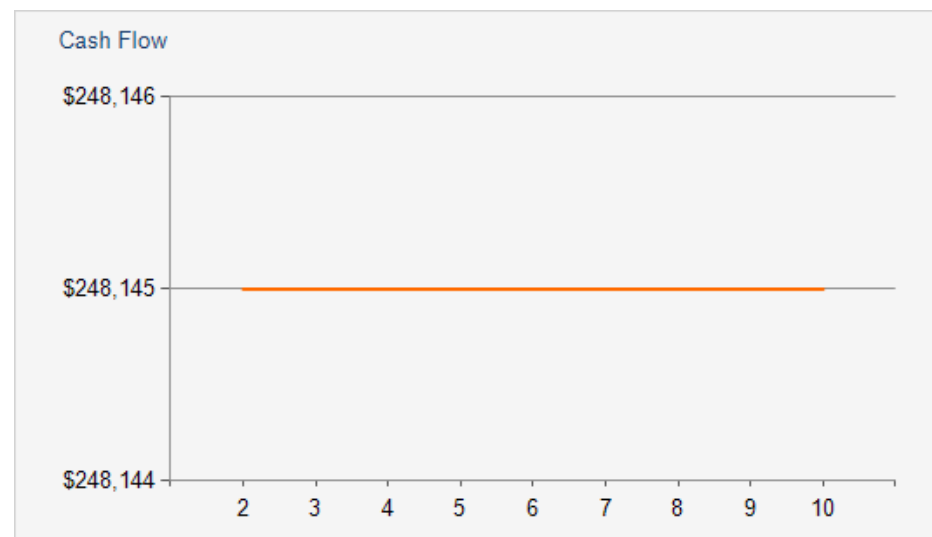
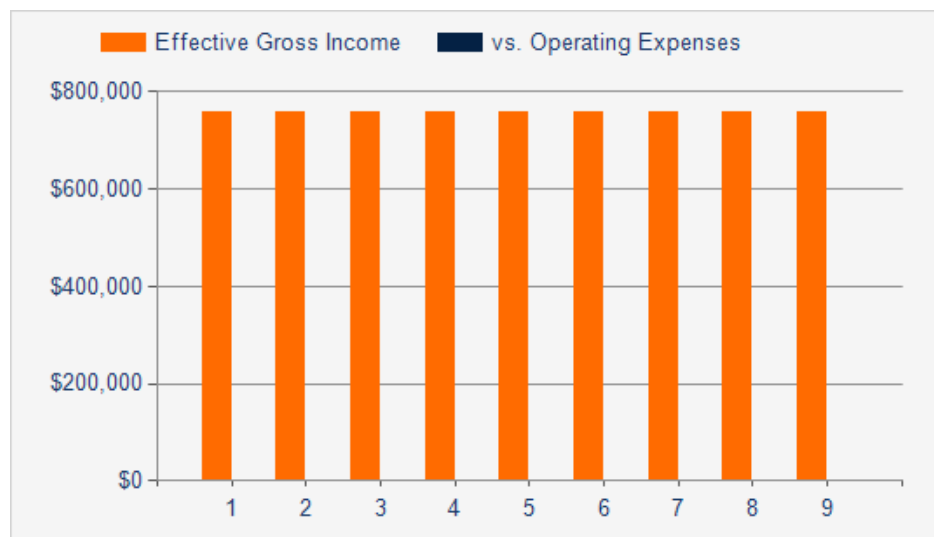
PROPOSED FINANCING

Loan Type	Amortized
Down Payment	\$4,508,000
Loan Amount	\$8,640,000
Interest Rate	5.50%
Loan Terms	Fixed 5 Years
Annual Debt Service	\$507,855
Loan to Value	66%
Amortization Period	50 Years

