NNN McDonald's

Winter Park (Orlando), Florida

\$3,872,000 | 3.75% CAP | NOI \$145,200



PROPERTY / LEASE OVERVIEW

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1302 W Fairbanks Ave Winter Park, FL 32789

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Asking Price	\$3,872,000
CAP Rate	3.75%
NOI	*\$145,200
Years Left on Lease	11+ Years
Rent Increases	10% Every 5-years
*Priced off Sept 2022 Rent Bump - Se	ller to provide rent credit at closing
Lease Commencement	September 26, 2012
Lease Expiration	September 25, 2032
Building Size	4,500± SF
Lot Size	0.99± AC
Options to Renew	(6) 5-year options
Year Built/Remodel	2012
Tenant	McDonald's USA, LLC
Lease Guarantor	Corporate
Lease Type	NNN - Ground Lease
Roof & Structure	Tenant Responsible

Solid Investments is pleased to offer for sale the opportunity to acquire McDonald's Winter Park — a single-tenant, freestanding absolute NNN Corporate Ground Lease with double drive-thru. There are 11+ years remaining on the Lease with 10% rent increases every 5-years and zero Landlord responsibilities.

The property is located in the affluent Winter Park, Florida submarket just 5-miles northeast of downtown Orlando. Situated on 0.99± acres along a very busy W Fairbanks Ave with traffic counts exceeding 34,000 VPD (61,000+ VPD at the intersection of Fairbanks & Orlando Ave).

Tenants within the area include: Publix, Walgreens, Wendy's, Wells Fargo, Burger King, Chipotle, Chick-fil-A, Whole Foods, Trader Joes and many more.

McDonald's Corporation is an investment grade rated company (S&P: BBB+) and is the world's largest chain of hamburger fast food restaurants, serving over 69 million customers daily throughout 100 countries. As of 2019, they have 38,695 restaurants total.

Winter Park is widely recognized in the state as "The Premier Urban Village" for its Old World Charm, elegant homes, quaint brick streets, stunning tree canopies, and upscale shopping and dining experiences. Excellent Demographics - the 3-mile radius boasts exceptional demographics with an average household income of \$116,408 and 89,432 residents.

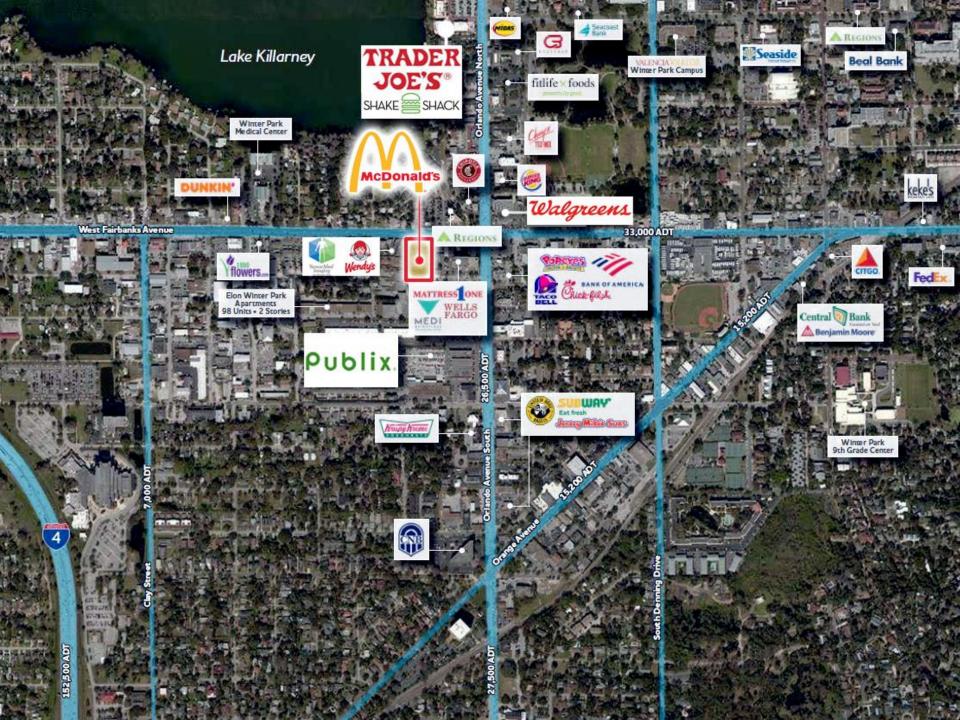
AERIAL PHOTOS











PROPERTY PHOTO





DOUBLE DRIVE-THRU





PROPERTY HIGHLIGHTS



About the Investment

- ✓ Absolute NNN Corporate McDonald's Ground Lease ZERO Landlord Responsibilities
- ✓ Long Term Lease 11+ Years Left on the Primary Term
- **✓ 10% Rent Increases Every 5-Years**
- ✓ Investment Grade Tenant (NYSE: MCD | S&P Rated "BBB+")
- ✓ McDonald's is the World's Largest Restaurant Chain by Revenue, Serving over 69 Million Customers Daily in over 100 Countries.
- ✓ Ranked # 10 Most Valuable Brand
- ✓ Ranked # 1 on The QSR Top 50 (2019)

