

ORLANDO, FL  
TD Bank



ACTUAL SITE PHOTO

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**ASKING PRICE \$3,326,000**  
**CAP RATE 4.50%**

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SODO PLAZA  
**TJ-maxx**  
TARGET ORLANDO HEALTH  
300 APARTMENTS

**FIFTH THIRD BANK**

**T-Mobile**

**TD Bank**

S Orange Ave

32,500 ADT

## Investment Highlights

- New TD Bank prototype with remote ATM service
- Corporate guarantee from investment grade tenant (S&P AA-)
- Relocation with existing deposit base and operational efficiencies
- High profile, corner location with strategic positioning in the market
- Located in highly sought after trade area just south of Downtown Orlando
- \$100,221 AHHI within 1 mile
- Long term lease with 10% rent increases provide hedge against inflation
- Fee simple ownership allows for depreciation
- Orlando led the nation in job growth from 2016-2020 and it's population has grown by 51% since 2010
- Florida has no state income tax



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# Lease Summary

TENANT	TD Bank
GUARANTOR	TD Bank, N.A.
ASKING PRICE	\$3,326,000
CAP RATE	4.50%
ADDRESS	2401 S Orange Ave. Orlando, FL 32806
BUILDING SIZE	2,495 SF
LAND SIZE	0.34 Acres
YEAR BUILT	2021
ANNUAL RENT	\$149,700
REMAINING LEASE TERM	10 Years
LEASE TYPE	NN
OWNERSHIP	Fee Simple
COMMENCEMENT	Estimated April 15, 2021
EXPIRATION	Estimated April 30, 2031
INCREASES	10% Every 5 Years
OPTIONS	3, 5 year with 10% increases
LANDLORD RESPONSIBILITIES	Roof & Structure (15 year roof warranty)
MAINTENANCE & REPAIR	Tenant's maintenance obligations include: structural components of the building, the roof, ATM facilities, and the parking lot including resealing and restriping. Tenant's maintenance, repair and replacement obligations include: HVAC and the other building systems, landscaping including irrigation, building interior, tenant's storefront system, building signage and the dumpster area. Landlord is responsible for making any repairs or replacements (but not ordinary maintenance) to the roof, structure, repairing potholes and repaving.