Notes Can be IO or \$39,600/mo

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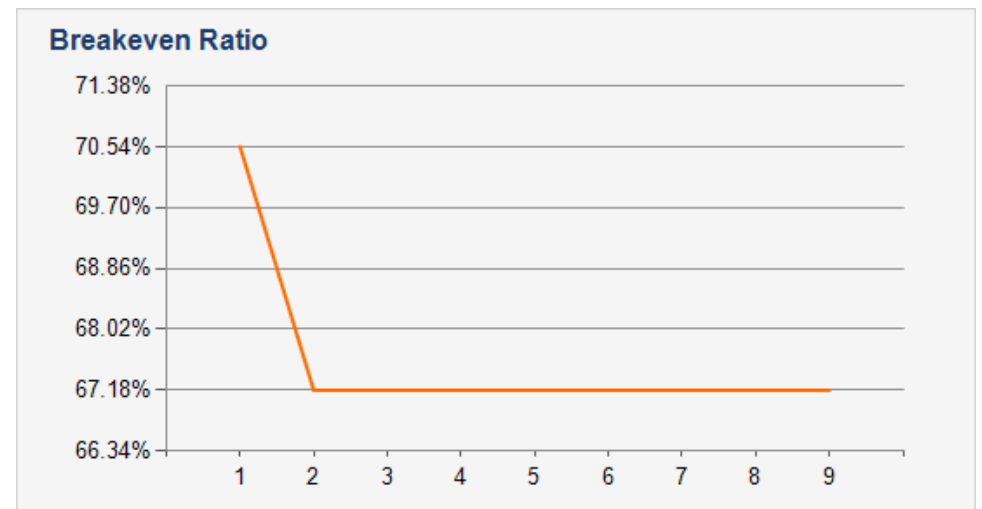
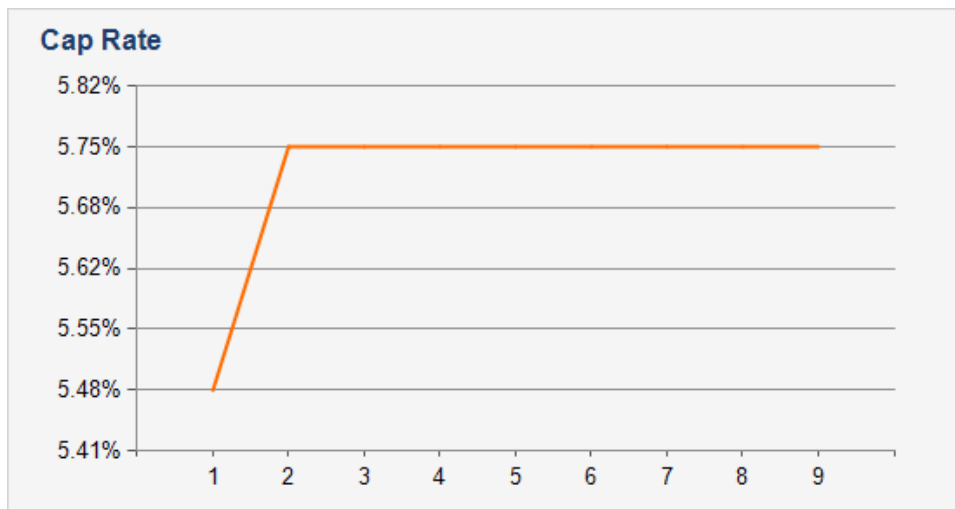
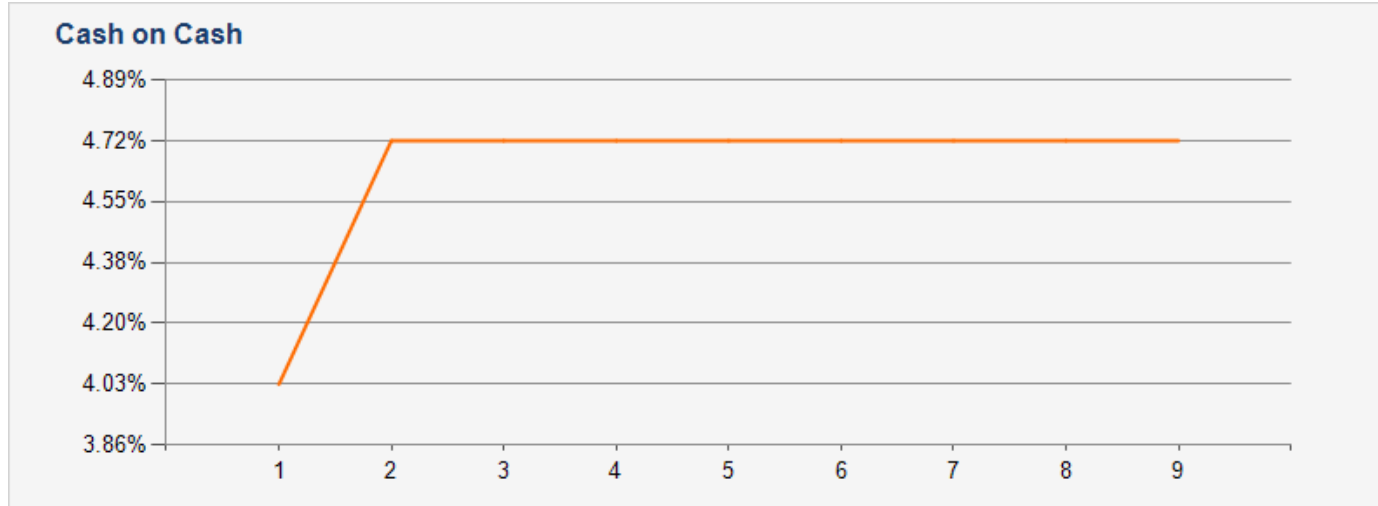
Calendar Year	CURRENT	Normalized	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Revenue										
Gross Scheduled Rent	\$720,000	\$756,000	\$756,000	\$756,000	\$756,000	\$756,000	\$756,000	\$756,000	\$756,000	\$756,000
Effective Gross Income	\$720,000	\$756,000	\$756,000	\$756,000	\$756,000	\$756,000	\$756,000	\$756,000	\$756,000	\$756,000
Operating Expenses										
Net Operating Income	\$720,000	\$756,000	\$756,000	\$756,000	\$756,000	\$756,000	\$756,000	\$756,000	\$756,000	\$756,000
Annual Debt Service	\$507,855	\$507,855	\$507,855	\$507,855	\$507,855	\$507,855	\$507,855	\$507,855	\$507,855	\$507,855
Cash Flow	\$212,145	\$248,145	\$248,145	\$248,145	\$248,145	\$248,145	\$248,145	\$248,145	\$248,145	\$248,145



