

BRAND NEW CONSTRUCTION

Absolute NNN (Ground Lease) Investment Opportunity



Opened for Business May 2022 | Investment Grade Tenant (Fitch: BB+)



13620 NW. 27th Avenue, Opa-Locka, Florida

MIAMI MSA

ACTUAL SITE



EXCLUSIVELY MARKETING BY



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PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

Pricing	\$4,940,000
Net Operating Income	\$205,000
Cap Rate	4.15%

PROPERTY SPECIFICATIONS

Property Address	13620 NW. 27th Avenue Opa-Locka, Florida 33054
Rentable Area	2,824 SF
Land Area	1.02 AC
Year Built	2022
Tenant	Murphy Oil Usa, Inc.
Credit Rating	Fitch: BB+ (Investment Grade)
Lease Signature	Corporate
Lease Type	Absolute NNN (Ground Lease)
Landlord Responsibilities	None
Lease Term	20 Years
Increases	8% Every 5 Years Beg. Lease Year 11
Options	4 (5-Year)
Rent Commencement	May 2022
Lease Expiration	May 2042

RENT ROLL & INVESTMENT HIGHLIGHTS



TENANT NAME	SQUARE FEET	LEASE TERM		RENTAL RATES				
		LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	ANNUALLY	OPTIONS
Murphy Oil USA, Inc.	2,824	May 2022	May 2042	Year 1	-	\$17,083	\$205,000	4 (5-Year)
				Year 11	8%	\$18,450	\$221,400	
				Year 16	8%	\$19,926	\$239,112	

*Tenant has a 30-day ROFR

Brand New 20-Year Lease | Options To Extend | Investment Grade Tenant (Fitch: BB+) | 8% Rental Increases

- Tenant recently signed a brand new 20-year lease with 4 (5-year) options to extend, demonstrating their commitment to the site
- Murphy Oil USA, Inc. is a publicly traded company (NYSE: MUSA) and an investment grade tenant (Fitch: BB+)
- The lease features 8% rental increases every 5 years beginning in lease year 11 and throughout options to extend, generating NOI and hedging against inflation

Absolute NNN (Ground Lease) | Land Ownership | Zero Landlord Responsibilities | No State Income Tax

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor in a state with no state income tax

Strong Demographics In 5-mile Trade Area | High Density

- More than 545,000 residents and 167,000 employees support the trade area
- Features an average household income of \$56,553

Signalized, Hard Corner Intersection | I-95 Interchange | Amazon Mega Warehouse | Miami-Opa-Locka Executive Airport

- Murphy Express is strategically located at the signalized, hard corner intersection of Superior Street and NW 27th Avenue/State Road 9
- State Road 9 merges with I-95, the most dominant Interstate Highway along the East Coast (234,000 VPD)
- Subject property is positioned 1.4 miles West of Amazon Mega Warehouse, a 850k+ SF warehouse dedicated to Amazon
- Also positioned near the Miami-Opa-Locka Executive Airport, the primary executive airport serving the greater Miami area

Brand New Construction | Excellent Visibility & Access

- Brand new construction that includes high quality materials, distinct design elements, and state-of-the-art store features
- The asset benefits from three full access points via Opa-Locka Boulevard, Superior Street, and NW 27th Avenue/State Road 9
- Multiple points of access and significant street frontage provides ease and convenience for customers

PROPERTY OVERVIEW



LOCATION



Opa-Locka, Florida
Miami-Dade County
Miami MSA

ACCESS



NW. 27th Avenue/State Highway 9: 1 Access Point
Opa-Locka Boulevard: 1 Access Point
Superior Street: 1 Access Point

TRAFFIC COUNTS



NW. 27th Avenue/State Highway 9: 50,000 VPD
NW. 135th Street/State Highway 916: 31,000 VPD

IMPROVEMENTS



There is approximately 2,824 SF of existing building area

PARKING



There are approximately 15 parking spaces on the owned parcel.
The parking ratio is approximately 5.31 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 08-2121-007-2630, 08-2121-013-2020, 08-2121-007-2650 & 08-2121-007-2660
Acres: 1.02
Square Feet: 44,507

