OFFERING MEMORANDUM

Top CVS Long Term Leasehold (ZCF)

6790 Central Florida Pkwy, Orlando, FL 32821 (Zero Cash Flow Takeover Option) (Top 7% CVS In USA)

Marcus & Millichap

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Activity ID #ZAG0200025

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CVS/pharmacy
OPEN 24 HOURS

OFFERING SUMMARY

Listing Price	Cap Rate	Lease Term
$2,950,000	**11.40%**	**9 Years**

FINANCIAL	
Listing Price	$2,950,000
Assumable debt (zero cash flow structure)	~1.5M
NOI	$337,859
Cap Rate	11.40%
Rent Holiday (3-year no payments)	2032-2035
Renewl Rent 2035	$304,000

OPERATIONAL	
Lease Type	NNN Leasehold Lease
Guarantor	Corporate Guarantee
Lease Expiration	01/31/2035
Extentions	01/31/2060
Rentable SF	13,483 SF
Lot Size	1.75 Acres (76,230 SF)
Occupancy	100%
Year Built	2009

Metrics

CVS/pharmacy
Central Florida Pkwy, Orlando, FL

Visits	3.4M	Sales	$24M
Visits / sq ft	209.34	Sales / sq ft	$1.5K
Size - sq ft	16K	Transactions	976.4K
Visitors	634.3K	Average Ticket Size	$24.6
Visit Frequency	5.29	Visits YoY	-1.1%
Avg. Dwell Time	15 Min	Visits Yo2Y	-2.8%
Panel Visits	192K	Visits Yo3Y	--

Jan 1st, 2019 - Jun 30th, 2026
Data provided by Placer Labs Inc. (www.placer.ai)

Placer.ai

Ranking Overview

CVS/pharmacy
Central Florida Pkwy, Orlando, FL

Nationwide
356 / 5,733
93%

Florida
48 / 603
92%

15mi
2 / 35
97%

Chain: CVS/pharmacy | Visits | Jan 1st, 2019 - Jun 30th, 2026
Data provided by Placer Labs Inc. (www.placer.ai)

Placer.ai

CVS LONG TERM LEASEHOLD (ZERO CASH FLOW)

6790 Central Florida Pkwy, Orlando, FL 32821

INVESTMENT OVERVIEW

Top 10% CVS nationally and FL store (Placer.ai) Top 97% witih 15 miles.
The property is a single-tenant CVS Pharmacy strategically located in Orlando, Florida adjacent to SeaWorld Orlando, one of the region's most prominent tourism and employment hubs. The property benefits from strong traffic patterns driven by both the tourism corridor and surrounding residential growth. The asset is leased to CVS under a long-term triple-net lease with approximately nine years remaining on the initial term six till loan payoff completed under the ZCF structure and five additional five-year renewal options thereafter. CVS pays $337,859 annually in base rent with no landlord responsibilities. The location along the SeaWorld tourism corridor places the store within one of the most active retail and hospitality submarkets in the Orlando metropolitan area.

INVESTMENT HIGHLIGHTS

93% percentile nation wide. (Placer.ai)