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Calendar Year	CURRENT	Normalized	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Cash on Cash Return b/t	4.03%	4.72%	4.72%	4.72%	4.72%	4.72%	4.72%	4.72%	4.72%	4.72%
CAP Rate	5.48%	5.75%	5.75%	5.75%	5.75%	5.75%	5.75%	5.75%	5.75%	5.75%
Debt Coverage Ratio	1.42	1.49	1.49	1.49	1.49	1.49	1.49	1.49	1.49	1.49
Loan to Value	65.76%	65.46%	65.19%	64.91%	64.61%	64.30%	63.96%	63.61%	63.24%	62.85%
Breakeven Ratio	70.54%	67.18%	67.18%	67.18%	67.18%	67.18%	67.18%	67.18%	67.18%	67.18%
Price / SF	\$2,921.78	\$2,921.78	\$2,921.78	\$2,921.78	\$2,921.78	\$2,921.78	\$2,921.78	\$2,921.78	\$2,921.78	\$2,921.78
Income / SF	\$160.00	\$168.00	\$168.00	\$168.00	\$168.00	\$168.00	\$168.00	\$168.00	\$168.00	\$168.00

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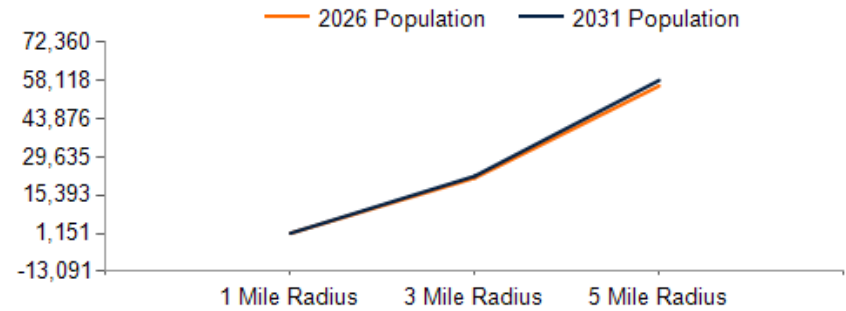


