

8% CAP RATE! NEW SUNOCO GAS STATION FOR SALE!

(8% CAP RATE!) - CAPE CORAL SUNOCO GAS STATION & (A+ PLUS) C-STORE (20-YEAR PURE NNN LEASE)

4403 Del Prado Boulevard South, Cape Coral, FL 33904

CONFIDENTIAL OFFERING MEMORANDUM • JUNE 15, 2026

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CONFIDENTIALITY & DISCLAIMER

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 Grimaldi Commercial Realty and it should not be made available to any other person or entity without the written consent of Grimaldi Commercial Realty.

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 Grimaldi Commercial Realty.

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.

Grimaldi Commercial Realty 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, compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

Rents, rent rolls, and lease terms are subject to change during the marketing period. Certain tenants may be on month-to-month tenancies or have leases that expire or renew during the listing period, which may result in changes to rental rates, executed rent increases, renewals, or other lease modifications that differ from the rent roll or income figures stated herein.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

Grimaldi Commercial Realty does not collect rents, has not collected rents for the subject property, and has not verified the actual receipt or collection of rental income. Verification of rent payments, tenant performance, and income collections is the sole responsibility of the purchaser as part of its independent due diligence.

All potential buyers must take appropriate measures to verify all of the information set forth herein.

Prospective buyers are responsible for all costs and expenses related to their investigation of the property. Buyers should consult with their CPA or tax advisor regarding potential tax benefits, including depreciation and qualification for bonus depreciation opportunities associated with this investment.

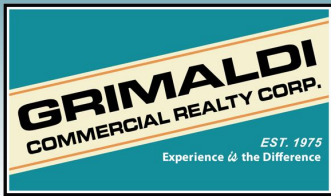
Please do not go on-site without an appointment, and do not speak to any tenants about the sale of this property. If you would like to schedule a site visit, please contact Grimaldi Commercial Realty.

GAS STATION PROPERTY FOR SALE



PROPERTY INFORMATION





(8% CAP RATE!) - CAPE CORAL SUNOCO GAS STATION & (A+ PLUS) C-STORE (20-YEAR PURE NNN LEASE)

4403 Del Prado Boulevard South, Cape Coral, FL 33904

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$3,825,000
New NNN Lease:	Yes
Lease Options:	Yes, 2- (5-Year)
Avg. 20 Year Cap Rate:	9.8%
2026 Cap Rate:	8%
2031 Cap Rate:	9%
2036 Cap Rate:	9.6%
2041 Cap Rate:	10.2%
2046 Cap Rate:	11.3%
Lot Size:	0.46 Acres
Year Built:	1986
Building Size:	2,900 SF
Renovated:	2026
Zoning:	CG
Market:	CAPE CORAL
Submarket:	FT. MYERS

PROPERTY OVERVIEW

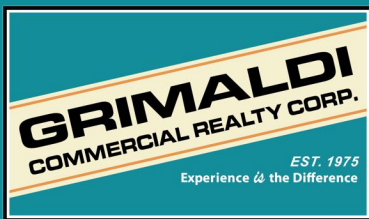
THIS FULLY REMODELED, 4-PUMP SUNOCO GAS STATION WITH A SIGNATURE "A+ PLUS" C-STORE IS LOCATED IN BEAUTIFUL CAPE CORAL, FL! THE SITE SITS DIRECTLY ON DEL PRADO BLVD S, ONE OF THE LARGEST ROADS IN ALL OF CAPE CORAL. DEL PRADO BLVD CONNECTS DOWNTOWN CAPE CORAL TO INTERSTATE I-75. DEL PRADO BLVD HAS AN (AADT: 51,000), AND THIS SITE SITS IN CLOSE PROXIMITY TO WALMART, PUBLIX SUPERMARKET, DOMINOS PIZZA, AND MANY OTHER NATIONAL RETAILERS, CREATING LARGE AMOUNTS OF DAILY TRAFFIC! THIS PROPERTY IS ELIGIBLE FOR 100% BONUS DEPRECIATION!

THIS ONE-OF-A-KIND INVESTMENT OPPORTUNITY COMES WITH A 4-PUMP STATION, A FULLY REMODELED "A+ PLUS" FOOD MART, A NEW (20-YEAR) LEASE (W/ (2) - 5 YEAR OPTIONS), & STRONG HISTORIC SALES. THE CURRENT OPERATOR HAS BEEN IN THE BUSINESS FOR OVER 36 YEARS! THEY HAVE OVER 68 LOCATIONS AND HAVE AN IMPRESSIVE TRACK RECORD FOR OPERATING SUCCESSFUL GAS STATIONS IN THE STATE OF FLORIDA!

CURRENTLY, THE PROPERTY HAS A NEW 20-YEAR PURE NNN LEASE THAT WILL BE SIGNED AT CLOSING & RUN FOR A FULL 20-YEAR TERM. THE RENTAL RATE STARTS AT \$25,200 (PER MONTH) IN 2026 AND WILL INCREASE BY 10% EVERY 5 YEARS UNTIL THE END OF THE 20-YEAR TERM. THE TENANT ALSO HAS (2) FIVE-YEAR OPTIONS TO EXTEND AFTER THE EXPIRATION OF THE INITIAL LEASE TERM. THIS GIVES THE BUYER LOCKED-IN SECURITY & FANTASTIC RENTAL INCOME FOR THE NEXT 20+ YEARS. THE LEASE IS FULLY GUARANTEED BY THE OPERATOR & BACKED BY A SUNOCO GAS AGREEMENT THROUGHOUT THE TERM OF THE LEASE.

