



*ACTUAL SITE PHOTO



OFFERING MEMORANDUM

MATTRESS FIRM

ABSOLUTE NNN LEASED OFFERING

2701 SW COLLEGE RD OCALA, FL 34474

OFFERING MEMORANDUM
PRESENTED BY:

JEFF GATES

SENIOR VICE PRESIDENT OF
INVESTMENT SALES

PHONE **415.231.5231**

EMAIL **jgates@thekasegroup.com**

BRE **#01768554**

CLINT CONWAY

OPTIMUS REALTY

PHONE **941.916.5247**

EMAIL **triplenetinvest@gmail.com**

BRE **#CQ1053450**



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INVESTMENT OVERVIEW



The Kase Group is pleased to offer the opportunity to acquire the 100% fee simple interest in an absolute net leased Mattress Firm. The property consists of 5,414 square feet sitting on 0.50 acres of land. The tenant reports a high volume of store sales.

The property has excellent visibility and signage at a high traffic, lighted intersection. The property is an outparcel to T.J. Maxx, Bed Bath & Beyond and Michaels anchored Gaitway Plaza power center. The site is also close to I-75.

INVESTMENT HIGHLIGHTS

ABSOLUTE NNN LEASED OFFERING

100% FEE SIMPLE INTEREST

ZERO LANDLORD OBLIGATIONS

CORPORATELY GUARANTEED

CLOSE TO I-75 ALONG REGIONAL RETAIL CORRIDOR

OUTPARCEL TO T.J. MAXX, BED BATH & BEYOND AND MICHAELS ANCHORED CENTER

OFFERING SPECIFICATIONS

PRICE \$2,028,168

CAP RATE 6.50%

NET OPERATING INCOME \$131,830

SQUARE FOOTAGE 5,414

LOT SIZE 0.50 AC

YEAR BUILT 2000

FINANCIAL SUMMARY

MATTRESS FIRM • ABSOLUTE NNN LEASED OFFERING

2701 SW COLLEGE RD OCALA, FL 34474

\$2,028,168 • 6.50%

SUMMARY

TENANT NAME	Mattress Firm
SQUARE FOOTAGE	5,414
LEASE BEGINS	5/24/2000
LEASE ENDS	12/31/2025
ANNUAL RENT	\$131,830
INCREASES	10% at Options
OPTIONS	Two, 5 year

OFFERING SUMMARY

	NET OPERATING INCOME	CAP RATE
CURRENT	\$131,830.90	6.50%
OPTION 1	\$145,013.00	7.15%
OPTION 2	\$159,514.30	7.86%

TENANT OVERVIEW



MATTRESS FIRM

With more than 3,594 company-operated and franchised stores across 49 states, Mattress Firm has the largest geographic footprint in the United States among multi-brand mattress retailers. Founded in 1986, Houston-based Mattress Firm is the nation's leading specialty bedding retailer with over \$3.5 billion in pro forma sales in 2015.

In September 2016, the company was acquired by Steinhoff International for \$3.8 billion, and Mattress Firm now operates as a subsidiary of Steinhoff. The company, through its brands including Mattress Firm, Sleepy's and Sleep Train, offers a broad selection of both traditional and specialty mattresses, bedding accessories and other related products from leading manufacturers, including Serta, Simmons, Tempur-Pedic, Sealy, Stearns & Foster, King Coil and Hampton & Rhodes.



