OFFERING MEMORANDUM

4065 SOUTH SUNCOAST BOULEVARD

Homosassa, Florida 34446

VALUE-ADD RETAIL OFFERING

Existing Income | NNN Lease-Up Opportunity

$650,000 ASKING PRICE	±4,260 SF BUILDING AREA	~$153 PRICE PER BUILDING SF	$29,826 EXISTING ANNUAL BASE RENT

SUITE 4073 ALSO AVAILABLE FOR LEASE

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Broker of Record: Marcus & Millichap Real Estate Investment Services of Florida, Inc.

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By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, costs, expenses, or liability arising out of your investigation and/or purchase of this Net Lease property.

PROPERTY SUMMARY

4065 S. Suncoast Blvd, Homosassa, FL 34446

$650,000 ASKING PRICE	$29,826 EXISTING ANNUAL BASE RENT	±2,000 SF AVAILABLE AREA	~$153 PRICE / SF	±4,260 SF BUILDING AREA
±0.29 AC LOT SIZE	±18 Spaces PARKING	3 Suites / 2 Occ. SUITES / OCCUPIED	~49.9% OCCUPANCY (RENT-ROLL)	4073 VACANT SUITE

Building area, parking, and lot size are approximate and subject to independent purchaser verification. Price per square foot is a broker calculation (asking price ÷ reported building area. Occupancy is calculated using the 3,990-square-foot rent-roll area; reported building area is approximately 4,260 square feet. All areas should be independently verified.

INVESTMENT HIGHLIGHTS

- Attractive acquisition basis of approximately $153/SF.
- Existing income from two operating tenants.
- Available suite offers NNN lease-up upside.
- Direct US-19 visibility and access.
- Near-term lease rollover creates potential repositioning flexibility.
- Owner-user occupancy of Suite 4073 as an additional acquisition strategy.

INVESTMENT HIGHLIGHTS

ATTRACTIVE ACQUISITION BASIS

Approximately $153/SF on the $650,000 asking price.

EXISTING IN-PLACE INCOME

Two operating tenants generate existing annual base rent from day one of ownership.

NNN LEASE-UP OPPORTUNITY

Approximately 2,000 SF available for lease at $16.00/SF NNN.

ILLUSTRATIVE NOI GROWTH POTENTIAL

NNN lease-up and future expense recovery each offer a distinct illustrative route to higher NOI.

OWNER-USER FLEXIBILITY

Additional acquisition strategy: occupy ±2,000 SF while collecting existing annual base rent from the two in-place tenants.

NEAR-TERM LEASE ROLLOVER FLEXIBILITY

The near-term Two Stars lease rollover provides an opportunity to evaluate renewal terms, market rent and expense-recovery structure, subject to the tenant's option rights and future negotiations.

LONGER-TERM T&I RECOVERY OPPORTUNITY

Future property-wide expense-recovery restructuring is a longer-term opportunity, subject to future lease negotiations and not current economics.

DIRECT US-19 FRONTAGE & VISIBILITY

Prominent frontage and visibility along South Suncoast Blvd/US-19.

THREE ACQUISITION STRATEGIES

1 OWNER-USER WITH INCOME OFFSET

±2,000 SF

AVAILABLE FOR OCCUPANCY

$29,826

EXISTING ANNUAL BASE RENT

Occupy the available suite while the two in-place tenants continue to generate income toward carrying costs.

2 NNN LEASE-UP STABILIZATION

$43,597

ILLUSTRATIVE NNN LEASE-UP NOI

$10,500

GROSS ESTIMATED ANNUAL EXPENSE REIMBURSEMENTS

Lease Suite 4073 on an NNN basis; illustrative NOI reflects a 6.71% indicated stabilized return at the $650,000 asking price.

3 EXISTING-INCOME ACQUISITION

2 of 3

SUITES OCCUPIED

~49.9%

RENT-ROLL OCCUPANCY

Hold for in-place income from the two occupied suites, with the near-term Two Stars lease rollover offering future repositioning flexibility.

Acquire at approximately $153/SF with two income-producing suites and approximately 2,000 SF available for occupancy or lease-up.