CONSTRUCTION



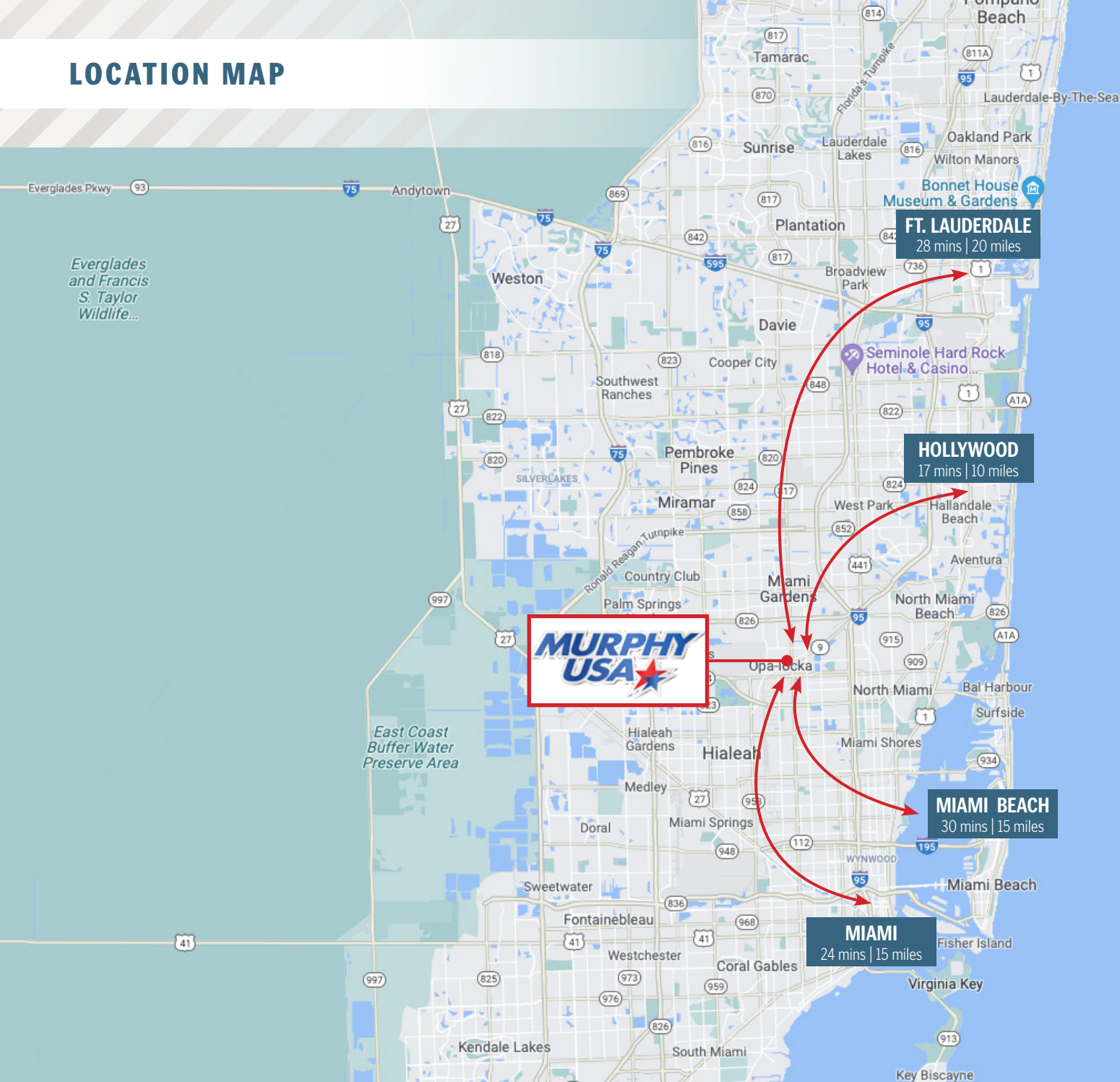
Year Built: 2022

ZONING



B-2: Commercial Liberal

LOCATION MAP



2021 Estimated Population

1 Mile	18,747
3 Miles	146,142
5 Miles	545,436

2021 Average Household Income

1 Mile	\$39,299
3 Miles	\$52,787
5 Miles	\$56,553

2021 Estimated Total Employees

1 Mile	8,381
3 Miles	45,533
5 Miles	167,267

OLD NAVY
Advance Auto Parts
Marshall's
Burlington
CITITRENDS
five BELOW
DOLLAR TREE
SHOE CARNIVAL
dd's DISCOUNTS
ROSS DRESS FOR LESS

