

Charles Schwab

Charles Schwab (NYSE: SCHW) - S&P Rated "A+" / "A2" Moody's

633 N Orlando Avenue | Winter Park, FL | 32751



Orlando: America's Most Visited Destination
72 Million Visitors In 2017



TROPHY OUTPARCEL PAD TO WINTER PARK VILLAGE



CITY OF Orlando Florida

America's Most Visited Destination With A Record
72 Million Visitors In 2017



INVESTMENT OVERVIEW

We are pleased to offer to qualified investors an opportunity to purchase a single tenant absolute NNN leased investment fully occupied by Charles Schwab & Co., Inc. (NYSE: SCHW) on a brand new 12.5 year lease with 10% rental increases every 5 years. Located in Winter Park, FL (Orlando suburb) the subject property is positioned as an outparcel to the Center of Winter Park; a 244,984 SF regional power center anchored by Marshalls & HomeGoods, Ross Dress for Less, Petco, Michaels and LA Fitness.

Located at the #1 retail intersection in Winter Park with 99% occupancy surrounding the site; the subject property is ideally positioned to benefit from the extremely high barriers to entry along with the affluent community that surrounds the property providing the ideal customer base for the tenant. This is a rare opportunity to acquire a Charles Schwab & Co., Inc. absolute NNN leased asset (investment grade credit tenant - rated "A2" by Moody's), on a brand new long term 12.5 year lease, with 10% rental increases, with excellent real estate fundamentals and zero Landlord obligations.



Charles Schwab

Awarded “Highest in Investor Satisfaction with Full Service Brokerage Firms, Three Years in a Row” by J.D. Power



FINANCIAL SUMMARY



\$8,420,000
LIST PRICE



\$379,000
NET OPERATING
INCOME



4.50%
CAP RATE

LEASE ABSTRACT

Tenant Trade Name	Charles Schwab
Lease Start	Approx. 4/15/2019
Lease Expiration	Approx. 10/14/2031
Lease Term	12.5 Years
Term Remaining	12.5 Years
Base Rent	\$379,000
Rental Adjustments	10% Increases Every 5 Years Year 6: \$416,900 Year 11: \$458,590
Option Periods	4 - 5 Year Options 10% Increases Each Option Option 1: \$504,449 Option 2: \$554,894 Option 3: \$610,383 Option 4: \$671,421
Lease Type	NNN Lease
Roof & Structure	Tenant Responsible
*Brand New 2019 Prototype Construction	

New 12.5 Year
Absolute NNN Lease



PROPERTY HIGHLIGHTS

Charles Schwab (NYSE: SCHW) - Rated "A2" by Moody's - Investment Grade Credit

- **Brand New 2019 Construction** - New 12.5 Year Absolute NNN Lease
- Inflation Hedge - 10% Rental Increases Every 5 Years
- Charles Schwab - Awarded "Highest in Investor Satisfaction with Full Service Brokerage Firms, Three Years in a Row" by J.D. Power
- #1 Overall in 2018 "Best Online Brokers" by Investors Business Daily
- Fortune Top 50 'World's Most Admired Companies' in 2019

