



MOUNTAIN EXPRESS

7301 S ORANGE BLOSSOM TRAIL, ORLANDO, FL 32809

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 **The Kase Group**

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PROPERTY INFORMATION

SECTION 1

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 20-YEAR, ABSOLUTE NNN LEASE
- ZERO LANDLORD OBLIGATIONS
- SCHEDULED 1.75% ANNUAL RENT INCREASES
- OPERATOR SUPPLIES 210 MILLION GALLONS OF FUEL ANNUALLY
- RAPIDLY-GROWING OPERATOR; A LEADING 700+ UNIT SUPPLIER/OPERATOR
- ADDING 200+ LOCATIONS IN 2022

OFFERING SUMMARY

Sale Price:	\$2,526,316
Building Size:	2,350 SF
NOI:	\$120,000.00
Cap Rate:	4.75%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,736	24,782	62,712
Total Population	8,129	71,476	172,598
Average HH Income	\$43,051	\$49,458	\$55,203



PROPERTY DESCRIPTION



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This is an absolute net leased C-Store offering in Orlando, FL. The Citgo branded station has a new 20 year absolute NNN lease and calls for 1.75% Annual Increases in rent. The lease is corporately guaranteed by a leading 700-unit operator. This location benefits from its location on a major commercial thoroughfare. Neighboring retailers include Walgreens, CVS Pharmacy, Burger King, Dollar Tree, and many others.

LOCATION DESCRIPTION

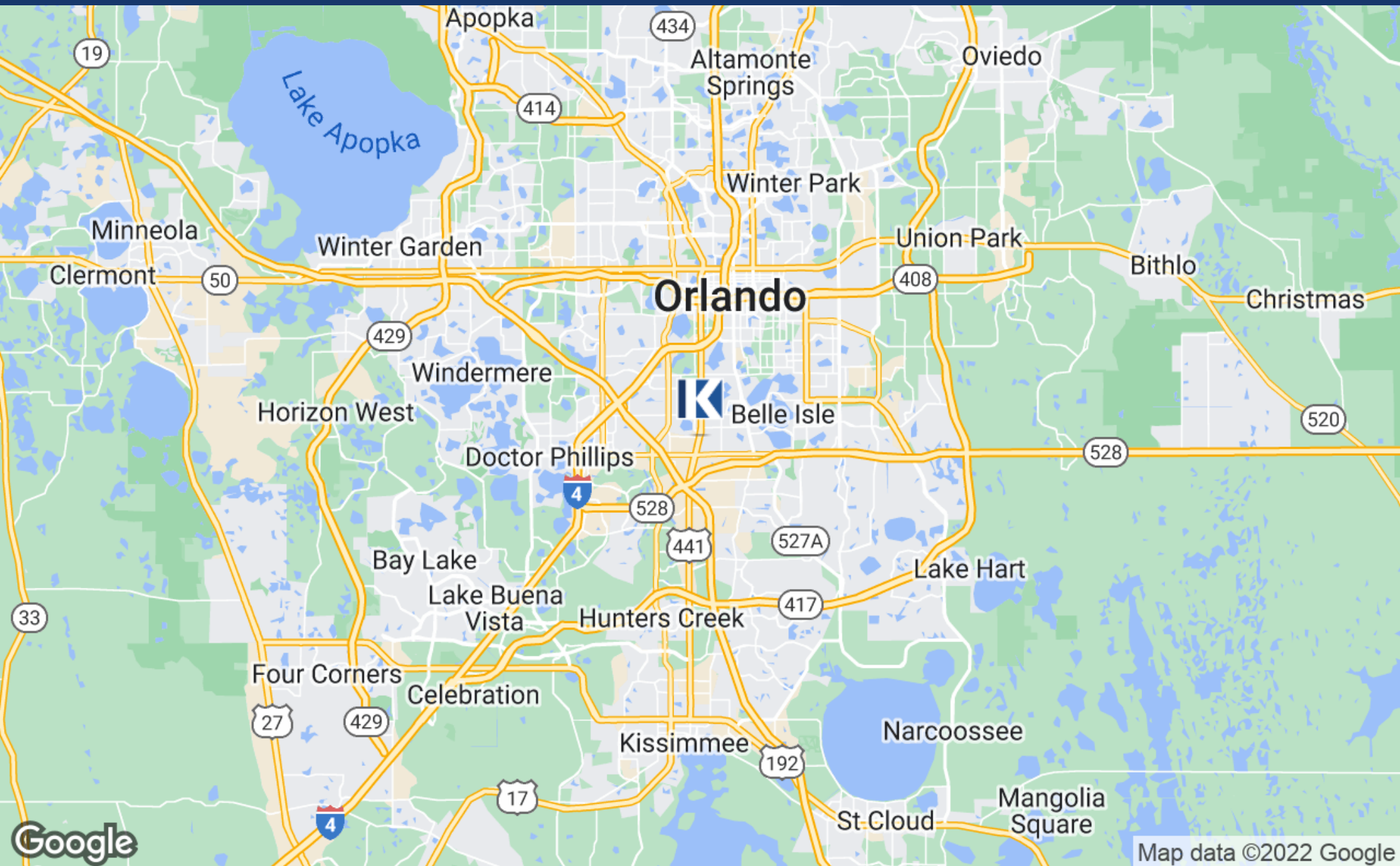
Orlando is a city in the U.S. state of Florida and is the county seat of Orange County. In Central Florida, it is the center of the Orlando metropolitan area, which had a population of 2,509,831, according to U.S. Census Bureau figures released in July 2017, making it the 23rd-largest metropolitan area in the United States, the sixth-largest metropolitan area in the Southern United States, and the third-largest metropolitan area in Florida. As of 2019, Orlando had an estimated city-proper population of 287,442, making it the 71st-largest city in the United States, the fourth-largest city in Florida, and the state's largest inland city.



