



MCDONALD'S

LOW PRICE POINT MCDONALD'S IN INCOME TAX FREE FLORIDA

INDIANTOWN, FL



CAPITAL PACIFIC



MCDONALD'S

15438 SW WARFIELD BLVD, INDIANTOWN, FL 34956

\$1,280,000

PRICE

4.95%

CAP

LEASABLE SF

3,133 SF

LAND AREA

1.08 AC

LEASE TYPE

NN

LEASE EXPIRATION

2033*

YEAR BUILT

2013

PARKING

23 SPACES

Corporate lease with 10% rental increases every 5 years

Unusually low price point and high cap rate for McDonald's corporate location

Tax-free state - approximately 30 minutes northwest of West Palm Beach

McDonald's is the most well-known quick service restaurant chain worldwide

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

*** Tenant has a one-time right to terminate the lease in 2023 (LY 10).**

Investment Highlights

THE OFFERING

Long-term McDonald's restaurant with corporate lease

Income tax free, business friendly, rapidly growing Florida location

Extremely low rent and tenant occupancy costs – 10% rent increases every five years

The only McDonald's within 16 miles – significant regional draw

Adjacent (shares party wall) to a build-to-suit Dollar General store, helping further draw customers to the site

THE SUBJECT PROPERTY

Located on the main retail corridor in Indiantown, which is bordered by the St. Lucie Canal in Martin County, Florida

Martin County is home to the world's first hybrid solar energy facility, a thriving marine industry, as well as one of the country's premiere horse racing facilities, Payson Park



**MCDONALD'S HAS APPROXIMATELY 37,200+ LOCATIONS
WORLDWIDE, ACROSS 120 COUNTRIES**

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**WEST PALM
BEACH**
36 MILES

**10,600
VPD**

**2,634
VPD**

INDIANWOOD
GOLF &
COUNTRY
CLUB

HOPE
RURAL
SCHOOL

LINDA
MARTIN
COUNTY

WALMART

ROGERS
MARKET

HEADSTART
PERKINS

NAPA
GOODYEAR

DUNKIN'
DONUTS

cricket
wireless

THREE
AMIGOS

SEMINOLE
INN

CRACKER'S
CAFE

MARTIN
COUNTY

YMCA

INDIANTOWN
MIDDLE
SCHOOL

FLORIDA
COMMUNITY
HEALTH
CENTERS

CITY OF
INDIANTOWN

GUATEMEX
INDIANTOWN
CAR WASH
DENTALWORKS
STUDIO

BURGER
KING

GUATELINDA
HOUSE OF HOPE
FRUITLANDIA
GROCERY
LA MEXICANA
RESTAURANTE
CONTACTO
LATINO

WARFIELD
ELEMENTARY

IGA
FAMILY
DOLLAR
ROMA PIZZA
& SUBS

SHELL
SUBWAY

ASHLEY'S
SALON &
BARBERSHOP

JR'S BBQ &
SALOON



Submarket Overview

RETAILERS IN CLOSE PROXIMITY INCLUDE:

- Dollar General

IGA Market

Shell Station

Subway

Circle K

Cracker’s Cafe
- Seminole Inn

Napa Auto Parts

Dunkin’ Donuts

Family Dollar

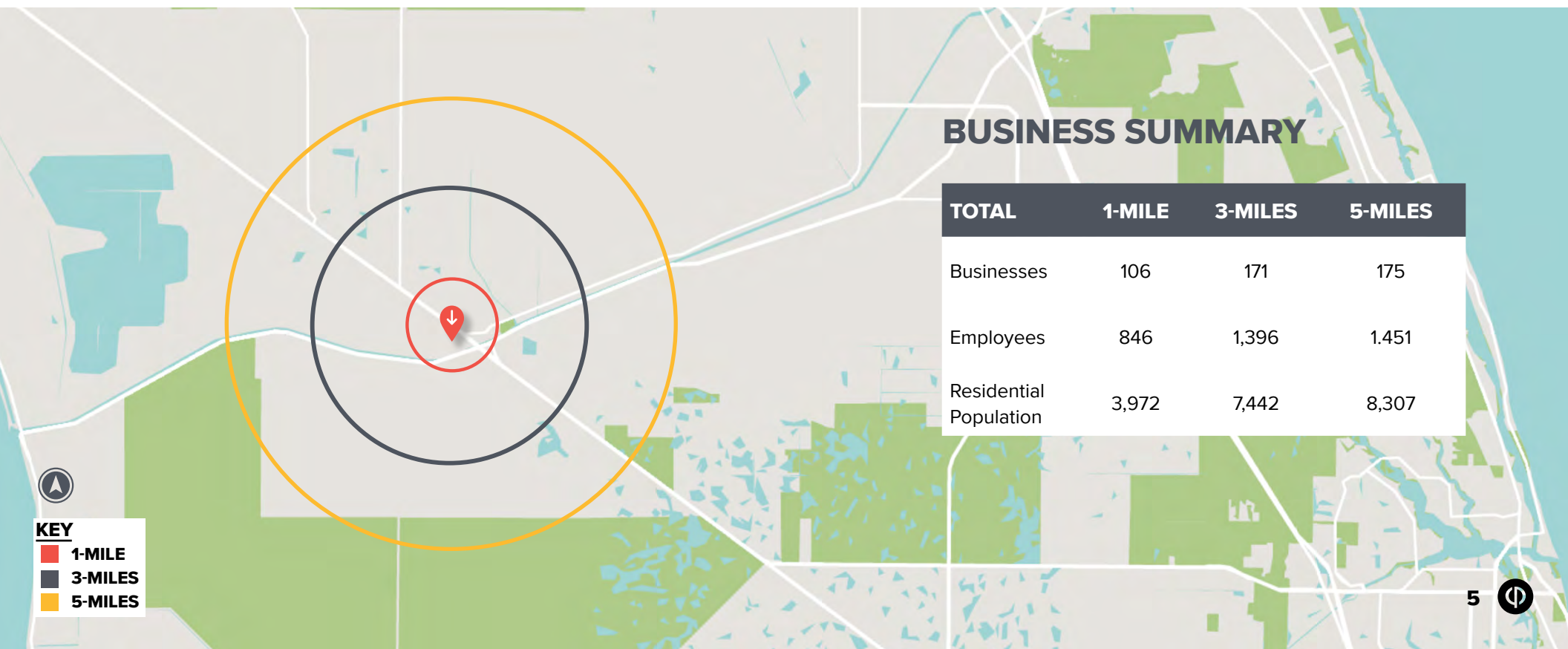
Harbor Community Bank

Fruitlandia Grocery
- Burger King

Cricket Wireless

Little Caesars Pizza

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Subject Property



Surrounding Retail



Income & Expense

PRICE		\$1,280,000
Price Per Square Foot:		\$408.55
Capitalization Rate:		4.95%
Total Rentable Area (SF):		3,133
Lot Size (AC):		1.08
STABILIZED INCOME		PER SQUARE FOOT
Scheduled Rent	\$21.07	\$66,000
CAM Reimbursement	\$0.53	\$1,656
Effective Gross Income	\$21.59	\$67,656
LESS		PER SQUARE FOOT
Taxes	NNN	\$0.00
Insurance	(\$0.43)	(\$1,350)
CAM's	(\$0.95)	(\$2,980)
Total Operating Expenses	(\$1.38)	(\$4,330.00)
EQUALS NET OPERATING INCOME		\$63,326

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Rent Roll

TENANT INFO		LEASE TERMS		RENT SUMMARY				
TENANT NAME	SQ. FT.			CURRENT RENT	MONTHLY RENT	YEARLY RENT	MONTHLY RENT/FT	YEARLY RENT/FT
McDonald's	3,133	10/1/2013	9/30/2018		\$5,000	\$60,000	\$1.60	\$19.15
		10/1/2018	9/30/2023	\$66,000	\$5,500	\$66,000	\$1.76	\$21.07
		*10/1/2023	9/30/2028		\$6,050	\$72,600	\$1.93	\$23.17
		10/1/2028	9/30/2033		\$6,655	\$79,860	\$2.12	\$25.49
	Option 1	10/1/2033	9/30/2038		\$7,320	\$87,840	\$2.34	\$28.04
	Option 2	10/1/2038	9/30/2043		\$8,052	\$96,624	\$2.57	\$30.84
	Option 3	10/1/2043	9/30/2048		\$8,857	\$106,284	\$2.83	\$33.92
	Option 4	10/1/2048	9/30/2053		\$9,743	\$116,916	\$3.11	\$37.32
	Option 5	10/1/2053	9/30/2058		\$10,717	\$128,604	\$3.42	\$41.05
	Option 6	10/1/2058	9/30/2063		\$11,789	\$141,468	\$3.76	\$45.15
	Option 7	10/1/2063	9/30/2068		\$12,968	\$155,616	\$4.14	\$49.67
	Option 8	10/1/2068	9/30/2073		\$14,265	\$171,180	\$4.55	\$54.64
TOTALS:	3,133			\$66,000	\$5,500	\$66,000	\$1.76	\$21.07

