

BRAND NEW CONSTRUCTION DRIVE-THRU QSR

Absolute NNN Ground Lease | Nearby Disney World Theme Parks



(NYSE: MCD | S&P: BBB+)



8801 Vistana Centre Drive

ORLANDO FLORIDA

REPRESENTATIVE PHOTO



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NATIONAL
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GROUP

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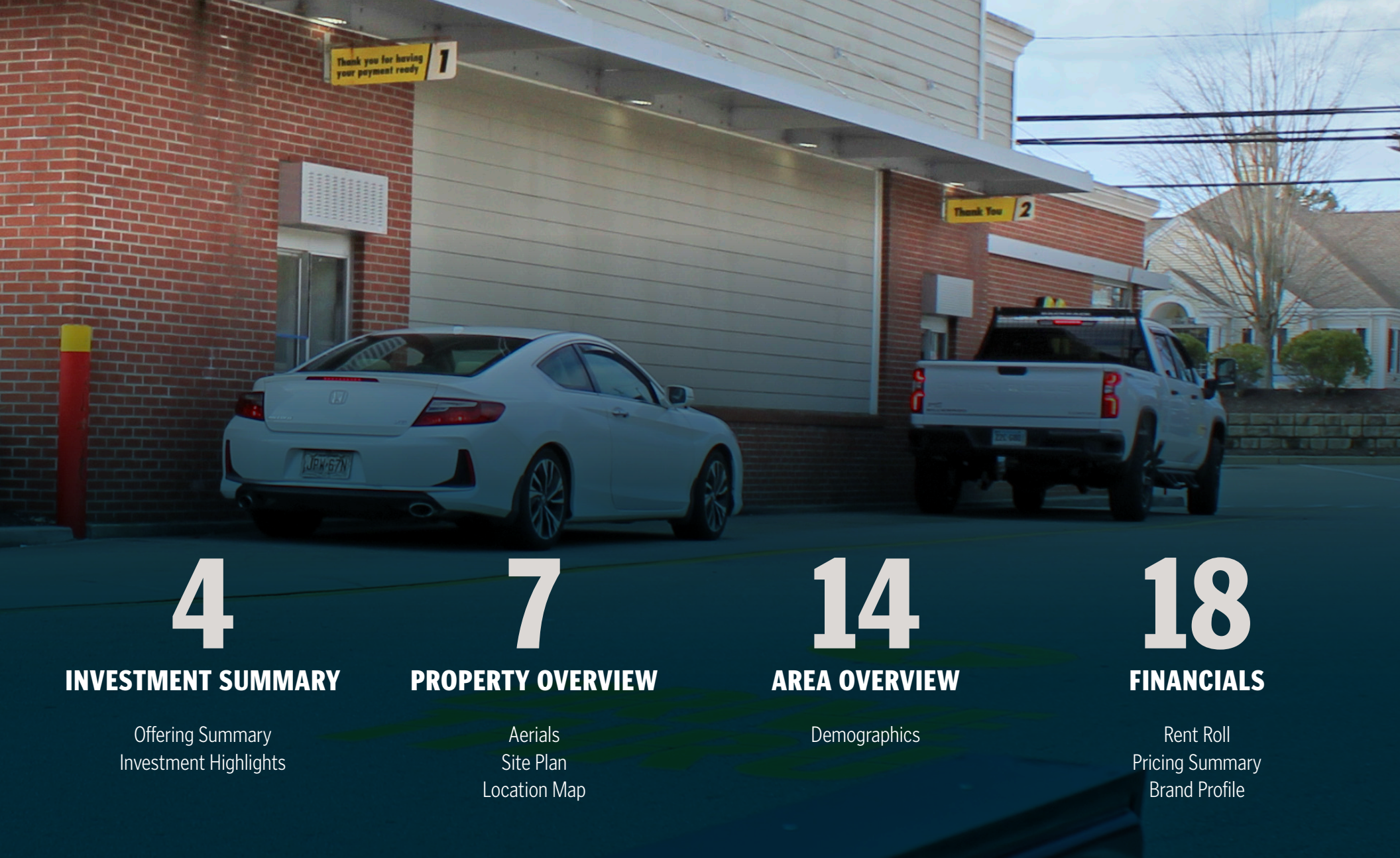
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SRS National Net Lease Group is pleased to offer the opportunity to acquire the leased fee interest (land ownership) in an absolute NNN, corporate guaranteed, drive-thru equipped, McDonald's investment property located in Orlando, Florida. The tenant recently executed a brand new 20-year lease, demonstrating their long-term commitment to the site. The lease features 10% rental increases every 5 years throughout the initial term and at the beginning of each option period, growing NOI and hedging against inflation. The lease is corporate guaranteed (S&P: BBB+) and is absolute NNN with zero landlord responsibilities, making this an ideal, management-free investment opportunity for a passive investor. The building is currently being built and will feature brand new construction with modern amenities and design. McDonald's is the world's leading global foodservice retailer with over 39,000 locations in over 100 countries.

