

102 Southwest US Highway 27, Branford, Florida 32008

Offered at \$2,138,000 (85 Miles West of Jacksonville, Florida)

Rendition of Property



Two National Tenants - Investment Retail Property
McDonald's & Family Dollar

Lease Terms

- (1) Fifteen (14+) Year NN Lease - McDonald's
- (1) Five (5) Year NN Lease - Family Dollar
- 10% Increase Every 5 years During Primary Lease Term and Options

Purchase Price	\$2,138,000
Cap Rate:	6.65%
Current NOI: \$142,185*	\$142,185*
Total Building Area:	± 10, 924* SF Land Size: 2.24 Acres
Tenant Responsibilities:	Structure, Roof, Parking Area, Exterior, Utilities
Lease Commencement:	May 31, 2012-McD's & March 31, 2013-FD
Lease Expiration:	5/31/2032-MCD (14yrs) & 3/31/2023-FD (5yrs)
Year Built:	2012
Population:	73,265 (0-30 Minutes)
Average HH Income	\$53,019 (0-30 Minutes)
Cost P/SF:	\$195.71 / Annual Rent P/SF: \$13.01

*Note: numbers are based on cumulative totals between tenants

**PACIFIC
UNION**

COMMERCIAL

Total Annual Rent
\$142,185

Options

Eight (8) 5 Year - MCD

10% Increase every 5 years
Four (4) 5 year - Family Dollar
10% Increase Every 5 years

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Listed in conjunction with Florida licened broker DZ Net Lease Realty, LLC License CQ1043817

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