Walgreens

Wawa

Public Storage

FAMILY DOLLAR

Hard Rock
STADIUM

U-HAUL

25,500
VEHICLES PER DAY

STATE HIGHWAY 9

Florida
CHECK CASHING

HEAVY
AUTO SALES

Price
Checker

FLOOR
DECOR

Mercedes-Benz

Walmart
Supercenter
Publix

RAINBOW PARK
ELEMENTARY SCHOOL

NATHAN YOUNG
ELEMENTARY SCHOOL

BATTERY
MAX

50,000
VEHICLES PER DAY

BURGER
KING

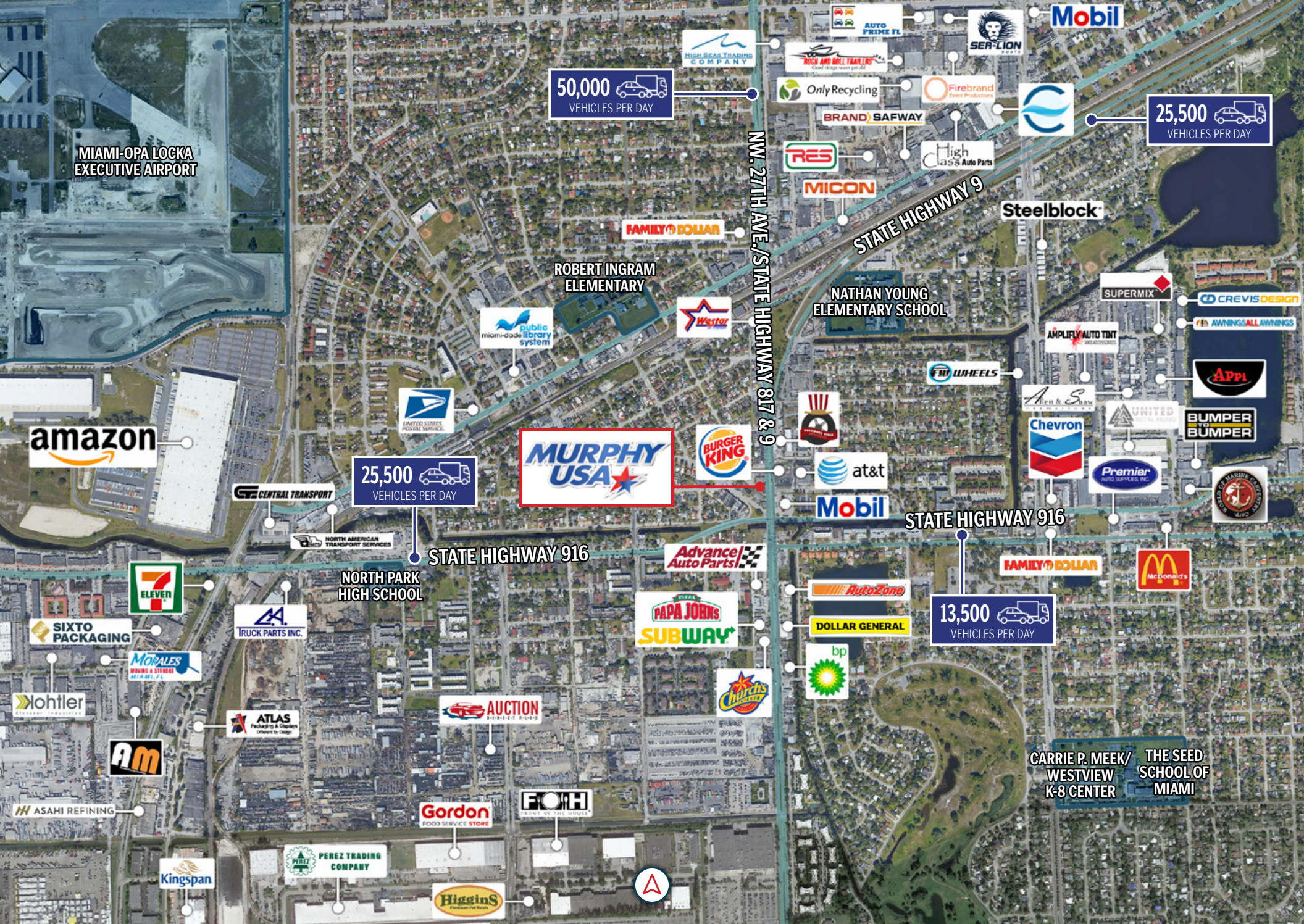
SUPERIOR ST.