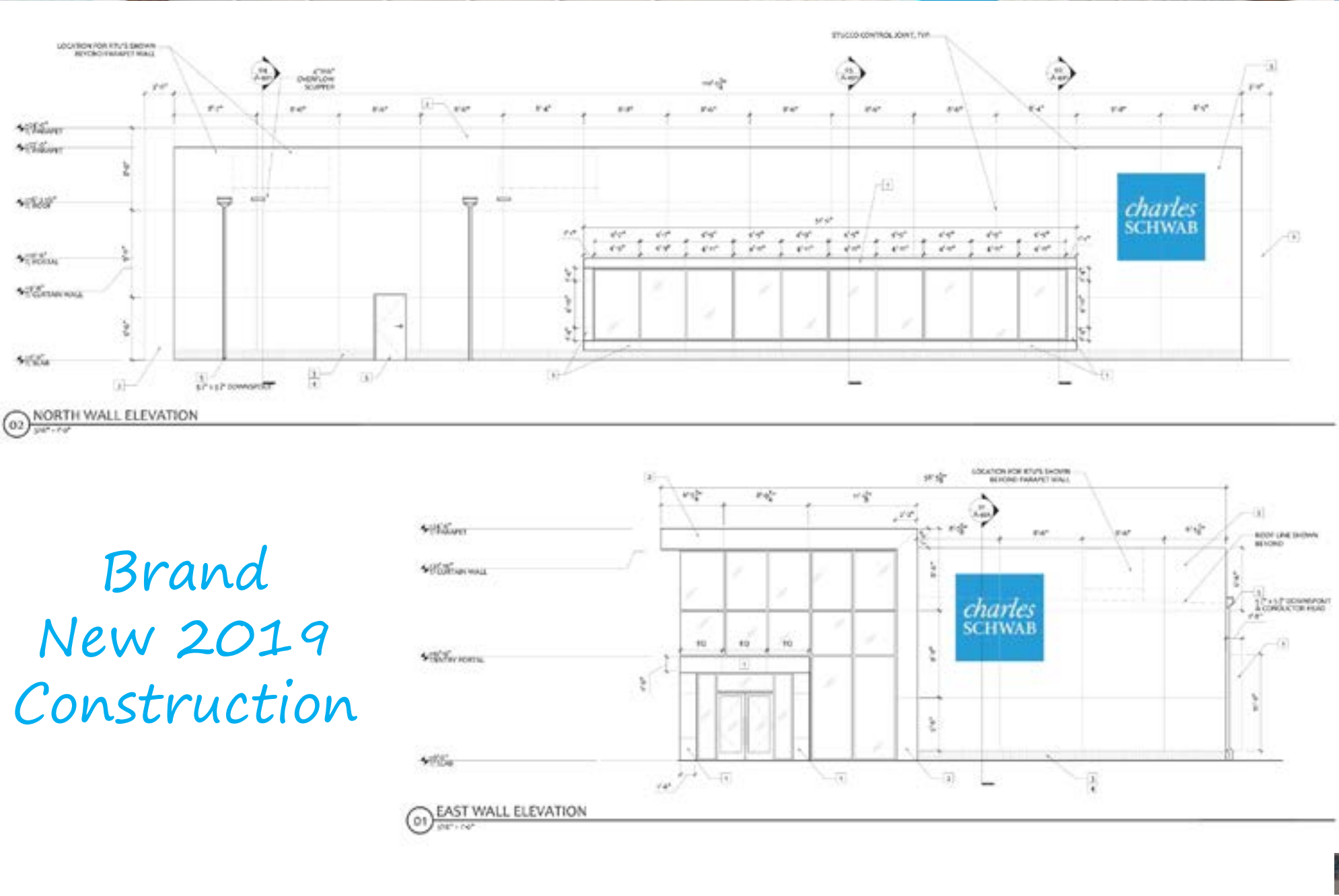
LOCATION HIGHLIGHTS

Exceptional Retail Location - #1 Retail Intersection in Winter Park - 99% Occupancy

- Extremely High Barriers to Entry - Rare Vacancies & Land Sales
\$2+ Million Per Acre
- Positioned as an Outparcel to the Center of Winter Park
 - ~ **A 244,984 SF Regional Power Center Anchored by:**
Marshalls & HomeGoods, Ross Dress for Less, Petco, Michaels & LA Fitness
- Additional Surrounding Traffic Generators - REI, Publix, Whole Foods, Nordstrom Rack, Ulta Beauty and More
- Highly Trafficked Site - 31,500 VPD in Front of the Subject Property
- Over 82,000 VPD at the Intersection of N. Orlando Ave. & Lee Road
- Strong Surrounding Demographics - Over 80,000 Residents within 3 Mile Radius
- Affluent Neighborhood - Over \$94,500 in AHHI within 3 Mile Radius

Extremely High Barriers to Entry
Rare Vacancies & Land Sales \$2+ Million Per Acre





