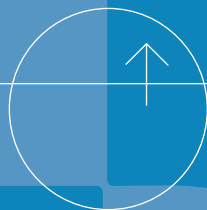




CP PARTNERS



Goodyear

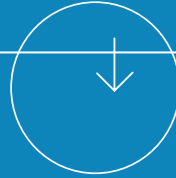
**CORPORATE LEASE WITHIN THE RIVER CITY MARKETPLACE
TAX-FREE STATE**

JACKSONVILLE, FL

IN ASSOCIATION WITH PARASELL, INC. | A LICENSED FLORIDA BROKER #CQ1059597



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HIGHLIGHTS

- > Prime outlot location to the River City Marketplace; adjacent to Chick-fil-A and McDonald's
- > Easily accessible from I-95 (104,167 VPD) and less than 3 miles from Jacksonville International Airport
- > Goodyear has been at this location since 2007 and recently extended the lease through April 2029
- > A new roof was installed on the property in 2022, and comes with a manufacturer and 8-year installer warranty
- > Jacksonville has been among the highest population growth markets over the past 5 years
- > According to 2022 predictions released by Zillow, the Jacksonville housing market has been ranked as the 2nd hottest in the nation

Goodyear

675 SKYMARKS DRIVE, JACKSONVILLE FL 32218
(TAX FREE STATE LOCATION)

\$2,995,000

PRICE

4.60%

CAP

NOI:	\$138,000
LEASE TYPE:	Corporate NN
LEASE EXPIRATION:	04/30/2029
OPTIONS:	Three 5-year
LEASABLE AREA:	6,864 SF
LAND AREA:	1.31 AC

River City Marketplace is a regional outdoor shopping center anchored by Walmart, Lowe's and Burlington



Goodyear recently displayed commitment to the site through a 10-year Lease extension

SINGLE-TENANT CORPORATE NN LEASE

- > A single-tenant Goodyear Auto Service with approximately 7 years remaining; less than 12 miles north of Downtown Jacksonville
- > Corporate NN Lease structure with a brand new roof in-place, as well as a manufacturer and 8-year installer warranty
- > Goodyear has been at the site since 2007, and recently extended the lease through April 2029
- > 5% rent increase scheduled for May 2024, and a 10.25% increase at the start of the first Option (5% increases at the start of each option thereafter)

STRONG LOCATION IN A DYNAMIC MARKET

- > The subject property is an outparcel to a regional shopping center with a dynamic mix of national retailers serving the surrounding communities
- > Goodyear is right off of I-95, a primary north-south highway that funnels into Downtown Jacksonville, and is less than 3 miles from Jacksonville International Airport
- > Surrounding retailers include Walmart, Lowe's, Chick-fil-A, and McDonald's

- > Jacksonville is the most populous city in Florida (#13 in the U.S.); median home prices have increased by 22.4% over the past year as of January 2022
- > Year-over-year housing starts in the Jacksonville MSA increased by 24% in 2021

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INCOME & EXPENSE

PRICE **\$2,995,000**

Price Per Square Foot: **\$436.33**

Capitalization Rate: **4.60%**

Total Rentable Area (SF): **6,864**

Lot Size (AC): **1.31**

STABILIZED INCOME PER SQUARE FOOT

Scheduled Rent \$20.10 \$138,000

Effective Gross Income \$20.10 \$138,000

LESS PER SQUARE FOOT

Taxes NNN \$0.00

Insurance NNN \$0.00

Total Operating Expenses NNN \$0.00

EQUALS NET OPERATING **\$138,000**





RENT ROLL

TENANT INFO		LEASE TERMS		RENT SUMMARY				
TENANT NAME	SQ. FT.			CURRENT RENT	MONTHLY RENT	YEARLY RENT	MONTHLY RENT/FT	YEARLY RENT/FT
Goodyear	6,864	05/01/19	04/30/24	\$138,000	\$11,500	\$138,000	\$1.68	\$20.10
		05/01/24	04/30/29		\$12,075	\$144,900	\$1.76	\$21.11
		Option 1	05/01/29		\$13,313	\$159,752	\$1.94	\$23.27
		Option 2	05/01/34		\$13,978	\$167,740	\$2.04	\$24.44
		Option 3	05/01/39		\$14,677	\$176,127	\$2.14	\$25.66
TOTALS:	6,864			\$138,000	\$11,500	\$138,000	\$1.68	\$20.10

