

NNN WAWA
(Ground Lease)
Ft. Lauderdale (Margate), FL



Actual Site

\$ Asking Price
\$6,840,000

% Cap Rate
4.75%

2000 State Route 7
Margate, FL 33063

Asset Summary

Net Operating Income (NOI)	\$325,000
Rent/Month	\$27,083.33
Rent/SF	\$54.69
Rentable Square Feet	5,943+/- SF
Land Area	1.92+/- Acres
Tenant	Wawa, Inc.
Website	www.wawa.com
Credit Rating	Fitch: BBB
Guarantor	Corporate
Lease Type	NNN Ground Lease
Landlord Responsibilities	None
Year Built	2018
Lease Term	20 Years
Rent Commencement	February 1, 2018
Lease Expiration	January 31, 2038
Increases	8% Every 5 Years Starting LY 11
Options	Six (6), Five (5) Year

Rent Schedule

Term	Increases	Annual Rent	Monthly Rent
2/1/2018 - 1/31/2028	-	\$325,000	\$27,083.33
2/1/2028 - 1/31/2033	8%	\$351,000	\$29,250.00
2/1/2033 - 1/31/2038	8%	\$379,080	\$31,590.00
2/1/2038 - 1/31/2043*	8%	\$409,406	\$34,117.17
2/1/2043 - 1/31/2048*	8%	\$442,159	\$36,846.58
2/1/2048 - 1/31/2053*	8%	\$477,532	\$39,794.33
2/1/2053 - 1/31/2058*	8%	\$515,734	\$42,977.83
2/1/2058 - 1/31/2063*	8%	\$556,993	\$46,416.08
2/1/2063 - 1/31/2068*	8%	\$601,552	\$50,129.33

* Options

Investment Highlights

- 20-year corporate ground lease with rent increases
- 2-acre hard corner location at lighted intersection
- 8% rent bumps every 5 years, starting LY 11
- Major commercial corridor with combined 81,000 VPD
- Wawa operates over 800 locations



Site Photos



Tenant Overview

About Wawa

Wawa Inc. is an American chain of convenience stores and gas stations.

Wawa stores are located in Pennsylvania, New Jersey, Delaware, Maryland, Virginia and Central Florida. The stores offer a large fresh food service selection, including Wawa brands such as built-to-order hoagies, freshly brewed coffee, hot breakfast sandwiches, built-to-order specialty beverages, and an assortment of soups, sides and snacks.

Wawa is your all day, every day stop for fresh, built-to-order foods, beverages, coffee, fuel services, and surcharge-free ATMs. A chain of more than 800 convenience retail stores (500 offering gasoline), over 165 of those are in Florida. They plan to open 50+ stores in 2019.

Most stores are open 24 hours a day, 365 days a year.