*Note: Tenant has a one-time right to terminate the lease in year 10



Lease Abstract

PREMISES & TERM

TENANT	McDonald's
BUILDING SF	3,133 SF
LEASE TYPE	NN
TERM	20 Years
EXPIRATION	September 30, 2033
OPTIONS	Eight 5-year terms

RENT

BASE RENT

DATE RANGE	MONTHLY RENT	ANNUAL RENT
10/1/2013 - 9/30/2018	\$5,000	\$60,000
10/1/2018 - 9/30/2023	\$5,500	\$66,000
10/1/2023 - 9/30/2028	\$6,050	\$72,600
10/1/2028 - 9/30/2033	\$6,655	\$79,860

OPTION RENTS

DATE RANGE	MONTHLY RENT	ANNUAL RENT
#1. 10/1/2033 - 9/30/2038	\$7,320	\$87,840
#2. 10/1/2038 - 9/30/2043	\$8,052	\$96,624
#3. 10/1/2043 - 9/30/2048	\$8,857	\$106,284
#4. 10/1/2048 - 9/30/2053	\$9,743	\$116,916
#5. 10/1/2053 - 9/30/2058	\$10,717	\$128,604
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#7. 10/1/2063 - 9/30/2068	\$12,968	\$155,616
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EXPENSES

INSURANCE

Tenant shall carry the following insurance policies: (1) "All-risk" insurance covering the improvements and Tenant's contents in an amount equal to the full replacement value; (2) Insurance against loss or damage by fire and other casualties; (3) Commercial General Liability Insurance with limits no less than \$1 million per occurrence and \$1 million in aggregate, naming Landlord as additional insured.

Landlord shall maintain the following insurance policies: (1) Commercial General Liability Insurance with limits no less than \$1 million per occurrence and \$3 million in aggregate, naming Tenant as additional insured.

UTILITIES

Tenant is responsible for direct payment of all utilities to the appropriate billing authority.

CAM

Tenant shall reimburse Landlord for the expense of maintaining and repairing the parking areas, drive-ways and landscaping located on the Leased Space, up to a predetermined cap.

TAXES

Tenant is responsible for the direct payment of property taxes to the taxing authority. Tenant shall also reimburse Landlord for real estate taxes billed for the Land.

LANDLORD'S OBLIGATIONS

Landlord is responsible for the maintenance and repair of the roof, structure, and HVAC system serving the Property.

TENANT'S OBLIGATIONS

Tenant is responsible for the maintenance and repair of all non-structural portions of the Property.

LEASE PROVISIONS

RIGHT TO TERMINATE

Tenant has a one-time early termination right after year 10 of the primary term.

RIGHT OF FIRST REFUSAL

Tenant has the right of first refusal to purchase the Property within 30 days of notice from Landlord.

CO-TENANCY

If the space adjacent to McDonald's is not occupied for more than 365 consecutive days, then Tenant shall be obligated to pay only 75% of the monthly rent until the space is re-opened.