McDonald's is strategically located along State Highway 535, a primary commuter thoroughfare averaging 59,500 vehicles passing by daily. The site is complete with a drive-thru, providing ease and convenience for customers. On average, stores with drive-thrus experience higher sales than those without. The asset benefits from nearby on/off ramp access to Interstate 4 (179,500 VPD), a heavily traveled freeway serving the greater Orlando metropolitan area. Additionally, the quick service restaurant is within walking distance to numerous timeshares and resorts including the Sheraton Vistana Resort Condominiums (1,538 units), Marriott's Orlando World Center (2,003 units), Sheraton Vistana Resort Timeshares (1,606 units), and more, providing a strong consumer base to draw from. Moreover, McDonald's is ideally located at the doorstep of Walt Disney World, a 27,258-acre entertainment resort complex featuring 4 theme parks, 2 water parks, 27 themed resort hotels, several golf courses, and other entertainment venues, including Disney Springs (adjacent to the site). Walt Disney World's 4 major theme parks are some of the most visited in the world and include the Magic Kingdom (20.86M attendance), Animal Kingdom (13.75M attendance), Epcot Center (12.44M attendance), and Disney's Hollywood Studios (11.26M attendance). The 5-mile trade area is supported by more than 103,000 residents and 87,700 daytime employees with a healthy average household income of \$92,334.

OFFERING SUMMARY



OFFERING

Pricing	\$7,077,000
Net Operating Income	\$230,000
Cap Rate	3.25%
Guaranty	Corporate (S&P: BBB+)
Tenant	McDonald's
Lease Type	Absolute NNN - Ground Lease
Landlord Responsibilities	None
Sales Reporting	No

PROPERTY SPECIFICATIONS

Rentable Area	4,400 SF
Land Area	TBD
Property Address	8801 Vistana Centre Drive Orlando, Florida 32821
Year Built	2022
Parcel Number	27-24-28-4336-00-131
Ownership	Leased Fee (Land Ownership)



Brand New 20-Year Lease | Corporate Guaranteed | Scheduled Rental Increases | New Construction

- Tenant recently executed a brand new 20-year lease with 10 (5-year) options to extend, demonstrating their long-term commitment to the site
- Lease features 10% rental increases every 5 years throughout the initial term, growing NOI and hedging against inflation
- Building will feature brand new construction with modern amenities and design

Absolute NNN | Leased Fee Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities - Ground Lease
- Ideal, management-free investment for a passive investor

Located Along State Highway 535 | Drive-Thru Equipped | Quick Access to Interstate 4 (179,500 VPD)

- Strategically located along State Highway 535, a primary commuter thoroughfare averaging 59,500 vehicles passing by daily
- Site is complete with a drive-thru, providing ease and convenience for customers
- On average, stores with drive-thrus experience higher sales than those without
- Nearby on/off ramp access to Interstate 4 (179,500 VPD), a heavily traveled freeway serving the greater Orlando metropolitan area

Walking Distance to Timeshares, Resorts, & Apartments | Direct Consumer Base to Draw From

- Within walking distance to numerous timeshares and resorts including the Sheraton Vistana Resort Condominiums (1,538 units), Marriott's Orlando World Center (2,003 units), Sheraton Vistana Resort Timeshares (1,606 units), and more
- Adjacent to Vista Way Apartments (468 units) and across from Sabal Palm at Lake Buena Vista Apartments (400 units)
- Provides a direct consumer base to draw from

Nearby to Walt Disney World (27K+ Acres) | Entertainment Resort Complex | Highly Visited Theme Parks