Tax Advantage Zero Cash Flow Takeover Opportunity Fully Paid off in 2032

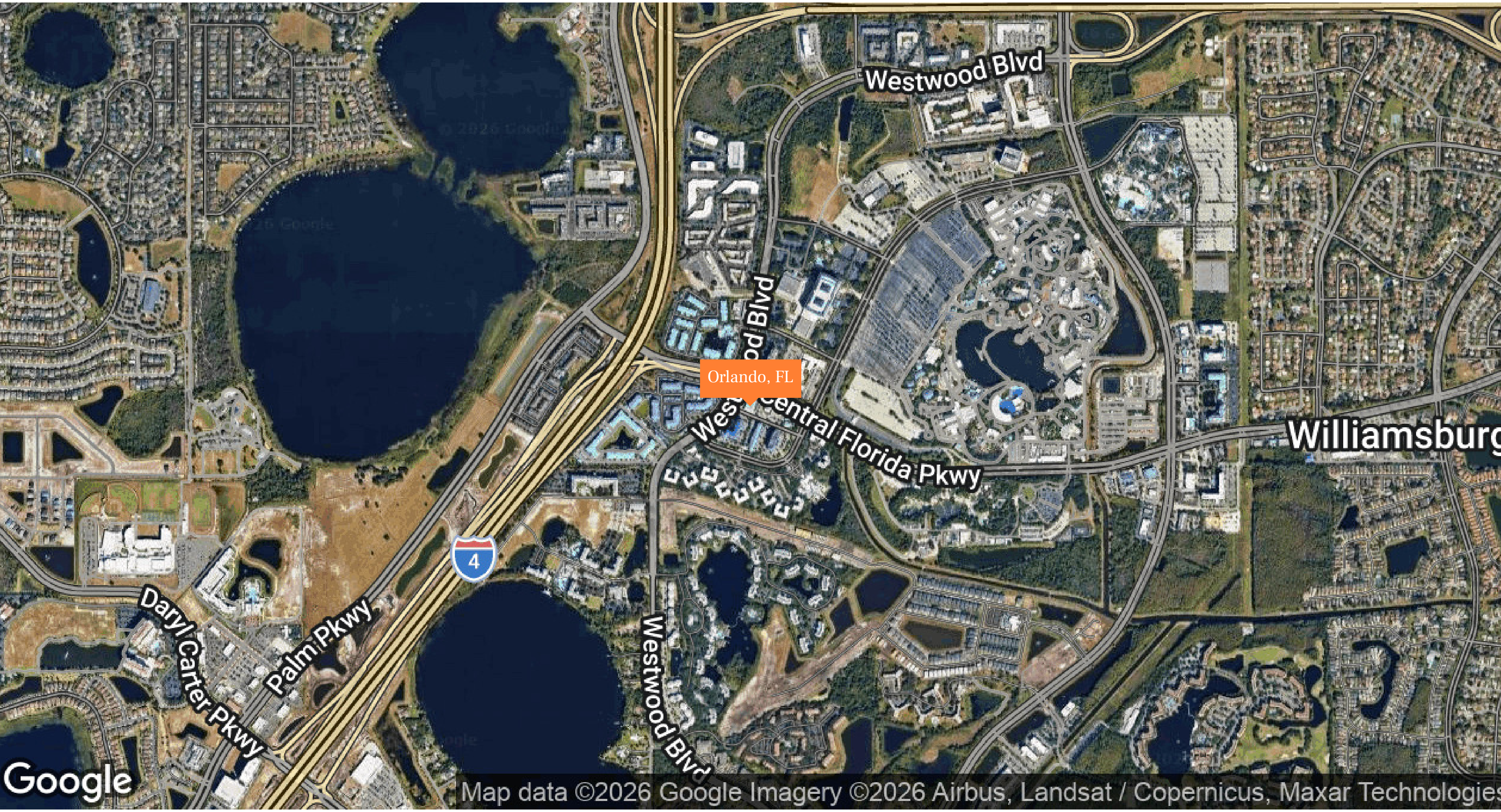
Investment Grade Pharmacy Tenant – CVS

Absolute NNN Lease Structure – Tenant responsible for taxes, insurance, and maintenance

