



NET LEASED AUTO SERVICE FOR SALE

SUBJECT PROPERTY PHOTO

THE GOODYEAR TIRE & RUBBER COMPANY

8265 S John Young Pkwy, Orlando, FL 32819

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THE GOODYEAR TIRE & RUBBER COMPANY

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CLICK ON THE FOLLOWING LINKS:



Google Map



Street View

EXECUTIVE SUMMARY



OFFERING SUMMARY

List Price:	\$2,731,760
NOI:	\$116,100
Cap Rate:	4.25%
Land Acreage:	0.85 Acres
Year Built:	2000
Building Size:	6,900 SF
Price / SF:	\$395.91

LEASE SUMMARY

Lease Type:	Double Net (NN) Lease
Taxes / Insurance / CAM:	Tenant Responsibilities
Roof:	Landlord Responsibilities
Structure:	Landlord Responsible
Parking Lot:	Tenant Responsible
HVAC:	Tenant Responsible
Term Remaining:	8+ Years
Original Lease Term:	15 Year Original Lease
Commencement Date:	1999
Current Term Expiration:	December, 31st 2030
Options:	(5) 5 Year Options
Increases:	See Lease Abstract
Guarantor:	The Goodyear Tire & Rubber Company
Right of First Refusal:	Yes; 10 Days

PROPERTY HIGHLIGHTS

- Net Leased 10 Bay Auto Service Center with almost 9 Years Remaining
- The Goodyear Tire & Rubber Company is an American Multi National Publicly Traded Tire Manufacturing Company (Nasdaq: GT)
- Tenant Committed to a Brand New 10 Year Term in 2020 - Exhibits Strong Commitment to the Location and Have Renewed Twice Since Taking Occupancy in 1999
- Upcoming Rental Increase in 2026 of 10%
- NN Lease with Minimal Landlord Responsibilities (Roof & Structure)
- COVID-19, Recession and EV Resistant Business Model
- Five, 5-Year Options Available With 10% Rent Increases in Each Option
- Very Strong Location on Heavily Traveled John Young Parkway (60K+ VPD) in Orlando - Outparcel to a Walmart/Lowe's Anchored Power Center Surrounded by the "Who's Who" of National Retailers
- Strong and Growing Demographics
- Located in Orlando, FL - One of the Strong MSA's in the Country and an Income Tax Free State

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LEASE ABSTRACT



LEASE SUMMARY

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Commencement Date:	1999
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Increases:	See Annualized Operating Data
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Right of First Refusal:	Yes; 10 Days

ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
December 1, 2020 through December 31, 2025	\$116,100.00	\$9,675.00
January 1, 2026 through December 31, 2030	\$127,710.00	\$10,642.50
Options		
January 1, 2031 through December 31, 2035	\$140,481.00	\$11,706.75
January 1, 2036 through December 31, 2040	\$154,529.10	\$12,877.43
January 1, 2041 through December 31, 2045	\$169,982.01	\$14,165.17
January 1, 2046 through December 31, 2050	\$186,980.21	\$15,581.68
January 1, 2051 through December 31, 2055	\$205,678.23	\$17,139.85
Net Operating Income		\$116,100.00

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ORLANDO MARKET OVERVIEW



ORLANDO, FLORIDA

Orlando is a city in the U.S. state of Florida and is the county seat of Orange County. In Central Florida, it is the center of the Orlando metropolitan area, which had a population of 2,509,831, according to U.S. Census Bureau figures released in July 2017, making it the 23rd-largest metropolitan area[4] in the United States, the sixth-largest metropolitan area in the Southern United States, and the third-largest metropolitan area in Florida behind Miami and Tampa. Orlando had a population of 307,573 in the 2020 census, making it the 67th-largest city in the United States, the fourth-largest city in Florida, and the state's largest inland city.

The City of Orlando is nicknamed "the City Beautiful", and its symbol is the Linton E. Allen Memorial Fountain, commonly referred to as simply the "Lake Eola fountain" at Lake Eola Park. The Orlando International Airport (MCO) is the 13th-busiest airport in the United States and the 29th-busiest in the world. Orlando is one of the most-visited cities in the world primarily due to tourism, major events, and convention traffic; in 2018, the city drew more than 75 million visitors. The two largest and most internationally renowned tourist attractions in the Orlando area are the Walt Disney World Resort, opened by the Walt Disney Company in 1971, and located about 21 miles (34 km) southwest of downtown Orlando in Bay Lake, and the Universal Orlando Resort opened in 1990 as a major expansion of Universal Studios Florida and the only theme park inside Orlando city limits.