LOCATION INFORMATION

SECTION 2

LOCATION MAP





FINANCIAL ANALYSIS

SECTION 3

FINANCIAL SUMMARY

INVESTMENT OVERVIEW		
Price		\$2,526,316
Price per SF		\$1,075.03
CAP Rate		4.75%
Net Operating Income		\$120,000
Lease Start		12/1/2021
Lease End		11/31/2041
Increases		1.75% Increases Annually
Options		Four, 5 Year



DEMOGRAPHICS

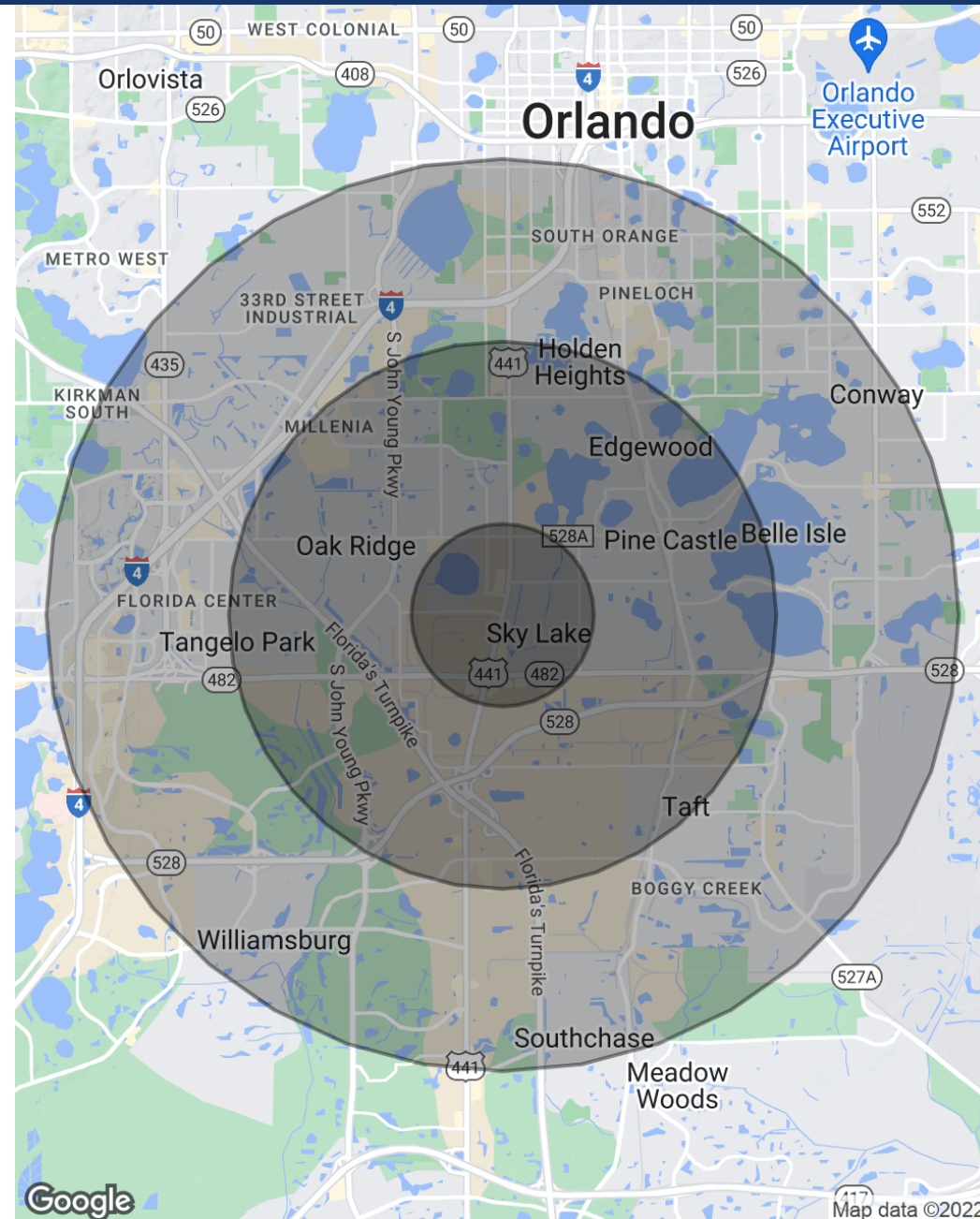
SECTION 4

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,129	71,476	172,598
Average Age	32.7	33.4	34.1
Average Age (Male)	32.3	32.2	33.0
Average Age (Female)	32.5	34.9	35.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,736	24,782	62,712
# of Persons per HH	3.0	2.9	2.8
Average HH Income	\$43,051	\$49,458	\$55,203
Average House Value	\$128,408	\$231,202	\$254,153

* Demographic data derived from 2020 ACS - US Census





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