Brand
New 2019
Construction

PARCEL DETAILS	
Parcel No.	01-22-29-5224-00-068
Building Size	6,048 SF
Land Size	38,854 SF (.8 Acres)



ABOUT CHARLES SCHWAB

The Charles Schwab Corporation is a bank and brokerage firm, based in San Francisco, California. It was founded in 1971 by Charles R. Schwab and is one of the largest banks in the United States as well as one of the largest brokerage firms in the United States. The company provides services for individuals and institutions that are investing online. The company offers an electronic trading platform for the purchase and sale of financial securities including common stocks, preferred stocks, futures contracts, exchange-traded funds, options, mutual funds, and fixed income investments. It also provides margin lending, and cash management services, as well as services through registered investment advisers.

Schwab operates in four main divisions: investing, wealth management, banking, and trading. As of January 31, 2019, the company had 11.7 million active client brokerage accounts, with \$3.45 trillion in assets. The company operated 345 branches in 46 states, as well as a branch in each of Puerto Rico and London.



Charles Schwab was awarded “Highest in Investor Satisfaction with Full Service Brokerage Firms, Three Years in a Row” by J.D. Power.



Schwab ranked #1 overall in the 2018 Investor’s Business Daily “Best Online Brokers” Survey as well as the #1 spot in the following categories: Customer Service, Low-Cost/Free ETF Trading and Trade Reliability.



In 2019, Charles Schwab was selected as one of the FORTUNE Top 50 ‘World’s Most Admired Companies®’. Schwab also ranked #2 in the Securities and Asset Management category of the list.

Results that speak for themselves

Charles Schwab has grown from a small discount brokerage to a leading investment services firm with more total assets than any publicly traded investment services firm in the U.S., the #1 custodian for independent advisors, and a leader in asset management and retirement planning.



Total Client Assets*

\$3.45 Trillion



Active Brokerage Accounts*

11.7 Million



Corporate Retirement Plan Participants*

1.7 Million



Banking Accounts*

1.3 Million



RIAs Served*

7,500



Capital Expenditures**

\$159 Million



Total Expenses**

\$1.45 Billion



All Proprietary Mutual Funds and ETFs**

\$348 Billion

* As of January 31, 2019. Updated on a monthly basis.
** As of December 31, 2018. Updated on a quarterly basis.



NYSE: SCHW

Charles Schwab Corporation

Price	\$46.73
52wk Range	\$37.83-\$60.22
Mkt Cap	62.17B
Average Volume	2,221,885
2/27/2019	

Charles Schwab
Best Online
Stock Brokers
2018-2019

Schwab continues to earn high praise for its heritage of innovation, modern wealth management capabilities, and customer service.



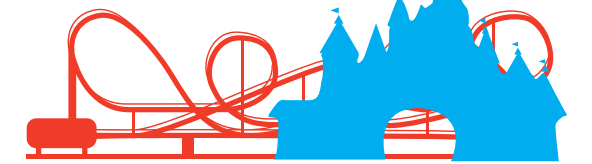
City of Orlando



ABOUT ORLANDO

Orlando is a city in the state of Florida and the county seat of Orange County. Located in Central Florida, it is the center of the Orlando metropolitan area, which had a population of 2,509,831, according to U.S. Census Bureau figures released in July 2017. These figures make it the 23rd-largest metropolitan area in the United States. Orlando is also known as “The Theme Park Capital of the World” and in 2017 its tourist attractions and events drew more than 72 million visitors. The Orlando International Airport (MCO or OIA) is the thirteenth-busiest airport in the United States and the 29th-busiest in the world.

As one of the world’s most visited tourist destinations, Orlando’s famous attractions form the backbone of its tourism industry. The two most significant of these attractions are Walt Disney World, opened by the Walt Disney Company in 1971, and located approximately 21 miles southwest of Downtown Orlando in Bay Lake; and the Universal Orlando Resort, opened in 1990 as a major expansion of Universal Studios Florida. The city is also one of the busiest American cities for conferences and conventions; the Orange County Convention Center is the second-largest convention facility in the United States.