AERIAL & US-19 RETAIL CORRIDOR

4065 S. Suncoast Blvd, Homosassa, FL 34446

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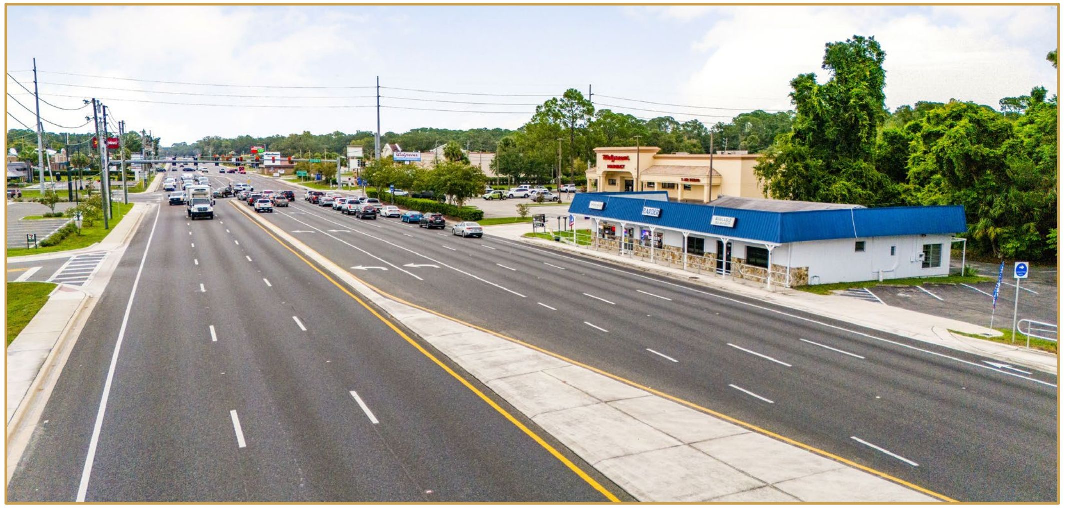
PROPERTY PHOTOGRAPHY

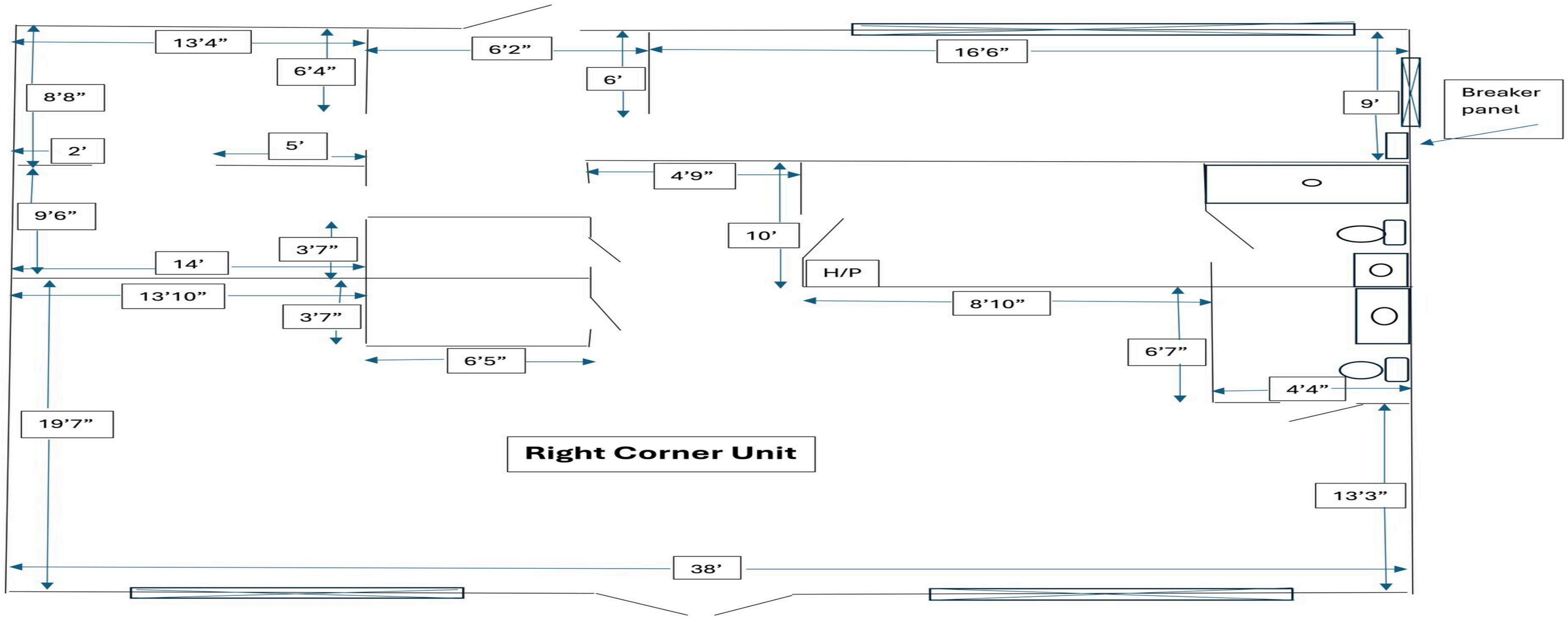
4065 S. Suncoast Blvd, Homosassa, FL 34446



