



Winn-Dixie

\*REPRESENTATIVE PHOTOS



OFFERING  
MEMORANDUM

## WINN-DIXIE

### ABSOLUTE NNN LEASED OFFERING

6400 MASSACHUSETTS AVE, NEW PORT RICHEY, FL

OFFERING MEMORANDUM  
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# INVESTMENT OVERVIEW



The Kase Group is pleased to present a Winn-Dixie supermarket for sale in New Port Richey, FL. The absolute NNN lease calls for zero landlord obligations. The lease will be guaranteed by a Southeastern Grocers. The property is located on a major commercial thoroughfare near major retailers including Dollar General and Dollar Tree.

## INVESTMENT HIGHLIGHTS

ABSOLUTE NNN LEASE

100% FEE SIMPLE INTEREST

ZERO LANDLORD OBLIGATIONS

CORPORATE GUARANTEE BY SOUTHEASTERN GROCERS

STRONG REPORTED SALES

WELL SITUATED ON A MAJOR COMMERCIAL THOROUGHFARE

INCOME TAX FREE STATE

## OFFERING SPECIFICATIONS

PRICE \$5,961,952

CAP RATE 6.25%

NET OPERATING INCOME \$372,622

SQUARE FOOTAGE 43,441

LOT SIZE 4.82 AC

YEAR RENOVATED 1989



# FINANCIAL SUMMARY

## SUMMARY

TENANT NAME	Winn-Dixie
SQUARE FOOTAGE	43,441
LEASE ENDS	2024
ANNUAL RENT	\$372,622
OPTIONS	Five, 5-Year
INCREASES	6% Every 5 Years

## LOAN INFORMATION

*Loan that can (not mandatory) to be assumed:*

BALANCE	\$3,130,000
RATE	4.62%
EXPIRATION	6/2025

## WINN-DIXIE

### ABSOLUTE NNN LEASE OFFERING

6400 MASSACHUSETTS AVE, NEW PORT RICHEY, FL

**\$5,961,952 • 6.25% CAP**

## OFFERING SUMMARY

YEARS	NET OPERATING INCOME	CAP RATE
1/1/2018 - 1/1/2024	\$372,622	6.25%
OPTION 1	\$421,470	7.07%
OPTION 2	\$446,758	7.49%
OPTION 3	\$473,564	7.94%
OPTION 4	\$501,978	8.42%
OPTION 5	\$532,096	8.92%

# TENANT OVERVIEW

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**\$10B** REVENUE



**495+** LOCATIONS



**41,000+** EMPLOYEES

## WINN-DIXIE

Winn-Dixie Stores, Inc., is an American supermarket chain headquartered in Jacksonville, Florida. Winn-Dixie has ranked #24 in the 2010 “Top 75 North American Food Retailers” based on FY2009 estimated sales of \$7.3 billion by Supermarket News. and was ranked the 45th largest retailer in the United States, based on 2012 revenues, by Stores magazine. Winn-Dixie operates approximately 500 stores in Florida, Alabama, Louisiana, Georgia, and Mississippi. The company has had its present name since 1955 and traces its roots back to 1925.

## SOUTHEASTERN GROCERS

Southeastern Grocers (formerly Bi-Lo Holdings) is a supermarket portfolio headquartered in Jacksonville, Florida. The portfolio was created by Lone Star Funds in September 2013 as the new parent company for BI-LO, Harveys, Winn-Dixie, and Fresco y Más. Southeastern Grocers was rated #31 in Forbes 2015 ranking on America's Largest Private Companies. In February 2017, Anthony Hucker was appointed as President and CEO of Southeastern Grocers.

On December 19, 2011, it was announced that BI-LO and Winn-Dixie would merge to create an organization with some 690 grocery stores and 63,000 employees in eight states throughout the southeastern United States. BI-LO purchased Winn-Dixie for US\$530 million, and operates Winn-Dixie as a subsidiary with those stores maintaining the Winn-Dixie name.

