

6410 CLARCONA OCOEE ROAD ORLANDO, FLORIDA 32810

SINGLE TENANT NNN INVESTMENT OPPORTUNITY



EXCLUSIVELY-MARKETED BY

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INVESTMENT SUMMARY



SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in a NNN leased, corporate guaranteed, Family Dollar Store investment property located in Orlando, Florida. The tenant, Family Dollar Stores of Florida, LLC, recently executed a 10-year lease with 6 (5-year) options to extend. The lease features 5% rental increases at the beginning of each option period, steadily growing NOI and hedging against inflation. The brand new state-of-the-art property recently opened in January 2019. The lease is corporate guaranteed by Family Dollar Stores, Inc., an established and nationally recognized brand, with over 8,000+ locations. The lease is NNN with landlord responsibilities limited to roof and structure (New Roof Warranty In Place). The tenant is responsible for maintaining, repairing, and replacing the heating and air conditioning systems, as well as, maintaining and repairing parking lot.

Family Dollar is strategically located on the hard corner of Aladdin Drive and Clarcona Ocoee Road, averaging 23,700 vehicles passing by daily. The site is located less than 2 miles from N. Orange Blossom Trail (35,000 VPD), a major north/south thoroughfare for the city of Orlando. The site is equipped with both a large pylon sign and a monument sign, providing excellent visibility and frontage along Clarcona Ocoee Road. The asset is within close proximity to several national/credit tenants including Walmart Neighborhood Store, Winn-Dixie, Dollar General, Dollar Tree, Advance Auto Parts, Walgreens, and more, further increasing consumer draw to the trade area, and promoting crossover traffic. The 5-mile trade area is supported by a population of over 244,000 residents with an average household income of \$62,504.

PROPERTY PHOTOS



OFFERING SUMMARY



PROPERTY SPECIFICATIONS

Pricing:	\$2,064,000
Net Operating Income:	\$129,000
Cap Rate:	6.25%
Guaranty:	Corporate (Family Dollar Stores, Inc.)
Tenant:	Family Dollar Store of Florida, LLC
Lease Type:	NNN
Landlord Responsibilities:	Roof and Structure

OFFERING

Rentable Area:	8,320 SF
Land Area	1.08 AC
Property Address:	6410 Clarcona Ocoee Road, Orlando, Florida 32810
Year Built:	2019
Parcel Number:	28-21-36-0000-00-055
Ownership:	Fee Simple (Land and Building Ownership)

INVESTMENT HIGHLIGHTS

Brand New 10-Year Lease | Corporate Guaranteed | Brand New 2019 Construction

- Recently executed, brand new 10-year lease with 6 (5-year) options to extend
- Corporate guaranteed by Family Dollar Stores, Inc., an established and nationally recognized brand, with over 8,000+ locations
- 5% rental increases at the beginning of each option period
- The brand new state-of-the-art property recently opened in January 2019

NNN | Fee Simple Ownership | Limited Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains most aspects of the premises
- Landlord responsibilities limited to roof, structure (New Roof Warranty In Place)
- Tenant is responsible for maintaining, repairing, and replacing HVAC, as well as, maintaining and repairing the parking lot
- Ideal, low management investment for an out-of-state, passive investor

Hard Corner Intersection | Near N. Orange Blossom Trail (35,000 VPD) | Large Pylon & Monument Sign | Excellent Visibility & Frontage

- Strategically located on the hard corner of Aladdin Drive and Clarcona Ocoee Road, averaging 23,700 vehicles passing by daily
- Less than 2 miles from N. Orange Blossom Trail (35,000 VPD), a major north/south thoroughfare for the city of Orlando
- Site is equipped with a large pylon sign and monument sign, providing excellent visibility and frontage along Clarcona Ocoee Road

Nearby National/Credit Tenants

- Nearby national/credit tenants include Walmart Neighborhood Store, Winn-Dixie, Dollar General, Dollar Tree, Advance Auto Parts, Walgreens, and more
- Increases consumer draw and promotes crossover traffic

Strong Demographics In 5-mile Trade Area

- More than 244,000 residents and 94,000 employees support the trade area
- \$62,504 average household income



PROPERTY OVERVIEW



PARCEL MAP



Parcel

Parcel Number: 28-21-36-0000-00-055

Acres: 1.08

Square Feet: 47,175 SF

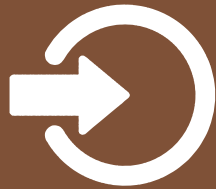


Improvements

8,320 SF

Year Built

2019



Access

Clarcona Ocoee Road
1 Access Point

Aladdin Drive
1 Access Point



Parking

There are approximately 28 parking spaces on the owned parcel. The parking ratio is approximately 3 stalls per 1,000 SF of leasable area.



