



NON-ENDORSEMENT AND DISCLAIMER NOTICE

Confidentiality and Disclaimer

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap Real Estate Investment Services of Florida, Inc. ("Marcus & Millichap") and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2018 Marcus & Millichap. All rights reserved.

Non-Endorsement Notice

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation or Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

ENTERPRISE RENT-A-CAR
Jacksonville, FL
ACT ID Z0470136

NET LEASED DISCLAIMER

Marcus & Millichap hereby advises all prospective purchasers of Net Leased property as follows:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

Marcus & Millichap

SECTION

INVESTMENT OVERVIEW 01

Offering Summary

Location Overview

Regional Map

Aerial Photo

Parcel Map

FINANCIAL ANALYSIS 02

Acquisition Financing

INVESTMENT OVERVIEW



EXECUTIVE SUMMARY

OFFERING SUMMARY

Price	\$435,000
Net Operating Income	\$27,345
Capitalization Rate – Current	6.29%
Price / SF	\$139.96
Rent / SF	\$8.80
Lease Type	NNN
Gross Leasable Area	3,108 SF
Year Built / Renovated	1982
Lot Size	1.02 acre(s)

FINANCING

Down Payment	All Cash
Net Cash Flow	6.29% / \$27,345
Cash on Cash Return	6.29%
Total Return	6.29% / \$27,345

MAJOR EMPLOYERS

EMPLOYER	# OF EMPLOYEES *
Naval Air Depot	4,000
St Vincents Medical Center	1,131
Walmart	1,027
St Vincents Health System Inc	725
St Vincent Primary Care	653
Home Depot The	595
Vystar Credit Union	577
Universal Select Inc	530
McDonalds	477
Target	377
Winn-Dixie	376
Cathedral Court Inc	300

DEMOGRAPHICS

	1-Miles	3-Miles	5-Miles
2018 Estimate Pop	15,642	69,472	173,928
2010 Census Pop	14,614	63,661	160,265
2018 Estimate HH	5,619	25,185	64,797
2010 Census HH	5,305	23,302	60,392
Median HH Income	\$45,064	\$48,361	\$51,248
Per Capita Income	\$19,490	\$20,560	\$23,688
Average HH Income	\$54,108	\$56,519	\$63,468

* # of Employees based on 5 mile radius



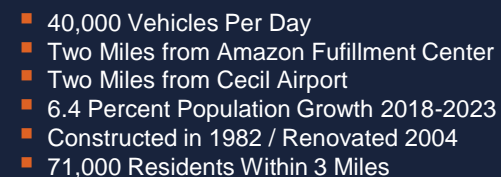
INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present the opportunity to acquire Enterprise Rent-A-Car in Jacksonville, Florida. The property consists of a 1.02 acre parcel and 3,108 square foot retail building, originally constructed in 1982, renovated in 2004 prior to commencement of current lease. Located in one of the highest growth markets in the United States, this a rare investment opportunity at \$435,000 with a new five-year option and investment grade tenant.

INVESTMENT HIGHLIGHTS

- Newly Exercised Five Year Option
- 1.5 Percent Annual Rent Increases
- Corporately Backed Lease
- Occupied by Enterprise Rent-A-Car Since 2004
- Triple Net Lease (Only Landlord Responsibility is Roof & Structure)
- Tenant Willing to Sign Additional Renewal Options



