

FOR SALE

NET LEASED INVESTMENT



S.L. NUSBAUM
REALTY CO.

- Newer non-modular construction.
- First coffee shop in Downtown Marianna.
- 15-yr Abs. NNN Lease.
- Florida has no state income tax.



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OFFERING PROCEDURE

Offers should be submitted in the form of a standard non-binding Letter of Intent and must specify the following:

- Price
- Length of Inspection Period
- Length of Closing Period
- Amount of earnest money deposit at execution of a Purchase and Sale Contract
- Amount of additional deposit upon expiration of Inspection Period

CONFIDENTIALITY & DISCLAIMER STATEMENT

This confidential memorandum contains selected information pertaining to the business and affairs of the Property and has been prepared by S.L. Nusbaum Realty Co. primarily from information supplied by the Owner and sources deemed reliable, but not guaranteed. It does not propose to be all-inclusive, nor does it contain all the information which a prospective purchaser may require or desire. Neither the Owner, nor any of its officers, directors, employees or agents, nor S.L. Nusbaum Realty Co. makes any representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential memorandum or any of its contents, and no legal liability is assumed or is to be implied by any of the aforementioned with respect thereto. Prospective offers are advised to verify the information independently. The Owner reserves the right to change the price or any information in this memorandum, or to withdraw the Property from the market at any time, without notice. This confidential memorandum shall not be deemed an indication of the state of affairs of the Property or the Owner since the date of preparation of this memorandum. By your receipt of this confidential memorandum, you agree that the information contained herein is of confidential nature and you will not disclose this memorandum or any part of its contents to any other person, firm or entity without prior authorization from S.L. Nusbaum Realty Co.



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ABOUT THE ASSET



PRICE: \$1,140,740
CAP RATE: 6.75%

SLN Capital Markets, a division of S.L. Nusbaum Realty Co., is pleased to exclusively market for sale the property leased to The Human Bean at 4380 Lafayette Street in Marianna, FL.

The store was built in April of 2024 and is the first drive-thru coffee shop to open in Downtown Marianna.

It is run by an experienced QSR operator (Dairy Queen, Dickey's Barbecue Pit) who lives in Marianna and is very involved in the day-to-day operations.

The owner will sign a 15-year absolute NNN lease, with zero landlord responsibilities, at close of escrow.



INVESTMENT SUMMARY

PRICE: \$1,140,740
CAP RATE: 6.75%

Address	4380 Lafayette Street, Marianna, FL 32446
Parcel Number	044N10034300000024
Building Size	600 SF
Land Size	0.25 AC
Year Built	2024
Net Operating Income	\$77,000
Lease Type	Absolute NNN
Ownership	Fee Simple
Guarantee	Personal
Lease Term	15 years
Rent Increases	10% every 5 years
Rent Commencement	At close of escrow
Options	Three, 5-year

INVESTMENT HIGHLIGHTS

- Newer Non-Modular Construction
- First drive-thru coffee shop in Downtown Marianna
- Experienced QSR operator
- Florida has no state income tax.



