SIXT RENT THE CAR

2000 Okeechobee Boulevard
West Palm Beach, Florida

NEWLY EXECUTED LEASE | STRATEGIC INFILL MOBILITY LOCATION | INVESTMENT GRADE TENANT

FranklinStreet

OFFERING MEMORANDUM

CONTACT US:

BRIAN RICHARDSON
Director of Retail Investment Sales
Florida Licensee #SL3059861
(561) 889-1199
Brian.Richardson@FranklinSt.com

BRYAN BELK
Executive Managing Partner
Broker of Record #329335
404.832.1251
bryan.belk@franklinst.com

JOHN TENNANT
Executive Managing Partner
Broker of Record #124147
404.832.8896
john.tennant@franklinst.com

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This is a confidential Offering Memorandum intended solely for the limited use and benefit of the recipient in determining whether to express further interest in the acquisition of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Owner or the Property, to be all-inclusive, or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property.

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Disclaimer: The information contained in this Offering Memorandum has been obtained from sources believed to be reliable; however, Franklin Street has not independently verified, and will not verify, all of the information contained herein. All prospective purchasers must take appropriate measures to independently verify all information during the due diligence period.

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1 PROPERTY INFORMATION

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EXECUTIVE SUMMARY

A newly leased SIXT location positioned between PBI and Downtown West Palm Beach

PRICE	CAP RATE	NOI
$3,636,000	**5.50%**	**$200,000**

INITIAL TERM	ANNUAL INCREASES	OPTIONS
7 Years	**2.0%**	**2 × 5 Yrs**

PROPERTY DESCRIPTION

Franklin Street is pleased to present the opportunity to acquire 2000 Okeechobee Boulevard in West Palm Beach, Florida, a strategically located automotive property subject to a newly executed lease with Sixt Rent A Car, LLC. The lease provides for initial annual base rent of $200,000 with 2.0% annual increases, a seven-year initial term and two five-year extension options.

The property is positioned along Okeechobee Boulevard, one of West Palm Beach's primary commercial corridors, providing connectivity between Palm Beach International Airport, I-95, Downtown West Palm Beach/CityPlace and Palm Beach. The location benefits from a diverse demand base driven by tourism, business travel, population growth and the continued expansion of Downtown West Palm Beach as a major South Florida employment and financial center.

SIXT is one of the world's leading premium mobility providers and continues to expand its U.S. platform. The company reported more than $1.5 billion in U.S. revenue in 2025, while Palm Beach County welcomed a record 10.7 million-plus visitors during the same year.

The 0.51-acre property benefits from a long-established automotive history, with Palm Beach County confirming that Light Vehicle Sales and Rental remains a vested use for the site. The property is currently being prepared for SIXT occupancy, with the location targeted to open by year-end 2026.

PROPERTY HIGHLIGHTS

- Newly Executed Lease with Sixt Rent A Car, LLC
- 7-Year Initial Lease Term with Two 5-Year Extension Options
- Strategic Okeechobee Boulevard Location Connecting Palm Beach International Airport, I-95, Downtown West Palm Beach and Palm Beach
- Palm Beach County Welcomed 10.7M+ Visitors in 2025, Establishing a Record Year for Tourism
- SIXT U.S. Revenue Exceeded $1.5 Billion in 2025, Representing Significant Growth Since 2019
- West Palm Beach Experiencing Significant Corporate and Institutional Investment, Including Nearly 1 Million SF of New Class A Office Development at CityPlace
- Established Automotive Location with Palm Beach County-Confirmed Vested Light Vehicle Sales and Rental Use
- 0.51-Acre Infill Commercial Site Along One of West Palm Beach's Primary East-West Corridors
- SIXT Targeting Opening by Year-End 2026

Sources: Executed SIXT lease; PBC zoning confirmation.