Goodyear has been at this site since 2007, and extended its lease by an additional 10 years in 2019



Premises & Term

TENANT	The Goodyear Tire & Rubber Company
LEASE TYPE	Corporate NN
LEASE EXPIRATION	April 30, 2029
OPTIONS	Three 5-year



Expenses

TAXES

Tenant reimburses Landlord for Real Estate Taxes.

INSURANCE

Tenant maintains and carries an ISO Causes of Loss – Basic Form insurance policy. Valuation in the event of a loss is based on the full replacement value of the premises or parts thereof.

UTILITIES

Tenant pays all utilities directly.

LANDLORD'S MAINTENANCE

Landlord is responsible for the maintenance and repair of the roof, structure, and foundation.

TENANT'S MAINTENANCE

All non-structural portions of the premises, including HVAC.

COMMON AREAS

Tenant reimburses Landlord for Landlord's pro rata share of the Owners Association common area operating expenses.

Additional Lease Provisions

PERCENTAGE RENT

Tenant pays if 2.5% of retail sales plus 1% of wholesale sales for the then calendar year exceeds the minimum annual rent plus the amount of real estate taxes and insurance (not to exceed 4x the minimum monthly rent of the applicable year).

RIGHT OF FIRST REFUSAL

Tenant shall have 30 days upon written notice from Landlord to exercise its ROFR to match a bona fide offer from a third party.