Site Plan



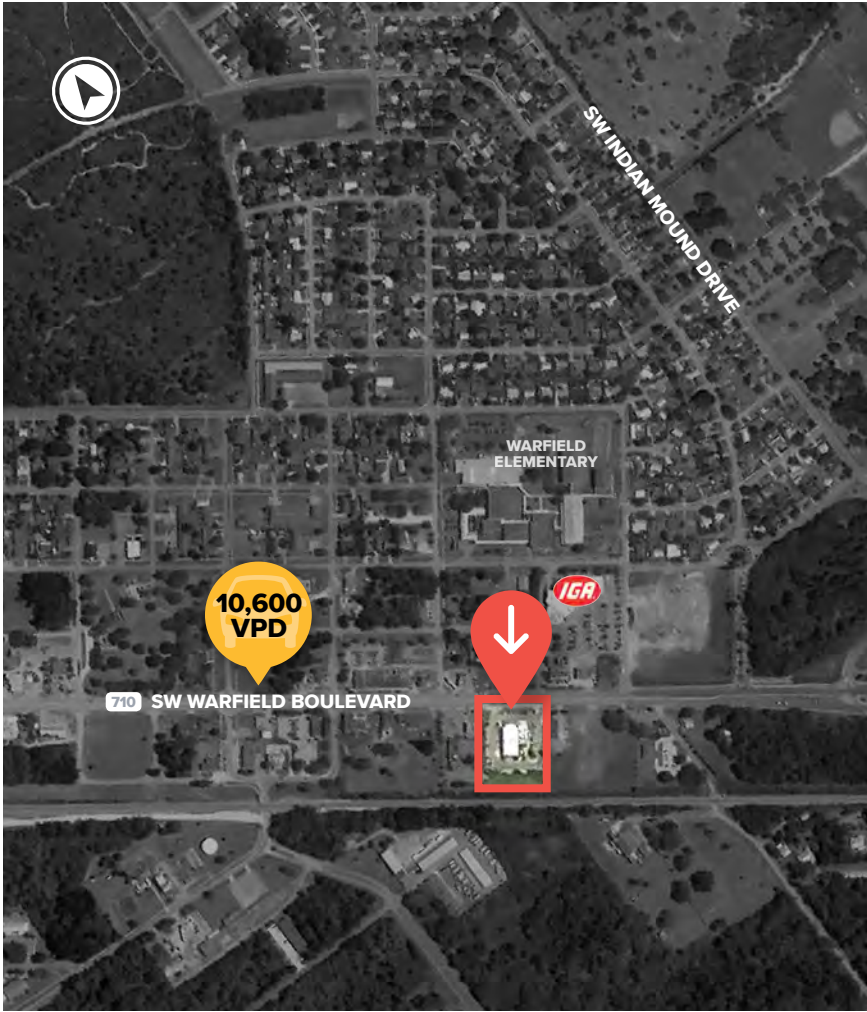
3,133
RENTABLE SF



1.08
ACRES



23
SPACES



This site plan is a rendering that has been created based on sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

Tenant Overview



ABOUT MCDONALD'S

McDonald's is the world's leading foodservice retailer with over 37,200 restaurants serving approximately 70 million people per day in 120 countries.

Recently McDonald's spent \$1.9 billion to re-franchise 4,000 restaurants and upgrade more than 650 locations with new sleek furniture, self-serve kiosks and table service. The company now has over 3,000 renovated locations with plans to open 1,000 new stores and bring it's number of renovated restaurants up to 4,000.

In 2018, McDonald's Global same-store sales increased 4.5%, reflecting positive comparable sales across all segments, with reported total revenues of \$21 billion.

McDonald's primarily sells hamburgers, cheeseburgers, chicken, french fries, breakfast items, soft drinks, milkshakes and desserts. In response to changing consumer tastes, the company has expanded its menu to include salads, fish, wraps, smoothies and fruit.