About the Location

- ✓ Excellent Affluent Winter Park Location Situated along a very busy Fairbanks Ave, 1-block west of Orlando Ave.
- ✓ **Solid Demographics** Total Population of 89,432 within 3-miles with an average household income of \$116,408
- ✓ **Double Drive-Thru with Convenient Access to the Publix Shopping** center behind to the Property
- ✓ **High Traffic counts of 34,000**+ (61,000+ VPD at the intersection of Fairbanks & Orlando Ave)
- ✓ Located 5± Miles Northeast of Downtown Orlando The Orlando MSA is the 3rd largest in the state with 2.1 million residents
- ✓ Florida has No State Income Tax

RENT ROLL

Rent Schedule	Monthly Rent	Annual Rent
Years 1-5	\$10,000	\$120,000
Years 6-10	\$11,000	\$132,000
Years 11-15	\$12,100	*\$145,200
Years 16-20	\$13,310	\$159,720
Option Periods		
Years 21-25	\$14,641	\$175,692
Years 26-30	\$16,105	\$193,261
Years 31-35	\$17,716	\$212,587
Years 36-40	\$19,487	\$233,846
Years 41-45	\$21,436	\$257,231
Years 46-50	\$23,580	\$282,954

*Priced off Sept 2022 Rent Bump - Seller to provide rent credit at closing



TENANT PROFILE



Website - <u>www.McDonalds.com</u> Number of Locations: 38,9695

McDonald's Corporation is the world's largest chain of hamburger fast food restaurants, serving over 69 million customers daily throughout 100 countries. McDonald's primarily sells hamburgers, cheeseburgers, chicken, French-fries, breakfast items, soft drinks, shakes and desserts. In response to changing consumer tastes, the company has expanded its menu to include salads, wraps, smoothies and fruit. McDonald's restaurants offer customers counter service as well as drive-thru service. McDonald's owns approximately 18% of their restaurants, while the remainder of the stores are run my franchisee members or joint venture.

McDonald's Corporation operates and franchises McDonald's restaurants in the United States and internationally. Its restaurants offer various food products, soft drinks, coffee, and other beverages, as well as breakfast menu. As of December 31, 2019, the company operated 38,695.

McDonald's present corporation dates its founding to the opening of a franchised restaurant by businessman Ray Kroc in Des Plaines, Illinois on April 15, 1955, the ninth McDonald's restaurant overall. Kroc purchased the McDonald brothers' equity in the company and led its worldwide expansion. McDonald's a publically traded company on the New York Stock Exchange using symbol "MCD". McDonald's is an investment grade rated company with a Standard & Poor's rating of "BBB+". McDonald's moved their global headquarters to Chicago, Illinois in 2017 from Oak Brook, Illinois where they have had their offices since 1971.

Tenant:	McDonald's USA, LLC
Business Type:	QSR
Ownership:	Public
Sector:	NYSE
Stock Symbol	MCD
Credit Rating (S&P)	BBB+
Revenue 2020:	\$21.07 Billion

Ranked # 1 on The QSR Top 50 (2019)



MARKET OVERVIEW - WINTER PARK



Winter Park, Florida is an affluent suburban city in the Orlando submarket located less than 5 miles northeast of downtown Orlando. Winter Park is widely recognized as "The Premier Urban Village" in the Sunshine State for its Old World charm, elegant homes, quaint bricked streets, extensive tree canopy, upscale shopping and dining experiences, Rollins College and world-class arts and cultural opportunities.

Nestled in the heart of Winter Park is Central Florida's shopping, dining, and cultural showcase, Park Avenue which boasts more than 140 boutiques, sidewalk cafes, and museums. The signature shopping street is boarded by stunning oak-canopied Central Park which plays host to seasonal art shows, concerts, exotic car shows, and fashion events.





Park Avenue's charm is magnified by its unique details: hidden gardens and side streets that are home to unique stores, a farmer's market each Saturday morning, festive parades that mark the seasons and the scenic bout tour that cruises the canals between the City's lakes overlooking the area's most prestigious homes. Often called "Little Europe", Park Avenue in Downtown Winter Park is a year round destination suited for all ages and interests.