- Located at the doorstep of Walt Disney World, a 27,258-acre entertainment resort complex featuring 4 theme parks, 2 water parks, 27 themed resort hotels, several golf courses, and other entertainment venues, including Disney Springs (adjacent to the site)
- Walt Disney World's 4 major theme parks are some of the most visited in the world and include the Magic Kingdom (20.86M attendance), Animal Kingdom (13.75M attendance), Epcot Center (12.44M attendance), and Disney's Hollywood Studios (11.26M attendance)

Strong Demographics in 5-Mile Trade Area

- More than 103,000 residents and 87,700 employees support the trade area
- Healthy \$92,334 average household income

PROPERTY OVERVIEW



LOCATION



Orlando, Florida
Orange County

ACCESS



S. Apopka Vineland Rd/State Hwy 535: 1 Access Point

TRAFFIC COUNTS



State Highway 535: 59,500 VPD
Interstate 4: 179,500 VPD

IMPROVEMENTS



There is approximately 4,400 SF (Est.) of existing building area

PARKING



There are approximately 50 parking spaces on the owned parcel.
The parking ratio is approximately 11.36 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 27-24-28-4336-00-131
Acres: TBD

CONSTRUCTION



Year Built: 2022

ZONING



Commercial





(12.4M ATTENDANCE)

Signia
Hilton
ORLANDO BONNET CREEK

WYNDHAM GRAND

Epcot

DISNEY
SPRINGS

Hilton
HOTELS & RESORTS

WYNDHAM

Hilton
HOTELS & RESORTS

JW MARRIOTT

FUTURE
DEVELOPMENT
(1,400 UNITS)

SHERATON VISTANA
RESORT TIMESHARES
(1,606 UNITS)

VISTA WAY
APARTMENTS
(468 UNITS)

FUTURE
CHICK-FIL-A

Chick-fil-A

McDonald's

Walgreens

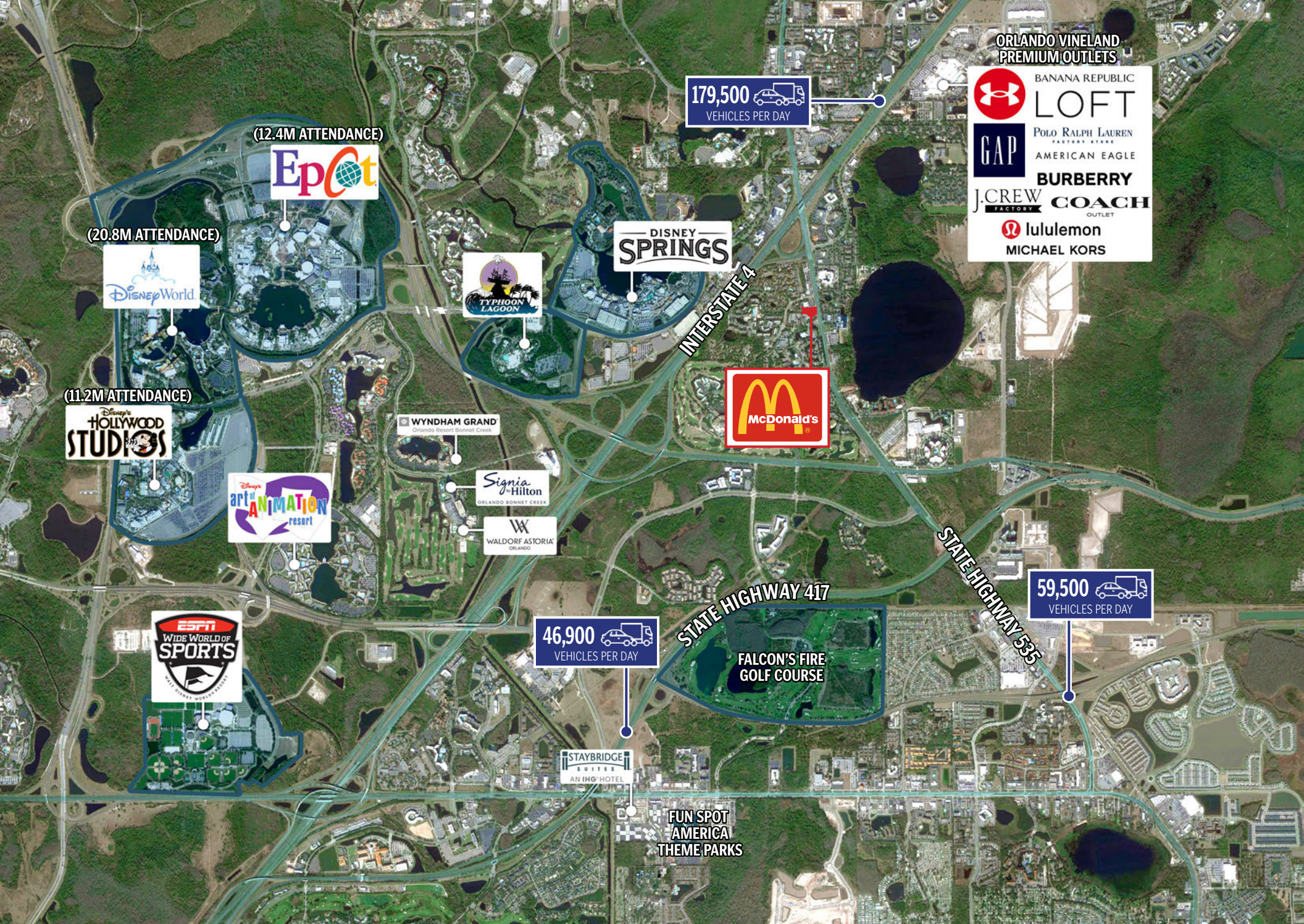
MEADOW CREEK DR.