37,200+

LOCATIONS IN
119 COUNTRIES

\$21
Billion

2018 REVENUES


PEOPLE
SERVED DAILY

70 Million

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Demographics

POPULATION

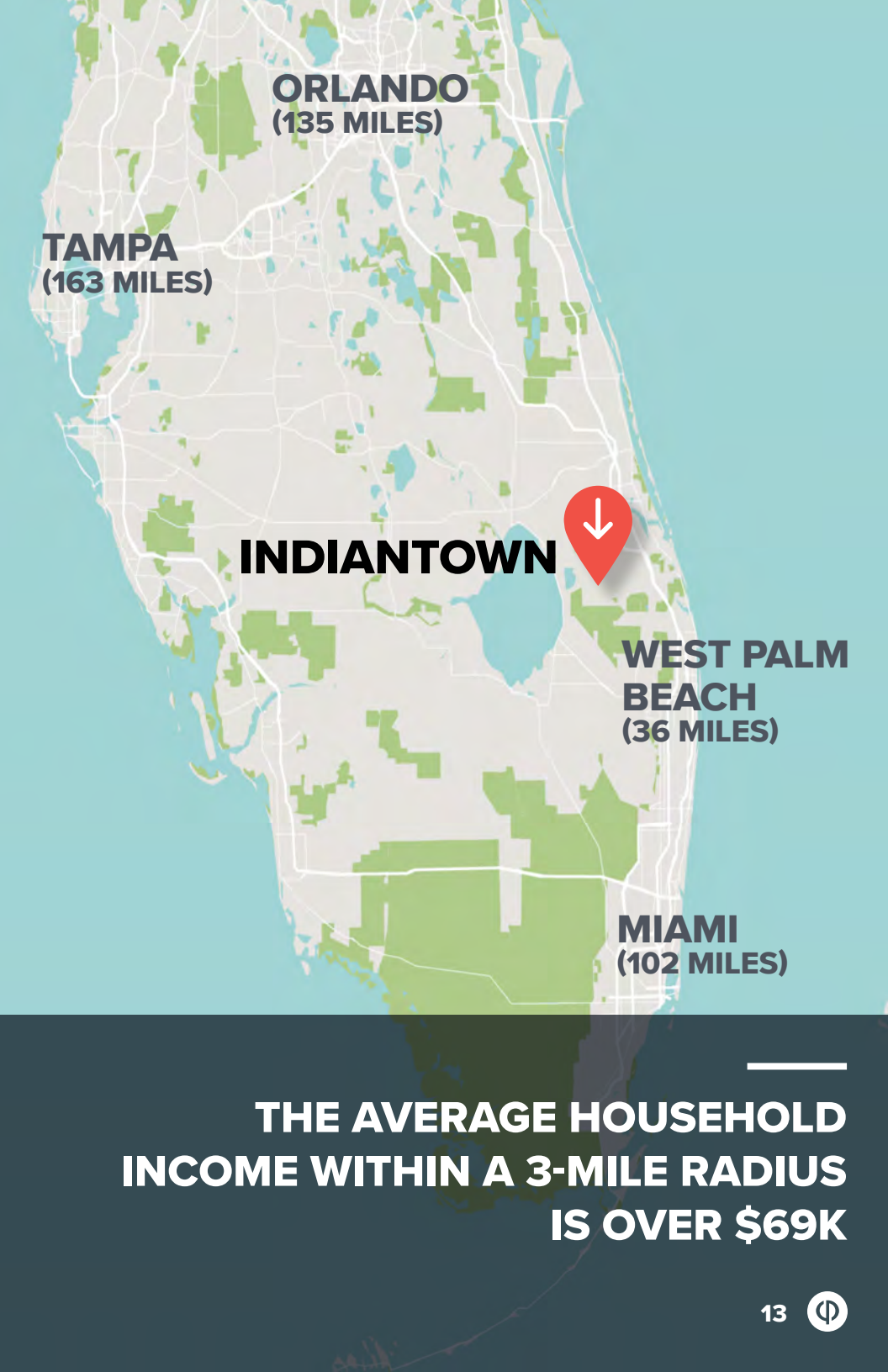
	1-MILE	3-MILES	5-MILES
2010	3,738	6,711	7,427
2019	4,216	7,847	8,651
2024	4,474	8,448	9,304

2019 HH INCOME

	1-MILE	3-MILES	5-MILES
Average	\$68,109	\$69,229	\$67,079

MARTIN COUNTY TOP EMPLOYERS

EMPLOYER
Martin Health System
Paradigm Precision
Triumph Aerostructures
Vought Aircraft
Liberator Medical Supply



**THE AVERAGE HOUSEHOLD
INCOME WITHIN A 3-MILE RADIUS
IS OVER \$69K**

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INDIANTOWN, FLORIDA

MARTIN COUNTY

INDIANTOWN is a newly incorporated village in Martin County, Florida. In November 2017, Indiantown voted to incorporate and be governed by a 5-member village council, opening doors to growing it's economy, creating jobs, and improving local quality of life. The village is home to the Martin Next Generation hybrid solar energy facility, as well as one of the country's premiere horse racing facilities, Payson Park.

Traditionally a citrus growing region, Indiantown has made efforts in recent years to expand it's industrial sector. The town as been honored as a Smart Rural Community due to its high tech readiness, fiber optics network, and solar-thermal power plant. Indiantown is also known for having a high standard of education and top-rated primary and secondary schools.

FLORIDA COMMERCE PARK

is the first permit & shovel-ready industrial project in Martin County.

THE FLORIDA COMMERCE PARK is a 100-acre industrial park situated along Highway 710 in Indiantown. The Park features up to 1.3 million square feet of building potential. It

586,414



**PORT ST LUCIE MSA
POPULATION
(ESTIMATED)**

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TOGETHER | OUTPERFORMING

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