SITE PLAN



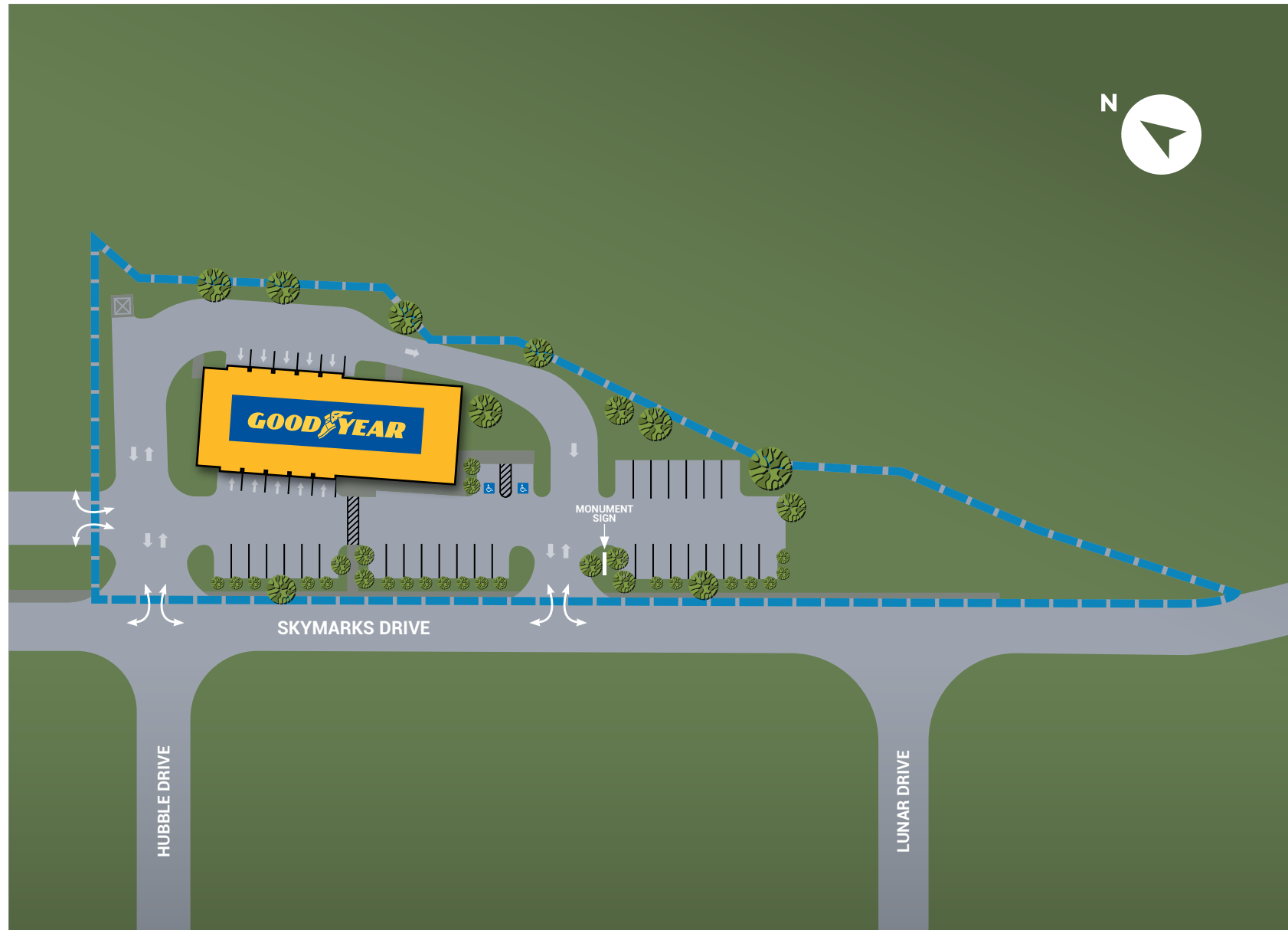
6,864
RENTABLE SF



1.31
ACRES



33
PARKING
SPACES





#3 Largest Tire Manufacturer in the U.S.

ABOUT GOODYEAR

- > Goodyear is one of the world's largest tire companies and has been around for over 100 years
- > The company employs 72,000 people and manufactures its products in 57 facilities in 23 countries around the world
- > Goodyear produces a wide range of tires for consumers all over the world and offers innovative technology, performance handling, all-weather reliability and affordable quality

2021 FOURTH QUARTER HIGHLIGHTS

- > Net sales growth of 38% compared with the fourth quarter of 2020, 12% growth excluding the acquisition of Cooper Tire & Rubber Company
- > Fourth quarter Goodyear net income of \$553 million; adjusted net income of \$162 million
- > Merger-adjusted segment operating income of \$398 million, up 32% compared to the fourth quarter of 2020
- > Continued global market share growth during the quarter
- > Full-year cash flow from operating activities of \$1.1 billion

72,000+

TOTAL
EMPLOYEES

\$17.5 B

NET SALES
(FY, 2021)