Traffic Counts

Clarcona Ocoee Road
23,700 Cars Per Day

N. Orange Blossom Trail/ U.S. Highway
441/ State Highway 500
35,000 Cars Per Day



Zoning

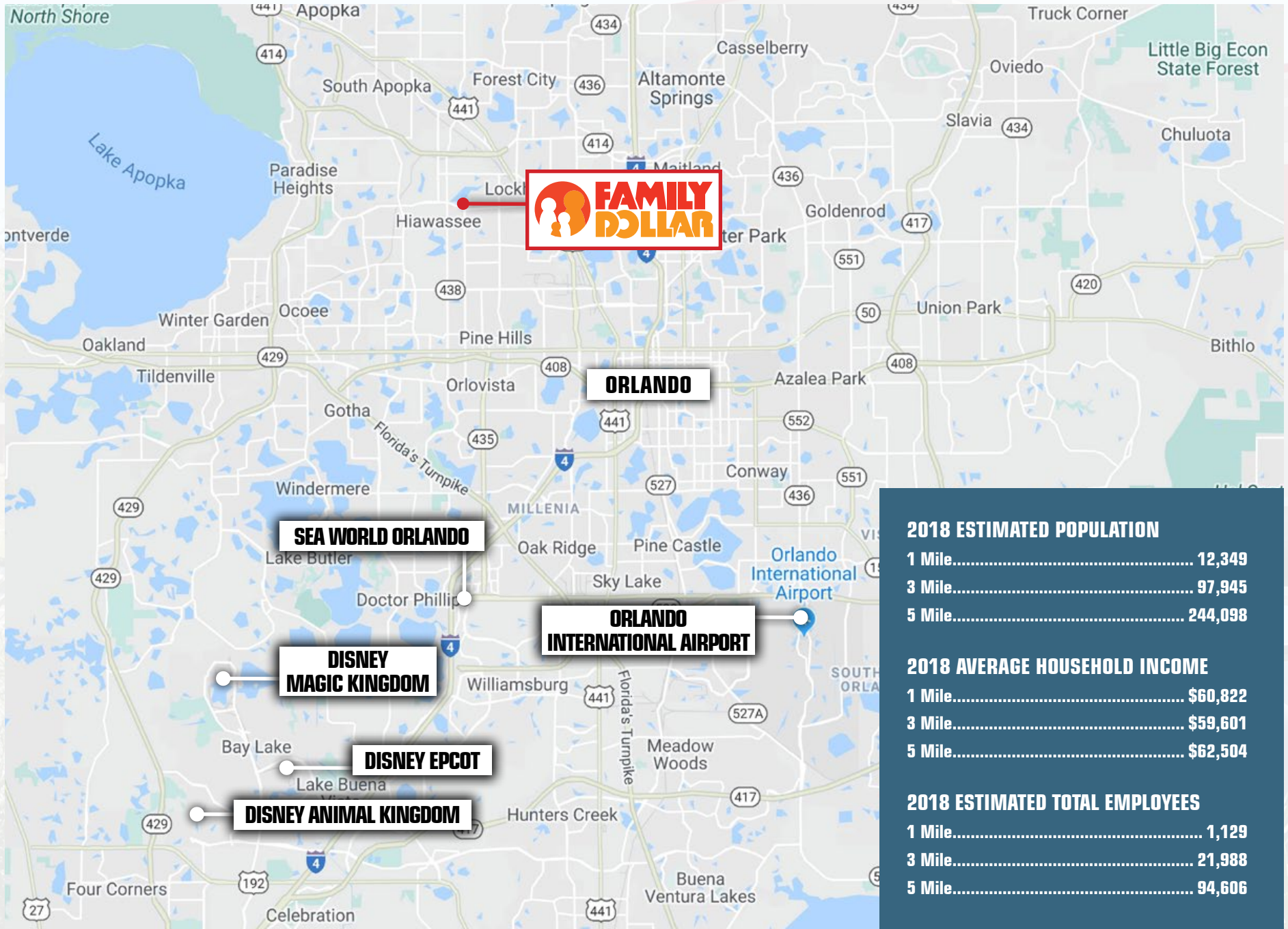
C-1 Commerical







LOCATION MAP



2018 ESTIMATED POPULATION

1 Mile.....	12,349
3 Mile.....	97,945
5 Mile.....	244,098

2018 AVERAGE HOUSEHOLD INCOME

1 Mile.....	\$60,822
3 Mile.....	\$59,601
5 Mile.....	\$62,504

2018 ESTIMATED TOTAL EMPLOYEES

1 Mile.....	1,129
3 Mile.....	21,988
5 Mile.....	94,606



AREA OVERVIEW

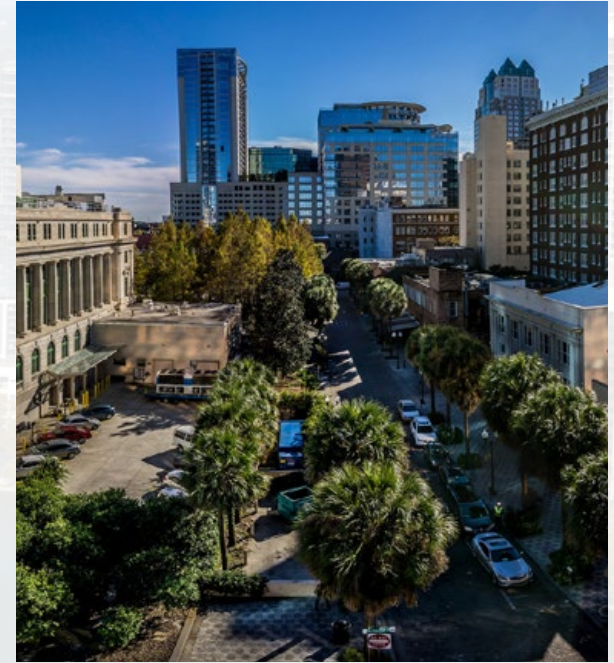
Orlando, Florida

Orlando is a city in the U.S. state of Florida and the county seat of Orange County. Located in Central Florida, it is the center of the Orlando metropolitan area and the City of Orlando is the 4th largest city in Florida with a population of 283,852 as of July 1, 2017. The city is in the approximate center of the State of Florida and the four-county Orlando-Kissimmee-Sanford Metropolitan Statistical Area (MSA).

The City of Orlando is nicknamed "The City Beautiful" and its symbol is the fountain at Lake Eola. Orlando is also known as "The Theme Park Capital of the World" and in 2014 its tourist attractions and events drew more than 62 million visitors. The Orlando International Airport (MCO) is the thirteenth busiest airport in the United States and the 29th busiest in the world.

Orlando is a major industrial and hi-tech center. Orlando has the 7th largest research park in the country, Central Florida Research Park, with over 1,025 acres. It is home to over 120 companies, employs more than 8,500 people, and is the hub of the nation's military simulation and training