06 Demographics

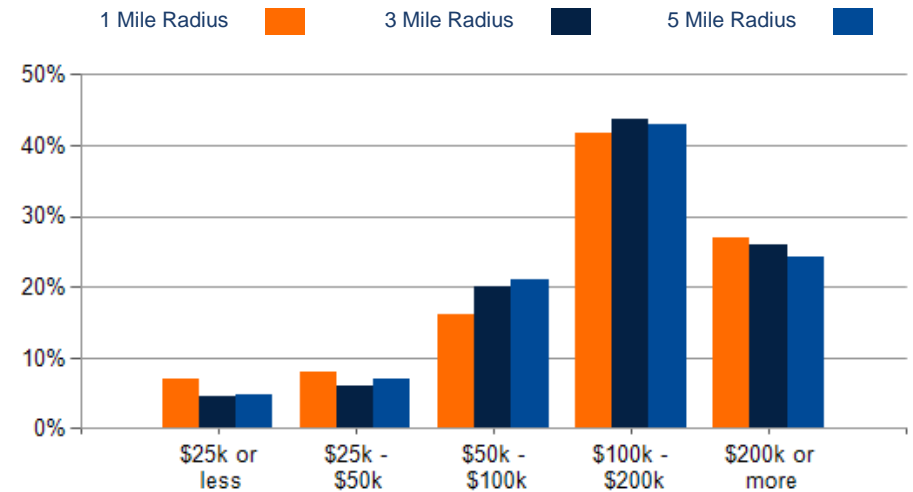
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	720	10,416	30,677
2010 Population	981	14,167	42,172
2026 Population	1,151	21,774	56,058
2031 Population	1,185	22,471	58,118
2026 African American	122	3,002	7,612
2026 American Indian	5	69	237
2026 Asian	29	761	1,973
2026 Hispanic	296	5,652	13,895
2026 Other Race	75	1,437	3,270
2026 White	716	12,711	33,182
2026 Multiracial	202	3,780	9,750
2026-2031: Population: Growth Rate	2.90%	3.15%	3.60%

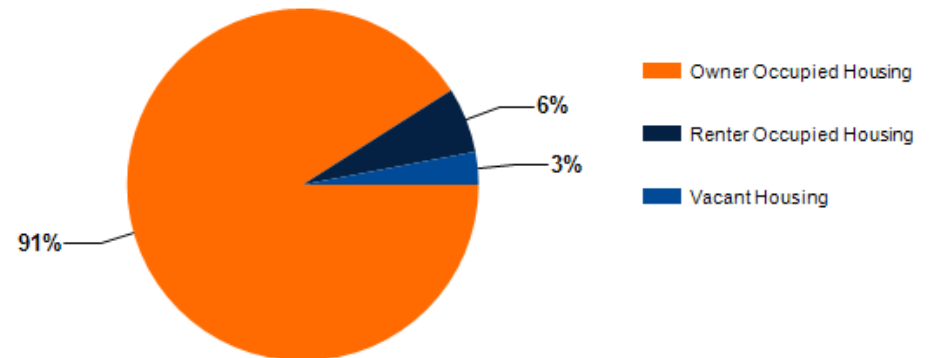
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	19	242	633
\$15,000-\$24,999	7	113	318
\$25,000-\$34,999	12	171	502
\$35,000-\$49,999	17	307	878
\$50,000-\$74,999	28	541	1,705
\$75,000-\$99,999	31	1,028	2,374
\$100,000-\$149,999	116	2,395	5,182
\$150,000-\$199,999	37	1,034	3,195
\$200,000 or greater	99	2,035	4,718
Median HH Income	\$128,095	\$129,065	\$129,974
Average HH Income	\$166,143	\$165,987	\$158,961