59,500
VEHICLES PER DAY

STATE HIGHWAY 535

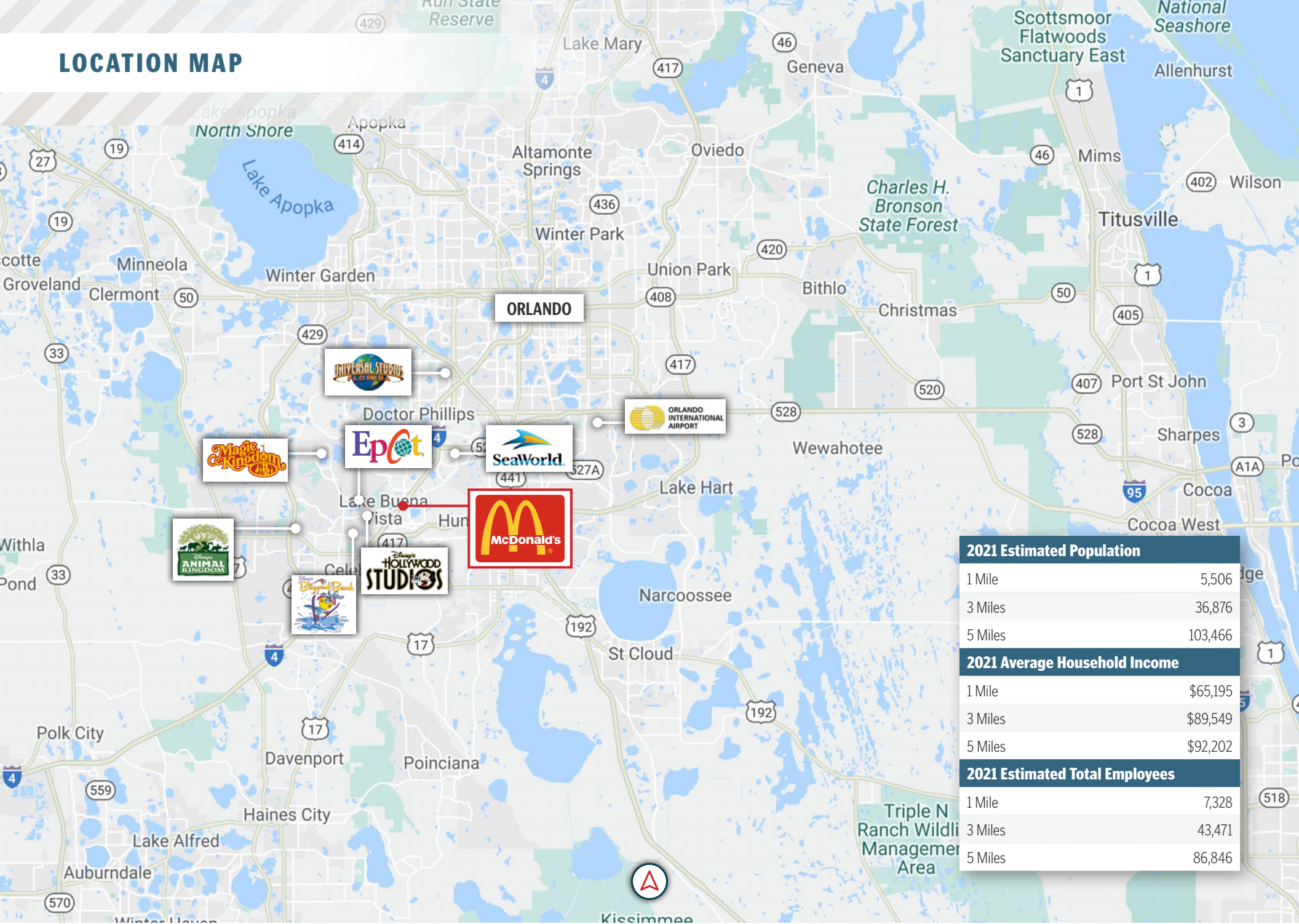








LOCATION MAP



2021 Estimated Population

1 Mile	5,506
3 Miles	36,876
5 Miles	103,466

2021 Average Household Income

1 Mile	\$65,195
3 Miles	\$89,549
5 Miles	\$92,202

2021 Estimated Total Employees

1 Mile	7,328
3 Miles	43,471
5 Miles	86,846



ORLANDO, FLORIDA

The City of Orlando is a Florida municipal corporation, within an area of approximately 110 square miles. The City is in the approximate center of the State of Florida and the four-county Orlando-Kissimmee-Sanford Metropolitan Statistical Area (MSA). The City of Orlando is the 4th largest city in Florida with a population of 302,367 as of July 1, 2021.

The City of Orlando is nicknamed “The City Beautiful” and its symbol is the fountain at Lake Eola. Orlando is also known as “The Theme Park Capital of the World” and in 2014 its tourist attractions and events drew more than 62 million visitors. The Orlando International Airport (MCO) is the thirteenth busiest airport in the United States and the 29th busiest in the world.

A bustling downtown draws businesses of all types and is especially strong in its ability to attract corporate headquarters. Some of those that have selected downtown Orlando include Red Lobster, Radixx and American Safety Council.

Major international companies have a presence in Orlando. Walt Disney Company, Lockheed Martin, Siemens Energy, Mitsubishi-Hitachi Power Systems, L-3 Communications, Science Applications International Corporation (SAIC), Electronic Arts, Northrop Grumman, Darden Restaurants, Verizon Communications, Tupperware Brands Corp., American Automobile Association (AAA), Ruth’s Chris Steak House, Deloitte and more. Orlando is