# Rent Schedule

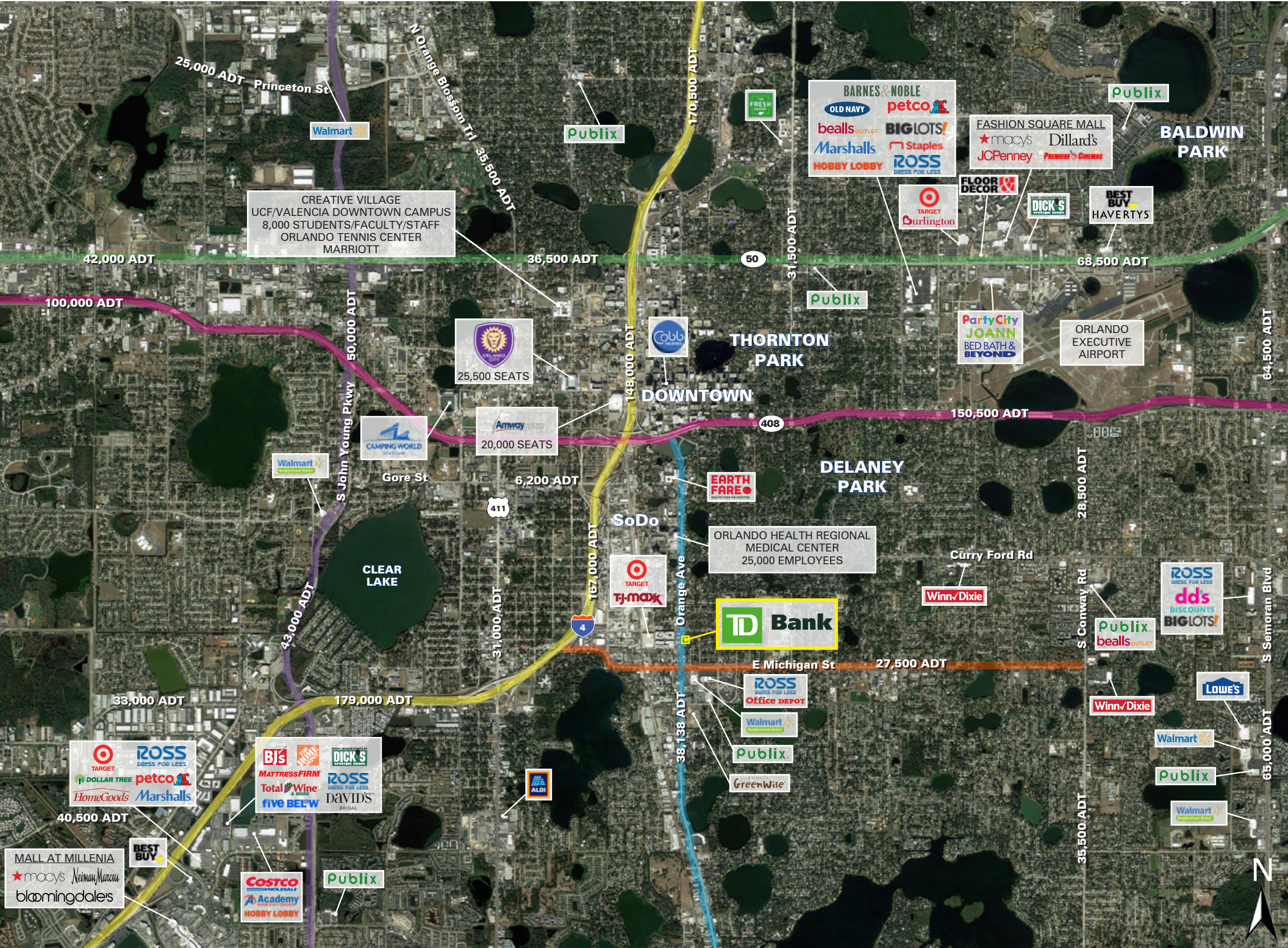
LEASE YEARS	ANNUAL RENT
YEARS 1-5	\$149,700 (4.50% RETURN)
YEARS 6-10	\$164,670 (4.95% RETURN)
OPTION 1	\$181,137 (5.45% RETURN)
OPTION 2	\$199,250 (5.99% RETURN)
OPTION 3	\$219,175 (6.59% RETURN)

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# TD Bank

Founded in 1852, TD Bank is an American national bank and subsidiary of the Canadian multinational Toronto-Dominion Bank which collectively operate as the TD Bank Group. TD is the 7th largest bank in the US by deposit base and offers a full range of retail, small business, and commercial banking products and services as well as private banking and wealth management. TD operates more than 1,300 branches and 700 ATMs and prides itself as being “America’s Most Convenient Bank”.

TD Bank has an investment grade credit rating (S&P: AA-) and is publicly traded on the NYSE under the ticker “TD”.



## TD BANK QUICK FACTS

Founded	1852
Headquarters	Cherry Hill, NJ
Stock Symbol	NYSE: TD
Credit Rating	S&P: AA-
Locations	1,301 +
Employees	26,000 +
Website	td.com





## Proximity to Major Destinations

The subject property benefits from its proximity to Downtown Orlando, major shopping destinations like SoDo plaza and four regional hospitals (Orlando Regional Medical Center, Orlando Health Winnie Palmer Hospital Women & Babies, Arnold Palmer Hospital for Children and the Orlando Cancer Center) which employ over 14,000 people. Several new vertical mixed-use projects have recently been developed in SoDo including Novel Lucerne (375 luxury apartments and Earth Fare), SoDo Plaza (300 luxury apartments and Super Target) and Ecco, a grocery anchored retail center with luxury apartments.





# Why Invest in Orlando

The subject property is strategically positioned immediately south of Downtown Orlando and all it has to offer. Downtown Orlando's population has grown 75% since 2010 and its work force has grown to 83,000, 54% of which are college educated with an average salary of \$71,000. Over \$2 billion is currently being invested in Downtown Orlando which includes Creative Village, a 68-acre mixed-use, transit oriented, urban neighborhood. In 2019, the University of Central Florida and Valencia College partnered to open a Downtown Campus at Creative Village which currently supports 8,000 students/faculty/staff with plans to expand that number to 15,000. Electronic Arts recently announced plans to relocate their regional headquarters to Creative Village which will add 1,000 employees.