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

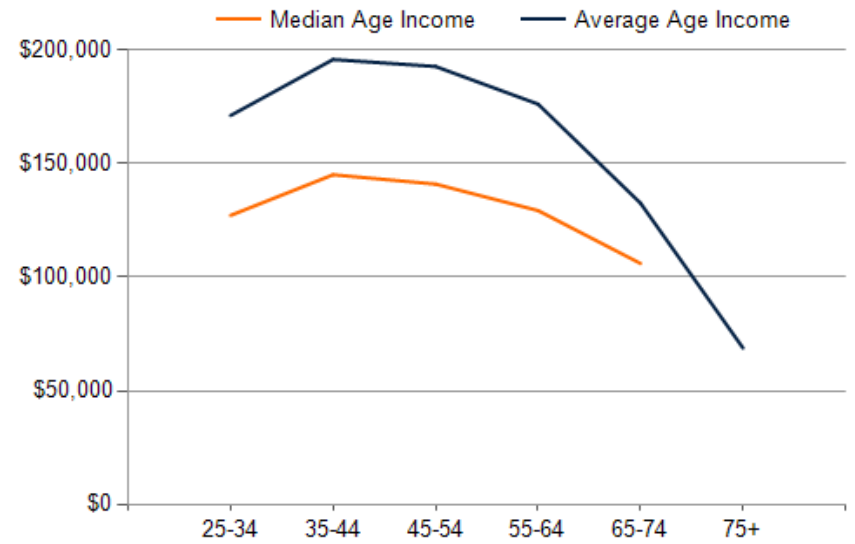
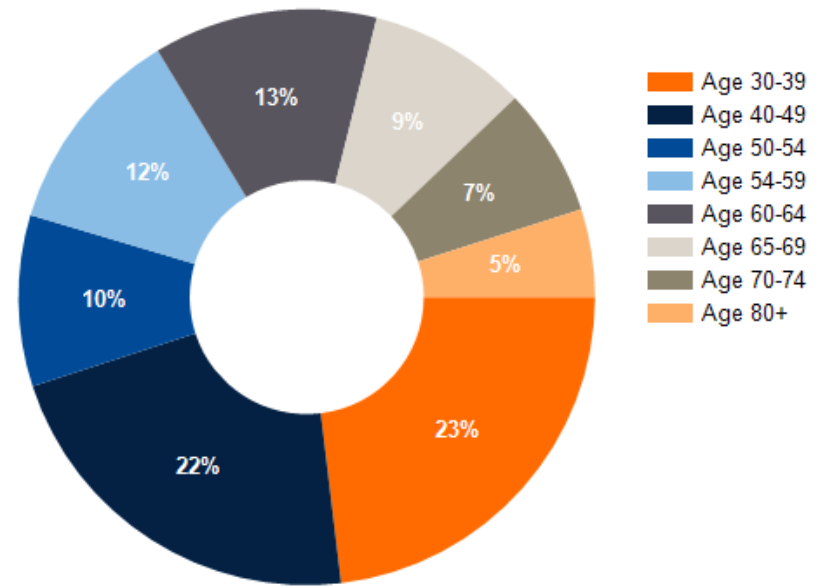


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	83	1,508	3,670
2026 Population Age 35-39	90	1,630	3,935
2026 Population Age 40-44	86	1,611	3,977
2026 Population Age 45-49	78	1,402	3,424
2026 Population Age 50-54	72	1,425	3,849
2026 Population Age 55-59	88	1,564	4,114
2026 Population Age 60-64	94	1,595	4,351
2026 Population Age 65-69	67	1,233	3,472
2026 Population Age 70-74	54	898	2,476
2026 Population Age 75-79	37	581	1,544
2026 Population Age 80-84	17	294	856
2026 Population Age 85+	10	202	653
2026 Population Age 18+	913	16,921	44,005
2026 Median Age	42	40	41
2031 Median Age	43	41	42

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$127,196	\$124,493	\$127,593
Average Household Income 25-34	\$171,192	\$164,864	\$161,138
Median Household Income 35-44	\$145,134	\$150,574	\$152,777
Average Household Income 35-44	\$195,865	\$192,283	\$184,509
Median Household Income 45-54	\$141,002	\$141,823	\$148,981
Average Household Income 45-54	\$192,819	\$186,262	\$180,788
Median Household Income 55-64	\$129,351	\$129,141	\$133,583
Average Household Income 55-64	\$176,257	\$169,770	\$165,792
Median Household Income 65-74	\$106,018	\$108,737	\$102,978
Average Household Income 65-74	\$132,596	\$138,724	\$129,821
Average Household Income 75+	\$68,787	\$87,933	\$82,255

Population By Age



PALM BEACH COUNTY 7-11

07 Company Profile

Advisor Profile

Florida In State Broker

Brian Brockman
In State Broker

Palm Beach County 7-11

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The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Biltmore Realty Ltd and it should not be made available to any other person or entity without the written consent of Biltmore Realty Ltd.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Biltmore Realty Ltd. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Biltmore Realty Ltd has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Biltmore Realty Ltd has not verified, and will not verify, any of the information contained herein, nor has Biltmore Realty Ltd conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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