America's Most Visited Destination
72 Million Visitors In 2017

IMPACT OF TOURISM INDUSTRY



SUPPORTED 449,000 JOBS

\$70 BILLION IN
ECONOMIC IMPACT



Orlando International Airport Became the
Busiest Airport
in Florida

Setting a Record for Passenger Traffic

ORLANDO RANKINGS

- The Orlando-Kissimmee-Sanford metro area is #5 among New Geography’s ranking of best large cities for manufacturing job growth—up from #16 last year.
- Orlando is one of the “Most Dynamic Cities in America,” according to Worth magazine.
- KPMG lists Orlando as its second-most competitive business location among large U.S. cities.
- Forbes ranks Orlando as the #3 city for future job growth.
- Forbes names Orlando as one of the top 10 start-up cities for minority entrepreneurs.
- The Orlando region has been named one of fDi Magazine’s (2016, 2015, 2014) top 10 “American Cities of the Future” in the large cities category. The region ranked 6th in human resources, 8th in infrastructure and 9th overall of large cities for foreign direct investment in the U.S.
- The Orlando-Kissimmee-Sanford metro area ranks #56 on the Milken Institute’s list of “Best-Performing Cities”—up an astonishing 42 spots from its ranking in the previous year’s report and the highest-ranked Florida city.
- SmartAsset ranks Orlando as one of the 25 best cities for new college grads to live, work and play in.

ECONOMY

Downtown Orlando is the heart of Central Florida’s diverse emerging economy. It is the hub for finance, government, and commerce. More than 74,000 professionals boost Downtown Orlando on a daily basis. Downtown Orlando also boasts 11 million square feet of office space in the urban core. It is the dominant Class A office supply in the Central Florida region. The cluster of professional services, large labor force, and proximity to government services are key contributors to the presence of major corporations in the community. Major City Of Orlando employers include the following:



Business

For the 3rd quarter 2018, 49 business licenses were issued within downtown Orlando; this is a 16.7% increase over the second quarter of 2018. Downtown Orlando’s employment remained at 80,047 jobs. The three largest employment sectors in downtown Orlando remained Educational Services with 24,286 jobs, Public Administration with 17,698 jobs, and Professional, Scientific and Technical Services with 12,384 jobs. Additionally, employment in Professional, Scientific and Technical Services increased by 9.8% compared to the same quarter last year.



The Orange County Convention Center
Generated All-Time Highs in total
Attendance and Citywide Attendance

1.36M in
Attendance

Winter Park, FL



ABOUT WINTER PARK

Located just three miles north of Orlando in Orange County, the city is nine square miles with over 28,000 residents. Winter Park is known for its Old World charm, elegant homes, quaint bricked streets, extensive tree canopy, first-class shopping and dining experiences, world-class museums and Rollins College.