programs. The region's infrastructure offers reliability, affordability and efficiency - giving businesses seamless access to the people and places they need to reach. Companies can depend on a diverse variety of transportation modes that are critical to the city's thriving economy. One of the main driving forces in Orlando's economy is its tourism industry and the city is one of the leading tourism destinations in the world. Nicknamed the 'Theme Park Capital of the World', the Orlando area is home to Walt Disney World Resort, Universal Orlando Resort, and SeaWorld Orlando. The convention industry is also critical to the region's economy. The Orange County Convention Center is now the second-largest convention complex in terms of space in the United States, trailing only McCormick Place in Chicago.

The Orlando International Airport (MCO) is Orlando's primary airport and currently the second busiest airport in the state of Florida closely behind Miami International Airport. The airport serves as a hub and a focus hub city for Southwest Airlines, JetBlue Airways and Frontier Airlines. The airport serves as a major international gateway for the mid-Florida region with major foreign carriers including Lufthansa, Air Canada, British Airways, WestJet, Virgin Atlantic, Emirates Airlines, Aer Lingus, TAM, and Aeromexico. The Orlando Sanford International Airport (SFB) in nearby suburb of Sanford, Florida serves as a secondary airport for the region and is a focus city airport for Allegiant Air. The Orlando Executive Airport (ORL) near Downtown Orlando serves primarily executive jets, flight training schools, and general small-aircraft aviation.