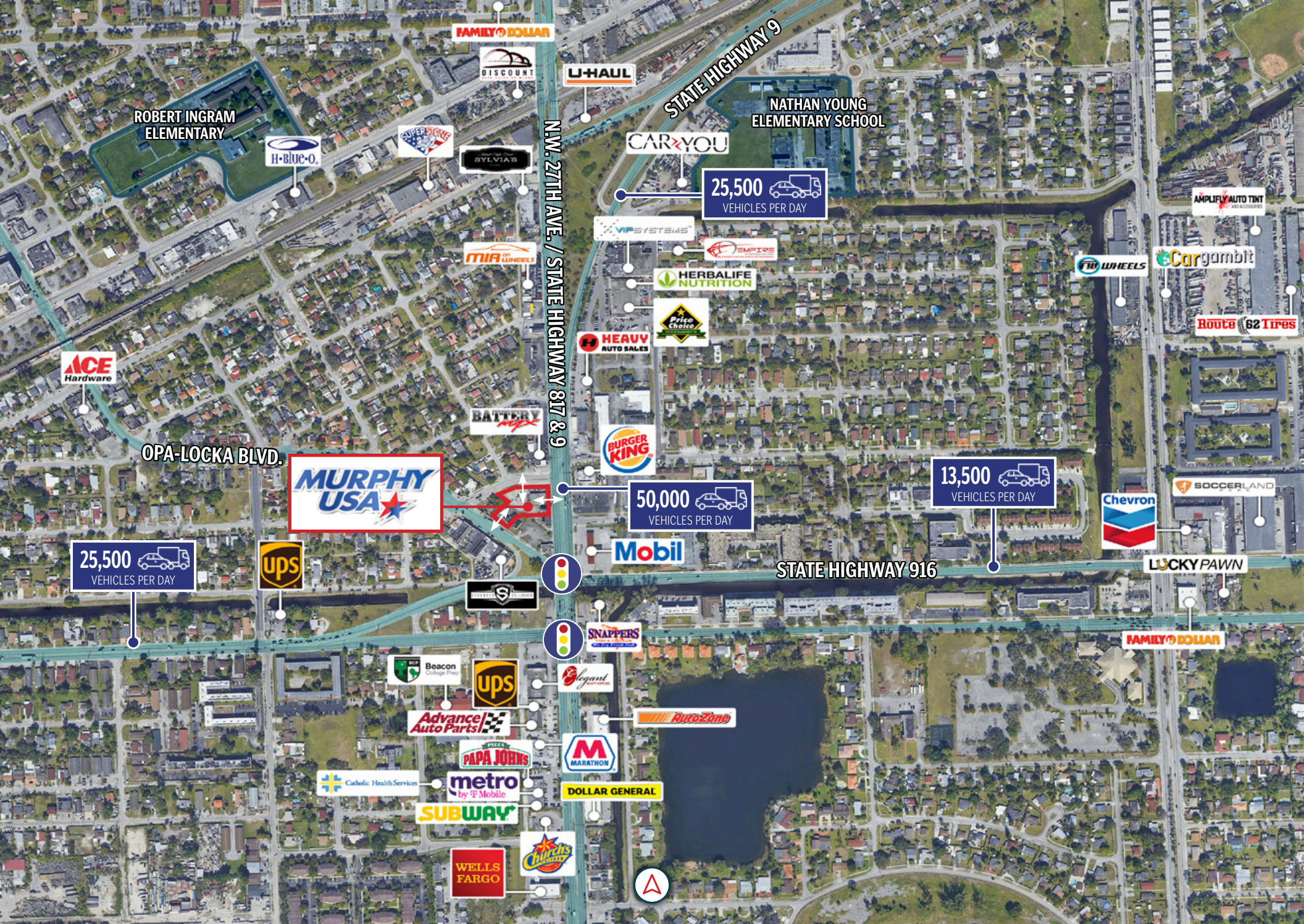
N.W. 27TH AVE. / STATE HIGHWAY 817 & 9

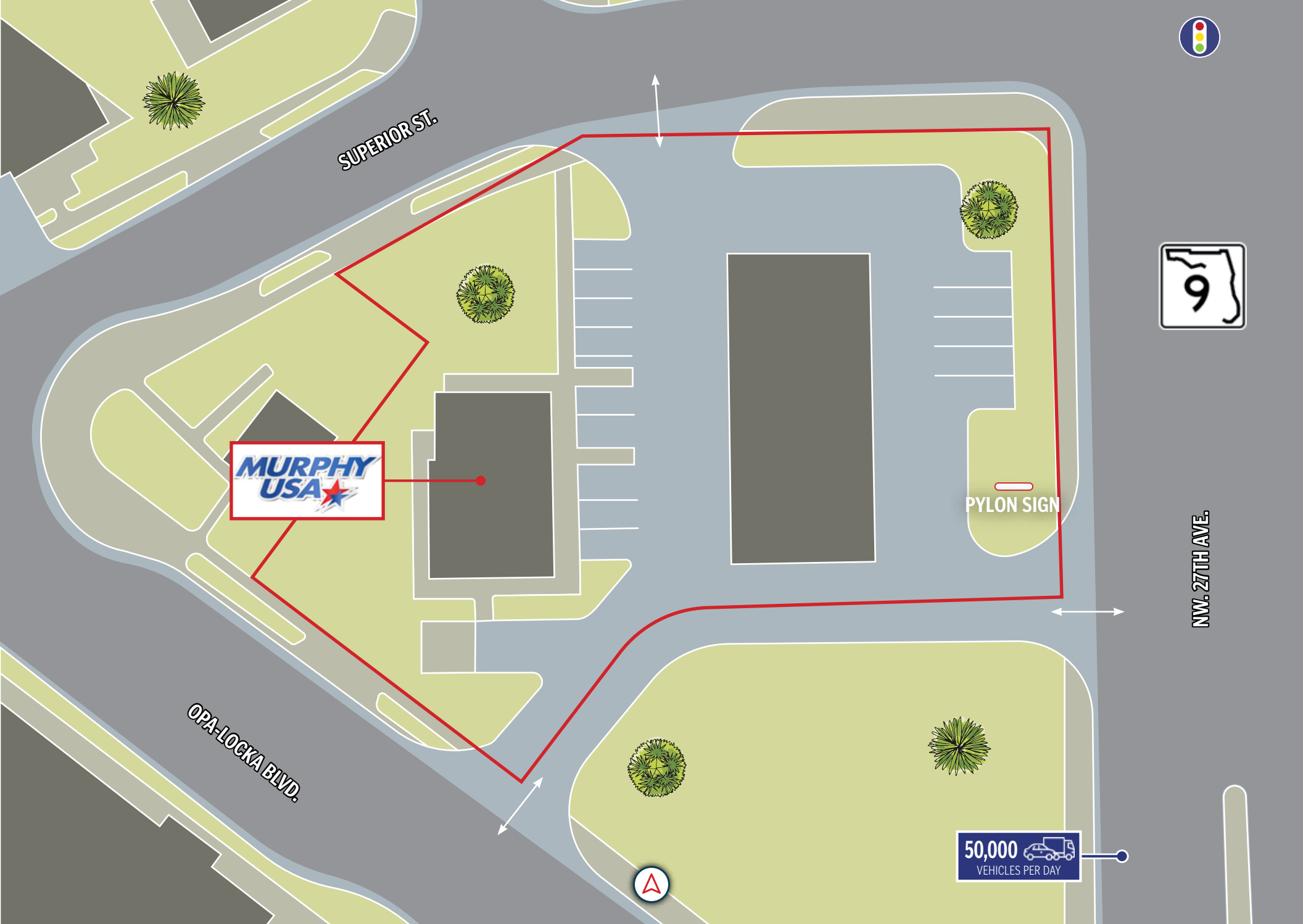
MURPHY
USA













OPA-LOCKA, FLORIDA

Opa-locka is a city located in Miami-Dade County, Florida, United States with population of 16,549 as of July 1, 2021.