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GOODYEAR TENANT PROFILE



OVERVIEW

Company:	The Goodyear Tire & Rubber Company
Founded:	1898
Total Revenue:	\$12.32 Billion (2020)
Net Income:	\$1.26 Billion
Headquarters:	Akron, OH
Website:	www.goodyear.com

TENANT HIGHLIGHTS

- NASDAQ: GT | S&P 400 Component
- One of the Top Four Tire Manufacturers in the World
- Goodyear Has Facilities Across the World and Annual Sales of Over \$12 Billion

TENANT OVERVIEW

The Goodyear Tire & Rubber Company is an American multinational tire manufacturing company founded in 1898, and based in Akron, Ohio. Goodyear manufactures tires for automobiles, commercial trucks, light trucks, motorcycles, SUVs, race cars, airplanes, farm equipment, and heavy earth-mover machinery. It also produced bicycle tires from its founding until 1976. As of 2017, Goodyear is one of the top four tire manufacturers along with Bridgestone (Japan), Michelin (France), and Continental (Germany). The first Goodyear tires became popular because they were easily detachable and required little maintenance.

Goodyear is also known for the Goodyear Blimp. Though Goodyear had been manufacturing airships and balloons since the early 1900s, the first Goodyear advertising blimp flew in 1925. Today, it is one of the most recognizable advertising icons in America. The company is the most successful tire supplier in Formula One history, with more starts, wins, and constructors' championships than any other tire supplier. They pulled out of the sport after the 1998 season. It is the sole tire supplier for the NASCAR series.