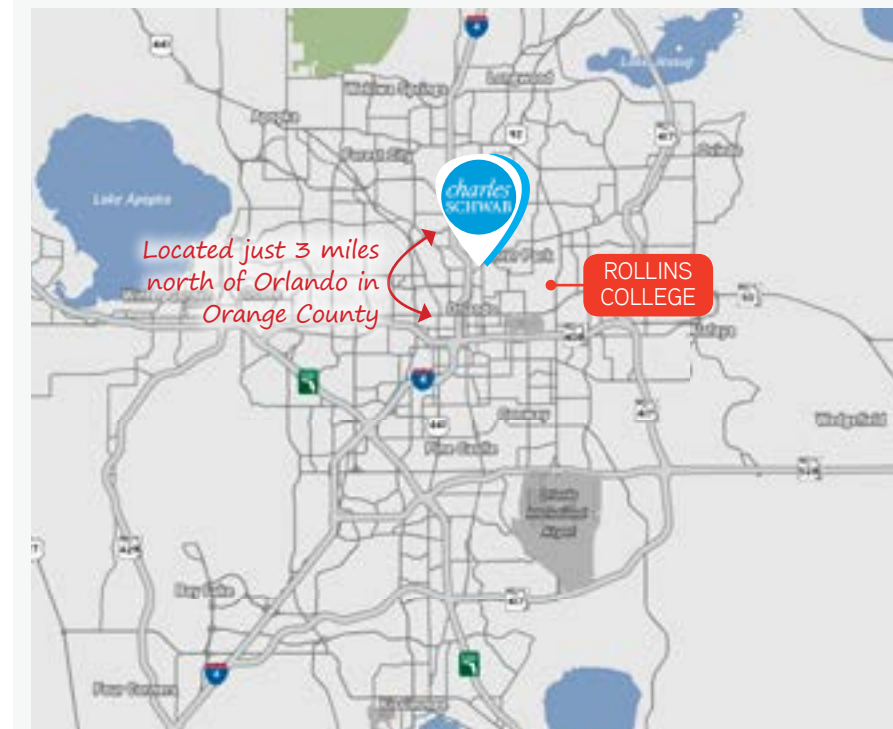
Described by some as a small New England village with a European flavor with quaint shops and scrumptious restaurants, Winter Park is as beautiful as it is unique. In addition to its town-and-gown relationship with Rollins College, the oldest private college in Florida, the city has developed significant partnerships among area businesses, schools, cultural organizations, civic groups and neighborhood associations.

ECONOMY

The economy of Winter Park, FL employs 13,098 people. The economy of Winter Park, FL is specialized in Management of Companies & Enterprises; Arts, Entertainment, Recreation; and Professional, Scientific, and Tech Services. The largest industries in Winter Park, FL are Professional, Scientific, Tech Services (1,971), Healthcare & Social Assistance (1,799), and Educational Services (1,560). Median household income in Winter Park, FL is \$62,699.

WINTER PARK IS BOOMING WITH NEW CONSTRUCTION

- 73-Acre Ravaudage Project at U.S. Highway 17-92
- Bainbridge Five-Story, 278-Unit Apartments - Structured Parking
- The Watercrest 107-Bed Assisted-Living & Memory-Care Facility
- Simpson Cube Four-Story Retail Self-Storage
- 102-Room Hilton Garden Inn along Lee Road
- A Seven-Story Marriott Hotel and 430-Space Parking Garage



Demographics Winter Park

POPULATION	1-MILE	3-MILE	5-MILE
Estimated Population (2018)	9,838	80,158	292,057
Projected Population (2023)	10,880	87,664	292,057
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Estimated Households (2018)	4,532	34,899	119,303
Projected Households (2023)	4,992	38,137	129,596





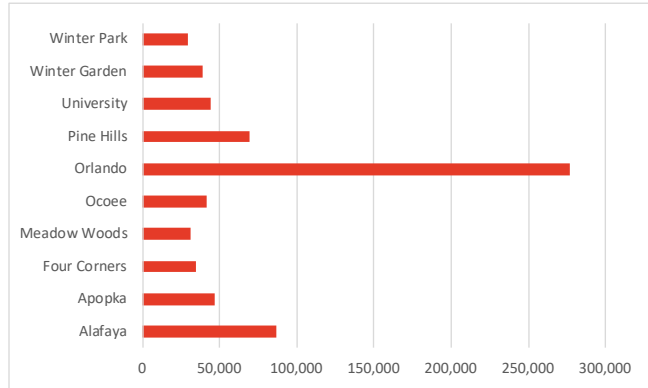
Winter Park, FL has a population of **30,879** people

with a median age of **43.4**

and a median household income of **\$62,699**

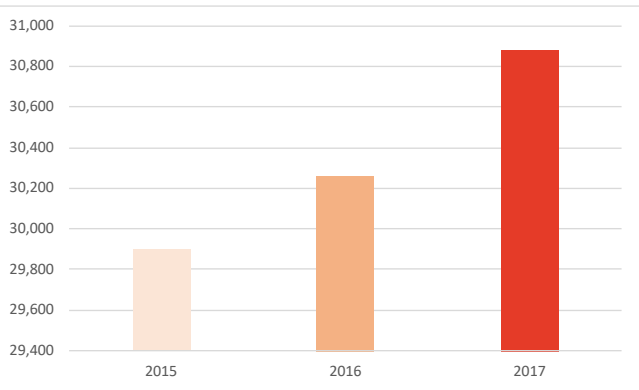
POPULATION DENSITY

Orange County Population (10 Largest Cities)



As of the 2017, Orange County had a population of 1.349 Million, making it Florida's fifth-most populous county.