LEASE ABSTRACT

SIXT RENT THE CAR

Website
www.sixt.com

Lease Type
NNN Lease

Guarantor
Corporate

SF
1,248

Orig. Lease Term
7 Years

Lease Term Remaining
7 Years

Rent Increases
2% Annual Increases

Renewal Options
Two 5-Year Options

Rent Commencement Date
January 1, 2027

Rent Expiration
December 31, 2033

Company Sales
$4.95 Billion

ABOUT SIXT

Sixt SE (ETR: SIX2) is one of the world's leading international mobility service providers, offering premium car rental, carsharing, ride-hailing, and vehicle subscription services through an integrated digital platform. Founded in 1912 by Martin Sixt in Munich, Germany, Sixt revolutionized the vehicle rental industry by scaling a family-run enterprise into a global brand defined by premium vehicle fleets, digital innovation, and uncompromising customer service. Today, the company is headquartered in Pullach, Germany and continues to distinguish itself through rapid international expansion, high-end vehicle positioning, and a disciplined corporate growth strategy.

As of 2026, Sixt operates a premium network of more than 2,300 branches across over 100 countries worldwide, spanning key markets throughout Europe, North America, and the Middle East, alongside major franchise collaborations in regions like Australia. The company continues to execute an aggressive internationalization strategy—particularly scaling its footprint across the United States—while modernizing its station network and advancing holistic sustainability initiatives across its operations.

Sixt generated €4.28 billion ($4.95 billion USD) in revenue during fiscal year 2025, supported by a global workforce of approximately 18,000 team members. Digital adoption continues to drive core revenue performance, with the Sixt app serving as the central hub for the company's omnichannel mobility ecosystem and customer loyalty offerings.

PRIMARY TERM	LEASE YEARS	ANNUAL	% INCREASE
Lease Year 1	1	$200,000	—
Lease Year 2	2	$204,000	2%
Lease Year 3	3	$208,080	2%
Lease Year 4	4	$212,242	2%
Lease Year 5	5	$216,487	2%
Lease Year 6	6	$220,817	2%
Lease Year 7	7	$225,233	2%

OPTION 1	YEARS	ANNUAL	INCR.
Year 8	8	$229,738	2%
Year 9	9	$234,333	2%
Year 10	10	$239,020	2%
Year 11	11	$243,800	2%
Year 12	12	$248,676	2%

OPTION 2	YEARS	ANNUAL	INCR.
Year 13	13	$253,650	2%
Year 14	14	$258,723	2%
Year 15	15	$263,897	2%
Year 16	16	$269,175	2%
Year 17	17	$274,558	2%

DISCLAIMER

The statements and figures herein are secured from sources we believe authoritative. References to square footage or age are approximate. This summary is for information only and does not constitute all or any part of an offer or contract. Buyer must verify all information and bears all risk for any inaccuracies. Seller does not warrant any inaccuracies and pricing is subject to change.

TENANT PROFILE

SIXT: global scale and a rapidly growing U.S. platform

SIXT
RENT THE CAR

SIXT operates as a premium mobility provider with a presence in more than 100 countries.

2025 GROUP REVENUE	2025 EBT	U.S. 2025 REVENUE	2026 BOND RATING
$4.95B	**$463.2M**	**$1.5B+**	**BBB / S&P**

North America is a core growth market

SIXT reported that U.S. revenue exceeded $1.5 billion for the first time in 2025 and has increased 181% since 2019.