AREA OVERVIEW

The Walt Disney World Resort

Four theme parks, two water parks, twenty-seven resort hotels

The Walt Disney World Resort is an entertainment complex in Bay Lake and Lake Buena Vista, Florida, near Orlando and Kissimmee, Florida. Opened on October 1, 1971, the resort is owned and operated by Walt Disney Parks and Resorts, a division of The Walt Disney Company. It was initially operated by Walt Disney World Company. The property covers 27,258 acres, featuring four theme parks, two water parks, twenty-seven themed resort hotels, nine non-Disney hotels, several golf courses, a camping resort, and other entertainment venues, including Disney Springs.

Designed to supplement Disneyland in Anaheim, California, which had opened in 1955, the complex was developed by Walt Disney in the 1960s. "The Florida Project", as it was known, was intended to present a distinct vision with its own diverse set of attractions. Walt Disney's original plans also called for the inclusion of an "Experimental Prototype Community of Tomorrow" (EPCOT), a planned community intended to serve as a test bed for new city living innovations. After extensive lobbying, the Government of Florida created the Reedy Creek Improvement District, a special government district that essentially gave The Walt Disney Company the standard powers and autonomy of an incorporated city. Walt Disney died on December 15, 1966, before construction began. Without Disney spearheading the construction, the company created a resort similar to Disneyland, abandoning experimental concepts for a planned community. Magic Kingdom was the first theme park to open in the complex, in 1971, followed by Epcot in 1982, Disney's Hollywood Studios in 1989, and the most recent, Disney's Animal Kingdom in 1998.

Today, Walt Disney World is the most visited vacation resort in the world, with an average annual attendance of over 52 million. The resort is the flagship destination of Disney's worldwide corporate enterprise, and has become a popular staple in American culture.

WALT DISNEY World
Resort in Florida



AREA OVERVIEW

Disney's Animal Kingdom

Exotic animals, dazzling pools, award-winning dining and more

Disney's Animal Kingdom is a zoological theme park at the Walt Disney World Resort in Bay Lake, Florida, near Orlando. Owned and operated by The Walt Disney Company through its Parks, Experiences and Consumer Products division, it is the largest theme park in the world, covering 580 acres (230 ha). The park opened on Earth Day, April 22, 1998, and was the fourth theme park built at the resort. The park is dedicated and themed entirely around the natural environment and animal conservation, a philosophy once pioneered by Walt Disney himself.

Disney's Animal Kingdom is distinguished from the rest of Walt Disney World's theme parks in that it features traditional attractions while also exhibiting hundreds of species of live animals. Due to these sensitive conditions, special designs and provisions were incorporated throughout the park to protect the animals' welfare. The park is located on the western edge of the resort, being isolated from the resort's other theme parks and properties as to lessen any disruptive exposure to the animals as possible; as a result, the park's nighttime show also features no fireworks that would otherwise disturb the animals. The park also uses biodegradable paper straws and prohibits plastic straws, lids and balloons. Disney's Animal Kingdom is accredited by the Association of Zoos and Aquariums and the World Association of Zoos and Aquariums, which indicates they have met or exceeded the standards in education, conservation, and research.

In 2017, Disney's Animal Kingdom hosted about 12.5 million guests, ranking it as the third-most-visited theme park in North America and the sixth-most-visited theme park in the world. The park's icon is the Tree of Life, a 145-foot-tall (44 m), 50-foot-wide (15 m) artificial baob tree.



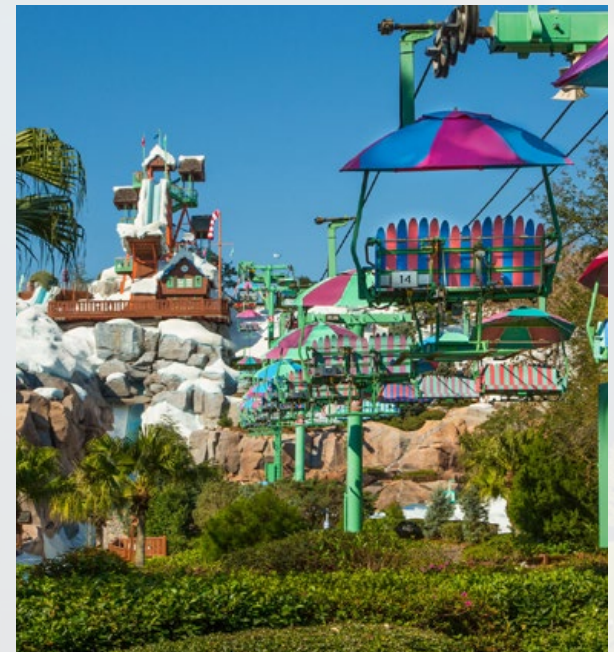
AREA OVERVIEW

Disney's Blizzard Beach The most visited water park in the world

Disney's Blizzard Beach is a water theme park located at the Walt Disney World Resort in Bay Lake near Orlando, Florida. All water areas are heated (at approximately 80 °F or 27 °C), with the exception of the melting snow in the ice cave of Cross Country Creek..