Opa-locka has a large general aviation airport, three parks, two lakes and a railroad station which is currently the tri-rail station. The City is comprised of a mixture of residential, commercial and industrial zones. Despite its limited resources, the City was the backdrop for the making of movies such as Texas Justice, Bad Boyz II and 2 Fast 2 Furious. Next Bordering both Hialeah and Miami Lakes, Opa-locka holds the distinction of having the largest collection of Moorish Revival architecture in the Western Hemisphere, including a City Hall complete with minarets and elaborately painted domes.

Traditionally, the real estate sector in Miami-Dade County is viewed as one of the most important measures of the County's economic health. International trade and commerce is a key component of Miami-Dade's economy. The county is home to 34 incorporated cities and many unincorporated areas. The northern, central and eastern portions of the county are heavily urbanized with many high-rise buildings along the coastline, including South Florida's central business district, Downtown Miami. Southern Miami-Dade County includes the Redland and Homestead areas, which make up the agricultural economy of the region. Agricultural Redland makes up roughly one third of Miami-Dade County's inhabited land area, and is sparsely populated, a stark contrast to the densely populated, urban northern portion of the county. Brightstar Corporation, Burger King, Intradeco Holdings, Latin Flavors, Norwegian Cruise Line and Ryder have their headquarters in unincorporated areas in the county. Centurion Air Cargo, Florida West International Airways, IBC Airways, and World Atlantic Airlines have their headquarters on the grounds of Miami International Airport in an unincorporated area in the county. Hewlett Packard's main Latin America offices are on the ninth floor of the Waterford Building in unincorporated Miami-Dade County.



AREA DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
2021 Estimated Population	18,747	146,142	545,436
2026 Projected Population	19,438	148,983	556,626
Projected Annual Growth 2021 to 2026	0.73%	0.39%	0.41%
2021 Median Age	34.5	37.6	38.4
Households & Growth			
2021 Estimated Households	6,090	41,996	167,128
2026 Projected Households	6,271	42,583	169,565
Projected Annual Growth 2021 to 2026	0.59%	0.28%	0.29%
Race & Ethnicity			
2021 Estimated White	2.84%	5.25%	10.64%
2021 Estimated Black or African American	62.23%	53.49%	42.94%
2021 Estimated Asian or Pacific Islander	0.25%	0.54%	0.91%
2021 Estimated American Indian or Native Alaskan	0.30%	0.29%	0.25%
2021 Estimated Other Races	4.66%	3.75%	3.50%
2021 Estimated Hispanic	39.29%	45.31%	52.66%
Income			
2021 Estimated Average Household Income	\$39,299	\$52,787	\$56,553
2021 Estimated Median Household Income	\$23,749	\$40,061	\$41,249
2021 Estimated Per Capita Income	\$13,049	\$15,209	\$17,343
Businesses & Employees			
2021 Estimated Total Businesses	921	5,595	22,759
2021 Estimated Total Employees	8,381	45,533	167,267





MURPHY USA

murphyusa.com

Company Type: Public (NYSE: MUSA)

Locations: 1,650+

2021 Employees: 6,245

2021 Revenue: \$17.36 Billion

2021 Net Income: \$369.90 Million

2021 Assets: \$4.05 Billion

2021 Equity: \$807.20 Million

Credit Rating: Fitch: BB+

Murphy USA (NYSE: MUSA) is a leading retailer of gasoline and convenience merchandise with more than 1,679 stations located primarily in the Southwest, Southeast, Midwest, and Northeast United States. The company and its team of nearly 15,000 employees serve an estimated 2.0 million customers each day through its network of retail gasoline and convenience stations in 27 states. The majority of Murphy USA's sites are located in close proximity to Walmart stores. The company also markets gasoline and other products at standalone stores under the Murphy Express and QuickChek brands. Murphy USA ranks 262 among Fortune 500 companies.



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of SRS Real Estate Partners

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REAL ESTATE
SERVICES FIRM
in North America
exclusively dedicated
to retail

3K+

RETAIL
TRANSACTIONS
company-wide
in 2021

840+

NET LEASE
TRANSACTIONS
SOLD
in 2021

\$3.1B+

NET LEASE
TRANSACTION
VALUE
in 2021

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