



NNN Lease Investment Opportunity

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EXECUTIVE SUMMARY

ANNUAL NOI: \$353,112

CAP RATE: ~7%

PURCHASE PRICE: \$4,950,000

Results Real Estate Partners is pleased to exclusively offer for sale the property located at 3145 and 3165 N. John Young Parkway, Orlando FL which is leased to two credit tenants through a triple net (NNN) lease. The offering provides an investor the opportunity to own an asset that delivers stable and predictable income throughout the entire lease term and achieves appreciation through rent escalations. In addition, the landlord has no responsibilities whatsoever during the initial lease term or any option periods thereafter other than structure, roof and foundation. The two properties total approximately 2.46 acres in size and includes two buildings totaling 14,880 SF. One lease has five (5) years remaining on the current term. Second lease has two (2) years remaining on the current term with one (1) five (5) year option to renew. Both have rent escalations provide for rent increases of three percent (3%) annually. The properties are located along John Young Parkway which is one of Orlando's most traveled corridors and near other National Retailers. The property's Average Daily Traffic Count exceeds 50,500 cars per day.



EXECUTIVE SUMMARY

Investment Highlights

Triple Net Lease

The Landlord is only responsible for structure, roof, and foundation.

Annual Rent Increases throughout the Lease Term and Options

The leases provide for annual rate increases of 3% throughout the lease term and all options.

Over 50,500 Cars Per Day (ADTC: 50,500+)

The property is located on one of Orlando's most popular corridor.

Above Market Cap Rate for Investor

Attractive 7% Cap Rate based on First Year NOI of \$353,112.

Credit Worthy Tenant with Strong Operating History and Growth

Arrive Alive Traffic Control has a combined 70 plus year knowledge of the Traffic Control industry in the state of Florida.

JJ Auto Imports has 3 Dealership locations around the Central Florida.



FINANCIAL OVERVIEW

Price	\$4,950,000
Cap Rate	~ 7%
NOI	\$353,112
Building Sizes	3165 N. JYP 6,600 SF 3145 N. JYP 8,280 SF
Year Built/Renovated	2003/2004
Land Size Acres	+/- 2.46
Zoning	IC/W



LEASE OVERVIEW

- **TENANT NAME: Arrive Alive Traffic Control/JJ Auto Imports**
- **ADDRESS: 3145 and 3165 N. John Young Parkway, ORLANDO FL**
- **PROPERTY TYPE: TWO FREESTANDING /IC/W ZONING**
- **LEASE TYPE: 5 YEAR NNN WITH OPTIONS TO RENEW**
- **LANDLORD RESPONSIBILITY: STRUCTURE/ROOF/FOUNDATION**
- **REMAINING LEASE TERM: 5 YEARS PLUS OPTIONS**
- **RENT ESCALATIONS: 3% ANNUALLY THROUGH LEASE TERM AND OPTIONS**
- **NOI: \$353,112**

TENANT OVERVIEW



Arrive Alive Traffic Control is a full-service traffic control business in the state of Florida offering traffic control equipment sales, labor services such as lane closures and flagging, equipment rentals. AATC has a combined 70 plus year knowledge of the Traffic Control industry in the state of Florida.



JJ Auto Imports has three auto dealership locations in the Central Florida Area.



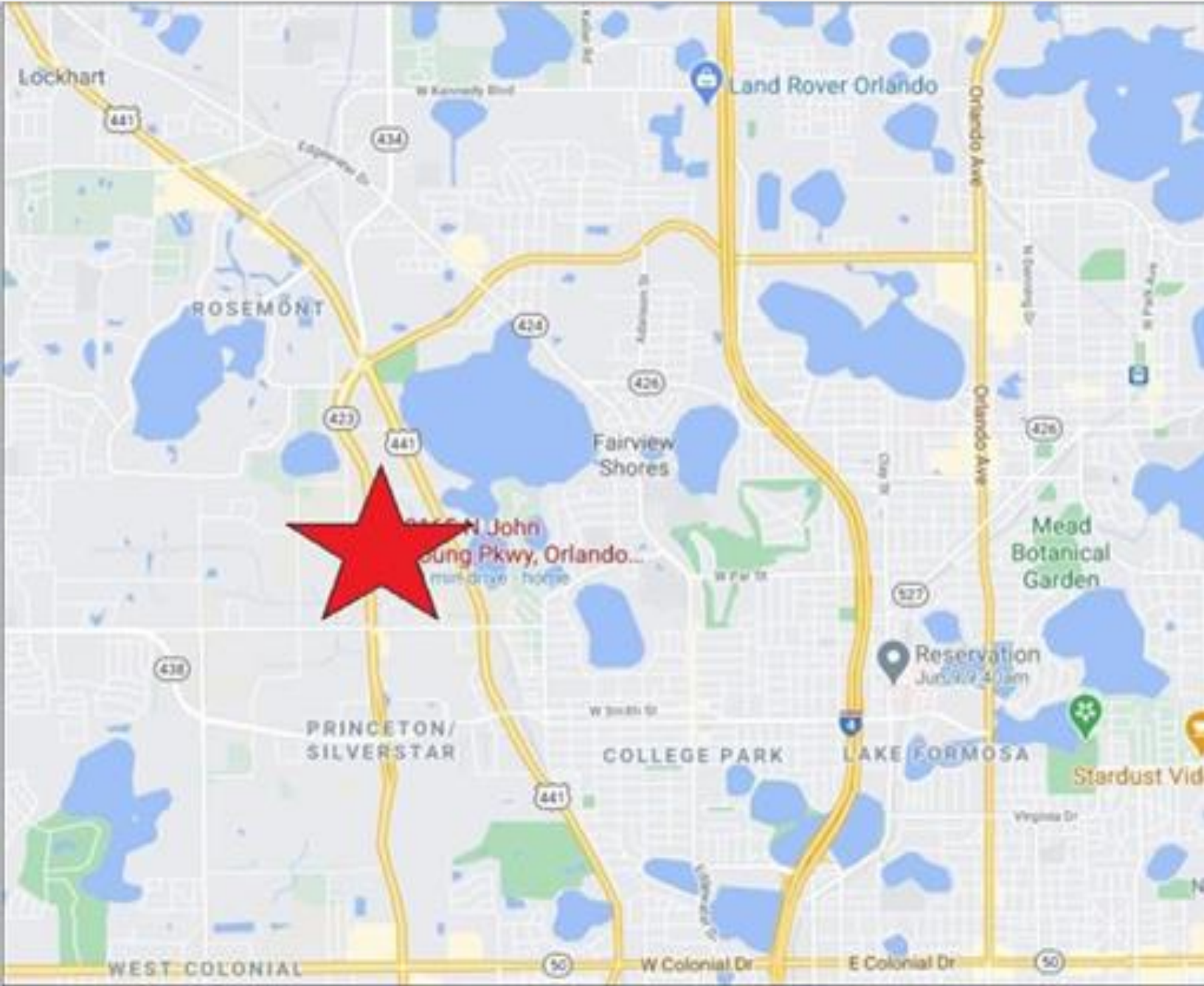
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PROPERTY OVERVIEW

- 14,880 SF FREESTANDING (3145 N. JYP 6,600 SF/3165 N. JYP 8,280 SF)
- +/- 2.46 ACRE SITE
- IC/W ZONING
- LOCATED NEAR MAJOR ROADS (John Young Parkway/Orange Blossom Trail)
- 50,500+ ADTC
- OUTSTANDING SIGNAGE

PROPERTY LOCATION



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EXCLUSIVELY MARKETED BY

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