Tenant Snapshot

of Locations
802

Established
1964

Credit Rating
Fitch: BBB

2017 Revenue
\$10.6Bil

of Employees
31,000



NORTHWEST
MEDICAL CENTER
More Than Healing



ROUTE
441



W Atlantic Blvd 50,000 VPD



W Copans Rd 31,000 VPD

Wynmoor of
Coconut Creek Golf Course

Coconut Creek
High School

Coconut Creek Pkwy 27,000 VPD



Coconut Creek
Elementary School



Florida Turnpike 79,000 VPD



Location
Highlights



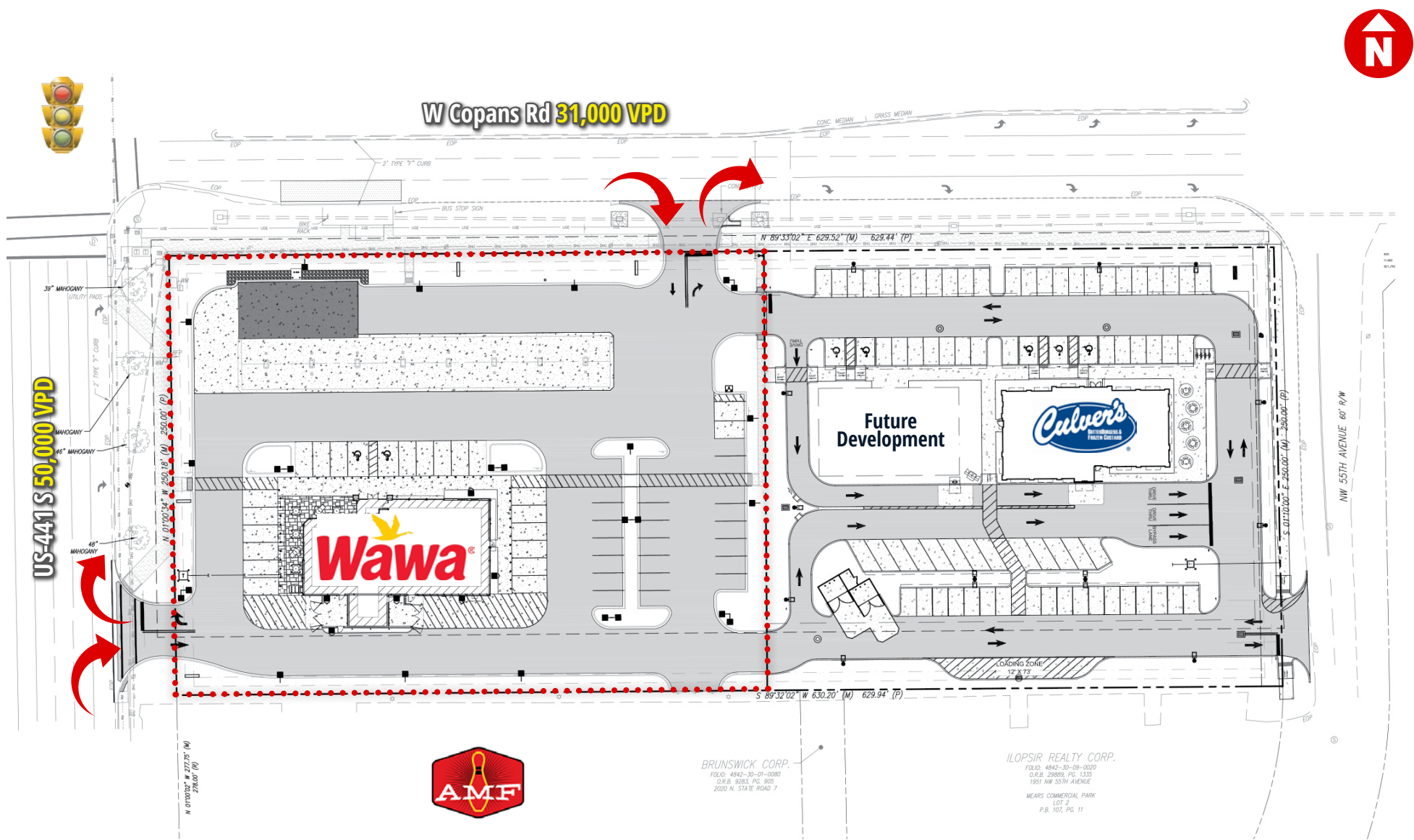
Hard Corner
Signalized Intersection



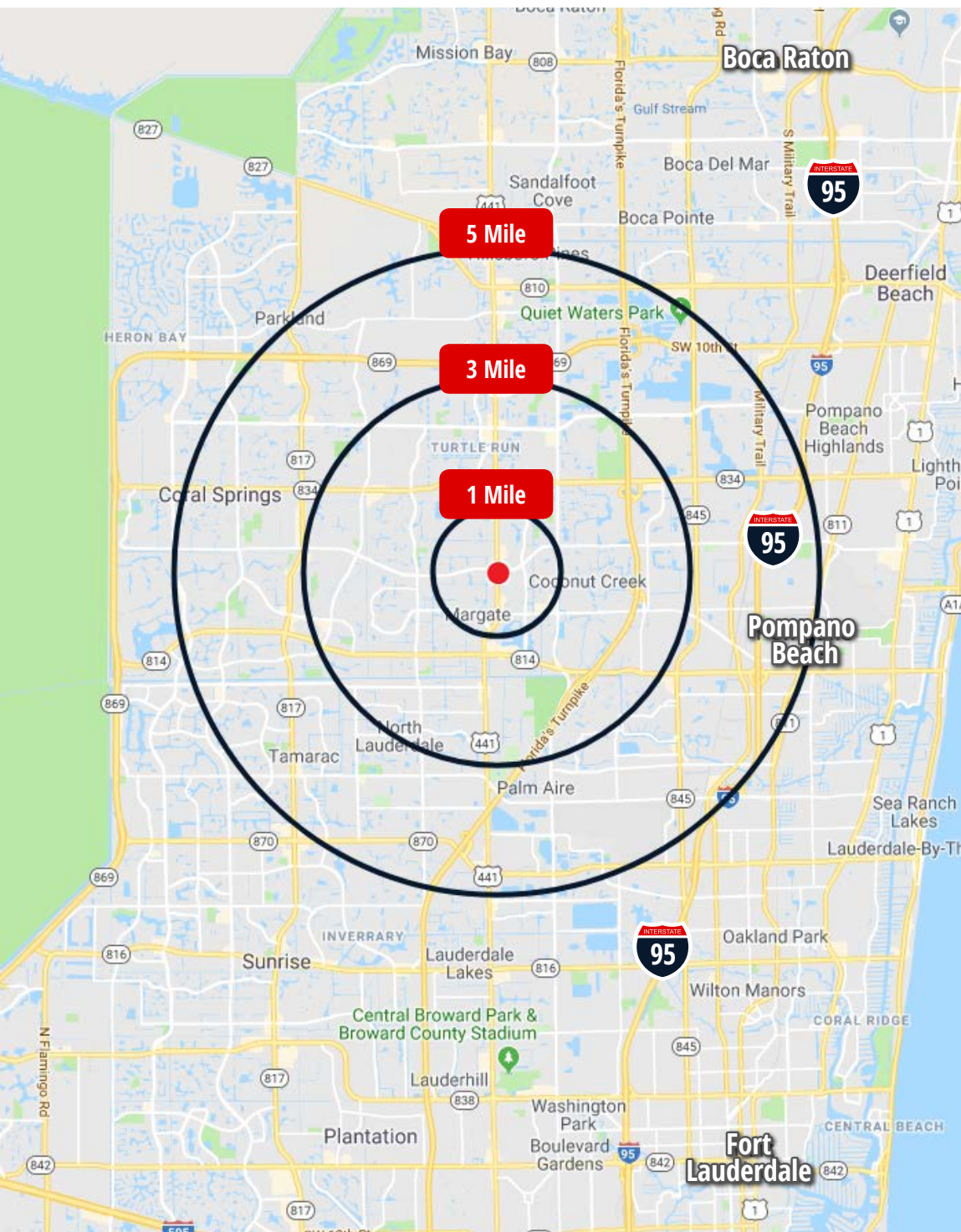
81,000 VPD
Pass the Site



1.92+/- Acre
Parcel



Location Overview, 1/3/5 Miles



	1 Mile	3 Miles	5 Miles
Population			
2018 Population	17,689	164,658	384,134
2023 Population	18,794	173,814	406,127
2018 Median Age	45.6	41.4	39.9
Households			
2018 Total Households	7,513	63,629	145,048
2023 Total Households	7,966	66,801	152,449
Median Household Income			
2018 Median HH Income	\$50,529	\$52,073	\$52,174
2023 Median HH Income	\$56,177	\$58,035	\$58,132
Average Household Income			
2018 Average HH Income	\$64,779	\$69,006	\$71,286
2023 Average HH Income	\$76,417	\$80,645	\$82,893

5 Mile Radius | Demographics



Population
384,134



Avg HH Income
71,286



Total Businesses
17,200



Total Employees
184,400

About Us

Calkain Companies LLC is a boutique commercial real estate investment banking firm that provides consulting and brokerage services to both private and institutional clientele with a focus on single tenant net lease investments. We pride ourselves on being an innovative leader by providing our clients a full array of commercial real estate investment brokerage and asset management solutions, including advisory, research, debt and equity placement and wealth management.

Calkain has built solid, lasting relationships that have been the cornerstone of how we do business. Calkain approaches each assignment with an eye toward each client's individual needs. Whether private or institutional investors, Calkain delivers real estate solutions that maximize value while building wealth for all of our clients.

At Calkain, our foresight and innovation are leading the net lease investment industry.

To learn more about how to build a solid foundation for your investment portfolio, visit calkain.com or call us at:

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\$12 Billion
in Closed Transactions

\$400 Million
in Active Listings

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