THE PROPERTY CURRENTLY BOASTS AN IN-PLACE CAP RATE OF 8%. WITH THE RENTAL INCREASES EVERY 5 YEARS BUILT INTO THE CURRENT LEASE, THIS NUMBER WILL ONLY GROW! BY 2031, THE BUYER WILL EASILY SURPASS A CAP RATE OF 9% & THIS WILL RISE, 5 YEARS LATER, TO A CAP RATE OF OVER 10%. BY THE FINAL YEARS OF THE LEASE, THE CAP RATE WILL SURPASS 11.3%, WITH UPSIDE FOR MORE AFTER THE INITIAL TERM. THIS IS AN AMAZING RETURN FOR A NNN ASSET THAT IS HANDS-OFF FOR THE BUYER IN ONE OF THE BEST LOCATIONS TO OWN A GAS STATION IN ALL OF FL!

SECTION 1 • PROPERTY INFORMATION



FINANCIAL ANALYSIS



Rent roll and financial data is unverified and subject to change. Refer to the Confidentiality & Disclaimer page for important assumptions and limitations. Buyer to independently verify all income, expense, and lease information.



**(8% CAP RATE!) - CAPE CORAL SUNOCO GAS STATION & (A+ PLUS) C-STORE
(20-YEAR PURE NNN LEASE)**

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RENT ROLL*

Rent Roll: PURE NNN CAPE CORAL (SUNOCO STATION) FOR SALE

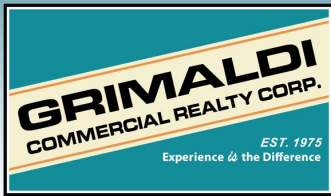
Date	6/15/26
Property Name	CAPE CORAL SUNOCO GAS STATION AND W/ "A-PLUS" C-STORE FOR SALE!
City, State	4403 Del Prado Blvd. S Cape Coral, Fl
Total Units	GAS STATION WITH 20-YEAR PURE NNN LEASE
Rental Bump:	10% RENTAL INCREASES EVERY 5- YEARS!

YEAR		MONTHLY RENT	TOTAL ANNUAL RENT
2026	1	\$25,200	\$302,400
2027	2	\$25,200	\$302,400
2028	3	\$25,200	\$302,400
2029	4	\$25,200	\$302,400
2030	5	\$25,200	\$302,400
2031	6	\$27,720	\$332,640
2032	7	\$27,720	\$332,640
2033	8	\$27,720	\$332,640
2034	9	\$27,720	\$332,640
2035	10	\$27,720	\$332,640
2036	11	\$30,492	\$365,904
2037	12	\$30,492	\$365,904
2038	13	\$30,492	\$365,904
2039	14	\$30,492	\$365,904
2040	15	\$30,492	\$365,904
2041	16	\$33,541	\$402,494
2042	17	\$33,541	\$402,492
2043	18	\$33,541	\$402,492
2044	19	\$33,541	\$402,492
2045	20	\$33,541	\$402,492

** Lease is Pure NNN, tenants pay for all expenses at the property.

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Buyer to independently verify all income, expense, and lease information.

SECTION 2 • FINANCIAL ANALYSIS



**(8% CAP RATE!) - CAPE CORAL SUNOCO GAS STATION & (A+ PLUS) C-STORE
(20-YEAR PURE NNN LEASE)**

4403 Del Prado Boulevard South, Cape Coral, FL 33904

INCOME STATEMENT**

INCOME STATEMENT

Property Name: (8% CAP RATE) CAPE CORAL SUNOCO GAS STATION 20-YEAR PURE NNN LEASE)