AVAILABLE SUITE FLOOR PLAN

Suite 4073 | Right Corner Unit | ±2,000 SF | Available

4073 SUITE	Available STATUS	±2,000 SF APPROX. AREA



Conceptual Floor Plan — Not to Scale. All dimensions and areas are approximate and must be independently verified.

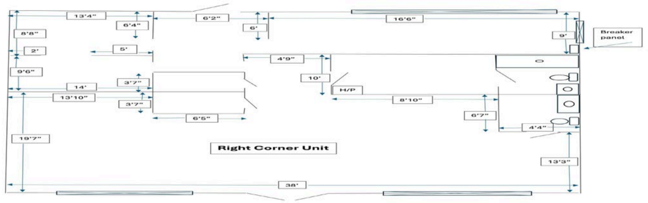
AVAILABLE FOR LEASE

Suite 4073 | 4065 South Suncoast Boulevard, Homosassa, FL 34446

±2,000 SF	$16.00/SF
AVAILABLE	NNN BASE RENT

Estimated NNN Expenses: $5.25/SF annually | **Estimated Total Occupancy Cost:** $21.25/SF | **Est. Monthly Occupancy Cost:** ~$3,542 + Utilities

Estimated NNN expenses are preliminary broker estimates only and are subject to annual reconciliation, tenant use and final negotiated lease terms. Tenant is responsible for separately metered utilities.