also home to the U.S. operations of Germany’s Siemens Energy, Japan’s Mitsubishi Hitachi Power Systems, Spain’s Indra System, Australia’s Adacel to name a few. In total, more than 150 international companies, representing about 20 countries, have facilities in Orlando.

Orlando is a major industrial and hi-tech center. Orlando has the 7th largest research park in the country, Central Florida Research Park, with over 1,025 acres. It is home to over 120 companies, employs more than 8,500 people, and is the hub of the nation’s military simulation and training programs.





Orlando is best known around the world for its many popular attractions.



Walt Disney World, the most visited vacation resort in the world with more than 52 million visitors every year. The property covers 66 square miles with four theme parks, 24 themed resort hotels, two water parks, and four golf courses.



Universal Orlando Resort the largest property operated by Universal Parks & Resorts and the largest resort in Orlando with two theme parks: Universal Studios Florida and Islands of Adventure. Universal Orlando Resort, and Wet 'n Wild Water Park, the first water park in America.



SeaWorld features marine animals like sea lions, orcas and dolphins with displays and shows. SeaWorld had the first birth of a killer whale in captivity and the first hatching of captive green sea turtles.



AREA OVERVIEW



LARGEST EMPLOYERS

Company	Employees
Walt Disney World	74,200
Advent Health	28,959
Orange County Public Schools	25,145
Universal Orlando Resort	25,000
Publix Supermarkets Inc.	19,783
Orlando Health	19,032
Orlando International Airport (MCO)	18,000
Seminole County Public Schools	10,000
University of Central Florida	9,476
Lockheed Martin	9,000