The City of Winter Park covers a total area of 10.2 square miles, of which 8.7 square miles is land and 1.5 square (14.62%) miles is water. Winter Park is nestled among the Winter Park Chain of Lakes, a series of lakes interconnected by a series of navigable canals.

MARKET HIGHLIGHTS - WINTER PARK



ECONOMIC DIVERSITY: While Orlando's economy has a strong tourism component; distribution, high-tech, defense contracting and healthcare also are prevalent.

PRO-BUSINESS ENVIRONMENT: Florida has low state and local taxes and no state personal income tax.

STRONG EMPLOYMENT AND POPULATION GROWTH: Orlando's population is expected to increase by nearly 200,000 residents over the next five years as job gains outpaced the national average.

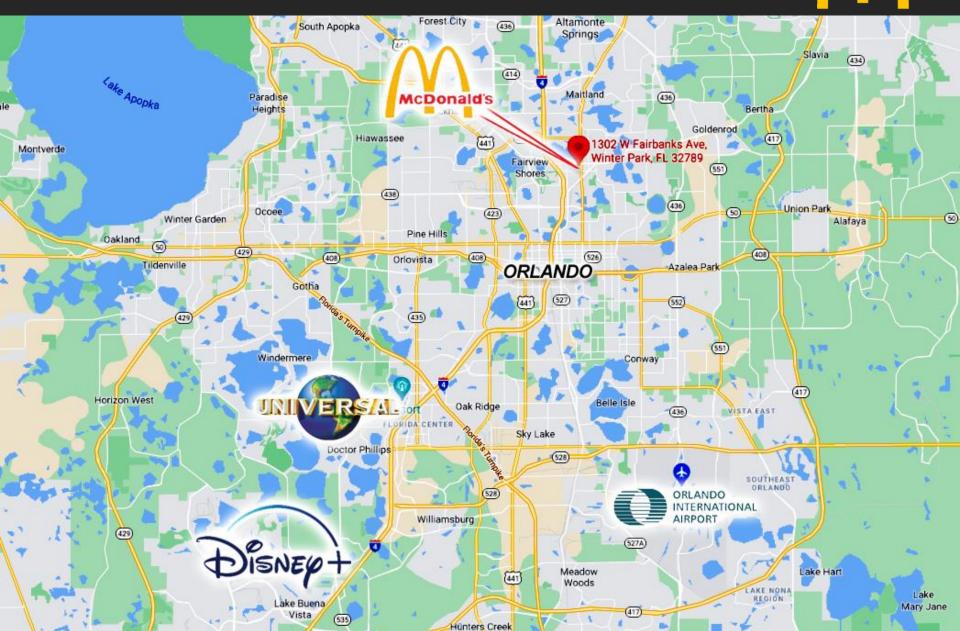
GEOGRAPHY: The Orlando metro encompasses four counties over 4,012 square miles near the center of Florida. There are numerous lakes scattered across the region, and the topography is generally flat with few impediments to development. Citrus, melons and strawberries are some of the agricultural products grown in the metro.

CONSTRUCTION: A new Major League Soccer stadium is being constructed in downtown Orlando, with completion expected in time for the 2017 season. The project has created nearly 900 temporary construction jobs. The stadium will be able to hold 25,000 fans and will be one of the largest in the league. This project is expected to have a significant impact on the local economy and should serve as a catalyst for additional development in the area.

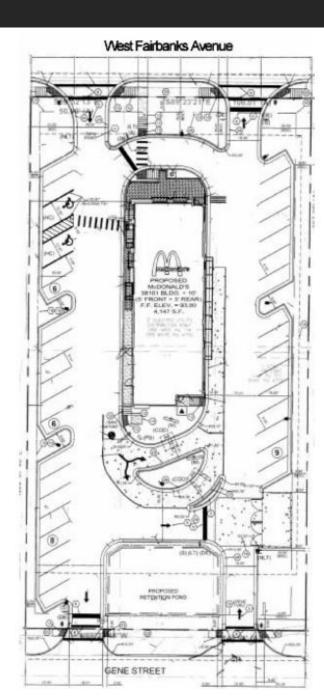


AERIAL PHOTO





SURVEY







Executive Summary

1288 W Fairbanks Ave, Winter Park, Florida, 32789 Rings: 1, 3, 5 mile radii

Prepared by Esri Latitude: 28.59292 Longitude: -81.36668

	1 mile	3 miles	5 miles
Population			
2000 Population	9,899	72,035	237,662
2010 Population	8,643	73,177	240,717
2021 Population	10,303	87,512	277,948
2026 Population	11,359	95,140	300,575
2000-2010 Annual Rate	-1.35%	0.16%	0.13%
2010-2021 Annual Rate	1.57%	1.60%	1.29%
2021-2026 Annual Rate	1.97%	1.69%	1.58%
2021 Male Population	47.7%	48.8%	49.4%
2021 Female Population	52.3%	51.2%	50.6%
2021 Median Age	45.1	42.0	38.7

In the identified area, the current year population is 277,948. In 2010, the Census count in the area was 240,717. The rate of change since 2010 was 1.29% annually. The five-year projection for the population in the area is 300,575 representing a change of 1.58% annually from 2021 to 2026. Currently, the population is 49.4% male and 50.6% female.