PLAN INSET — NOT TO SCALE

SUITE FEATURES

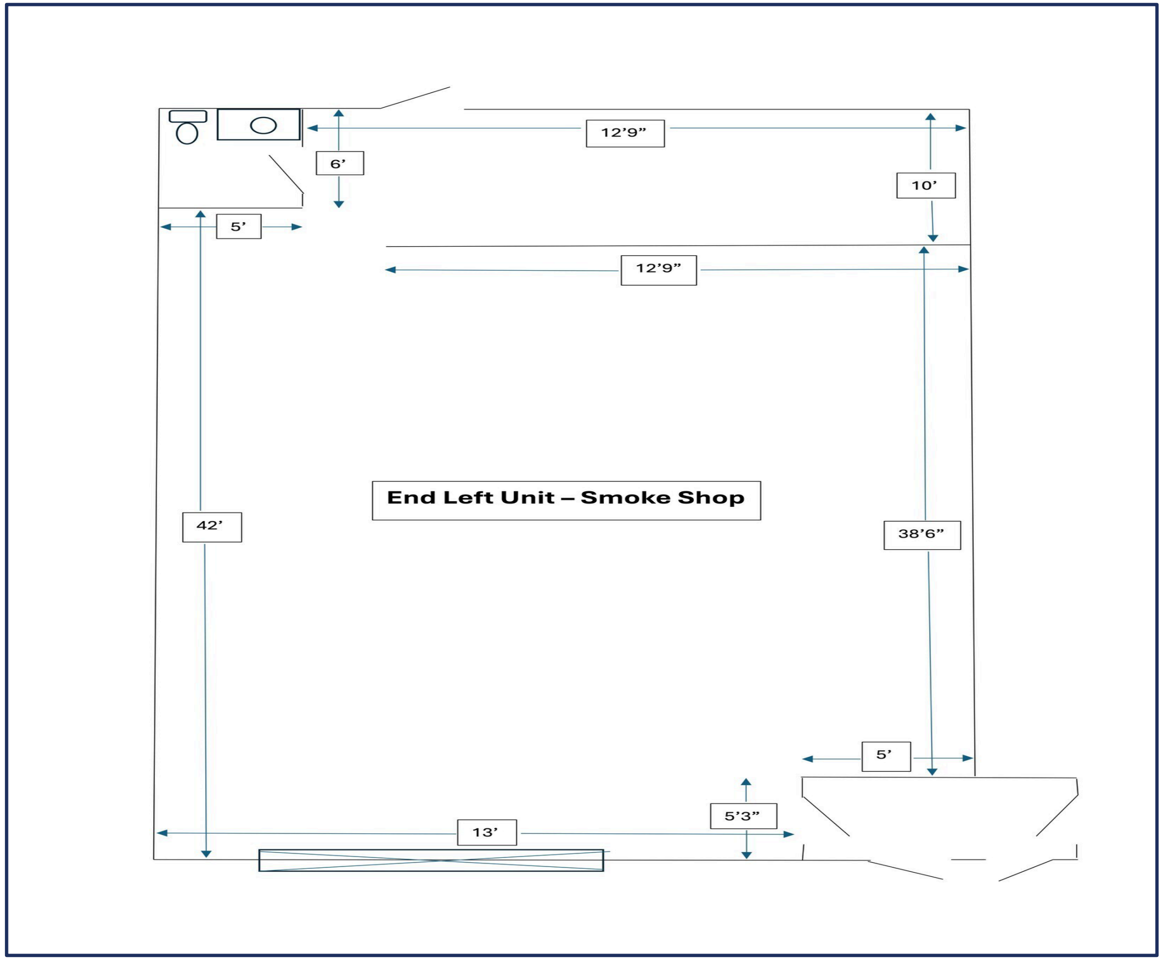
- Large open showroom or workspace
- Highway-facing storefront windows
- Direct exterior entrance
- Multiple private rooms or offices
- Kitchenette / break area
- Signage opportunity, subject to approval
- Direct US-19 visibility; shared parking with convenient access
- Flexible retail, office, or service use

Suite area and dimensions are approximate and must be independently verified. Prospective tenants must independently verify zoning, permitted use, utility service, wastewater capacity and the condition and suitability of all building systems for their intended use.