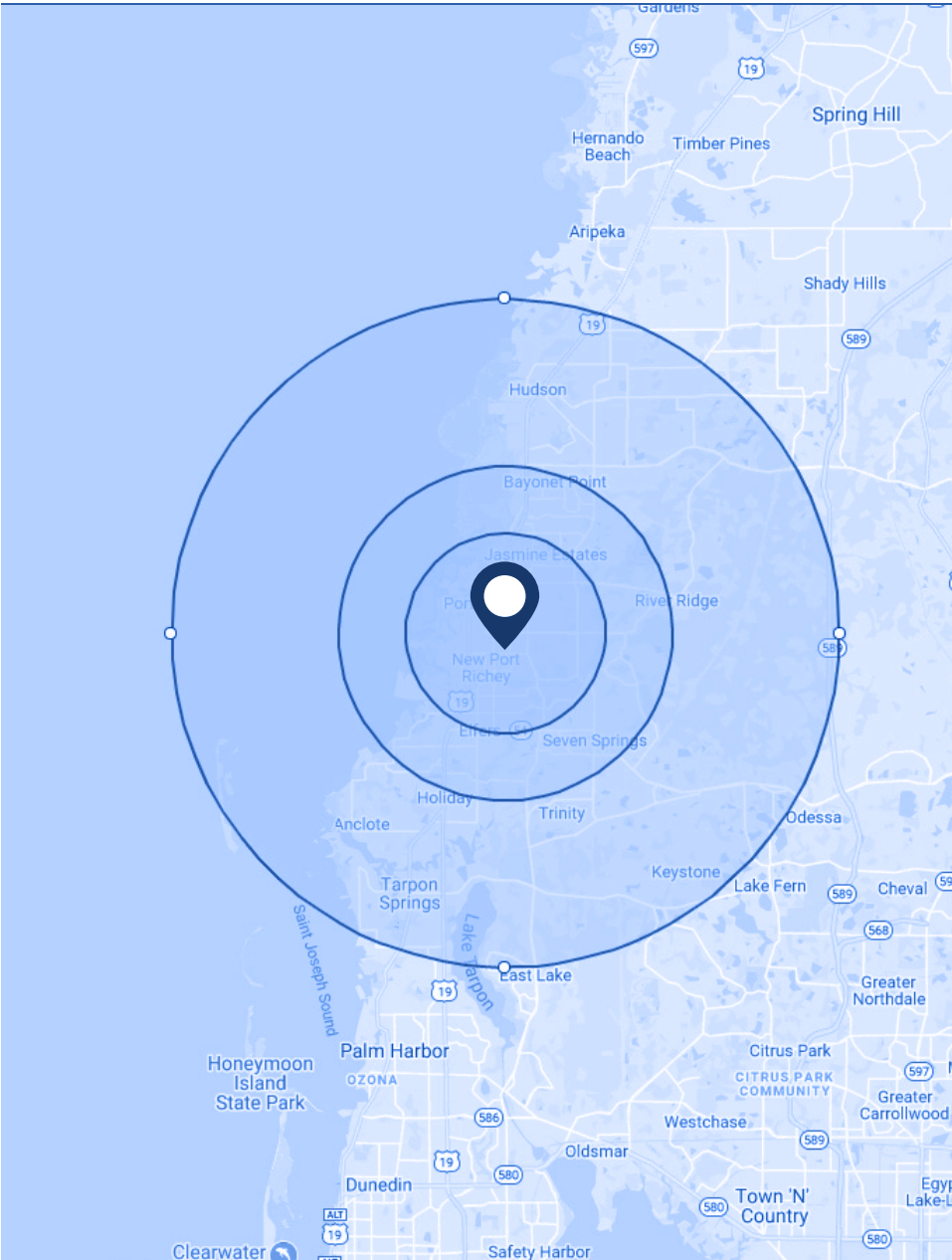
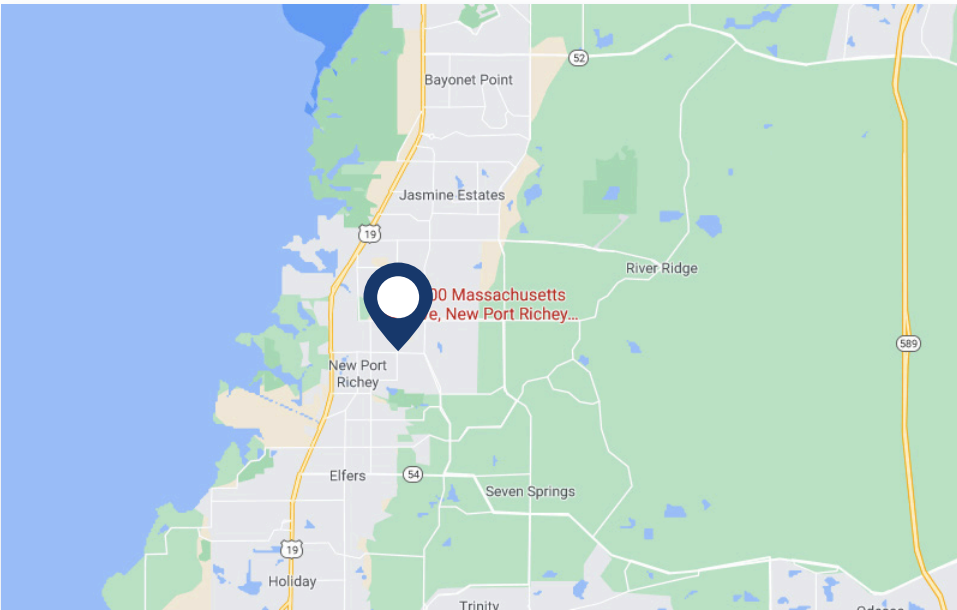