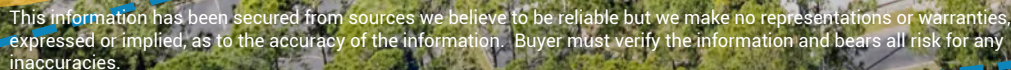
PHOTOS





SURROUNDING RETAIL PHOTOS







Marshall's
ULTA
DICK'S
Sporting Goods
Newk's
insight
Vision Express

HOBBY LOBBY
Super Savings. Super Selection!™



RIVERCITY
REHAB



UFHealth
NORTH



OUTBACK
STEAKHOUSE®

aloft
HOTELS

MAYDAY
handcrafted ice creams
CANCER SPECIALISTS
of NORTH FLORIDA

Great Clips®
FIREHOUSE
SUBS
SMOOTHIE
KING
Batteries
& Bulbs



121 Financial
CREDIT UNION

CARRABBA'S
ITALIAN GRILL

Pollo tropical®
CITRUS MARINATED CHICKEN

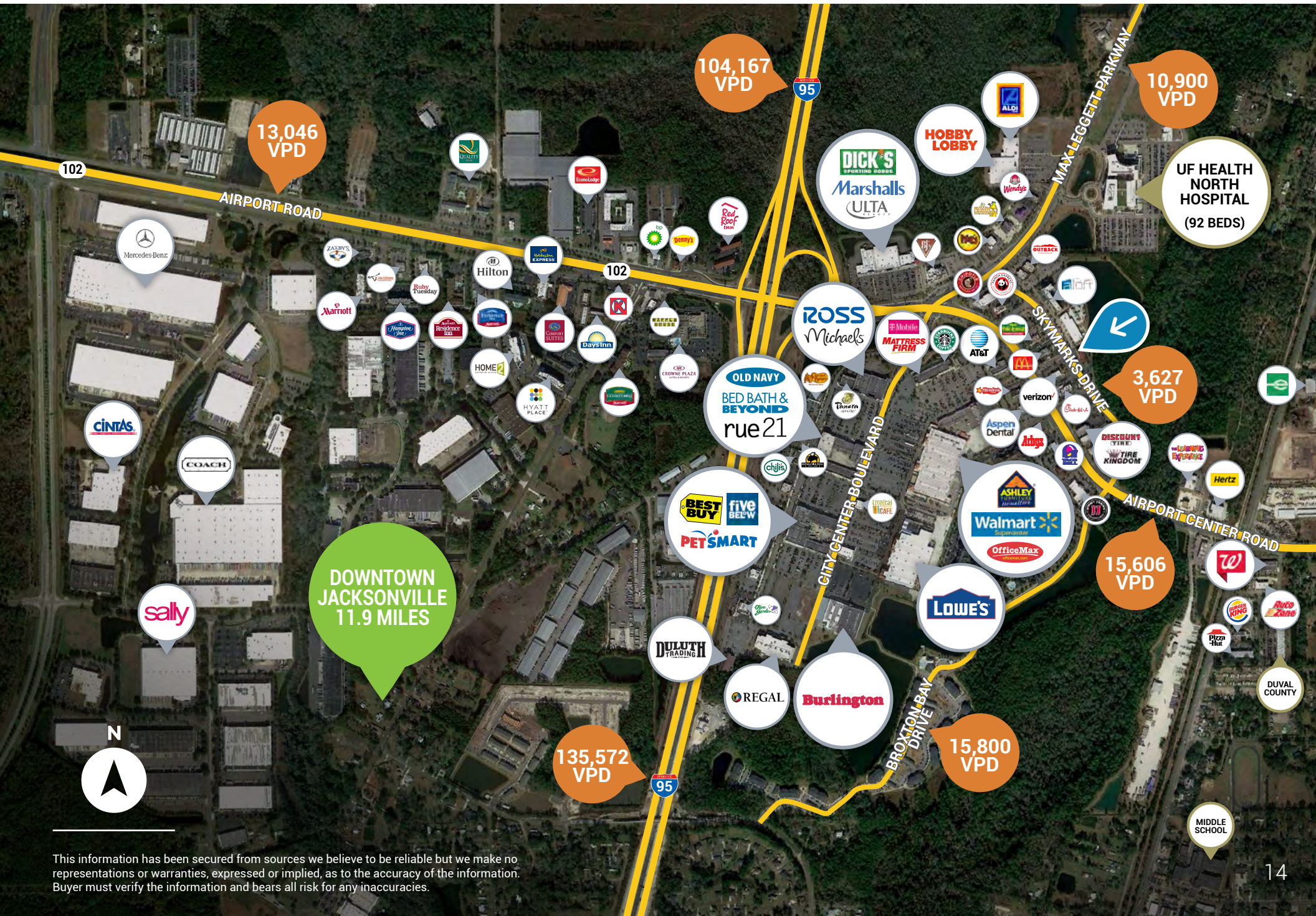


GOODYEAR

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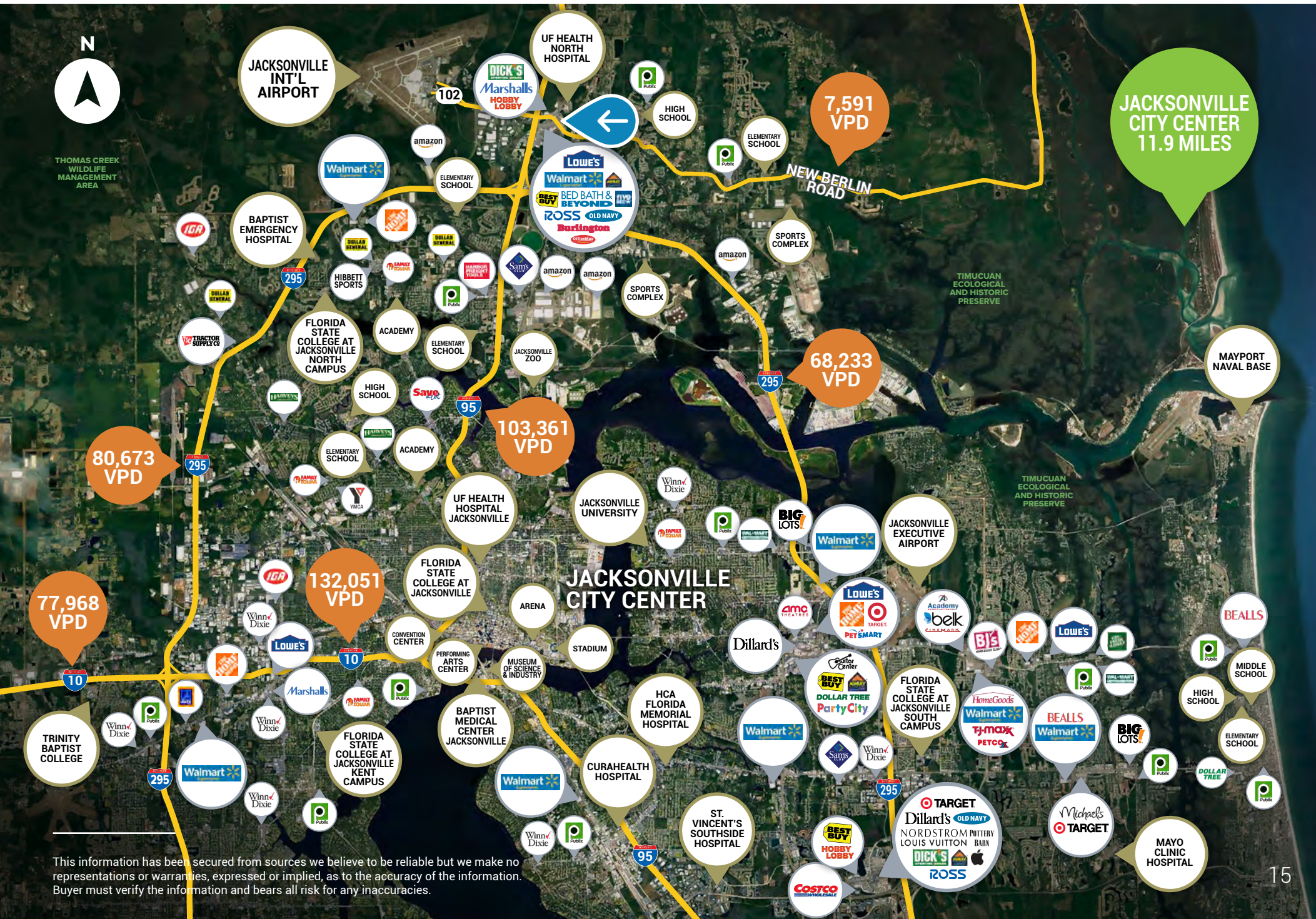
IMMEDIATE TRADE AREA