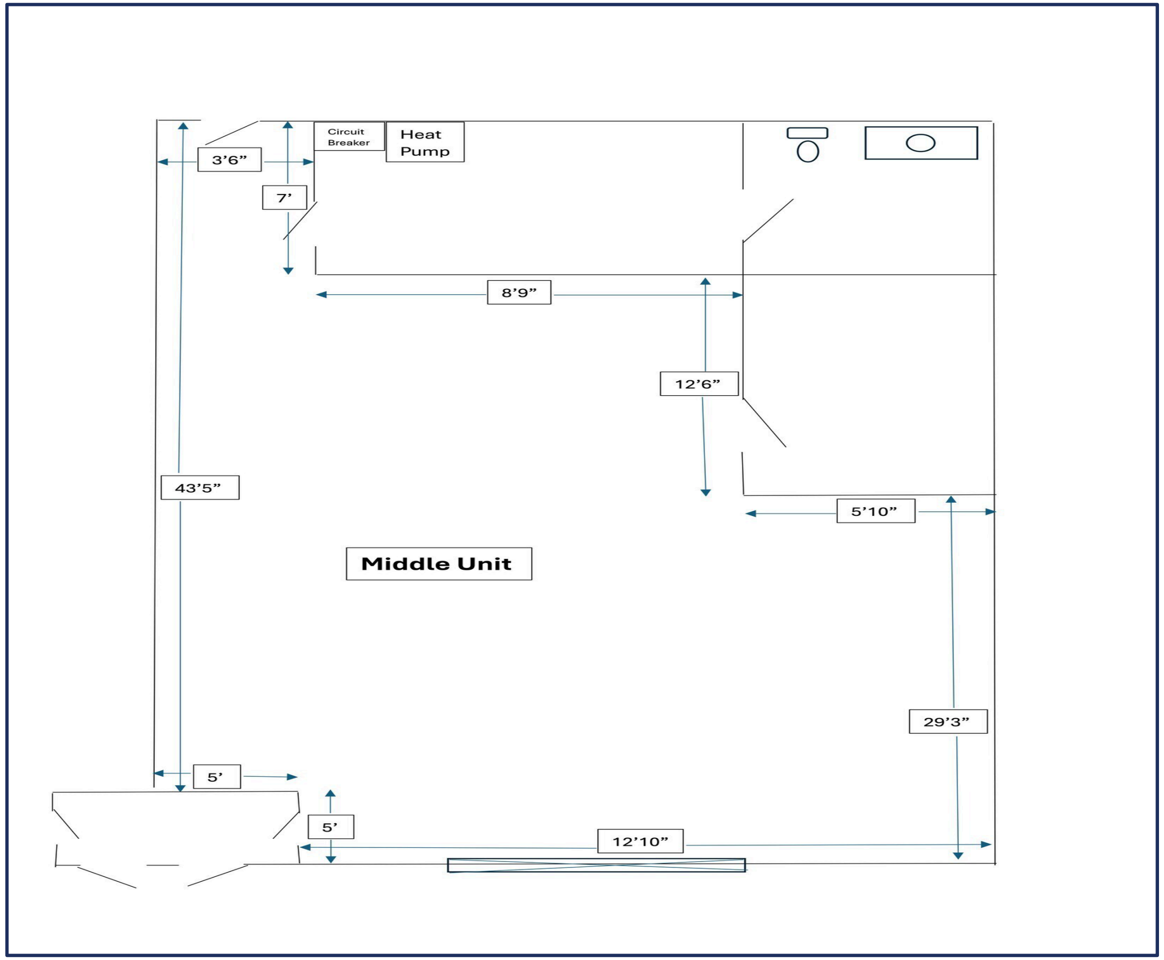
OCCUPIED-SUITE FLOOR PLANS

Suites 4065 & 4069

SUITE 4065 — END LEFT UNIT — TWO STARS SMOKE SHOP — ±1,130 SF



SUITE 4069 — MIDDLE UNIT — MJ'S BARBER CUTZ — ±860 SF



Conceptual Floor Plan — Not to Scale. All dimensions and areas are approximate and must be independently verified.

TENANT SUMMARY & RENT ROLL

4065 S. Suncoast Blvd, Homosassa, FL 34446

Suite	Tenant	SF	Lease Start	Lease Expiration	Term Remaining	Monthly Rent	Annual Rent	Renewal Options
4065	Two Stars Smoke Shop	1,130	12/1/2025	11/30/2026	0.27 Yrs	$1,385.50	$16,626	1 × 1-Year Option; +5% Notice Due: 9/1/2026
4069	MJ's Barber Cutz	860	12/5/2025	12/4/2030	4.28 Yrs	$1,100.00*	$13,200*	None
4073	Available	±2,000	—	—	—	—	—	—
TOTAL		**3,990**				**$2,485.50**	**$29,826**	

** Year 2 base rent increases to $1,195.00/month ($14,340/YR); years 3–5 escalate 4% annually.*

2.04 Years
WALT (OCCUPIED SUITES)

WALT is weighted by current annual base rent for occupied suites only and is calculated as of August 24, 2026.

Occupancy is calculated using the 3,990-square-foot rent-roll area. Reported building area is approximately 4,260 square feet. All areas should be independently verified.

LEASE ABSTRACTS

4065 S. Suncoast Blvd, Homosassa, FL 34446

SUITE 4065 — TWO STARS SMOKE SHOP	
Suite	4065
Tenant	Two Stars Smoke Shop
Area	1,130 SF
Commencement	12/1/2025
Expiration	11/30/2026
Remaining Term	0.27 Years (as of 8/24/2026)
Current Monthly Rent	$1,385.50
Current Annual Rent	$16,626
Lease Structure	Gross
Rent Escalations	None during initial term
Renewal Options	One one-year option at a 5% increase.
Expense Responsibility	Gross lease; expense obligations governed by the lease.
Landlord Termination Rights	No separate landlord termination right identified in lease review.