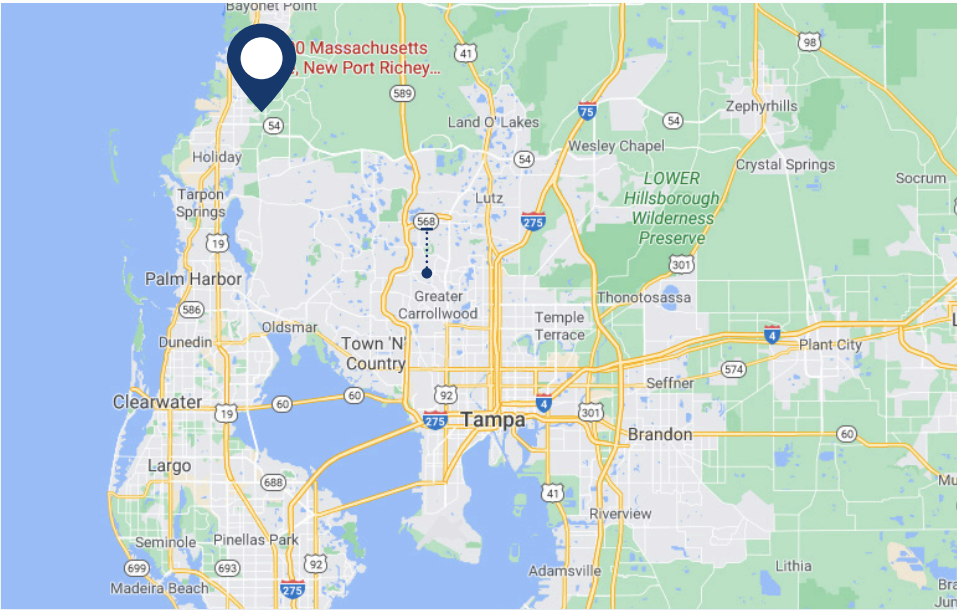