AERIAL MAP



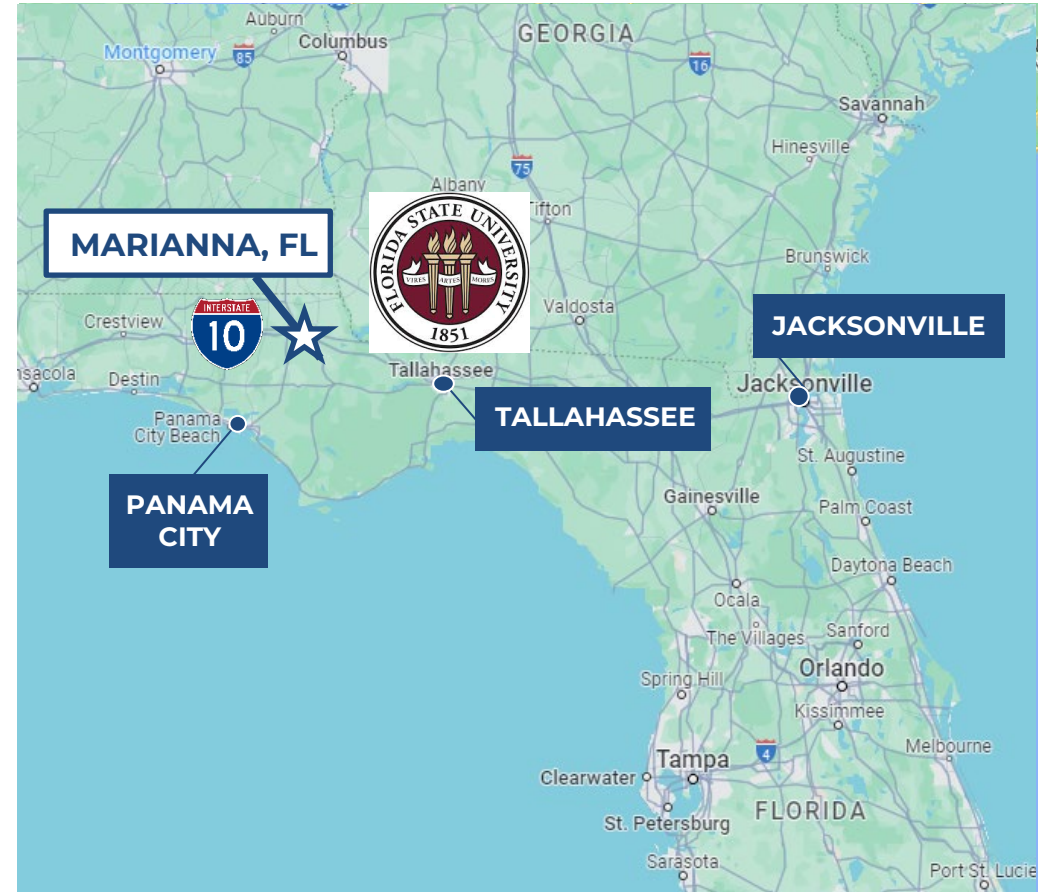
MARKET OVERVIEW

MARIANNA, FL

Marianna, FL is the county seat in Jackson County, about an hour west of the state capital of Tallahassee and Florida State University.

Marianna is also within an hour's drive to Northwest Florida's famous beaches including Panama City Beach.

The city is easily accessible off Interstate 10 and supports strong infrastructure including a 907,000 SF Family Dollar distribution center.



LOCATION	DISTANCE	DRIVE TIME
Panama City, FL	55 miles	1 hour 9 minutes
Tallahassee, FL	66 miles	1 hour 10 minutes
Jacksonville, FL	227 miles	3 hours 17 minutes



TENANT OVERVIEW



The Human Bean is a national drive-thru coffee concept that began as a single location in Southern Oregon and has grown to more than 260 locations in 25 states over 27 years.

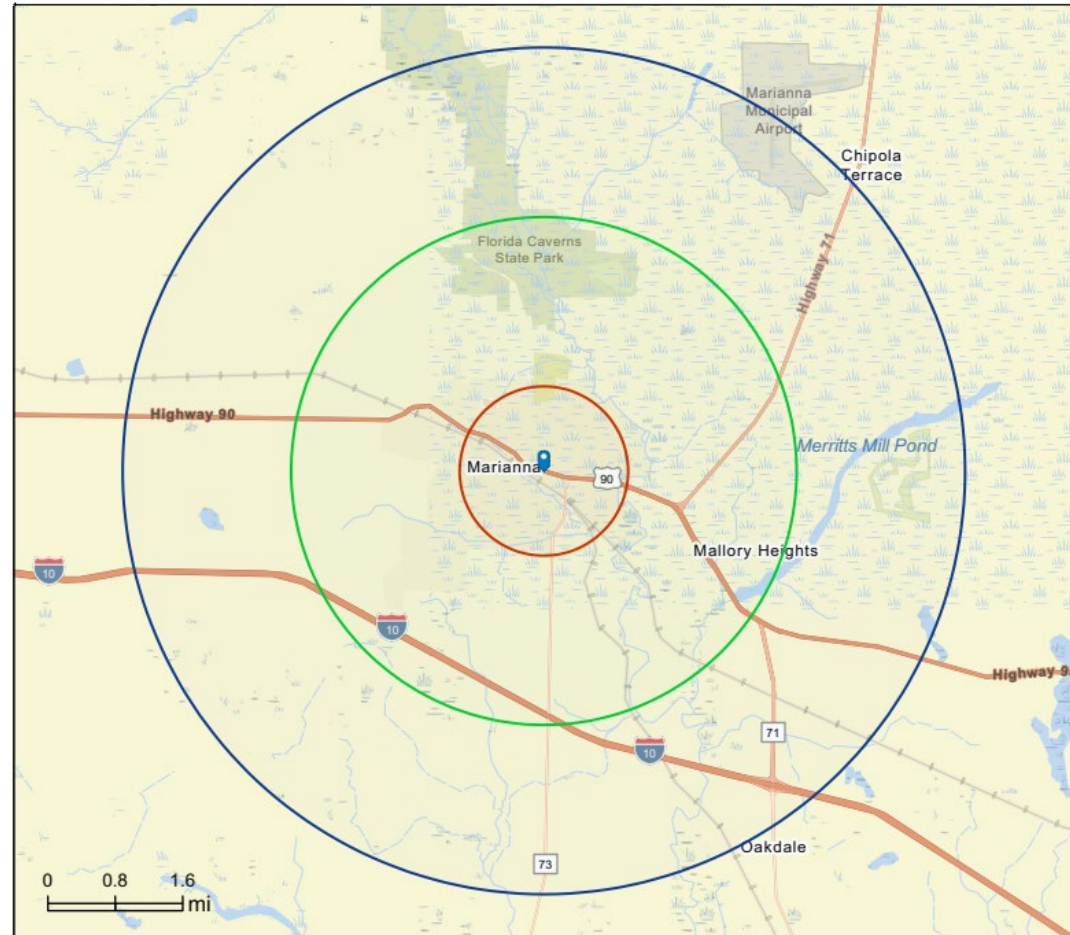
The company's drive-thrus have a reputation for friendly baristas, high-quality coffee, refreshing frozen drinks and innovative flavors.