Strong Orlando Tourism Corridor Location adjacent to SeaWorld Orlando

Lease renwal rate at option: $304,000 in 2035


DO NOT
ENTER


Westwood Blvd
Orlando, FL
Central Florida Pkwy
Williamsburg
4
Palm Pkwy
Daryl Carter Pkwy
Westwood Blvd
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Westgate Lakes Resort & Spa
International Dr
528
S Apopka Vineland Rd
PARKSIDE
Westwood Blvd
Central Florida Pkwy
Williamsburg
Orangewood Blvd
Daryl Carter Pkwy
Palm Pkwy
4
RENAISSANCE HOTELS & RESORTS
SeaWorld
STARBUCKS COFFEE
BANK OF AMERICA
McDonald's
BURGERFI
MAPLE STREET
Bubbakoo's Burritos
White Castle
Marriott VACATION CLUB Cypress Harbour
BONEFISH GRILL
PNC BANK
Wawa
TARGET
DUNKIN' DONUTS
Marriott's Grande Vista
Burlington
ROSS DRESS FOR LESS
THE SALTY
S John Young Pkwy
Whisper
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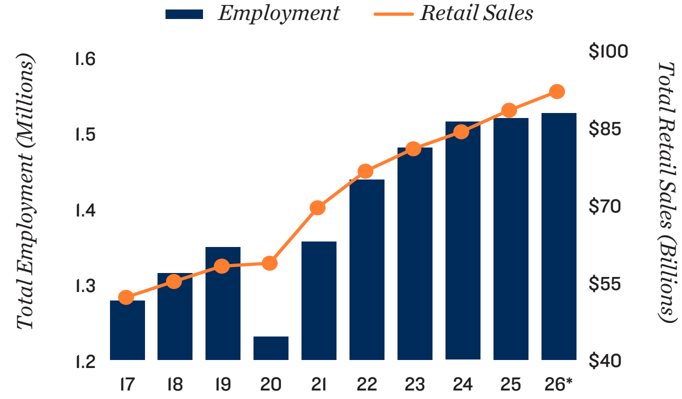
ORLANDO

Rapid Population Growth Continues Boosting Select Counties as Supply Remains Limited

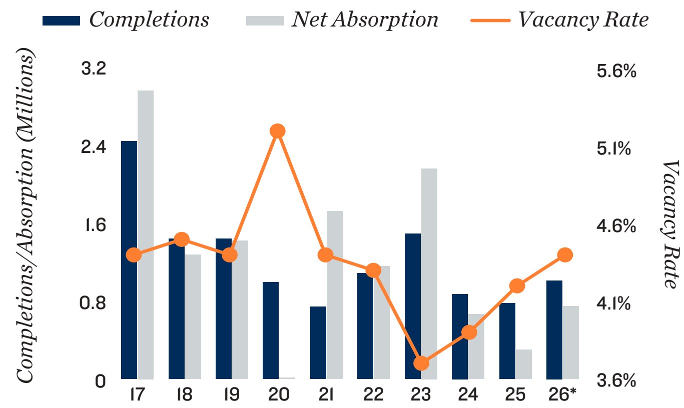
Leasing skews toward quality spaces. Following a first half marked by weakening net absorption, Orlando's retail market enters 2026 with renewed positive momentum. As the metro's vacancy rate remains 140 basis points below its long-term average, last year's deceleration largely reflects ongoing tenant preference for a limited supply of new, well-located available spaces. As such, leasing activity may remain positive but measured in 2026 as the construction pipeline thins notably, with over 70 percent of incoming space already accounted for as of January, highlighted by a community center over 400,000 square feet and anchored by Target in Lake Nona. Limited availability is more notable in several submarkets. Southern outlying suburbs and Osceola County remain exceptionally well positioned, with vacancy near 2 percent late last year and Osceola ranking as Florida's second-fastest-growing county by population since 2020. Lake County also stands out as one of Florida's fastest-growing counties by population, with rapid growth in asking rent and vacancy near 4 percent heading into 2026.

Western corridor appeal increases. Population growth over the past four years, ranking second among major metros, continues to buoy investor interest. While power and neighborhood centers may continue facing demand-side pressure, strip centers have continued to outperform. The western corridor spanning Sky Lake-Pine Hills-Winter Garden may see heightened investor appeal for these assets, given a sharply declining multi-tenant vacancy rate in 2025. Single-tenant vacancy near 4 percent here may further attract buyers seeking smaller storefronts, restaurants, and fast-food concepts. The aforementioned areas of high population growth are also likely to continue accounting for a sizable share of metro investment across tenancy types.

Economic Trends



Supply and Demand



* Forecast

Sources: CoStar Group, Inc.; Real Capital Analytics; RealPage, Inc.

2026 MARKET FORECAST

+0.4% **Employment:** Employment growth nearly matches last year's level as the metro welcomes 6,500 new roles. This pace remains well below the trailing decade's 2.6 percent annual average.