Median Age

The median age in this area is 45.1, compared to U.S. median age of 38.5.

73.0%	78.2%	65.9%
18.3%	12.2%	21.2%
0.2%	0.3%	0.4%
2.8%	3.7%	3.4%
0.0%	0.0%	0.1%
2.4%	2.6%	5.3%
3.3%	3.1%	3.7%
12.3%	13.4%	21.9%
	18.3% 0.2% 2.8% 0.0% 2.4% 3.3%	73.0% 78.2% 18.3% 12.2% 0.2% 0.3% 2.8% 3.7% 0.0% 0.0% 2.4% 2.6% 3.3% 3.1%

Persons of Hispanic origin represent 21.9% of the population in the identified area compared to 18.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 68.3 in the identified area, compared to 65.4 for the U.S. as a whole.

Households			
2021 Wealth Index	85	127	87
2000 Households	4,632	32,243	102,703
2010 Households	4,552	33,325	106,858
2021 Total Households	5,414	40,068	124,148
2026 Total Households	5,969	43,595	134,894
2000-2010 Annual Rate	-0.17%	0.33%	0.40%
2010-2021 Annual Rate	1.55%	1.65%	1.34%
2021-2026 Annual Rate	1.97%	1.70%	1.67%
2021 Average Household Size	1.89	2.12	2.19

The household count in this area has changed from 106,858 in 2010 to 124,148 in the current year, a change of 1.34% annually. The five-year projection of households is 134,894, a change of 1.67% annually from the current year total. Average household size is currently 2.19, compared to 2.20 in the year 2010. The number of families in the current year is 61,411 in the specified area.



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	1 mile	3 miles	5 miles
Mortgage Income			
2021 Percent of Income for Mortgage	28.0%	20.9%	20.5%
Median Household Income			
2021 Median Household Income	\$58,225	\$77,259	\$60,294
2026 Median Household Income	\$64,083	\$84,206	\$66,942
2021-2026 Annual Rate	1.94%	1.74%	2.11%
Average Household Income			
2021 Average Household Income	\$88,869	\$115,456	\$89,903
2026 Average Household Income	\$98,349	\$126,095	\$99,607
2021-2026 Annual Rate	2.05%	1.78%	2.07%
Per Capita Income			
2021 Per Capita Income	\$46,302	\$52,838	\$40,149
2026 Per Capita Income	\$51,400	\$57,744	\$44,740
2021-2026 Annual Rate	2.11%	1.79%	2.19%
Households by Income			

Current median household income is \$60,294 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$66,942 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$89,903 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$99,607 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$40,149 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$44,740 in five years, compared to \$39,378 for all U.S. households

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Housing			
2021 Housing Affordability Index	85	111	114
2000 Total Housing Units	5,031	34,266	109,454
2000 Owner Occupied Housing Units	2,442	20,663	54,092
2000 Renter Occupied Housing Units	2,190	11,581	48,612
2000 Vacant Housing Units	399	2,022	6,750
2010 Total Housing Units	5,283	37,911	122,363
2010 Owner Occupied Housing Units	2,204	20,033	53,256
2010 Renter Occupied Housing Units	2,348	13,292	53,602
2010 Vacant Housing Units	731	4,586	15,505
2021 Total Housing Units	6,247	44,933	140,041
2021 Owner Occupied Housing Units	2,284	20,941	54,910
2021 Renter Occupied Housing Units	3,130	19,127	69,239
2021 Vacant Housing Units	833	4,865	15,893
2026 Total Housing Units	6,853	48,811	151,634
2026 Owner Occupied Housing Units	2,507	22,512	59,027
2026 Renter Occupied Housing Units	3,461	21,083	75,867
2026 Vacant Housing Units	884	5,216	16,740

Currently, 39.2% of the 140,041 housing units in the area are owner occupied; 49.4%, renter occupied; and 11.3% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 122,363 housing units in the area - 43.5% owner occupied, 43.8% renter occupied, and 12.7% vacant. The annual rate of change in housing units since 2010 is 6.18%. Median home value in the area is \$295,040, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 2.31% annually to \$330,760.

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Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all Legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success.

Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Solid Investments and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.



Exclusively Marketed By

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