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REGIONAL TRADE AREA

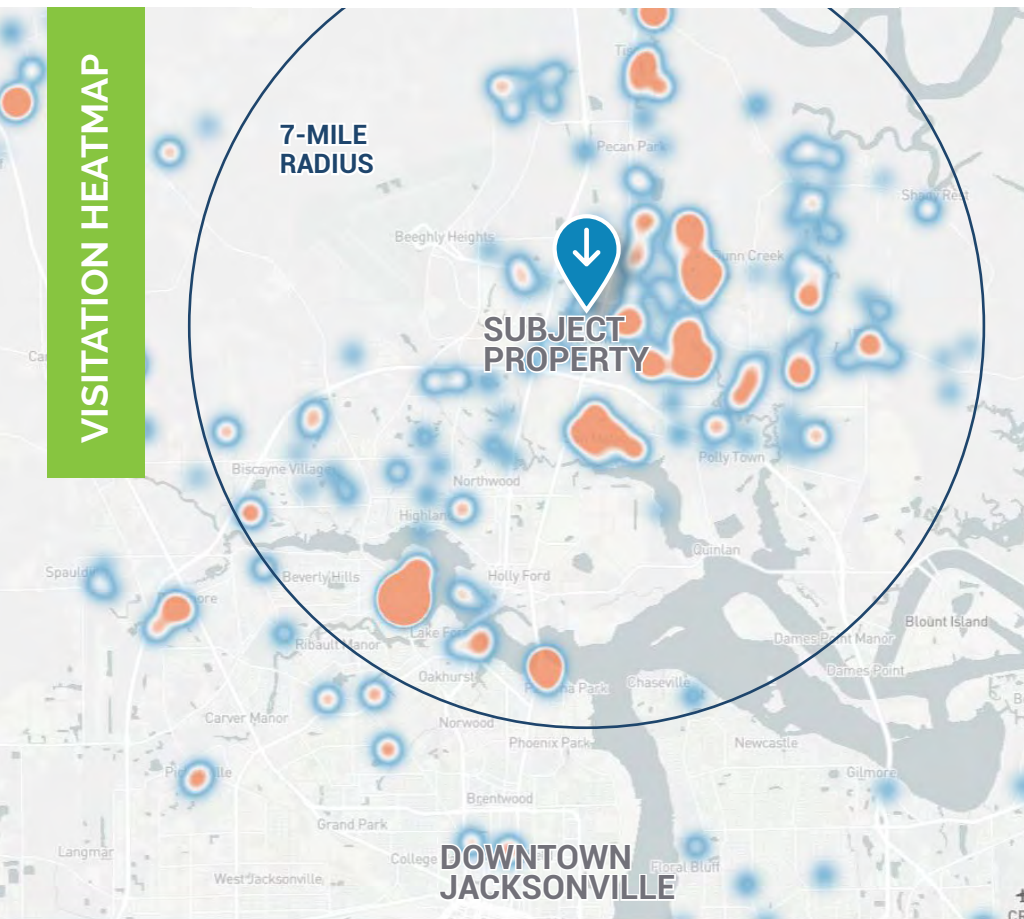


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TRADE AREA & DEMOGRAPHICS

VISITATION HEATMAP



THE SHADING ON THE MAP ABOVE SHOWS THE **HOME LOCATION OF PEOPLE WHO VISITED THE SUBJECT PROPERTY OVER THE PAST 12 MONTHS**. ORANGE SHADING REPRESENTS THE HIGHEST CONCENTRATION OF VISITS.

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model

[VISIT PLACER.AI](#) →



2.3M
VISITS

OVER PAST 12 MONTHS
TO THE NEIGHBORING
WALMART SUPERCENTER



48
MINUTES

AVERAGE DWELL TIME
AT THE NEIGHBORING
WALMART SUPERCENTER

Ring Radius Population Data

	3-MILE	5-MILES	7-MILES
2021	29,467	64,381	102,584

Ring Radius Income Data

	3-MILE	5-MILES	7-MILES
Average	\$72,787	\$74,441	\$68,707
Median	\$63,570	\$60,462	\$54,412

THE NEIGHBORING WALMART IS IN THE **81ST PERCENTILE** IN TERMS OF ANNUAL VISITORS TO WALMART STORES IN FLORIDA AND NATIONWIDE