SUITE 4069 — MJ'S BARBER CUTZ	
Suite	4069
Tenant	MJ's Barber Cutz
Area	860 SF
Commencement	12/5/2025
Expiration	12/4/2030
Remaining Term	4.28 Years (as of 8/24/2026)
Current Monthly Rent	$1,100 (Yr 1); $1,195 (Yr 2)*
Current Annual Rent	$13,200 (Yr 1)*
Lease Structure	Modified Gross
Rent Escalations	Year 2 to $1,195/mo; +4% annually Years 3–5
Renewal Options	None
Expense Responsibility	Tenant pays proportionate share of increases in RE taxes & insurance above base year
Landlord Termination Rights	Six months' notice; contractual tenant compensation required

** MJ's Barber Cutz base rent increases to $1,195.00/month ($14,340/YR) in Year 2; Years 3–5 escalate 4% annually.*

This summary is provided for reference only. Legal terms are governed by the executed lease documents; buyer must independently review and verify all lease terms. Suite 4073 (±2,000 SF) is currently vacant and available for lease — see the Available for Lease page for asking terms.

CURRENT OPERATING STATEMENT

4065 S. Suncoast Blvd | Annualized Current Rent | 2025 Expense Basis

	Amount	$ / Occupied SF	$ / Building SF
Occupied Annual Base Rent	$29,826.00	$14.99	$7.00
Insurance	$10,768.55	—	$2.53
Property Management	$2,700.00	—	$0.63
Property Taxes	$5,228.47	—	$1.23
Repairs & Maintenance	$2,428.00	—	$0.57
Utilities	$2,997.22	—	$0.70
Annual Filing Fee	$138.75	—	$0.03
Operating Expenses Before Reserve	**$24,260.99**	**—**	**$5.69**
NOI Before Reserve	**$5,565.01**	**—**	**$1.31**
Replacement Reserve ($0.20/SF)	$852.00	—	$0.20
Adjusted NOI After Reserve	**$4,713.01**	**—**	**$1.11**

Occupied base rent per square foot is calculated using 1,990 occupied rentable square feet. Building-level figures are calculated using the reported 4,260-square-foot building area. Occupancy is calculated using the 3,990-square-foot rent-roll area; all areas should be independently verified.

Adjusted NOI After Reserve ($4,713.01) is the current-basis NOI carried forward consistently throughout the Illustrative NNN Lease-Up Analysis and Operating Scenario Comparison pages.

49.9%
OCCUPANCY

81.3%
EXP. RATIO (BEFORE RESERVE)

84.2%
EXP. RATIO (ADJUSTED)

$5,565
NOI BEFORE RESERVE

$4,713
NOI AFTER RESERVE

ILLUSTRATIVE NNN LEASE-UP ANALYSIS

4065 S. Suncoast Blvd, Homosassa, FL 34446

Existing Tenant Base Rent	$29,826.00
Suite 4073 Base Rent — 2,000 SF × $16.00	$32,000.00
Potential Base Rental Income	**$61,826.00**
Vacancy / Credit Loss — 5% of Potential Base Rental Income	($3,091.30)
Effective Base Rental Income	**$58,734.70**
Current Property Expenses, Including Reserve	($25,112.99)
Modified-Gross Lease-Up NOI	**$33,621.71**
Estimated NNN Reimbursements	$10,500.00
Reimbursement Collection Allowance — 5% of Estimated Reimbursements	($525.00)
Net Estimated Reimbursements	**$9,975.00**
Illustrative NNN Lease-Up NOI	**$43,596.71**
Indicated Return at $650,000	**6.71%**

Illustrative only. Assumes Suite 4073 is leased at $16.00/SF NNN with estimated expenses of $5.25/SF and a 5% vacancy/credit allowance. Excludes tenant improvements, leasing commissions, free rent, downtime, capital expenditures and changes in operating costs. The $5.25/SF estimated NNN expense figure is a preliminary estimate and does not represent a fixed or guaranteed charge.

OPERATING SCENARIO COMPARISON

4065 S. Suncoast Blvd, Homosassa, FL 34446

1 CURRENT ADJUSTED NOI

$4,713

NET OPERATING INCOME

NOI/SF: $1.11   Cap at $650,000: 0.73%

Two suites occupied; one vacant. Reflects actual current income and expenses.

