

FOR SALE

# CIRCLE K SALE LEASEBACK OPPORTUNITY

2790 N TAMiami TRL, FORT MYERS, FL 33903



CLICK ON THE FOLLOWING LINKS:



Map



Street

**JIMMY YALDOO**

Senior Advisor | 248.450.3249  
Jyaldoo@legacycrea.com

**KEVIN KAJY**

Managing Principal | 248.450.3257  
Kevin@legacycrea.com

Table of Contents



CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Legacy Real Estate Advisors, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness , veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party’s intended use or any and all other matters.

Neither Legacy Real Estate Advisors, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party’s active conduct of its own due diligence to determine these and other matters of significance to such party. Legacy Real Estate Advisors, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Legacy Real Estate Advisors, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Legacy Real Estate Advisors, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions,vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Legacy Real Estate Advisors, LLC in compliance with all applicable fair housing and equal opportunity laws.

CONTENTS

EXECUTIVE SUMMARY	3
LEASE ABSTRACT	4
ADDITIONAL PHOTOS	5
REGIONAL MAP	6
RETAILER MAP	7
AERIAL MAPS	8
DEMOGRAPHICS MAP & REPORT	9
BACK PAGE	10



# Executive Summary



## OFFERING SUMMARY

Sale Price:	\$1,432,364
Building Size:	3,031 SF
Lot Size:	0.34 Acres
Price / SF:	\$472.57
Cap Rate:	5.5%
NOI:	\$78,780

## LEASE SUMMARY

Lease Type:	NN
Taxes / Insurance / CAM:	Tenant
Roof / Structure:	Landlord
Term Remaining:	15 Years
Original Lease Term:	15 Years
Commencement Date:	Sale Leaseback
Current Term Expiration:	15 Years from Purchase
Options:	(1) 10 Year Options - (2) 5 Year Options
Increases:	5% In Option Periods

## PROPERTY HIGHLIGHTS

- Property Converting Over to a Circle K New Branding
- NN Lease Structure - Minimal Landlord Responsibilities
- Standard & Poor's Credit Rating BBB
- Population Exceeds 97,000 Individuals within a 5 Mile Radius
- Over 19,000 Vehicles Pass Site Daily on N Tamiami Trl & Carrington Dr



# Lease Abstract



## PROPERTY HIGHLIGHTS

- Property Converting Over to a Circle K New Branding
- NN Lease Structure - Minimal Landlord Responsibilities
- Standard & Poor's Credit Rating BBB
- Population Exceeds 97,000 Individuals within a 5 Mile Radius
- Over 19,000 Vehicles Pass Site Daily on N Tamiami Trl & Carrington Dr

## OFFERING SUMMARY

Sale Price:	\$1,432,364
Lot Size:	0.34 Acres
Building Size:	3,031 SF
NOI:	\$78,780.00
Cap Rate:	5.5%

## LEASE SUMMARY

Lease Type:	NN
Taxes / Insurance / CAM:	Tenant
Roof / Structure:	Landlord
Term Remaining:	15 Years
Original Lease Term:	15 Years
Commencement Date:	Sale Leaseback
Current Term Expiration:	15 Years from Purchase
Options:	(1) 10 Year Options - (2) 5 Year Options
Increases:	5% In Option Periods

Additional Photos





## Regional Map



## Retailer Map



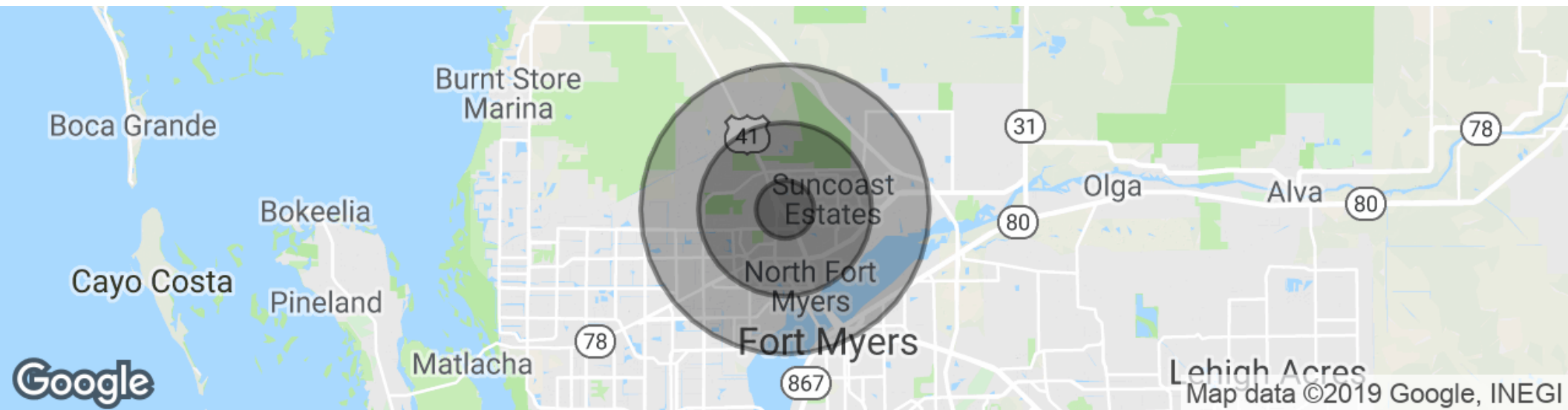


# Aerial Maps





# Demographics Map & Report



## POPULATION

	1 MILE	3 MILES	5 MILES
Total population	5,388	44,476	97,364
Median age	61.6	55.3	50.4
Median age (Male)	60.2	54.3	48.7
Median age (Female)	62.0	55.8	51.5

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,786	20,767	42,550
# of persons per HH	2.1	2.2	2.3
Average HH income	\$42,208	\$51,279	\$55,956
Average house value	\$72,795	\$134,216	\$172,698

PROPERTY EVALUATION

# CIRCLE K SALE LEASEBACK OPPORTUNITY

2790 N TAMiami TRL, FORT MYERS, FL 33903



**JIMMY YALDOO**

Senior Advisor | 248.450.3249  
Jyaldoo@legacycrea.com

**KEVIN KAJY**

Managing Principal | 248.450.3257  
Kevin@legacycrea.com