Purchase Price: \$3,825,000

2025 CAP RATE 8.0%

2030 CAP RATE 9.0%

2035CAP RATE: 9.6%

2040 CAP RATE 10.2%

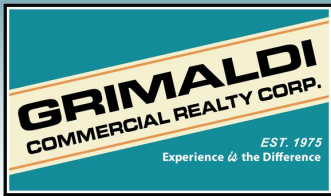
2045 CAP RATE 11.3%

	2026	2031	2036	2041	2046
INCOME					
RENT	\$302,400	\$332,640	\$365,904	\$402,494	\$442,744
POTENTIAL GROSS INCOME	\$302,400	\$332,640	\$365,904	\$402,494	\$442,744
EFFECTIVE GROSS INCOME	\$302,400	\$332,640	\$365,904	\$402,494	\$442,744
EXPENSES - (PURE NNN- TENANT IS RESPONSIBLE FOR ALL EXPENSES)					
UTILITIES (WATER/SEWER)	\$0	\$0	\$0	\$0	\$0
REPAIRS AND MAINTENANCE	\$0	\$0	\$0	\$0	\$0
INSURANCE	\$0	\$0	\$0	\$0	\$0
PROPERTY TAX	\$0	\$0	\$0	\$0	\$0
OPERATING EXPENSES	\$0	\$0	\$0	\$0	\$0
NET OPERATING INCOME (NOI)	\$302,400	\$332,640	\$365,904	\$402,494	\$442,744
CASH FLOW FROM OPERATIONS	\$302,400	\$332,640	\$365,904	\$402,494	\$442,744
NCF AFTER DEBT SERVICE	\$302,400	\$332,640	\$365,904	\$402,494	\$442,744
RETURNS AND CAP RATE					
	2026	2031	2036	2041	2046
PURCHASE PRICE	(\$3,825,000)				
CASH FLOW FROM OPERATIONS	\$302,400	\$332,640	\$365,904	\$402,494	\$442,744
TOTAL UNLEAVERED CASH FLOW	(\$3,825,000)	\$302,400	\$332,640	\$365,904	\$402,494
AVERAGE CAP RATE	9.8%	8%	9%	9.6%	10.2%

** LEASE IS PURE NNN, TENANT IS RESPONSIBLE FOR ALL EXPENSES AT THE PROPERTY.

Rent roll and financial data is unverified and subject to change. Refer to the Confidentiality & Disclaimer page for important assumptions and limitations. Buyer to independently verify all income, expense, and lease information.

SECTION 2 • FINANCIAL ANALYSIS



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PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

THIS FULLY RENOVATED AND RE-BRANDED SUNOCO STATION SITS DIRECTLY IN DOWNTOWN CAPE CORAL, FL! CAPE CORAL IS THE LARGEST CITY BETWEEN TAMPA AND MIAMI IN BOTH POPULATION AND AREA, AND THE 9TH LARGEST CITY IN THE ENTIRE STATE OF FLORIDA. THIS LOCATION DOES INCREDIBLE NUMBERS DUE TO THE HEAVY DAILY TRAFFIC, AND ITS CLOSE PROXIMITY TO MANY MAJOR BIG BOX RETAILERS THAT ATTRACT MANY LOCALS TO THE AREA EACH DAY! THE SITE IS ELIGIBLE FOR 100% BONUS DEPRECIATION, POTENTIALLY CREATING A MASSIVE TAX ADVANTAGE FOR THE BUYER IMMEDIATELY UPON THE PURCHASE!

CURRENTLY, THE PROPERTY HAS A BRAND-NEW 20-YEAR PURE NNN LEASE THAT WILL BE SIGNED AT CLOSING AND RUN FOR A FULL 20-YEAR TERM. THE RENTAL RATE STARTS AT \$25,200 (PER MONTH) IN 2026 AND WILL INCREASE BY 10% EVERY 5 YEARS UNTIL THE END OF THE 20-YEAR TERM. EVEN BETTER IS THE FACT THAT THE TENANT HAS (2) FIVE-YEAR OPTIONS TO EXTEND AFTER THE EXPIRATION OF THE INITIAL LEASE TERM. THIS GIVES THE BUYER LOCKED-IN SECURITY AND FANTASTIC RENTAL INCOME FOR THE NEXT 20+ YEARS. THE LEASE IS FULLY GUARANTEED BY THE TENANT AND BACKED BY A SUNOCO FUEL SUPPLY AGREEMENT THROUGHOUT THE LIFE OF THE LEASE.

THE PROPERTY CURRENTLY BOASTS AN IN-PLACE CAP RATE OF 8%. WITH THE RENTAL INCREASES EVERY 5-YEARS BUILT INTO THE CURRENT LEASE, THIS NUMBER WILL ONLY GROW! BY 2036, THE BUYER CAN EASILY SURPASS A CAP RATE OF 9%, AND THIS WILL RISE 5 YEARS LATER TO OVER A 10.2% CAP RATE WITH AN UPSIDE FOR MORE AFTER THE INITIAL TERM. THIS IS THE PERFECT INVESTMENT OPPORTUNITY FOR SOMEONE LOOKING TO LOCK IN A STRONG LONG-TERM INCOME, (\$302,400) MINIMUM PER YEAR, WITH A STRONG AND PROVEN TENANT. THE OPERATOR (TENANT) HAS MANY OTHER GAS STATIONS IN THE SURROUNDING AREA AND HAS BEEN RUNNING AND OPERATING GAS STATIONS FOR OVER 36 YEARS. THEY ARE SEASONED PROFESSIONALS WHO HAVE A STRONG TRACK RECORD AND A PROVEN BUSINESS MODEL THAT HAS BEEN WORKING FOR YEARS!