3,594+ LOCATIONS



S&P RATED B+



NASDAQ: MFRM

LOCATION AERIAL



PROPERTY PHOTOS



PROPERTY PHOTOS



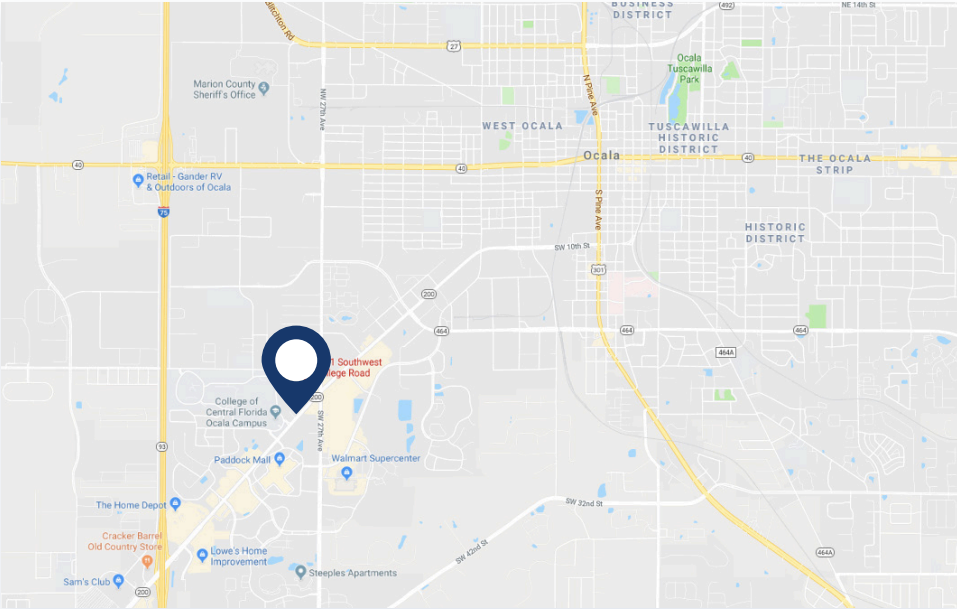
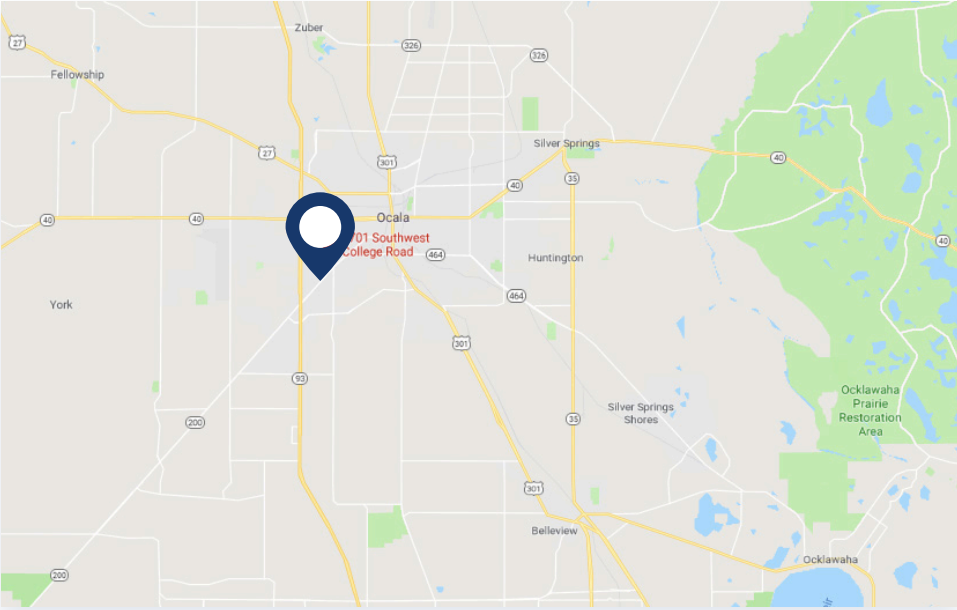
PROPERTY PHOTOS