Winter Park Population Growth 2015-2017

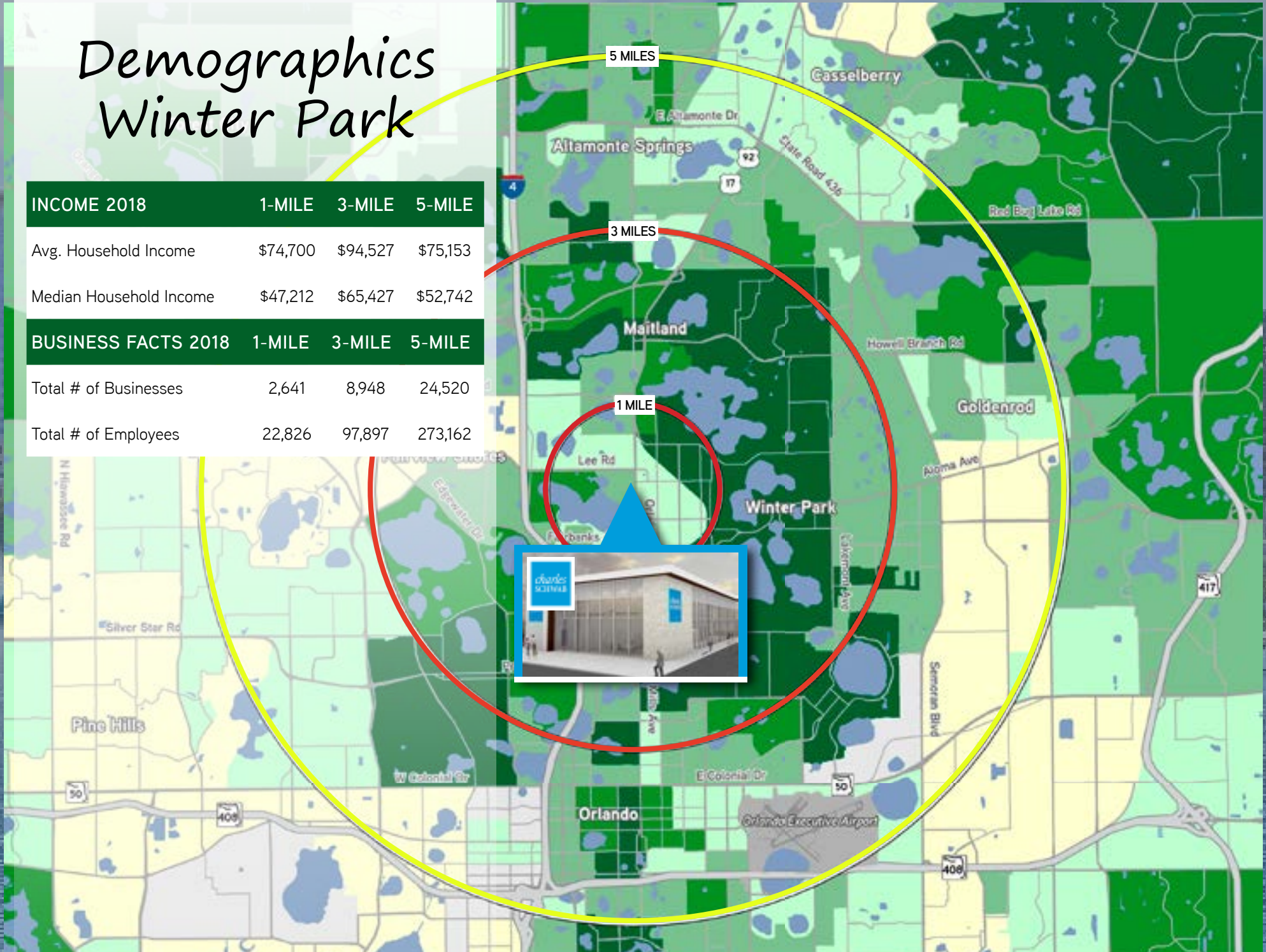


Between 2016 and 2017 the population of Winter Park, FL grew from 30,264 to 30,879, a 2.03% increase



Demographics Winter Park

INCOME 2018	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$74,700	\$94,527	\$75,153
Median Household Income	\$47,212	\$65,427	\$52,742
BUSINESS FACTS 2018	1-MILE	3-MILE	5-MILE
Total # of Businesses	2,641	8,948	24,520
Total # of Employees	22,826	97,897	273,162



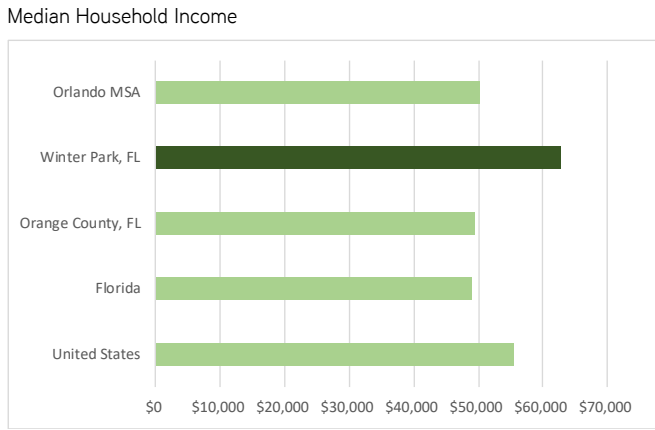


The median property value
in Winter Park, FL is

\$340,400

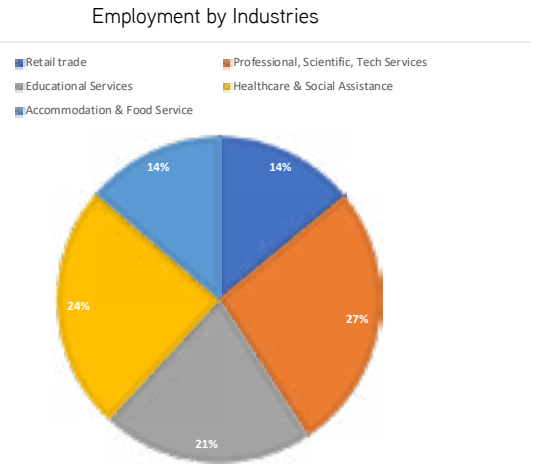
and the homeownership
rate is **65.6%**

HOUSEHOLD INCOME



Households in Winter Park, FL have a median annual income of \$62,699, which is more than the median annual income in the United States.

The most common employment sectors for those who live in Winter Park, FL, are Professional, Scientific, Tech Services, Healthcare & Social Assistance, and Educational Services.



This Offering Memorandum contains select information pertaining to the business and affairs of Charles Schwab - Winter Park, FL. It has been prepared by Colliers International. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Colliers, you agree:

- 1. The Offering Memorandum and its contents are confidential;
- 2. You will hold it and treat it in the strictest of confidence; and
- 3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of Charles Schwab - Winter Park, FL or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

INVESTMENT CONTACTS

Eric Carlton
Executive Vice President
License No. 01809955
949.724.5561
eric.carlton@colliers.com

Jereme Snyder
Executive Vice President
License No. 01360233
949.724.5552
jereme.snyder@colliers.com

Sean Glickman
Executive Managing Director
FL License No. SL3159726
407.902.6660
sean.glickman@colliers.com