he park opened on April 1, 1995 and was the third Walt Disney World water park. In 2016, the park hosted approximately 2,091,000 guests, ranking it the third-most visited water park in the world, behind its sister park, Typhoon Lagoon. Blizzard Beach is open year-round with an annual maintenance closure in the winter. During the closure, its sister park, Typhoon Lagoon, will remain open.

The majority of the major attractions at the park are hosted atop of Mount Gushmore, an artificial hill with an elevation of 90 feet (27.4 m). Mount Gushmore is split into three colored slopes to aid guests navigating around the park: Green, Red and Purple.



AREA OVERVIEW

Disney's Hollywood Studios

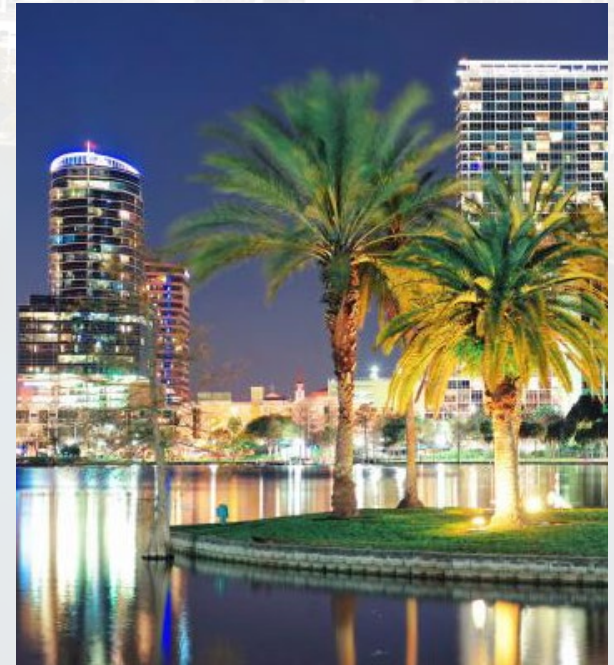
Disney's Hollywood Studios is a theme park at the Walt Disney World Resort in Bay Lake, Florida, near Orlando. It is owned and operated by The Walt Disney Company through its Parks, Experiences and Consumer Products division. Based on a concept by Marty Sklar, Randy Bright, and Michael Eisner, the park opened on May 1, 1989, as the Disney-MGM Studios Theme Park, and was the third of four theme parks built at Walt Disney World. Spanning 135 acres, the park is dedicated to the imagined worlds from film, television, music, and theatre, drawing inspiration from the Golden Age of Hollywood.

Disney's Hollywood Studios was initially developed as both a theme park inspired by show business and an operating production studio, with active film and television production services, an animation facility branch, and a functioning backlot. Construction on the combined park and studio began in 1987, but was accelerated when the construction of the similarly-themed Universal Studios Florida began a few miles away. To increase public interest and the variety of film representation within the park, Disney entered into a licensing agreement with Metro-Goldwyn-Mayer, where from the park's original name was derived. The park's production capabilities were removed throughout the 2000s, and many of the park's soundstages were retrofitted for newer attractions and guest use. The park's current name took effect in 2008, with the removal of the MGM-branding throughout the park. In the 2010s, the park began to distance itself from the original studio backlot intention and entered a new direction of theming and attraction development inspired by Hollywood stories.



AREA DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2018 Estimated Population	12,349	97,945	244,098
2023 Projected Population	13,023	104,416	263,746
2010 Census Population	11,576	89,767	218,661
Projected Annual Growth 2018 to 2023	1.07%	1.29%	1.56%
Historical Annual Growth 2010 to 2018	0.79%	1.06%	1.34%
2018 Estimated Households	3,865	33,731	85,941
2023 Projected Households	4,055	35,825	92,432
2010 Census Households	3,666	31,177	77,939
Projected Annual Growth 2018 to 2023	0.96%	1.21%	1.47%
Historical Annual Growth 2010 to 2018	0.64%	0.96%	1.19%
2018 Estimated White	18.00%	27.16%	38.11%
2018 Estimated Black or African American	60.81%	54.39%	42.61%
2018 Estimated Asian or Pacific Islander	3.84%	3.60%	3.77%
2018 Estimated American Indian or Native Alaskan	0.45%	0.46%	0.46%
2018 Estimated Other Races	7.16%	5.94%	7.12%
2018 Estimated Hispanic	18.53%	18.24%	22.48%
2018 Estimated Average Household Income	\$60,822	\$59,601	\$62,504
2018 Estimated Median Household Income	\$50,110	\$45,625	\$46,976
2018 Estimated Per Capita Income	\$19,343	\$20,308	\$22,237
2018 Estimated Total Businesses	106	1,966	7,674
2018 Estimated Total Employees	1,129	21,988	94,606