Sand Lake Rd

 49,500+

RETAIL

 57,556+

S John young Pkwy

CHRYSLER



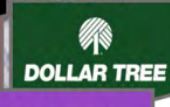
DODGE

Jeep

extended
STAY
AMERICA

extended
STAY
AMERICA


LAQUINTA



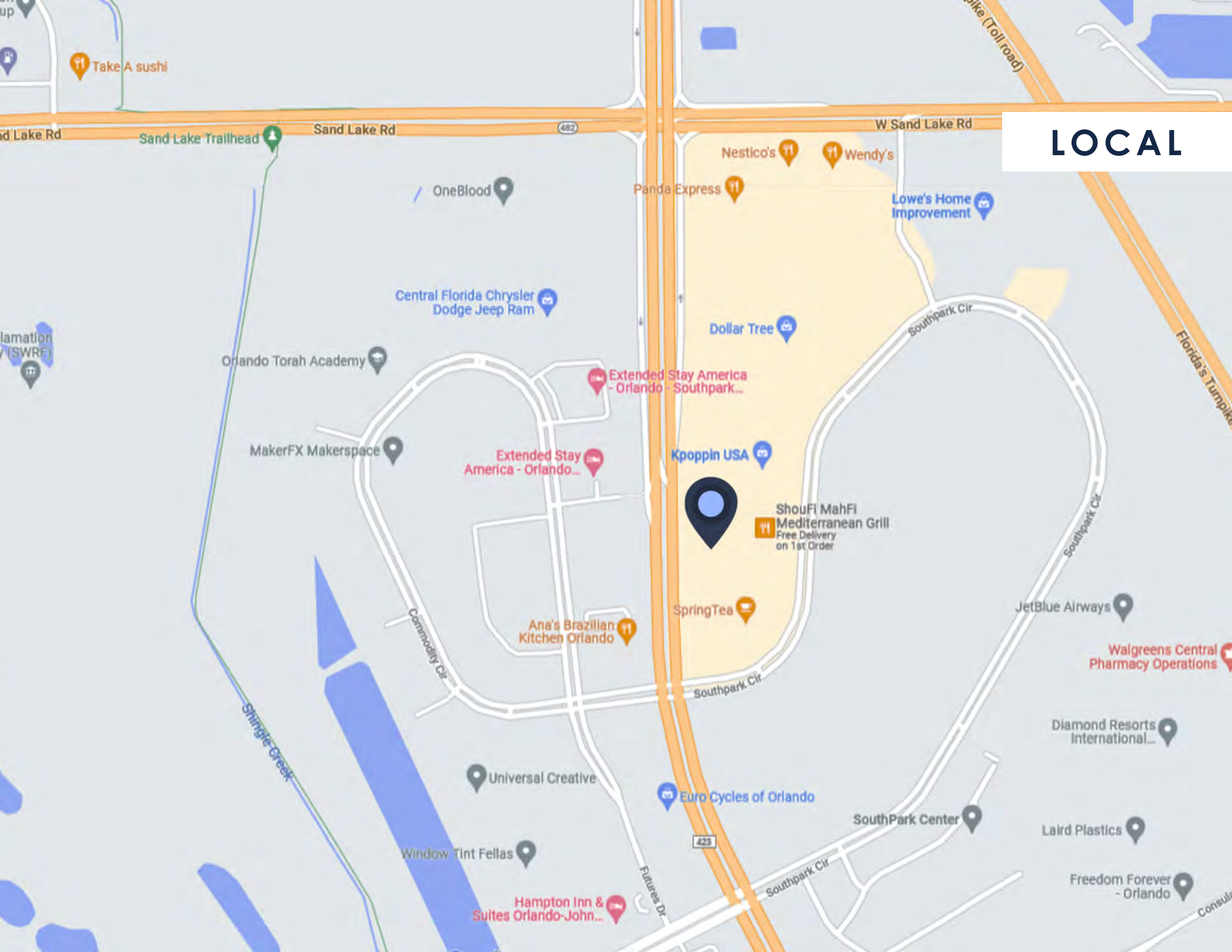
SUBJECT
PROPERTY



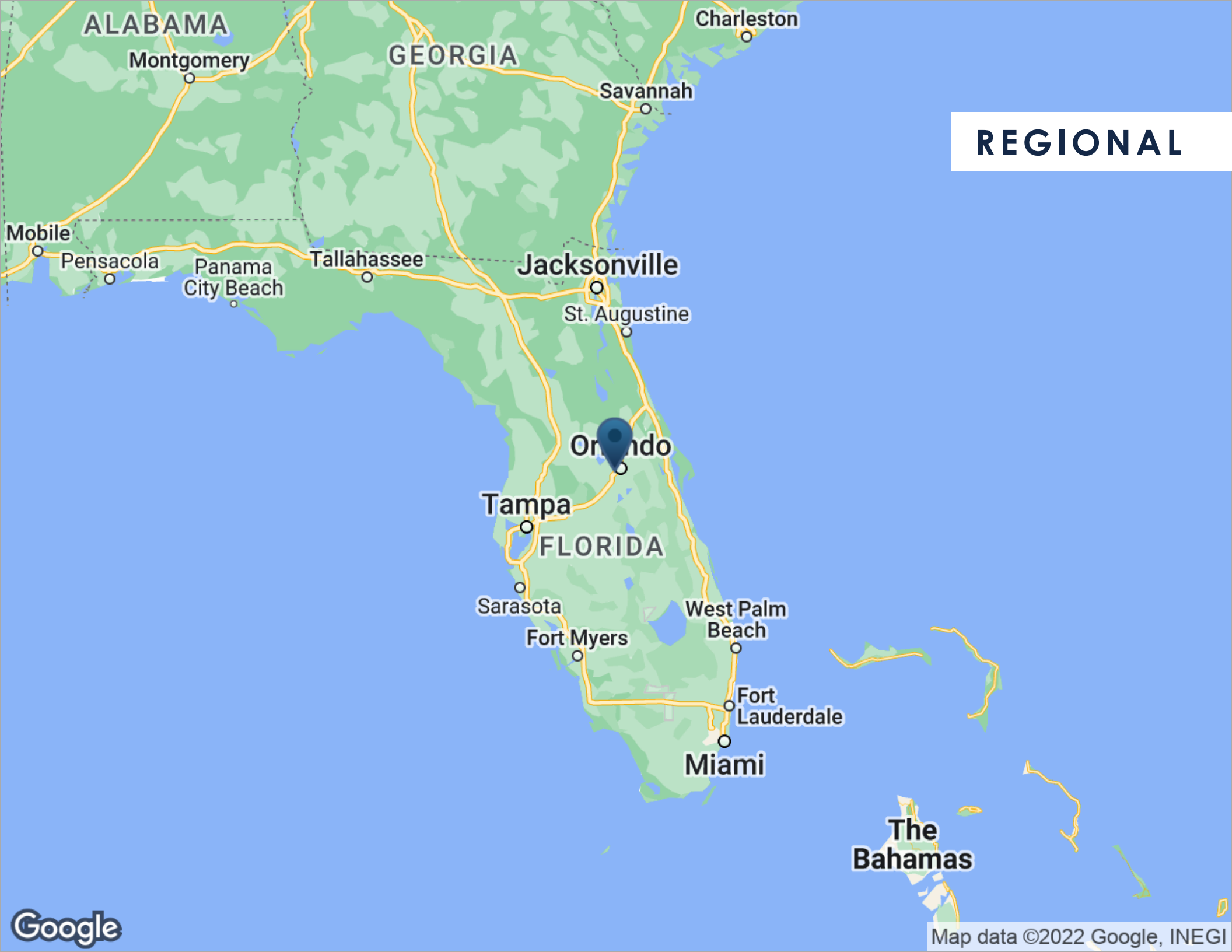
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 57,556+