# LOCATION AERIAL



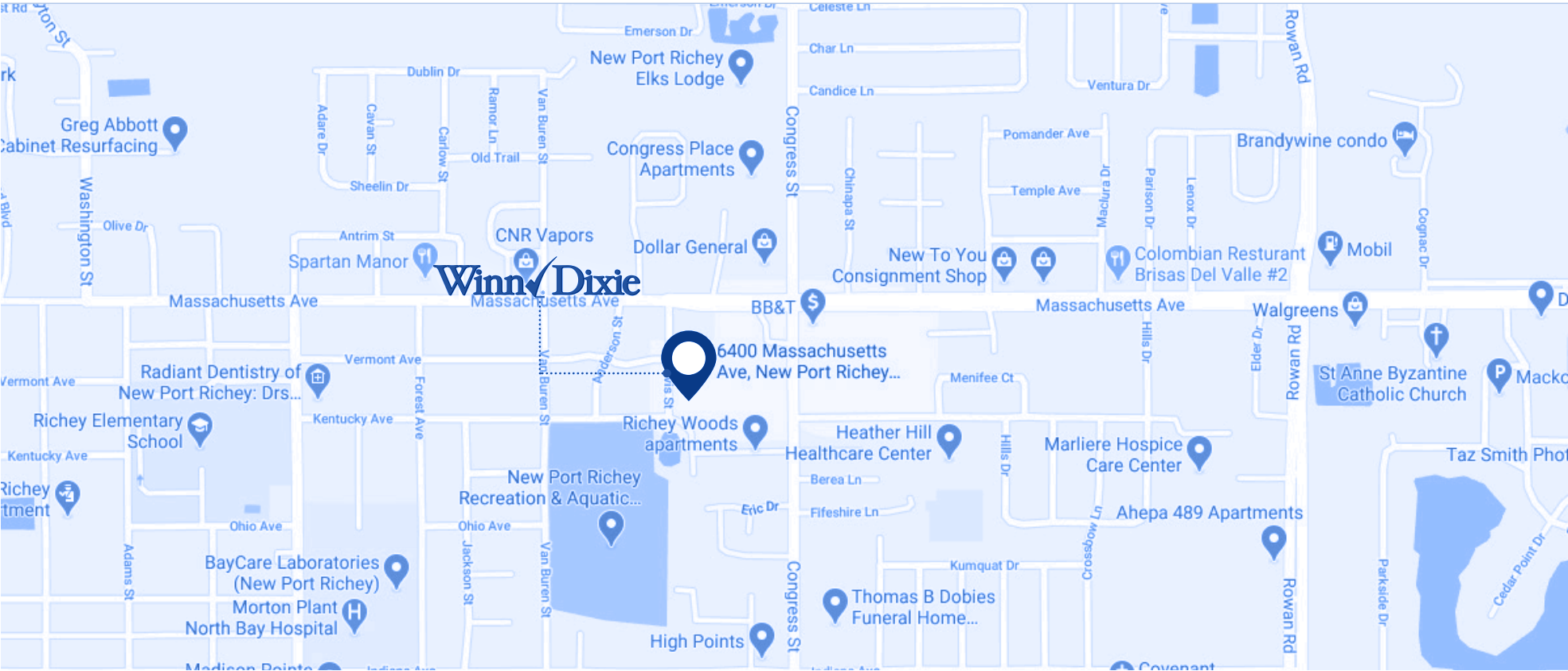


# REGIONAL OVERVIEW





# DEMOGRAPHICS



	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	75,882	160,400	316,576
TOTAL HOUSEHOLDS	33,947	70,465	137,050
AVERAGE HOUSEHOLD INCOME	\$55,552	\$58,067	\$64,548
AVERAGE AGE	45.4	45.3	47

# AREA OVERVIEW

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	75,882	160,400	316,576
TOTAL HOUSEHOLDS	33,947	70,465	137,050
PERSONS PER HOUSEHOLD	2.2	2.2	2.3
AVERAGE HOUSEHOLD INCOME	\$55,552	\$58,067	\$64,548
AVERAGE HOUSE VALUE	\$144,133	\$139,497	\$175,518
AVERAGE AGE	45.4	45.3	47
WHITE	68,840	146,197	288,924
BLACK	3,133	6,126	11,824
AMERICAN INDIAN/ALASKAN NATIVE	436	808	1,461
ASIAN	1,478	3,307	7,051
HAWAIIAN & PACIFIC ISLANDER	85	149	266
TWO OR MORE RACES	1,910	3,814	7,050
HISPANIC ORIGIN	10,909	21,091	35,564

## NEW PORT RICHEY, FLORIDA

New Port Richey is a city in Pasco County, Florida, United States. It is a suburban city included in the Tampa-St. Petersburg-Clearwater, Florida Metropolitan Statistical Area.



**NEW PORT RICHEY, FLORIDA**



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