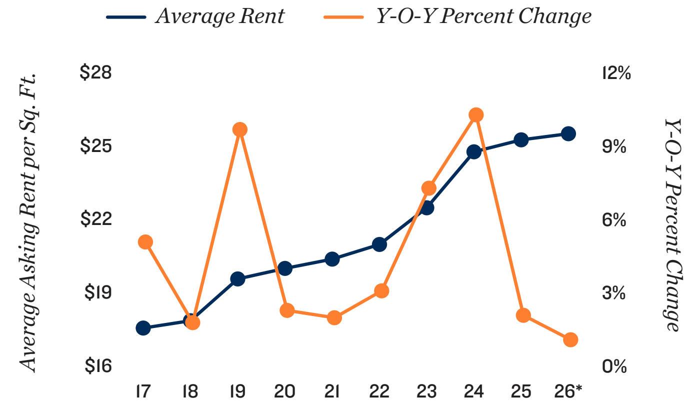
265,000 sq. ft. **Construction:** Total inventory is expected to grow by 0.8 percent in 2026, in line with the trailing half-decade average, keeping Orlando among the six fastest-growing major markets.

-20 bps **Vacancy:** The metro's vacancy continues to rise at a pace similar to that of the past two years. Still, at 4.4 percent come year-end, the rate remains 40 basis points below its 2015-2019 average.

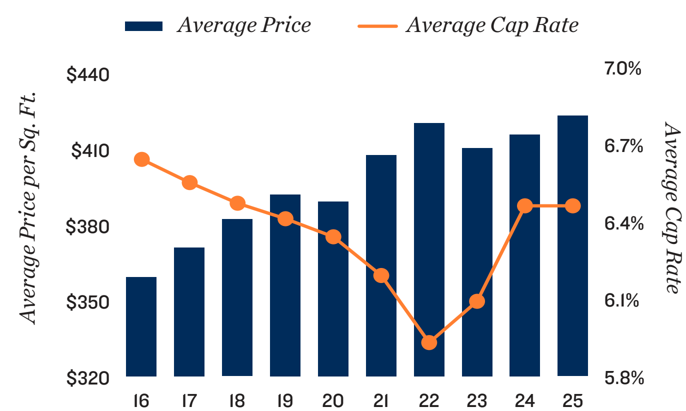
+1.8% **Rent:** While asking-rent growth cools slightly in 2026, the metro will remain among the 10 fastest-growing major markets over the trailing five years, with rents reaching $25.40 per square foot.

INVESTMENT: *Long-term appeal for single-tenant properties in Kissimmee may rise as segment vacancy holds near 4 percent, supported by sustained population growth and proximity to the region's tourism corridor.*