2 ILLUSTRATIVE NNN LEASE-UP

$43,597

ILLUSTRATIVE NET OPERATING INCOME

NOI/SF: $10.23   Indicated Return: 6.71%

Modified-gross lease-up NOI of $33,621.71 plus 95% of Suite 4073's estimated $10,500 annual NNN reimbursements ($9,975).

3 LONG-TERM T&I RECOVERY SENSITIVITY

$48,819

ILLUSTRATIVE NET OPERATING INCOME

NOI/SF: $11.46   Indicated Return: 7.51%

LONGER-TERM OPTIONALITY — NOT CURRENT ECONOMICS

The Long-Term T&I Recovery Sensitivity applies 95% recovery to total property taxes and insurance, requires future lease restructuring across the entire property, and is separate from the Suite 4073 NNN lease-up scenario. The existing tenants do not currently owe this level of recovery under their leases, and leasing Suite 4073 alone does not produce this outcome — it is presented as longer-term optionality, not current or near-term economics.

Estimated NNN operating expenses for Suite 4073 are broker estimates only and are subject to annual reconciliation and the final negotiated lease terms. All illustrative scenarios use the current normalized property-level expense estimate and do not account for tenant improvements, leasing commissions, additional downtime, or potential changes in utilities, maintenance and management costs.

OWNER-USER OPPORTUNITY

4065 S. Suncoast Blvd, Homosassa, FL 34446

The available Suite 4073 (±2,000 SF) gives an owner-user the ability to occupy dedicated space along US-19 while the two existing tenants at Suites 4065 and 4069 continue to generate $29,826 in annual base rent — income that can be applied toward carrying costs from day one.

OCCUPY

Take possession of the ±2,000 SF available suite for an owner-operated business or professional use.

COLLECT

Continue receiving $29,826 in existing annual base rent from Two Stars Smoke Shop and MJ's Barber Cutz.

CONTROL

Hold a US-19 real estate asset outright, with future flexibility to lease the third suite.

HOMOSASSA TRADE AREA OVERVIEW

5-Mile Trade Area | 4065 S. Suncoast Blvd, Homosassa, FL 34446

4065 South Suncoast Boulevard sits within an established residential trade area along US-19/South Suncoast Boulevard, Homosassa's primary north–south commercial corridor. The surrounding five-mile trade area is a mature consumer base rather than a high-growth market, with a median age of 55.0 and population age 65+ at nearly 35% — characteristics that support steady service-retail and personal-care demand rather than rapid rooftop-driven growth.

Walmart and Publix rank among the largest nearby employers and support daily-needs retail activity within the trade area, alongside Citrus County School District facilities and area healthcare and hospitality employers. Homosassa Springs Wildlife State Park and broader Nature Coast destinations contribute additional visitor activity to the trade area.

MAJOR EMPLOYERS — TRADE AREA

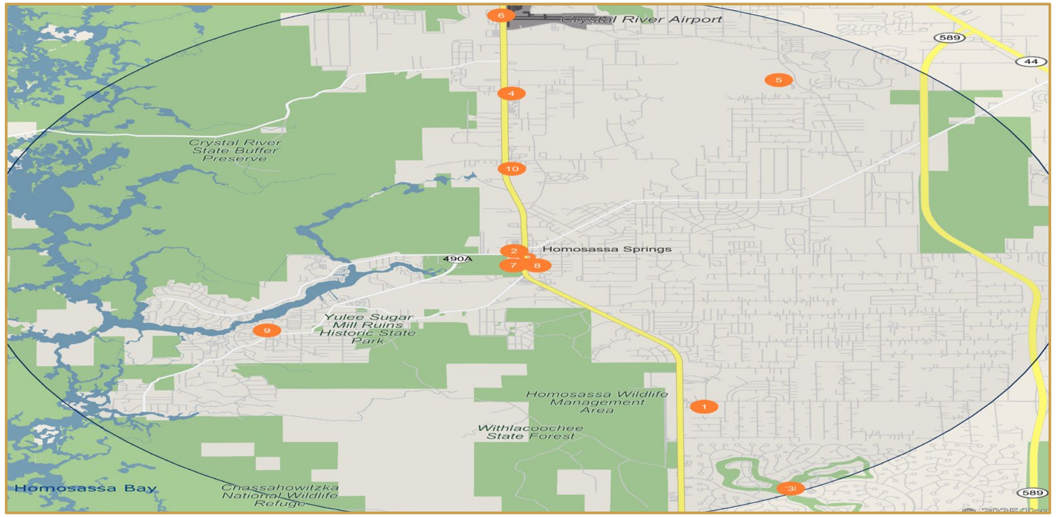
Employer	Employees
Walmart	165
Publix Super Markets	152
Sugarmill Woods Country Club	135
Crystal Jeep	108
Rock Crusher Elementary School	106
Sibex Systems Division	104