**Ranked #1 in the Country for
JOB GROWTH**

U.S. DEPT. OF LABOR, BUREAU OF LABOR STATISTICS, 2015-2018



Home to 292,059

Population growth of 22.56%
since 2010

AVERAGE
HOUSEHOLD
INCOME
\$75,669



MEDIAN
CITY OF BEND
AGE
33.8



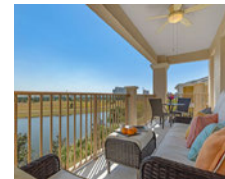
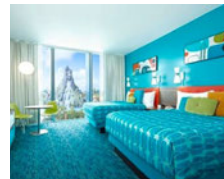
MEDIAN
HOME
COST
\$240,000



MEDIAN
RENTAL
COST
\$1,196



OVER **121,000 HOTEL ROOMS, 20,000 VACATION-HOME RENTALS
& 22,000 VACATION-OWNERSHIP PROPERTIES**



\$90,245,169

GDP of county (2019 Orange County):

5TH MOST POPULOUS COUNTY
in Florida (6.6% of Florida's population)



AREA DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
2021 Estimated Population	5,506	36,876	103,466
2026 Projected Population	5,951	43,085	124,838
2010 Census Population	4,323	24,772	70,317
Projected Annual Growth 2021 to 2026	1.57%	3.16%	3.83%
Historical Annual Growth 2010 to 2021	1.43%	4.09%	3.52%
Households & Growth			
2021 Estimated Households	973	11,549	36,004
2026 Projected Households	1,130	13,800	43,407
2010 Census Households	612	7,205	24,349
Projected Annual Growth 2021 to 2026	3.04%	3.63%	3.81%
Historical Annual Growth 2010 to 2021	3.32%	4.88%	3.57%
Race & Ethnicity			
2021 Estimated White	52.68%	59.24%	65.51%
2021 Estimated Black or African American	9.17%	7.82%	7.51%
2021 Estimated Asian or Pacific Islander	25.54%	16.79%	11.64%
2021 Estimated American Indian or Native Alaskan	0.25%	0.44%	0.48%
2021 Estimated Other Races	5.21%	7.77%	8.69%
2021 Estimated Hispanic	23.01%	35.13%	39.86%
Income			
2021 Estimated Average Household Income	\$65,195	\$89,549	\$92,202
2021 Estimated Median Household Income	\$53,452	\$60,366	\$63,458
2021 Estimated Per Capita Income	\$24,018	\$31,190	\$33,217
Businesses & Employees			
2021 Estimated Total Businesses	207	2,051	5,169
2021 Estimated Total Employees	7,328	43,471	86,846



RENT ROLL



Tenant Name	Square Feet	LEASE TERM		RENTAL RATES							
		Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options
McDonald's	4,400	TBD	20 Years	Year 1	-	\$19,167	\$4.36	\$230,000	\$52.27	Absolute NNN	-
(Corporate Guaranty)	(Est.)			Year 6	10%	\$21,083	\$4.79	\$253,000	\$57.50		
				Year 11	10%	\$23,192	\$5.27	\$278,300	\$63.25		
				Year 16	10%	\$25,511	\$5.80	\$306,130	\$69.58		

FINANCIAL INFORMATION

Price	\$7,077,000
Net Operating Income	\$230,000
Cap Rate	3.25%
Lease Type	Absolute NNN - Ground Lease

PROPERTY SPECIFICATIONS

Year Built	2022
Rentable Area	4,400 SF (Est.)
Land Area	TBD
Address	8801 Vistana Centre Drive Orlando, Florida 32821



FOR FINANCING OPTIONS AND LOAN QUOTES:

Please contact our SRS Debt & Equity team at debtequity-npb@srsre.com

BRAND PROFILE



MCDONALD'S

mcdonalds.com

Company Type: Public (NYSE: MCD)

Locations: 39,000+

2020 Employees: 200,000

2020 Revenue: \$19.21 Billion

2020 Net Income: \$4.73 Billion

2020 Assets: \$52.63 Billion

Credit Rating: S&P: BBB+

McDonald's serves a variety of menu options made with quality ingredients to more than 25 million customers every day. McDonald's is the world's leading global foodservice retailer with over 39,000 locations in over 100 countries. Approximately 93% of McDonald's restaurants worldwide are owned and operated by independent local business owners. McDonald's Corporation franchises and operates fast-food restaurants in the global restaurant industry. The Company's restaurants serve a variety of value-priced menu products in countries around the world. McDonald's was founded in 1940 and is headquartered in Chicago, Illinois.



THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM of SRS Real Estate Partners

275+

RETAIL
PROFESSIONALS

25+

OFFICES

#1

LARGEST
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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