

7 YEARS REMAINING ON ABSOLUTE NNN LEASE WITH 3% ANNUAL INCREASES



K1 SPEED DAYTONA BEACH
2455 W International Speedway Blvd, Suite 300, Daytona Beach, FL 32114

CAST
CAPITAL PARTNERS



2455 W International Speedway Blvd,
Suite 300, Daytona Beach, FL 32114

\$7,400,000

PRICE

6.6%

YEAR 1 CAP RATE

7.2%

AVERAGE CAP RATE OVER TERM

\$485,172

YEAR 1 NOI

www.k1speed.com/daytona-location.html

INVESTMENT SUMMARY

LEASE TYPE ABSOLUTE NNN

LANDLORD RESPONSIBILITY NONE

YEAR BUILT / RENOVATED 1986/2020

BUILDING SIZE 52,300 SF

INVESTMENT HIGHLIGHTS

Stable Cash Flow with Near-Term Duration Absolute NNN lease with ~7 years remaining, delivering management-free cash flow through April 30, 2033.

Consistent 3% Annual Rent Growth Contractual 3% annual increases grow NOI from \$471,040 to \$579,320 at expiration — ~30% income growth over the hold period.

Compelling Yield with Built-In Upside 6.6% going-in cap rate growing to a 7.2% average over the full lease term — superior to traditional retail alternatives.

\$8M Tenant Investment & High-Barrier-to-Entry Buildout Over \$3M in TIs plus ~\$5M in specialized track, karts, chargers, and FF&E — making relocation economically impractical.

Institutional-Quality Guaranty Lease guaranteed by K1 Speed Inc., the corporate entity backing K1 Speed's national operations.

Prime Tourism & Destination Market Located in Volusia County, which attracted 4.5 million visitors in 2024, driving sustained foot traffic and repeat experiential demand.

Strategic Daytona Beach Location Positioned along International Speedway Blvd with direct access to I-95, I-4, and Daytona International Speedway — one of Florida's premier motorsports and tourism corridors.

High-Barrier-to-Entry Entertainment Use Specialized indoor karting buildout with significant tenant investment enhances long-term occupancy and reduces re-leasing risk.

Experiential Tenant with Strong Demand Drivers K1 Speed operates in the high-growth location-based entertainment sector, benefiting from destination traffic, group events, and repeat visitation.

LEASE SUMMARY

Lease Term	Annual Rent	Cap Rate
5/1/2026 - 4/30/2027	\$485,172	6.56%
5/1/2027 - 4/30/2028	\$499,727	6.75%
5/1/2028 - 4/30/2029	\$514,719	6.96%
5/1/2029 - 4/30/2030	\$530,160	7.16%
5/1/2030 - 4/30/2031	\$546,065	7.38%
5/1/2031 - 4/30/2032	\$562,447	7.60%
5/1/2032 - 4/30/2033	\$579,320	7.83%

TENANT:	K1 Speed
Guaranty:	K1 Speed Inc
Type of Ownership	Fee Simple
Rent Commencement	May 1, 2023
Lease Expiration	Apr 30, 2033
Term Remaining	-7 Years
Increases	3% Annually
Options	Two, 5-Year, 3% increases



DAYTONA BEACH BOARDWALK

WORLD'S MOST FAMOUS BEACH



TRADER JOE'S

TangerOutlets NikeFactoryStore
 POLO RALPH LAUREN
DUNKIN' H&M Bath & Body Works



VOLUSIA MALL

DAYTONA STATE COLLEGE



IKEA **BEST BUY**
 ONE DAYTONA



W INTERNATIONAL SPEEDWAY BLVD

DAYTONA INTERNATIONAL SPEEDWAY



Carri's CAVA THE HOME DEPOT

DAYTONA BEACH INTERNATIONAL AIRPORT





NATIONAL ENTERTAINMENT PLATFORM



K1 Speed is a leading operator in the rapidly growing location-based entertainment sector, delivering high-traffic, destination-oriented experiences across a national footprint.

- Positioned in Volusia County, one of Florida's top tourism markets with 4.5 million visitors in 2024
- Experiential concept driving repeat visitation, long dwell times, and broad demographic appeal
- Significant capital investment makes relocation economically impractical, reinforcing long-term occupancy
- National platform with continued expansion, backed by corporate guaranty from K1 Speed Inc.
- Location adjacent to Daytona International Speedway, benefiting from motorsports, tourism and destination traffic



DEMOGRAPHICS (5 MILE RADIUS)



121,008
Population



51,869
Households



\$75,654
Avg Household
Income



121,244
Employment

ESTABLISHED DAYTONA BEACH CONSUMER BASE

The property is positioned within a dense and active Daytona Beach trade area with more than 121,000 residents and 51,869 households within a 5-mile radius, supporting sustained demand for destination retail and experiential entertainment uses.

EXCELLENT REGIONAL CONNECTIVITY

Strategically located along International Speedway Boulevard, the corridor offers convenient access to I-95, I-4, Daytona Beach International Airport, and other major regional infrastructure, making it highly accessible to both the local population and visiting consumers.

TOURISM, EDUCATION, AND EMPLOYMENT DRIVERS

Volusia County attracted 4.5 million visitors in 2024, reinforcing the market's strength as a premier Florida tourism destination. The asset further benefits from proximity to Daytona International Speedway, Embry-Riddle Aeronautical University, Halifax Health, and expanding industrial and aerospace employers in the broader Volusia County market.



Daytona Beach, FL



Orlando, FL



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