OfficeMax

100% Occupied | Absolute Triple-Net Retail Opportunity in Ponce, Puerto Rico

JLL SEE A BRIGHTER WAY

DEAL **OVERVIEW**

JLL Puerto Realty & Co. S en C ("JLL"), a Puerto Rico licensed real estate brokerage firm, has been retained as the exclusive sales representative for the sale of OfficeMax - Ponce ("Property"), a single tenant property located in Ponce, Puerto Rico. The property is a 100% occupied, 23,500 SF OfficeMax retail store offering investors durable in-place cash flow with embedded long-term upside in a supply constrained Puerto Rico retail market. The property features a well-known, strong-credit, national tenant with an absolute triple-net lease structure. This lease structure makes the Property a hands-off, passive opportunity. The opportunity is further enhanced by an attractive basis relative to replacement cost (~$300/SF). Puerto Rico's favorable tax environment may offer additional benefits to eligible investors, further enhancing after-tax yield.

Eastern Plaza	
Building Address	2438 Ponce Bypass, Ponce, 00716
GPS	17.99524123278534, -66.62656351114825
Parcel Number	411-010-876-14-000
Parcel Size	1.6 acres
Net Rentable Area	23,500 SF
# of Parking	Approx. 92 spaces
# of Tenants	1
Tenant	OfficeMax North America, Inc.

$5,500,000
Asking Price

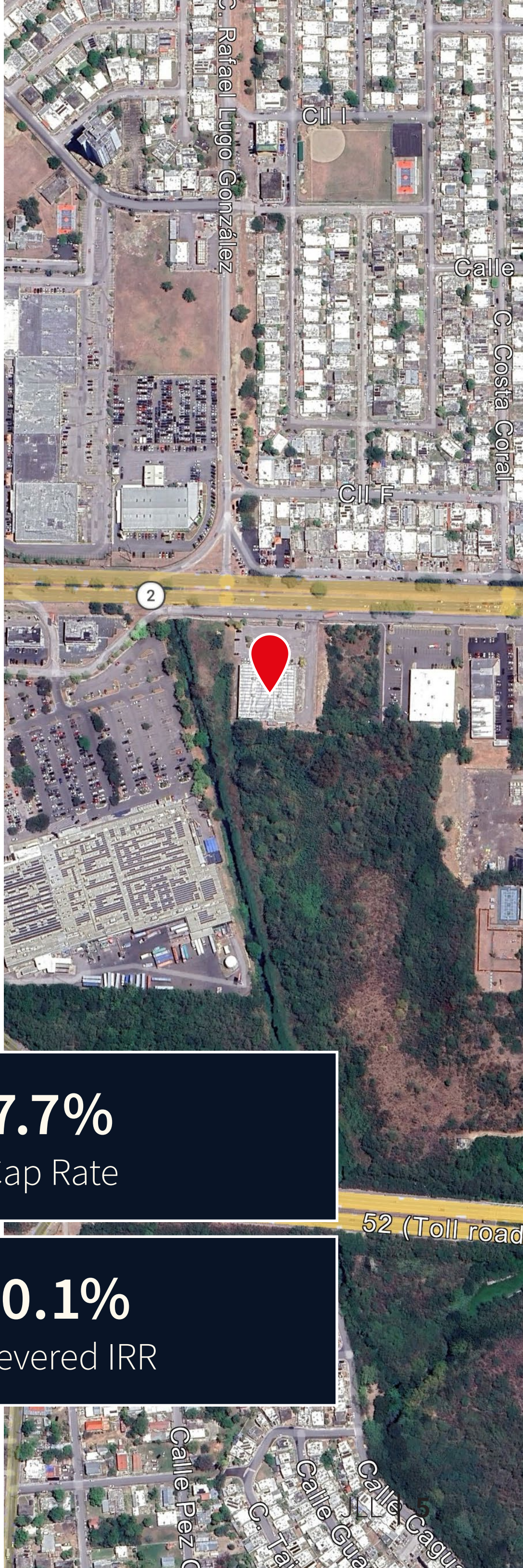
4 Years 5 Months
Term Left

7.7%
Cap Rate

$234/SF
Asking Price

5-year
Extension Option

10.1%
Unlevered IRR



INVESTMENT **ADVISORY**

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