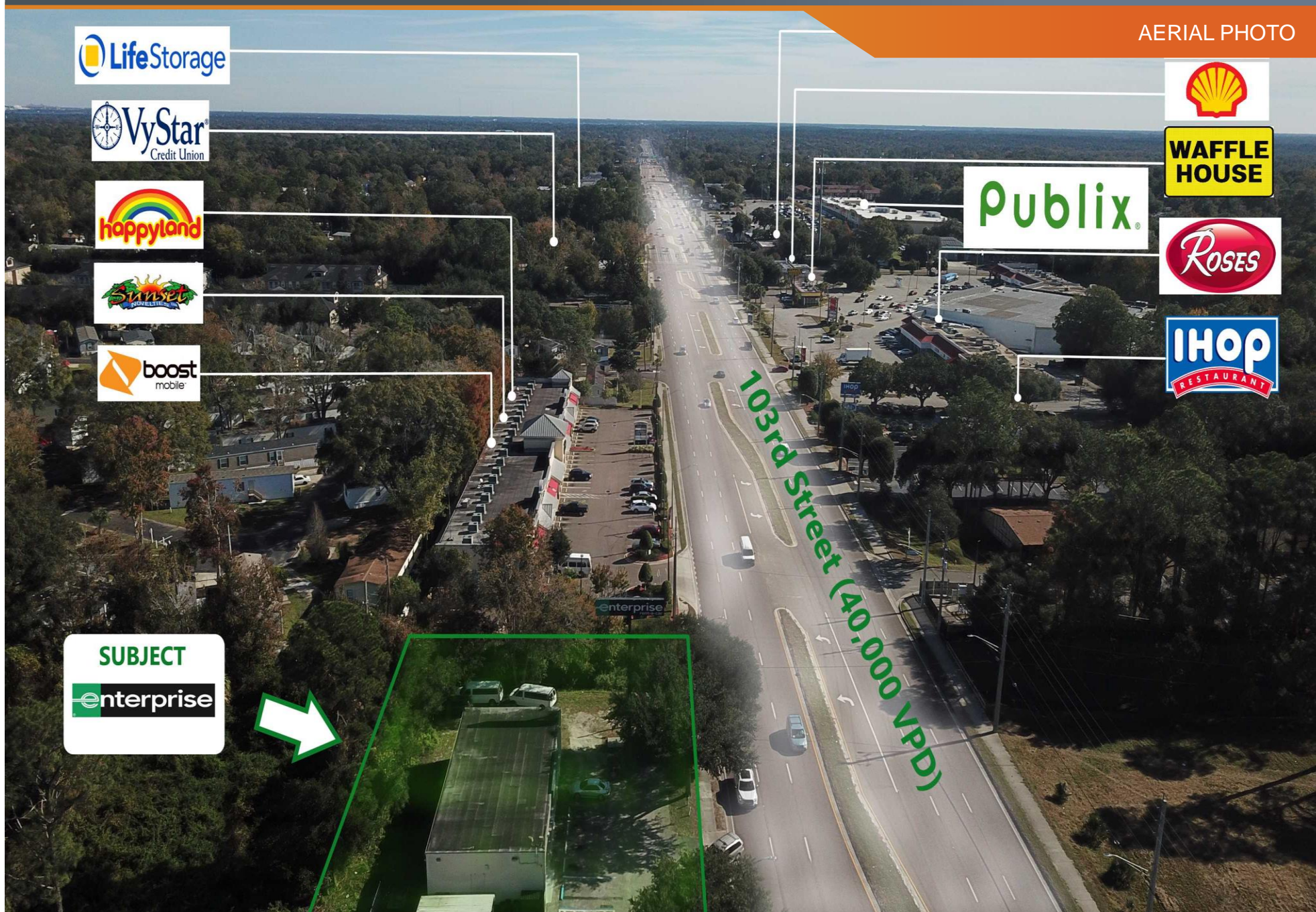


Enterprise Rent-A-Car located at 8005 103rd Street in Jacksonville, Florida. This 3,078 square foot building is positioned two miles from the new Amazon Fulfillment Center and Cecil Airport, making it ideal for a car rental facility.

CLOSE PROXIMITY TO:









FINANCIAL ANALYSIS



PROPERTY SUMMARY

THE OFFERING

Property	Enterprise Rent-A-Car
Property Address	8005 103rd Street Jacksonville, Florida 32210
Price	\$435,000
Capitalization Rate	6.29%
Price/SF	\$139.96

PROPERTY DESCRIPTION

Year Built / Renovated	1982 / 2004
Gross Leasable Area	3,108 SF
Zoning	CCG-2
Type of Ownership	Fee Simple
Lot Size	1.02 Acres

LEASE SUMMARY

Property Subtype	Net Leased Auto Dealership
Tenant	Enterprise Rent-A-Car
Rent Increases	1.5% Annual Increases
Guarantor	Limited Corporate Guarantee
Lease Type	NNN
Lease Commencement	4/1/2019
Lease Expiration	3/31/2024
Lease Term	5
Term Remaining on Lease (Years)	4.9
Renewal Options	Five-Year Option Exercised on 4/1/2019
Landlord Responsibility	Roof and Structure
Tenant Responsibility	Insurance, Taxes, Maintenance
Right of First Refusal/Offer	No

ANNUALIZED OPERATING INFORMATION

INCOME

Net Operating Income	\$27,345
----------------------	----------

RENT SCHEDULE

YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF	CAP RATE
Current	\$27,345	\$2,279	\$8.80	6.29%
4/1/2019	\$27,345	\$2,279	\$8.80	6.29%
4/1/2020	\$27,755	\$2,313	\$8.93	6.38%
4/1/2021	\$28,171	\$2,348	\$9.06	6.48%
4/1/2022	\$28,594	\$2,383	\$9.20	6.57%
4/1/2023	\$29,022	\$2,419	\$9.34	6.67%



NOTES

MARCUS & MILLICHAP CAPITAL CORPORATION CAPABILITIES

MMCC—our fully integrated, dedicated financing arm—is committed to providing superior capital market expertise, precisely managed execution, and unparalleled access to capital sources providing the most competitive rates and terms.

We leverage our prominent capital market relationships with commercial banks, life insurance companies, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac and HUD to provide our clients with the greatest range of financing options.

Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues to the benefit of our clients.



Closed 1,678
debt and equity
financings
in 2018



National platform
operating
within the firm's
brokerage offices



\$6.24 billion
billion total
national
volume in 2018



Access to more
capital sources
than any other
firm in the
industry

WHY MMCC?

Optimum financing solutions to enhance value

Our ability to enhance buyer pool by expanding finance options

Our ability to enhance seller control

- Through buyer qualification support
- Our ability to manage buyers finance expectations
- Ability to monitor and manage buyer/lender progress, insuring timely, predictable closings
- By relying on a world class set of debt/equity sources and presenting a tightly underwritten credit file