ONE MAJOR ADVANTAGE FOR AN INVESTOR IS HOW EASY THIS ASSET IS TO MANAGE. DUE TO THE FACT, THE TENANT IS RESPONSIBLE FOR ALL EXPENSES, INCLUDING BUT NOT LIMITED TO ALL PROPERTY REPAIRS, MAINTENANCE, UTILITIES, ALL OTHER CAM CHARGES, PROPERTY TAXES, AND INSURANCE AT THE PROPERTY. THIS ASSET IS VERY EASY TO MANAGE AND MAINTAIN FOR A BUYER WHO LIVES IN THE AREA OR EVEN AN OUT-OF-STATE INVESTOR! IT IS VIRTUALLY IMPOSSIBLE TO FIND ANY NEW PURE NNN SUNOCO GAS STATION ON THE MARKET PRODUCING A (8%-11.3%) CAP RATE, 9.8% AVERAGE CAP RATE THROUGHOUT THE LEASE, LOCKED IN FOR THE NEXT 20 YEARS! THIS OPPORTUNITY WILL NOT LAST LONG AS THE SECURITY OF THE TENANT IS IN PLACE, AND THE RENTAL UPSIDE IS IMPOSSIBLE TO FIND ANYWHERE IN THIS MARKET.

THE RECENT UPGRADES AND RENOVATIONS ONLY ADD TO THE FUTURE VALUE OF THIS ASSET! RECENT RENOVATIONS INCLUDE BUT ARE NOT LIMITED TO A NEW ROOF, NEW HVAC, NEW UPDATED HI-TECH PUMPS, NEW CUSTOM SUNOCO EXTERIOR PAINT, PARKING LOT UPDATES, NEW CANOPY, NEW SECURITY SYSTEM, NEW PYLON SIGNAGE, NEW EXTERIOR & INTERIOR PAINT, FULLY REDONE SIGNATURE "A + PLUS" C-STORE, NEW INTERIOR EQUIPMENT FOR HOT FOOD ITEMS, NEW COOLERS, NEW DRINK MACHINES, CLEAN ENVIRONMENTALS, & MUCH MORE!

SECTION 2 • FINANCIAL ANALYSIS



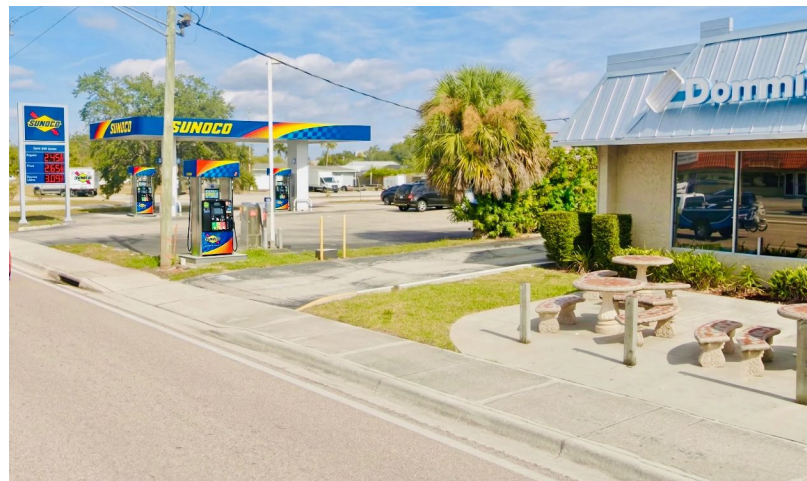
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COMPLETE HIGHLIGHTS

SALE HIGHLIGHTS

- NEW 4-PUMP SUNOCO GAS STATION WITH SIGNATURE "A+ PLUS" C-STORE IN CAPE CORAL, FL.
- THE SITE SITS IN THE HEART OF DOWNTOWN CAPE CORAL, JUST MINUTES FROM PUBLIX SUPERMARKET, WALMART SUPERCENTER, AND MUCH MORE!
- 100% BONUS DEPRECIATION AVAILABLE!
- NEW 20-YEAR PURE NNN LEASE WITH TWO 5-YEAR OPTIONS!
- 10% RENTAL INCREASES EVERY 5 YEARS THROUGHOUT THE TERM OF THE LEASE!
- 8% CAP RATE IN PLACE!
- 9% CAP RATE IN 2031!
- 9.6% CAP RATE IN 2036!
- 10.2% CAP RATE IN 2041!
- 11.3% CAP RATE IN 2046!
- RECENT SITE RENOVATIONS INCLUDE NEW HVAC, NEW SECURITY SYSTEM, NEW ROOF, NEW PUMPS, NEW CANOPY, PYLON SIGNAGE, INTERIOR AND EXTERIOR PAINT, AND A NEWLY RENOVATED "A +PLUS" INSIDE STORE WITH MANY INTERIOR UPDATES!
- STRONG TENANT IN PLACE WITH OVER 36 YEARS OF GAS STATION OPERATION EXPERIENCE AND EXTREMELY STRONG FINANCIALS!