RENT ROLL

TENANT NAME	SQUARE FEET	LEASE TERM		RENTAL RATES							
		LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	PSF	ANNUALLY	PSF	RECOVERY TYPE	OPTIONS
Family Dollar Stores of Florida, LLC (Corporate Guaranteed by Family Dollar Stores, Inc.)	8,320	1/26/2019 (est.)	5/31/2029	Current	-	\$10,750	\$129	\$129,000	\$15.50	NNN	6 (5-Year) 5% Incr. at beg. of each option

Notes: 1) Landlord responsibilities limited to roof and structure. New roof warranty is in place.
2) The tenant is responsible for maintaining, repairing, and replacing HVAC, as well as, maintaining and repairing parking lot. Tenant will be responsible for asphalt and concrete repairs until the aggregate cost equal \$1,000 in any lease year, landlord is responsible thereafter.



FINANCIAL INFORMATION

Price:	\$2,064,000
Net Operating Income:	\$129,000
Cap Rate:	6.25%
Guaranty:	Corporate (Family Dollar Stores, Inc.)

PROPERTY SPECIFICATIONS

Year Built:	2019
Rentable Area:	8,320
Land Area:	1.08 Acres
Address:	6410 Clarcona Ocoee Road, Orlando, Florida 32810

For financing options and loan quotes, please contact our SRS Debt & Equity team at debtequity-npb@srsre.com.

BRAND PROFILE



FAMILY DOLLAR

Family Dollar Stores, Inc. operates a chain of general merchandise retail discount stores primarily for low- and middle-income consumers in the United States. For more than 55 years, Family Dollar has been providing value and convenience to customers in easy-to-shop neighborhood locations. Family Dollar's mix of name brands, and quality, private brand merchandise appeals to shoppers in more than 8,200 stores in rural and urban settings across 46 states. Helping families save on the items they need with everyday low prices creates a strong bond with customers who refer to their neighborhood store as "my Family Dollar." Family Dollar, headquartered in Matthews, North Carolina, is a wholly-owned subsidiary of Dollar Tree, Inc. of Chesapeake, Virginia. Parent: Dollar tree.

Company Type: Subsidiary
2018 Revenue: \$22.25 Billion
2018 Equity: \$7.18 Billion

Parent: Dollar tree
2018 Net Income: \$1.71 Billion
Credit Rating: S&P: BBB-

2018 Employees: 56,300
2018 Assets: \$16.33 Billion





SRS

NATIONAL NET LEASE GROUP



1000+

PROPERTIES CURRENTLY REPRESENTED



600+

CLIENTS REPRESENTED IN 2016



\$2.6B*

TRANSACTION VALUE



20+

OFFICES



250+

BROKERS, PROFESSIONALS, AND STAFF



#1

LARGEST REAL ESTATE FIRM
EXCLUSIVELY DEDICATED TO RETAIL SERVICES IN NORTH AMERICA

This Offering Memorandum has been prepared by SRS National Net Lease Group (SRS) and has been approved for distribution by the owner. Although effort has been made to provide accurate information, neither the owner nor SRS can warrant or represent accuracy or completeness of the materials presented herein or in any other written or oral communications transmitted or made available to the purchaser. Many documents have been referred to in summary form and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither owner nor SRS represents that this offering summary is all inclusive or contains all of the information a purchaser may require. All of the financial projections and/or conclusions presented herein are provided strictly for reference purposes and have been developed based upon assumptions and conditions in effect at the time the evaluations were undertaken. They do not purport to reflect changes in the economic performance of the property or the business activities of the owner since the date of preparation of this Offering Memorandum. The projected economic performance of the property, competitive sub-market conditions, and selected economic and demographic statistics may have changed subsequent to the preparation of the package. Qualified purchasers are urged to inspect the property and undertake their own independent evaluation of the property, the market and the surrounding competitive environment.