Rent Trends



Sales Trends



** Forecast*

Sources: CoStar Group, Inc.; Real Capital Analytics; RealPage, Inc.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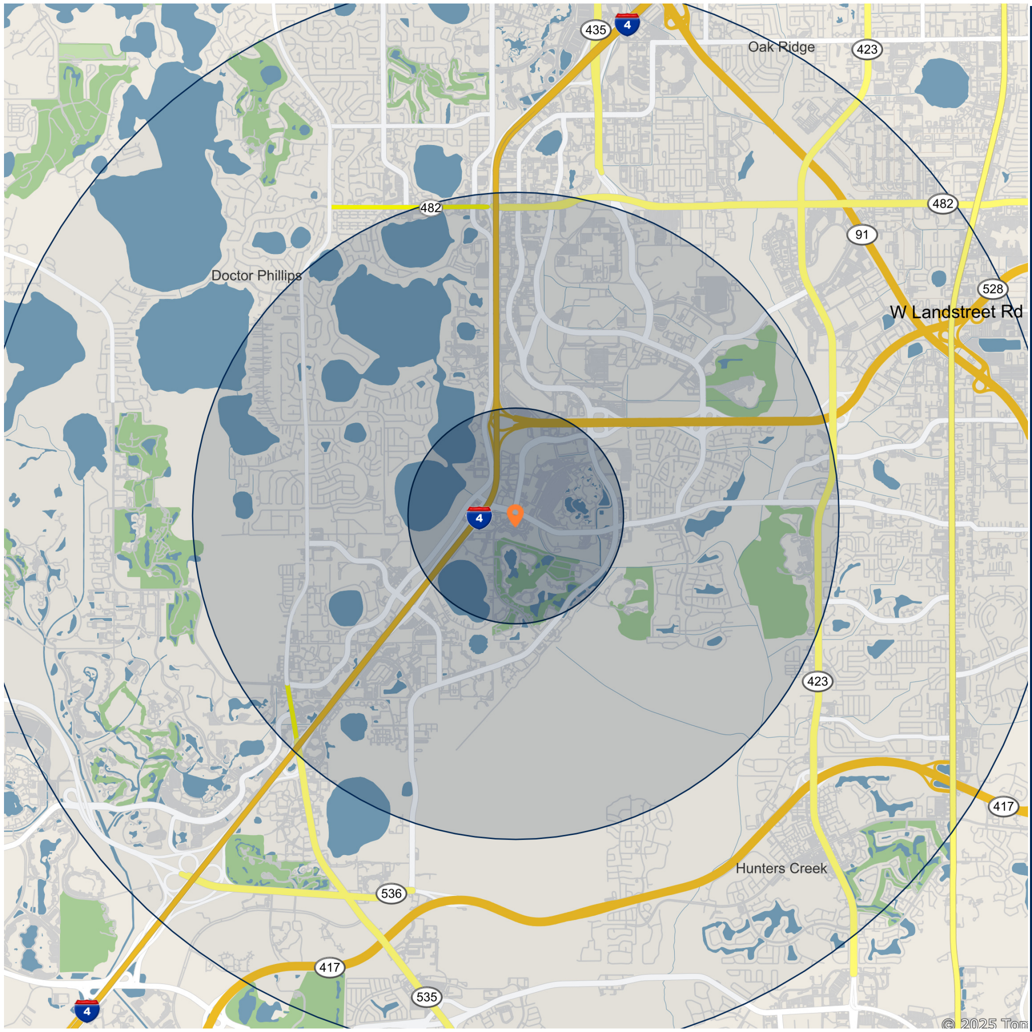
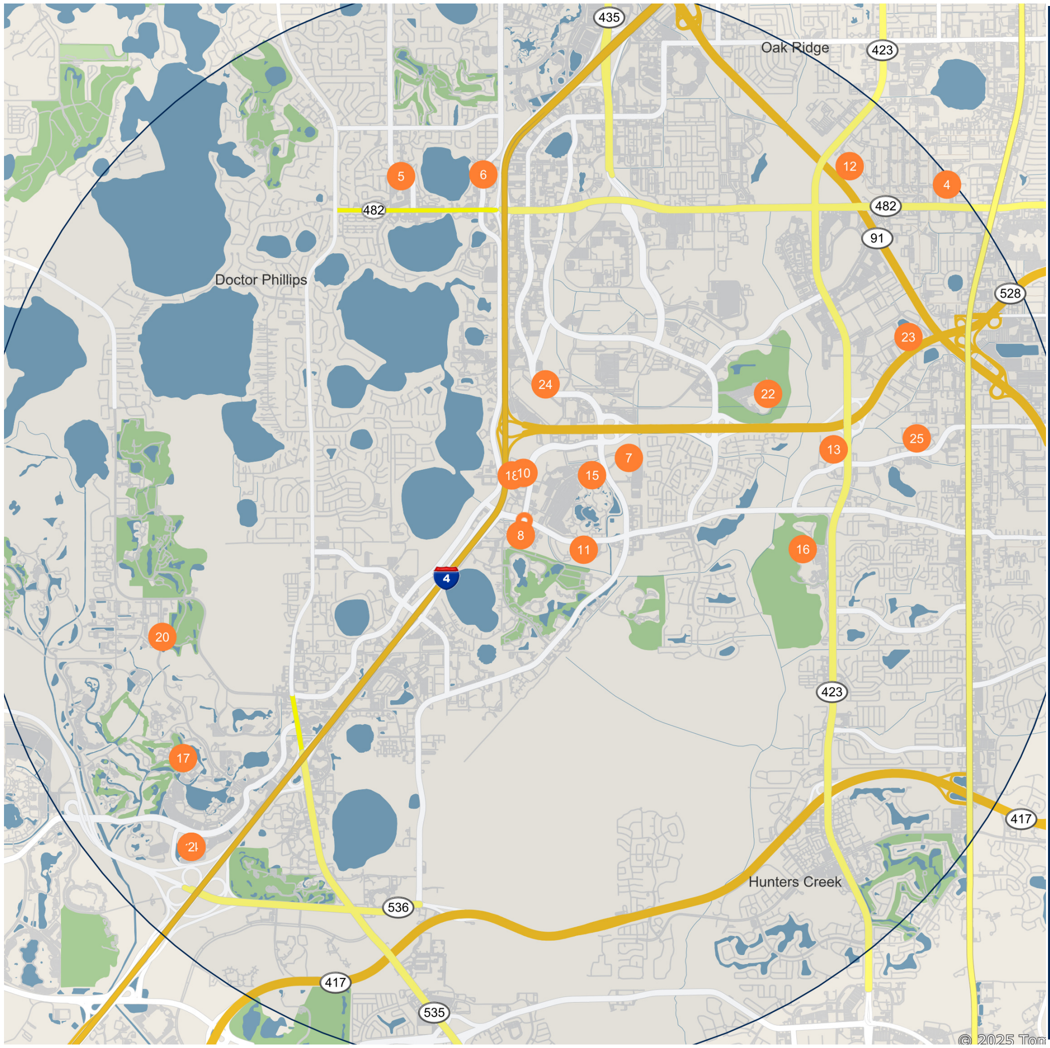
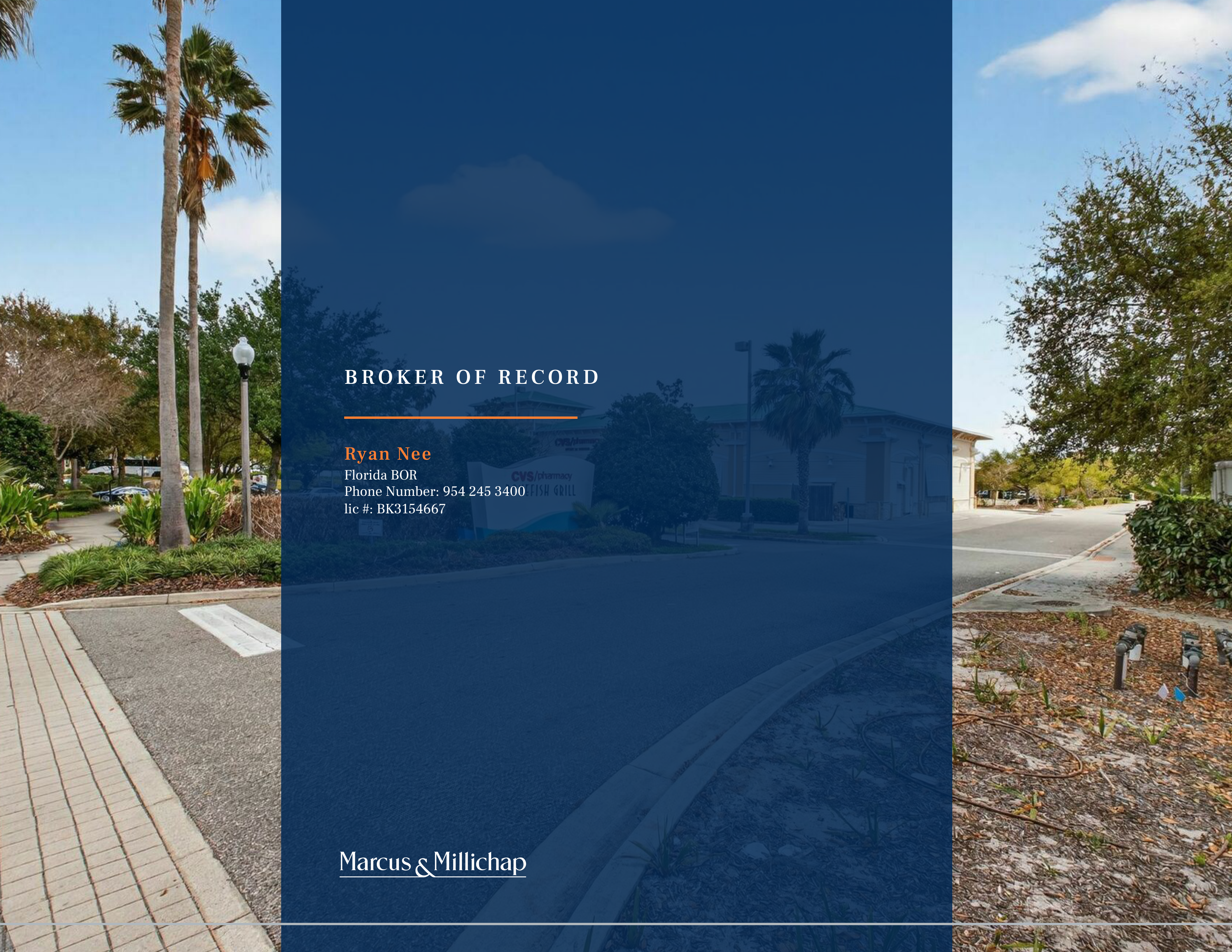


POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection	7,150	50,254	145,802
2025 Estimate	6,717	47,422	139,187
2020 Census	6,399	41,757	129,971
2010 Census	3,147	30,280	102,675
HOUSEHOLD INCOME			
Average	$101,164	$123,867	$111,260
Median	$79,369	$102,922	$92,955
Per Capita	$42,620	$48,740	$42,227
HOUSEHOLDS			
2030 Projection	3,303	20,231	55,812
2025 Estimate	3,148	18,971	53,143
2020 Census	2,852	16,568	48,047
2010 Census	1,918	11,717	36,131
HOUSING			
Median Home Value	$603,780	$474,303	$437,253
EMPLOYMENT			
2025 Daytime Population	16,248	99,159	284,865
2025 Unemployment	1.95%	2.61%	2.65%
Average Time Traveled (Minutes)	28	28	28
EDUCATIONAL ATTAINMENT			
High School Graduate (12)	1.50%	1.06%	1.91%
Some College (13-15)	27.29%	23.53%	25.03%
Associate Degree Only	10.01%	10.26%	11.66%
Bachelor's Degree Only	11.22%	11.24%	11.29%
Graduate Degree	45.62%	49.64%	43.58%



	Major Employers	Employees
1	Universal City Travel Partners-Universal Prks Rsrts Vacations	9,688
2	Walt Dsney Prks Resorts US Inc-Dwss Accounts Payable	5,103
3	Universal Studios Vacation Co-Universal City Travel Co	4,360
4	Faneuil LLC-	3,842
5	Activus Connect LLC-	3,700
6	United Parks and Resorts Inc-	3,391
7	Sea World of Florida LLC-Aquatica Orlando	3,139
8	United Parks and Resorts Inc-	3,017
9	United Parks and Resorts Inc-Bhd Seaworld of Florida	3,014
10	US Lwns Hlping Hnds Fund Inc-	2,993
11	Sea World of Florida LLC-Discovery Cove Orlando	2,992
12	Walt Dsney Prks Resorts US Inc-Disney	2,699
13	Cheddars Gift Card Corp-Cheddars Scratch Kitchen	2,489
14	Walt Dsney Prks Resorts US Inc-Disney Theme Park Merchandise	2,340
15	United Parks and Resorts Inc-UNITED PARKS & RESORTS	1,770
16	Ritz-Carlton Hotel Company LLC-Ritz Crlton Orlndo Grnde Lakes	1,627
17	Walt Dsney Prks Resorts US Inc-Saratoga Springs	1,522
18	Baggage Airline Guest Svcs Inc-Bags	1,500
19	Walt Dsney Prks Resorts US Inc-Disney	1,453
20	Walt Dsney Prks Resorts US Inc-Disney Theme Park Merchandise	1,453
21	Darden Restaurants Inc-Darden	1,400
22	Rosen 9939 Inc-Rosen Shingle Creek	1,399
23	Prime Therapeutics LLC-	1,385
24	Belv Partners LP-Peabody Orlando The	1,200
25	Premc III Inc-Brede Exposition Services	1,160



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