SoDo (south of downtown) is an extension of downtown Orlando and is one of the most desirable places to live, work and play in the greater Orlando market. Historically an industrial area given its access to I-4 and its central location, the area between I-4 and Orange Ave., south of the 408 is now comprised of luxury apartments, top-ranked hospitals, specialty grocers, trendy bars, restaurants, and retailers.

The Orlando-Kissimmee-Sanford Metro is the third largest Metro Area in the State of Florida and the fourth largest in the Southeastern United States with a population of over 2,400,000.

Florida's population growth was recently ranked second in the Nation behind only Texas, and the Orlando region is currently ranked second in the state of Florida behind only Southwest Florida. Metro Orlando grew by 60,000 residents in 2018 and since 2010, Orlando's population has grown 51%, nearly three times the national average. Orlando has led the Nation in job growth for 4 consecutive years and created 42,000 new jobs in 2018.

Orlando is the theme park capital of the World and continues to be the #1 tourist destination in the United States with a record 75,000,000 visitors in 2018. Tourism contributed \$50 Billion to the Orlando economy in 2018.

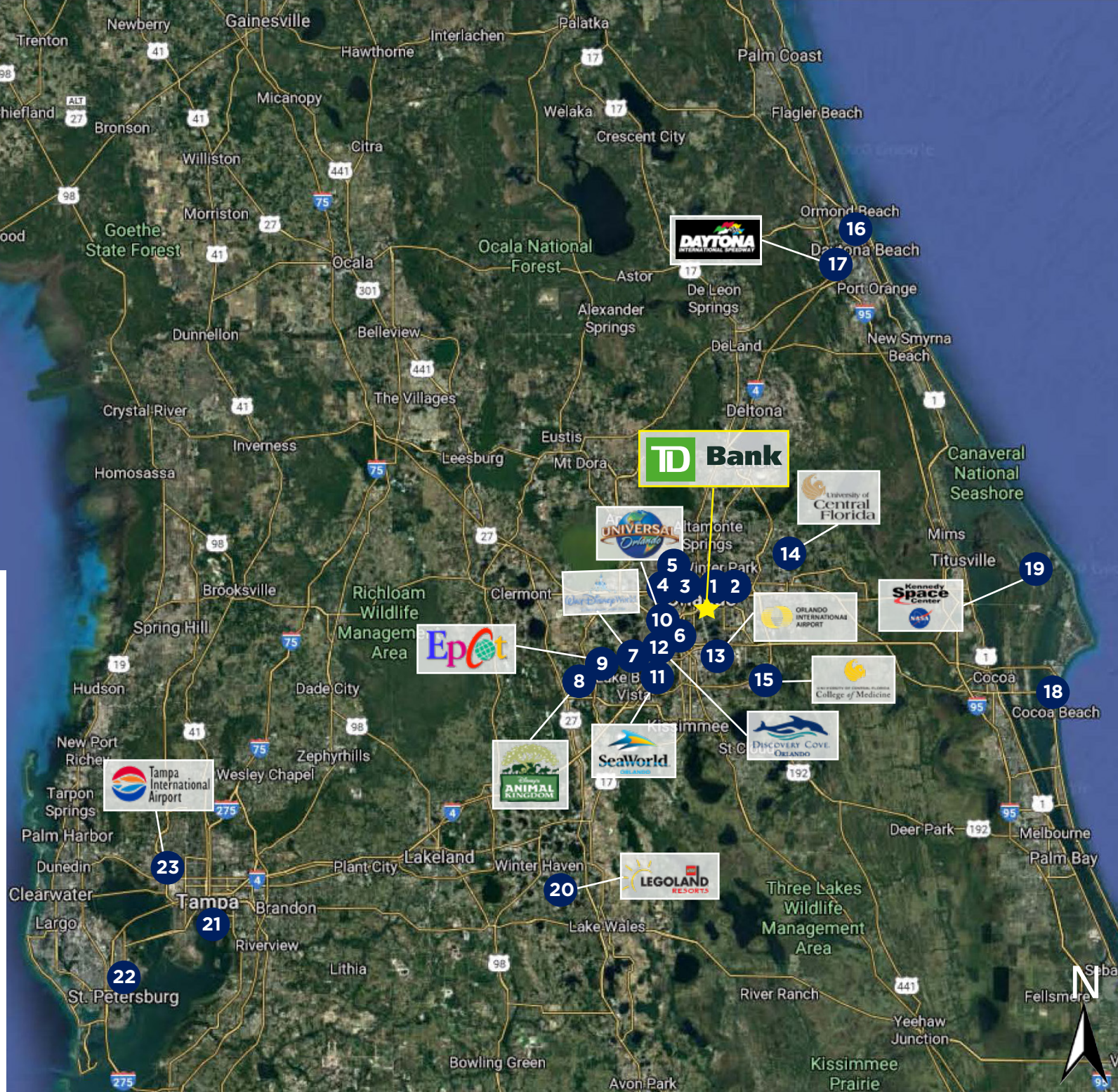
Orlando is home to the busiest airport in the State of Florida which handled over 50,000,000 passengers in 2019. Orlando is also home to the largest University in the Nation, the University of Central Florida, which boasts an enrollment of over 66,000 students.