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LOCATION OVERVIEW

Jacksonville, FL

THE "RIVER CITY"

AN ECLECTIC DESTINATION

- > Jacksonville is the county seat of Duval County, positioned along the Atlantic Ocean in Northeast Florida
- > It is the largest city in Florida, encompassing 875 square miles with a population of approximately 949,611 residents
- > Jacksonville boasts more than 20 miles of wide and uncrowded beaches, close to 40 miles of the tranquil Intra-coastal Waterway canal, and the longest stretch of the beautiful St. Johns River
- > The St. Johns River is the longest river in Florida, flowing 310 miles north and is significant for commercial and recreational use

POPULAR ATTRACTIONS

- > The city's main beaches are Jacksonville Beach, Neptune Beach, Mayport Beach and Atlantic Beach

- > Jacksonville is home to the largest urban park system in the nation, with 10 state and national parks
- > Jacksonville's history, arts and cultural community shines bright with stand-out museums, boutique galleries, and performing arts

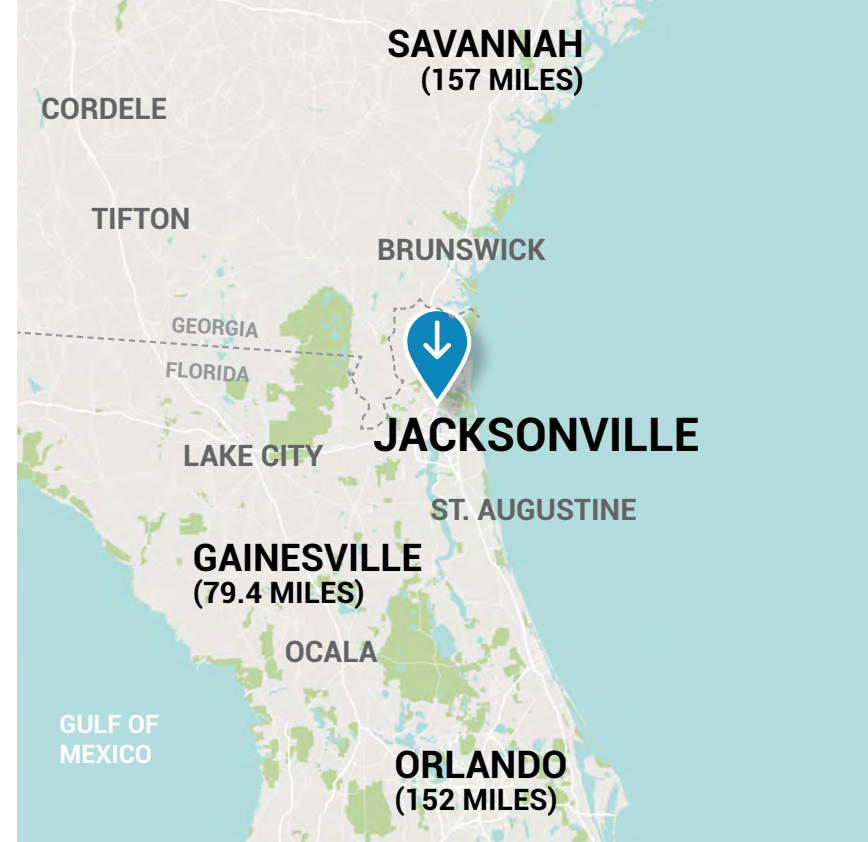
ECONOMICALLY DIVERSE

- > Amazon has a strong presence in Jacksonville and Northeast Florida
 - About 5,500 people work full-time for Amazon in the region
- > 22 million visitors travel to Jacksonville annually and contribute \$3.8 billion to the economy
- > Naval Air Station Jacksonville is the largest Navy base in the Southeast Region and third Navy base in the nation - The Naval Air Station is the largest employer in Jacksonville with approximately 20,000 employees

1.5 M



JACKSONVILLE MSA
POPULATION
(ESTIMATED)



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