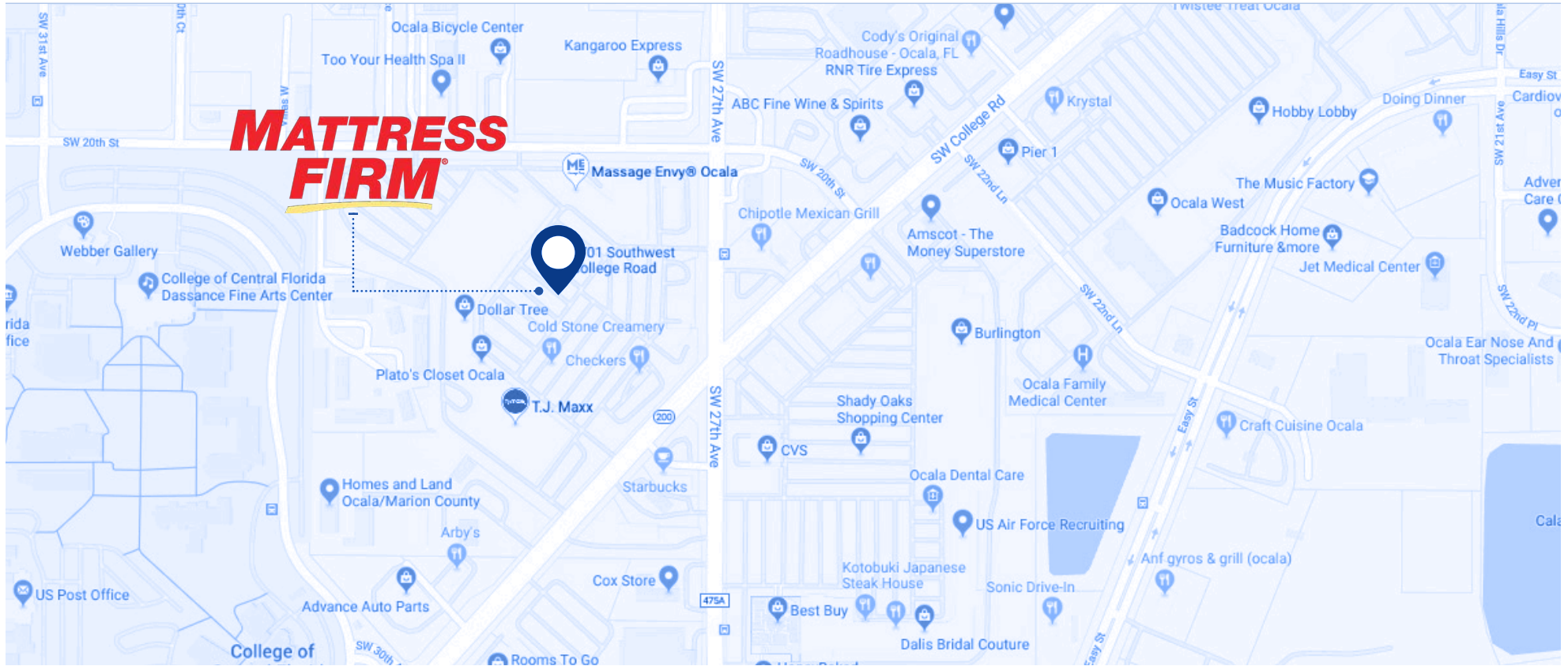
PROPERTY PHOTOS



REGIONAL OVERVIEW



DEMOGRAPHICS



	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	36,254	72,981	190,808
TOTAL HOUSEHOLDS	14,161	29,903	79,428
AVERAGE HOUSEHOLD INCOME	\$52,207	\$56,757	\$56,622
AVERAGE AGE	38.70	40.70	44.00

AREA OVERVIEW

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	36,254	72,981	190,808
TOTAL HOUSEHOLDS	14,161	29,903	79,428
PERSONS PER HOUSEHOLD	2.30	2.30	2.30
AVERAGE HOUSEHOLD INCOME	\$52,207	\$56,757	\$56,622
AVERAGE HOUSE VALUE	\$106,747	\$129,494	\$128,902
AVERAGE AGE	38.70	40.70	44.00
WHITE	23,750	52,962	150,806
BLACK	9,949	15,593	30,147
AM. INDIAN & ALASKAN	198	386	979
ASIAN	1,421	2,340	4,707
HAWAIIAN & PACIFIC ISLAND	33	69	194
OTHER	903	1,631	3,976

OCALA, FLORIDA

Ocala is a city located in Northern Florida. As of the 2013 census, its population, estimated by the United States Census Bureau, was 57,468, making it the 45th most populated city in Florida. It is the seat of Marion County and the principal city of the Ocala, Florida Metropolitan Statistical Area, which had an estimated 2013 population of 337,362.

In the last decades of the twentieth century, the greater Ocala area had one of the highest growth rates in the country for a city its size. The population of Marion County in 2000 was more than 250,000, up from under 100,000 in 1975.

Downtown Ocala, a quiet, compact district surrounded by modern-day stores and hotels, preserves the commercial buildings and ornate Victorian homes from its boom era in the 1930s.



OCALA, FL



The Kase Group

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