SECTION 2 • FINANCIAL ANALYSIS

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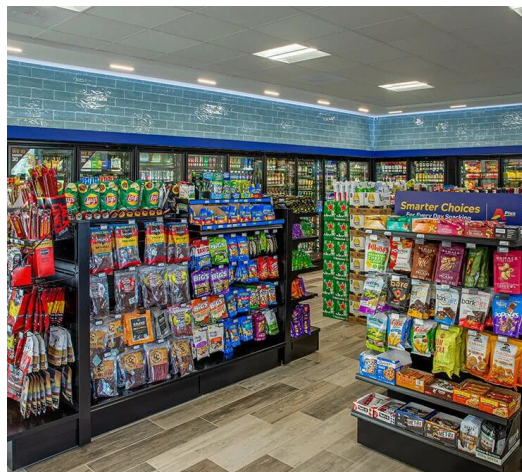
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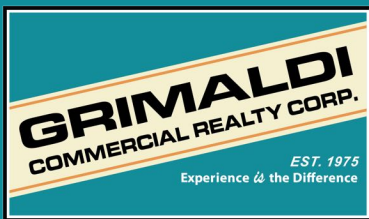
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ADDITIONAL PHOTOS



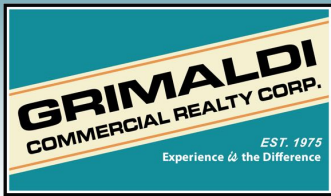
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LOCATION INFORMATION