POPULATION (2025)
23,989
2030 Proj.: 24,474 • +2.0%

HOUSEHOLDS (2025)
11,206
2030 Proj.: 11,513 • +2.7%

MEDIAN AGE
55.0
U.S. Median: 40.0

MEDIAN HH INCOME
$51,482
Avg. HH Income: $65,425

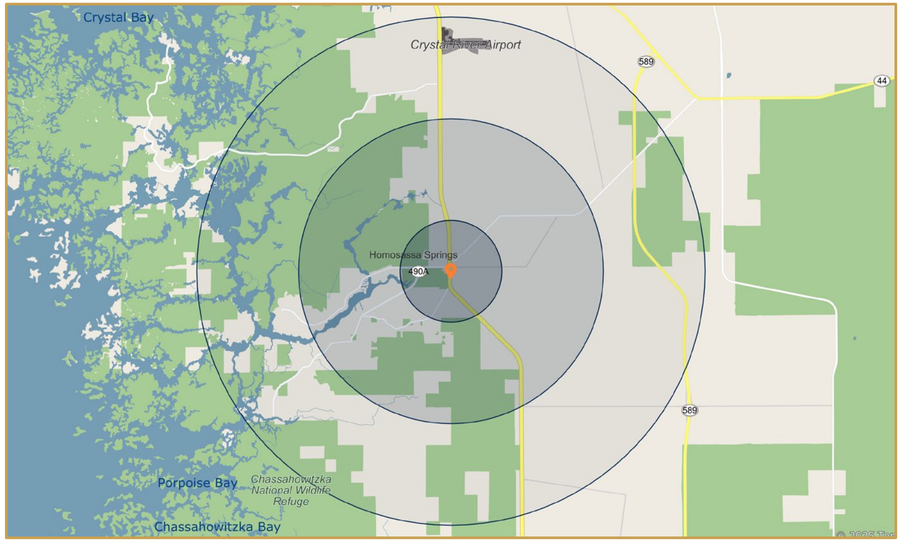


Source: 2025 Third-Party Demographic Report provided by broker; radii measured from the subject property.

SITE DEMOGRAPHICS

1-, 3- and 5-Mile Radii | 4065 S. Suncoast Blvd, Homosassa, FL 34446

	1 Mile	3 Miles	5 Miles
POPULATION			
2025 Population	1,098	10,627	23,989
2030 Population	1,116	10,786	24,474
Daytime Population (2025)	888	8,774	22,347
HOUSEHOLDS			
2025 Households	482	5,015	11,206
2030 Households	493	5,124	11,513
INCOME & SPENDING			
Average Household Income	$50,511	$60,995	$65,425
Median Household Income	$42,226	$46,212	$51,482
Per Capita Income	$24,090	$29,283	$31,077
Avg. Household Retail Expenditure	$43,495	$48,353	$52,054
POPULATION PROFILE			
Population Age 65+	34.2%	33.7%	34.8%
Median Age	53.0	54.0	55.0



1-, 3- and 5-Mile Radii from Subject Property

Source: 2025 Third-Party Demographic Report provided by broker; radii measured from the subject property.

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4065 SOUTH SUNCOAST BOULEVARD, HOMOSASSA, FL 34446 — SUITE 4073 ALSO AVAILABLE FOR LEASE

$650,000	±4,260 SF	$29,826	±2,000 SF
ASKING PRICE	BUILDING AREA	EXISTING ANNUAL BASE RENT	AVAILABLE AREA

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