LOCAL



REGIONAL

ALABAMA

Montgomery

GEORGIA

Charleston

Savannah

Mobile

Pensacola

Panama
City Beach

Tallahassee

Jacksonville

St. Augustine

Orlando

Tampa

FLORIDA

Sarasota

Fort Myers

West Palm
Beach

Fort
Lauderdale

Miami

The
Bahamas

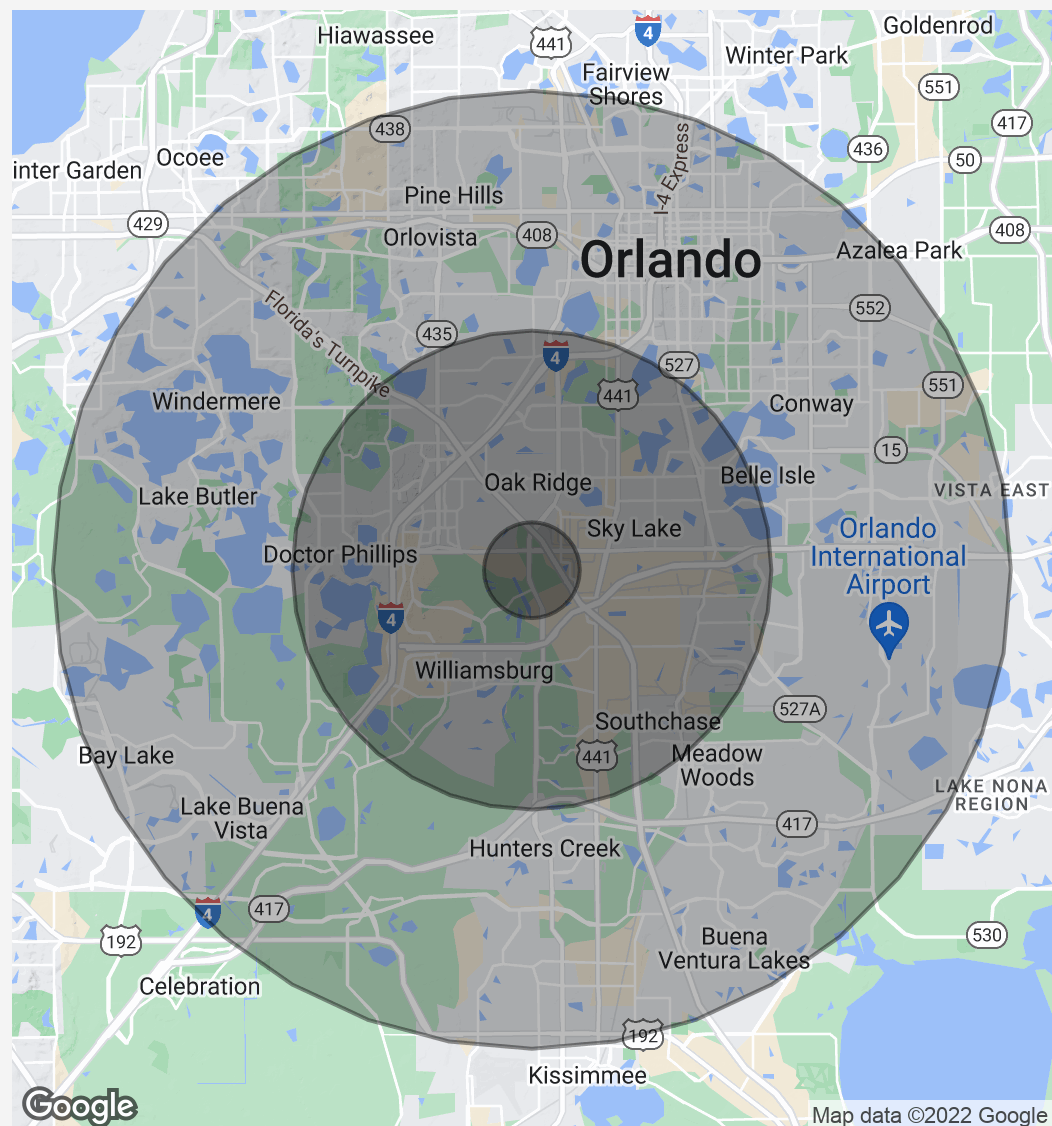
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,225	171,133	671,694
Average Age	36.5	33.5	34.0
Average Age (Male)	38.2	32.6	32.9
Average Age (Female)	35.1	34.9	35.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	416	61,454	248,729
# of Persons per HH	2.9	2.8	2.7
Average HH Income	\$44,856	\$57,163	\$62,544
Average House Value		\$284,487	\$307,355
RACE	1 MILE	5 MILES	10 MILES
% White	30.0%	54.2%	59.1%
% Black	56.1%	23.8%	24.1%
% Asian	1.3%	6.3%	4.8%
% Hawaiian	0.1%	0.2%	0.2%
% American Indian	0.0%	0.5%	0.4%
% Other	10.6%	12.0%	8.8%

* Demographic data derived from 2010 US Census



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