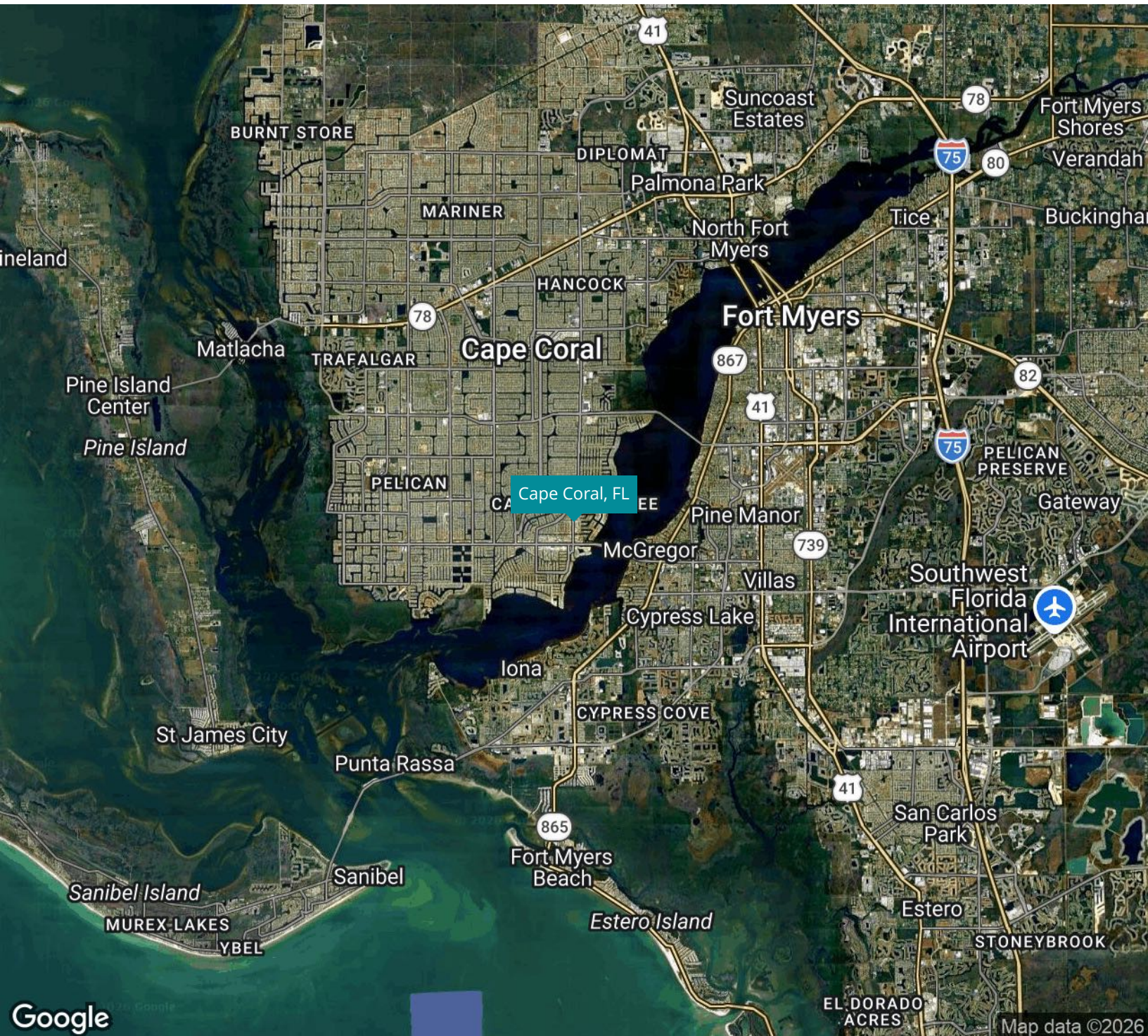




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REGIONAL MAP



SECTION 3 • LOCATION INFORMATION

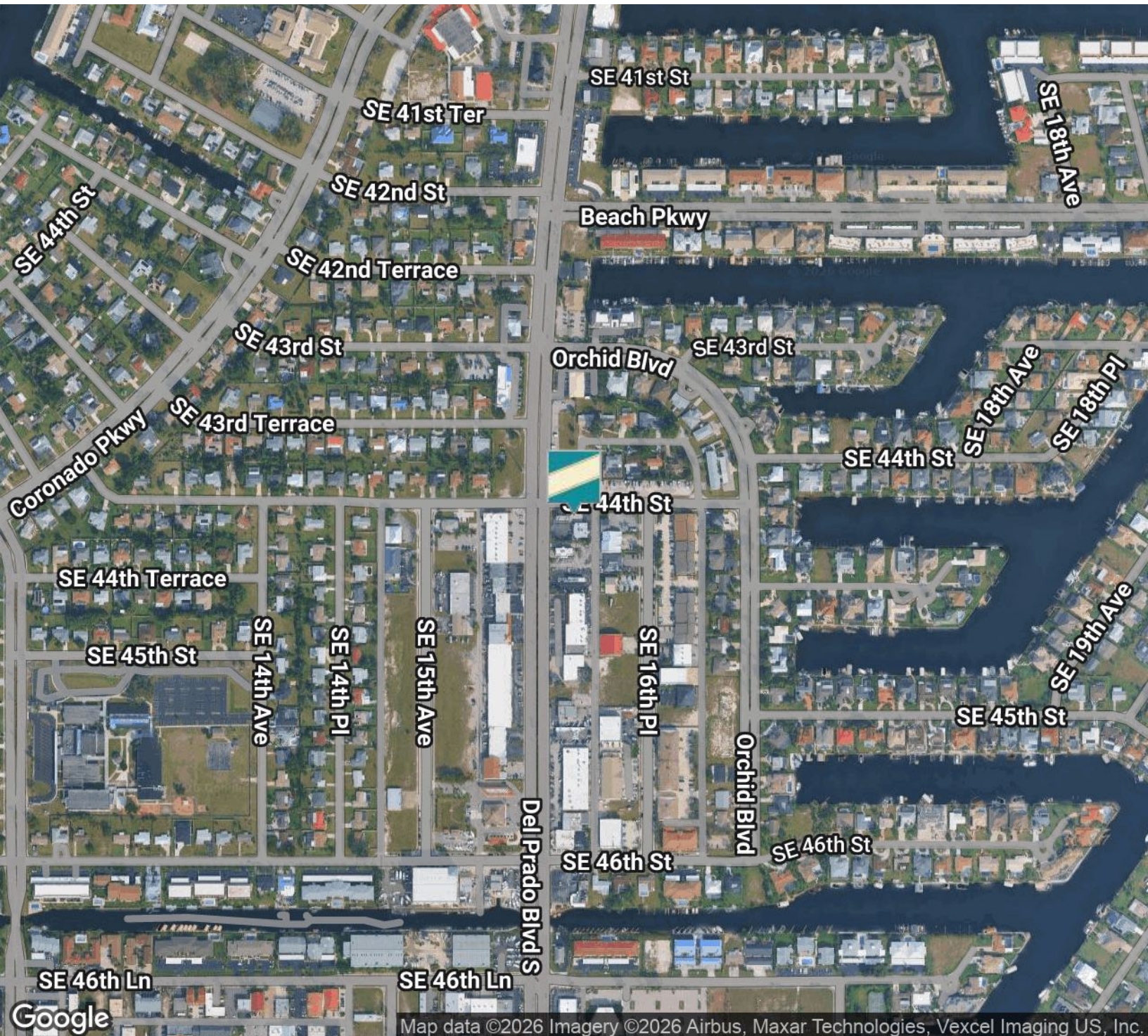
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LOCATION MAP