DEMOGRAPHICS

3,5,10 MILES

POPULATION	3 MILE	5 MILES	10 MILES
2024 Population	8,824	13,731	21,561
2029 Population	8,622	13,452	21,297
2024 Median Age	41.3	42.2	43.0
2029 Median Age	41.8	42.6	43.3
HOUSEHOLDS			
2024 Total Households	3,550	5,042	8,312
2029 Total Households	3,537	5,036	8,372
2024 Average Household Size	2.30	2.41	2.33
2029 Average Household Size	2.25	2.35	2.28
MEDIAN HOUSEHOLD INCOME			
2024 Median Household Income	\$47,727	\$49,040	\$48,589
2029 Median Household Income	\$55,008	\$55,615	\$55,040
AVERAGE HOUSEHOLD INCOME			
2024 Average Household Income	\$72,656	\$74,615	\$70,969
2029 Average Household Income	\$83,378	\$85,706	\$81,680
OWNER OCCUPIED HOUSING UNITS			
2024 Owner Occupied Housing Units	2,134	3,292	5,799
2029 Owner Occupied Housing Units	2,273	3,482	6,140
RENTER OCCUPIED HOUSING UNITS			
2024 Renter Occupied Housing Units	1,416	1,750	2,513
2029 Renter Occupied Housing Units	1,264	1,554	2,232
FAMILIES			
2024 Families	2,188	3,175	5,799
2029 Families	2,176	3,164	5,298



SLN CAPITAL MARKETS

ABOUT SLN CAPITAL MARKETS

SLN Capital Markets, a division of S.L. Nusbaum Realty Co., specializes in the sale and purchase of single and multi-tenant net leased (NNN) properties, primarily leased long term to national and creditworthy tenants. We work with both private and institutional investors in the acquisition and disposition of their assets and advise and counsel accordingly based on their needs. We employ the latest technology and provide up-to-date research to effectively market properties both nationally and internationally.

SLN Capital Markets is a one-stop source for:

- Sellers looking to effectuate 1031 Exchanges.
- Owners and Franchisees requiring Sale-Leaseback structures.
- Buyers requiring best loan rates and terms from reputable Debt & Equity sources.

ABOUT S.L. NUSBAUM REALTY CO.

Founded in 1906, S.L. Nusbaum Realty Co. is one of the largest real estate development companies in the southeastern United States.

S.L. Nusbaum Realty Co. offers the full spectrum of real estate services, including mixed-use development, commercial development, multifamily development, property management, leasing, sales and brokerage, and full menu of financial service.

In total, we currently manage and lease over 5 million square feet of commercial space, more than 200 apartment communities with over 26,000 residential units.

S.L. NUSBAUM REALTY CO. SERVICE LINES

REAL ESTATE DEVELOPMENT

Mixed-Use Development

Commercial Development

Multifamily Development

LEASING

Retail/Shopping Centers

Office/Industrial

Multifamily

ACCOUNTING

Corporate Accounting and Payroll

Third Party Management/Accounting

Third Party Accounting/Bookkeeping

PROPERTY MANAGEMENT

Retail

Office/Industrial

Multifamily

SALES

Capital Markets/Investment

Retail

Office/Industrial

Multifamily

Land

OFFICE LOCATIONS

S.L. Nusbaum Realty Co. is headquartered in Norfolk, VA with offices in Richmond, VA and Boca Raton, FL (Capital Markets/Investment Only)



THE TEAM



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