



CIRCLE K - DUNKIN' DONUTS
6912 BIG BEND ROAD
RIVERVIEW, FL 33534

OFFERING SUMMARY

	YEAR 1	YEAR 2
Price	\$3,250,000	
Down Payment	35% / \$1,137,500	
Loan Amount	\$2,112,500	
Loan Type	Financed	
Interest Rate / Amortization	4.45% / 25 Years	
Gross Leasable Area	4,888	
Price/SF	\$664.89	
Year Built	2010	
Lot Size	1.26 acre(s)	
CAP Rate	7.51%	7.51%
Net Operating Income	\$244,120	\$244,120
Net Cash Flow After Debt Service	\$103,935	\$103,935
Total Return	9.14% / \$103,935	9.14% / \$103,935



INVESTMENT HIGHLIGHTS

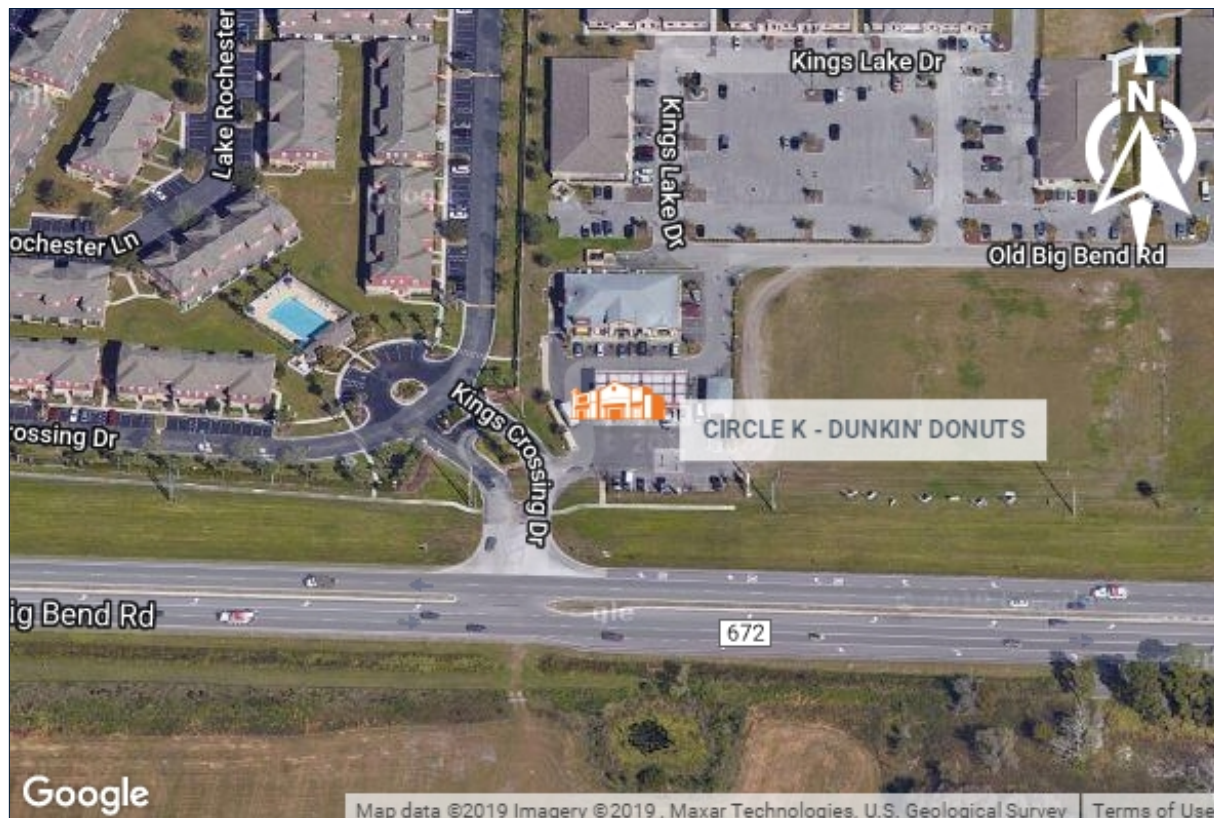
- 4,888-Square-Foot Gas Station Strip Center
- Located in the Fastest Growing Submarket in Tampa Bay MSA
- Perfectly Positioned Between US-41 and I-75 on Big Bend Road - 27,000 Cars Per Day
- Surrounded by Several Master-Planned Communities Over 11,500 Homes Within 3 Miles
- Close Proximity to 1-Million-Square-Foot Amazon Fulfillment Center

EXCLUSIVELY LISTED BY:

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Coming Soon

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REVENUE		
	YEAR 1	YEAR 2
Base Rental Revenue	\$275,717	\$275,717
Reimbursement Income	\$15,077	\$15,077
Miscellaneous Income		
Potential Gross Revenue	\$290,794	\$290,794
General Vacancy	(\$14,540)	(\$14,540)
Effective Gross Revenue	\$276,254	\$276,254

EXPENSES		
CAM	\$10,372	\$10,372
Insurance	\$682	\$682
Real Estate Taxes	\$20,102	\$20,102
Total Expenses	\$32,134	\$32,134

NET OPERATING INCOME		
Net Operating Income	\$244,120	\$244,120