SECTION 3 • LOCATION INFORMATION

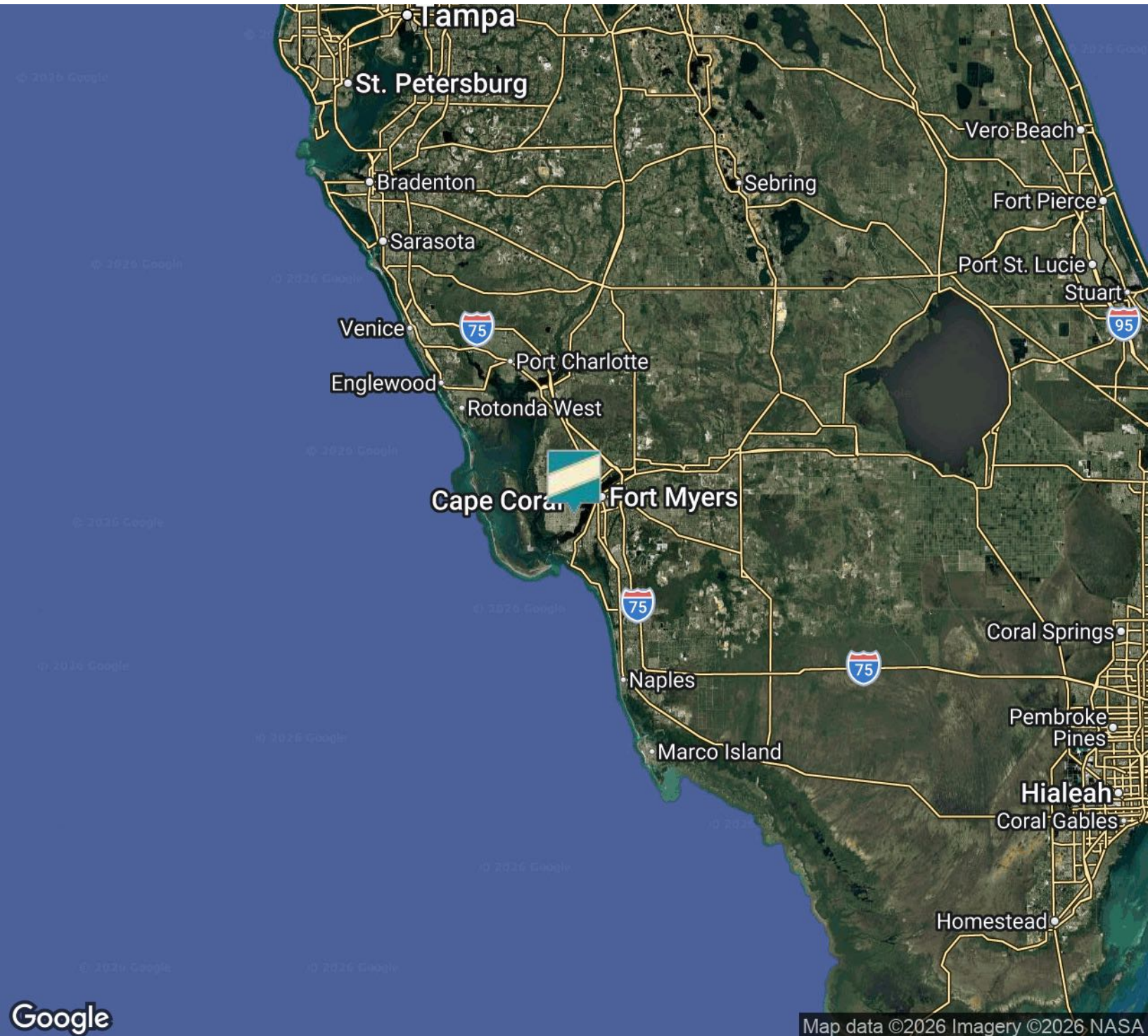
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AERIAL MAP



