



CIRCLE K - DUNKIN' - MARCO'S PIZZA
27616 WESLEY CHAPEL BLVD.
WESLEY CHAPEL, FL 33544

OFFERING SUMMARY

	YEAR 1	YEAR 2
Price	\$4,730,000	
Down Payment	30% / \$1,419,000	
Loan Amount	\$3,311,000	
Loan Type	Financed	
Interest Rate / Amortization	4.30% / 25 Years	
Gross Leasable Area	6,355	
Price/SF	\$744.30	
Year Built	2010	
Lot Size	0.42 acre(s)	
CAP Rate	7.82%	7.82%
Net Operating Income	\$370,021	\$370,021
Net Cash Flow After Debt Service	\$153,664	\$153,664
Total Return	10.83% / \$153,664	10.83% / \$153,664



INVESTMENT HIGHLIGHTS

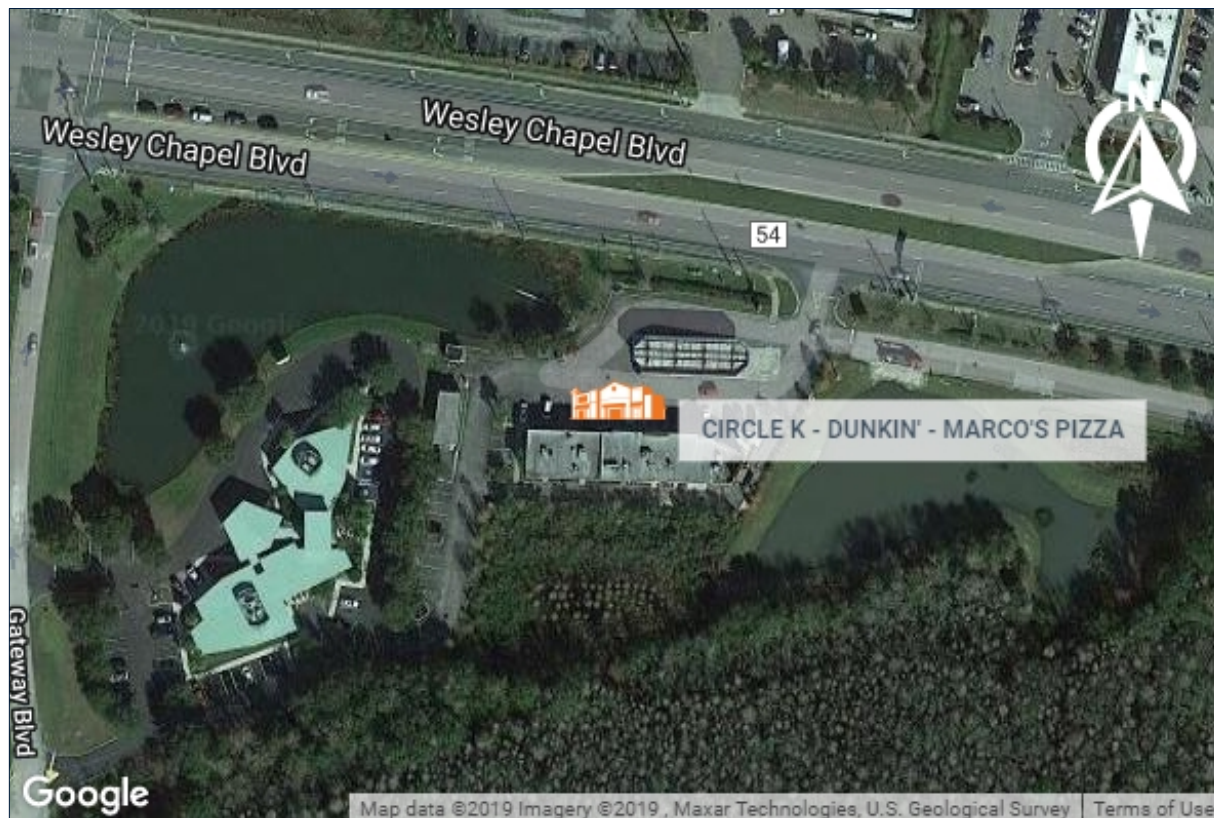
- 6,355-Square-Foot Gas Station Strip Center
- Four Nationally Recognized Tenants
- Located in Wesley Chapel (Tampa MSA) - One of the Fastest Growing Suburbs
- Ideally Located Just Off Interstate-75

EXCLUSIVELY LISTED BY:

James Medefind
 First Vice President Investments
 Senior Director, National Retail Group
 Tel: (813) 387-4788
 License: FL SL3216834
james.medefind@marcusmillichap.com
www.marcusmillichap.com/JamesMedefind



CIRCLE K - DUNKIN' - MARCO'S PIZZA
27616 WESLEY CHAPEL BLVD.
WESLEY CHAPEL, FL 33544



REVENUE		
	YEAR 1	YEAR 2
Base Rental Revenue	\$330,203	\$330,203
Reimbursement Income	\$31,174	\$31,174
Miscellaneous Income	\$58,000	\$58,000
Potential Gross Revenue	\$419,377	\$419,377
General Vacancy	(\$12,581)	(\$12,581)
Effective Gross Revenue	\$406,796	\$406,796

EXPENSES		
CAM	\$4,330	\$4,330
Insurance	\$6,810	\$6,810
Real Estate Taxes	\$24,364	\$24,364
Total Expenses	\$36,775	\$36,775

NET OPERATING INCOME		
Net Operating Income	\$370,021	\$370,021