Due to its diverse economy, year-round sunshine and relatively low cost of living, Orlando is poised to continue its growth and has established itself as one of the most dynamic and prosperous cities in the Nation.



## AREA OF INTEREST

- 1 Downtown Orlando - 0.9 mi
- 2 Dr. Phillips Center for Performing Arts - 0.8 mi
- 3 Amway Center - 1.0 mi
- 4 Exploria Stadium - 1.2 mi
- 5 UCF/Valencia Downtown Campus - 1.3 mi
- 6 Mall at Millenia - 3.8 mi
- 7 Walt Disney World - 14.6 mi
- 8 Disney's Animal Kingdom - 17.2 mi
- 9 Epcot - 14.5 mi
- 10 Universal Studios - 6.3 mi
- 11 Sea World - 9.0 mi
- 12 Discovery Cove - 9.3 mi
- 13 Orlando International Airport - 7.28 mi
- 14 University of Central Florida - 12.2 mi
- 15 UCF College of Medicine - 11.8 mi
- 16 Daytona Beach - 51.7 mi
- 17 Daytona International Speedway - 49.1 mi
- 18 Cocoa Beach - 48.8 mi
- 19 John F. Kennedy Space Center - 44.1 mi
- 20 Legoland - 41.4 mi
- 21 Downtown Tampa - 77.0 mi
- 22 Downtown St. Pete - 92.9 mi
- 23 Tampa International Airport - 80.4 mi







# Demographics

POPULATION	1 MILE	3 MILES	5 MILES
2020 POPULATION	9,828	124,128	313,640
2025 POPULATION	10,509	131,723	332,587
2010-2020 ANNUAL RATE	0.4%	1.4%	1.3%
2020-2025 ANNUAL RATE	1.4%	1.2%	1.2%

## DATA FOR ALL BUSINESSES IN AREA

TOTAL BUSINESSES	1,485	12,025	24,855
TOTAL EMPLOYEES	15,380	99,793	206,011
TOTAL LABOR FORCE AGE 16 AND OVER	18,868	143,003	310,398

## MEDIAN HOUSEHOLD INCOME

2020 MEDIAN HOUSEHOLD INCOME	\$69,182	\$57,852	\$58,583
2020 AVERAGE HOUSEHOLD INCOME	\$100,221	\$72,981	\$72,753

## MEDIAN AGE

2020	39.1	37.2	36.1
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## RACE AND ETHNICITY

2020 WHITE	70.1%	54.7%	55.3%
2020 BLACK	20.0%	32.9%	29.6%
2020 ASIAN	3.6%	3.5%	3.6%
2020 AMERICAN INDIAN	0.4%	0.4%	0.4%
2020 OTHER RACES	2.9%	5.1%	7.3%
2020 HISPANIC ORIGIN	18.7%	23.1%	31.9%

## HOUSEHOLDS

2020 TOTAL HOUSEHOLDS	4,386	55,777	131,843
2025 TOTAL HOUSEHOLDS	4,829	60,833	143,701
2000-2020 ANNUAL RATE	0.3%	1.2%	1.2%
2020-2025 ANNUAL RATE	2.0%	1.8%	1.8%





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**FOR MORE INFORMATION CONTACT**

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