SECTION 3 • LOCATION INFORMATION

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DEMOGRAPHICS

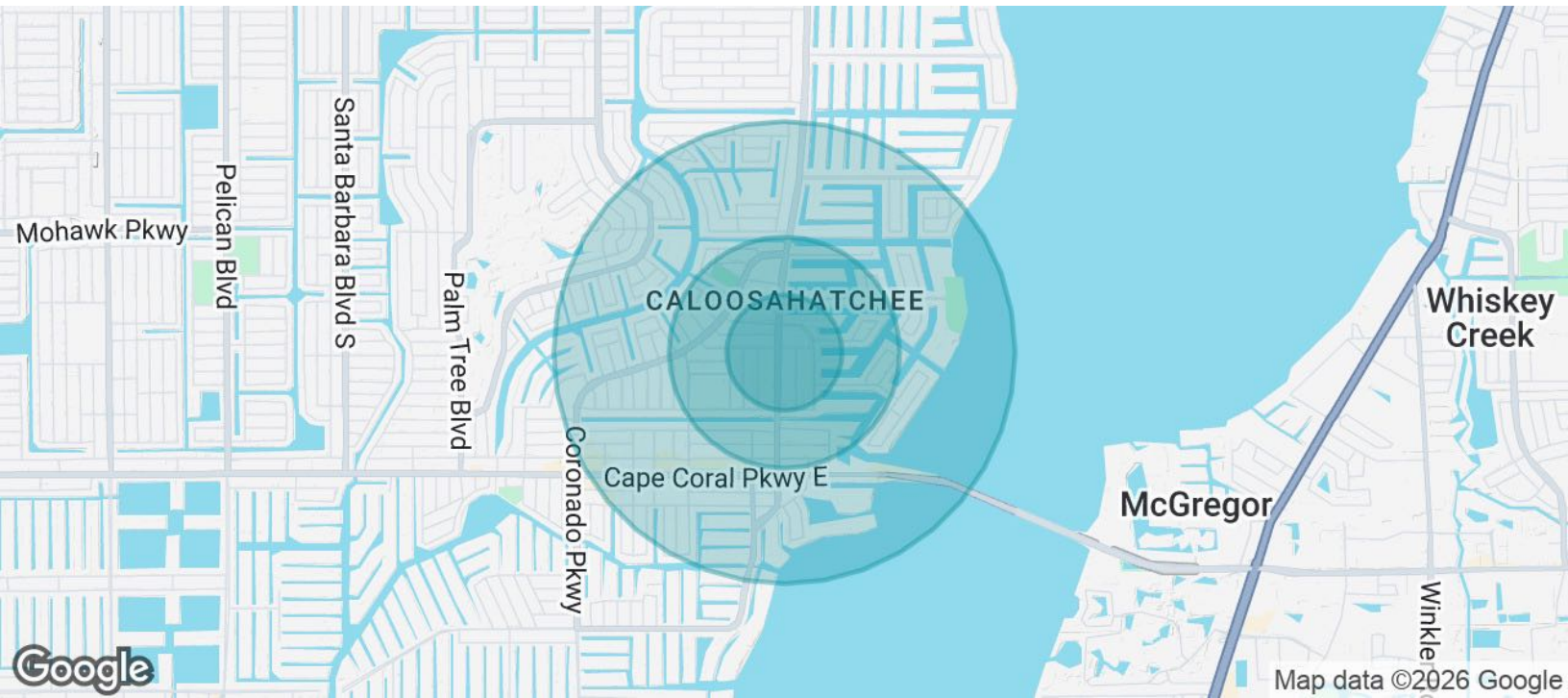




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DEMOGRAPHICS MAP & REPORT

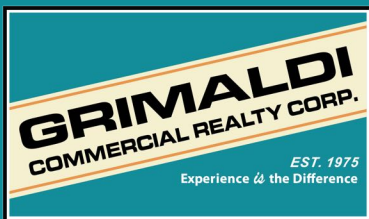


POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	336	1,413	6,827
Average Age	53.1	52.4	53.5
Average Age (Male)	64.1	60.7	56.6
Average Age (Female)	48.5	48.7	52.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	150	617	3,178
# of Persons per HH	2.2	2.3	2.1
Average HH Income	\$75,991	\$76,943	\$83,803
Average House Value	\$347,861	\$394,636	\$350,644

2023 American Community Survey (ACS)

SECTION 4 • DEMOGRAPHICS



ADVISOR BIOS





(8% CAP RATE!) - CAPE CORAL SUNOCO GAS STATION & (A+ PLUS) C-STORE (20-YEAR PURE NNN LEASE)

4403 Del Prado Boulevard South, Cape Coral, FL 33904

ADVISOR BIO & CONTACT 1

DAVID ROSENTHAL

V.P. Commercial Sales



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david@grimaldicommercialrealty.com

PROFESSIONAL BACKGROUND

David Rosenthal began his career at Ernst & Young as a Big Four accountant, specializing in client services and financial statement analysis. He later worked with several local Real Estate Investment Trusts, gaining in-depth knowledge of the financial side of the real estate market.

As a multi-year CREXI Platinum Award recipient and consistently ranked as a top producer, David has closed over \$100 million in sales transactions. His success stems from an outgoing personality, relentless work ethic, and a genuine passion for helping clients achieve their goals.

David's business is built on dedication, communication, determination, and trust—values that allow him to adapt seamlessly to each client's unique real estate needs while delivering exceptional results.

With a strategic focus on Investment real estate, David offers comprehensive expertise in the following areas:

- Multifamily Investment Sales
- Fuel Station Investment Sales
- Retail Real Estate Investment Sales
- Portfolio Sales
- NNN Investment Sales
- Multifamily and Land Development
- Mobile Home Park Sales
- Financial Planning
- Real Estate Investment Trusts
- Dividend Reinvestment Plans & Dividend Payout Ratios
- Seller and Investor Financing
- Contract negotiations and due diligence
- Investment & Financial Analysis
- Property Valuation

EDUCATION

David graduated from Tulane University in New Orleans, Louisiana, where he received a Bachelor's in Finance and a Masters in Accounting.

A Tampa native since 1991, David attended Tampa Preparatory High School in Downtown Tampa where he played Soccer, Basketball, and ran Cross Country. When he is not working, David enjoys watching sports, working out and playing golf.



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ADVISOR BIO & CONTACT 2

KARI L. GRIMALDI/ BROKER

President



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PROFESSIONAL BACKGROUND

Kari Grimaldi is the Managing Broker and President of Grimaldi Commercial Realty Corp., and a recognized leader in Tampa Bay's commercial real estate market. Ranked among the region's top producers, Kari has built a distinguished career with successfully closed transactions approaching the \$200 million milestone.

Raised in the family business, Kari developed her expertise early, combining over 25 years of hands-on experience with a deep understanding of market dynamics, strategic negotiation, and relationship-driven client service. She has successfully represented sellers, buyers, landlords, and tenants across all sectors of the commercial real estate market, from inception to closing.

Kari's portfolio spans a diverse range of commercial transactions, including:

- Office and build-to-suit sales & leasing
- Medical office sales
- Retail, industrial, and multifamily investments
- Single-tenant NNN national investments
- Land and commercial development
- Seller financing, creative deal structures, 1031 and reverse exchanges
- Short sales, distressed, and bank-owned assets

As a multiple-year Crexi Platinum Broker Award recipient, Kari is recognized for her ability to deliver exceptional results in complex, high-value transactions. As a commercial real estate owner and investor herself, she brings a uniquely informed perspective, guiding clients with the insight of someone who has successfully navigated the same path.

EDUCATION

A Florida native, Kari earned her Bachelors at University of Florida in Management and Psychology, and a Masters at University of South Florida. A consummate professional, Kari is continually educating herself on the latest economic and market trends with continuing education, seminars and networking.

MEMBERSHIPS & AFFILIATIONS

Real Estate Investment Council (REIC) - Member
International Council of Shopping Centers (ICSC) - Member