Capital markets confidence

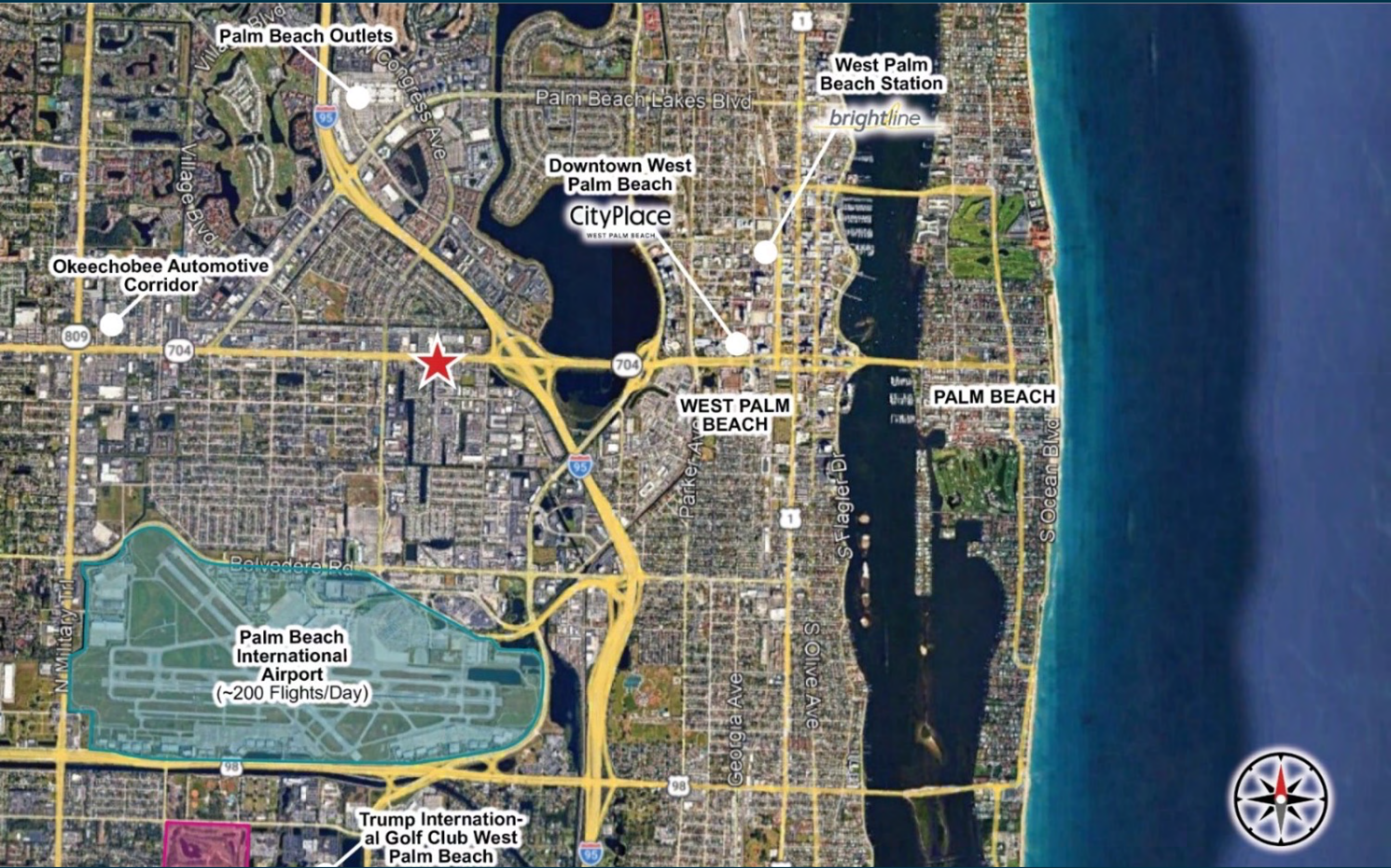
In July 2026, Sixt SE placed a $578 million bond rated BBB by S&P.

Important: the lease tenant is Sixt Rent A Car, LLC. Sixt SE financial information is shown for brand/parent context and should not be interpreted as a parent guaranty.

Sources: SIXT FY2025 results (Mar. 4, 2026); SIXT bond release (Jul. 14, 2026).

PARCEL VIEW

MARKET AERIAL



EAST AERIAL

Audi
West Palm Beach
DUS
STAPLES
KIDS
Advance Auto Parts
Michaels
EL DORADO
FURNITURE
NATUREPEDIC
Downtown West
Palm Beach
Jersey Mike's
SUBS
pure barre
ALPHA
FIT
CLUB
T Mobile
704
Okeechobee Blvd
60,000 VPD
SUBJECT
PATS
TIRE
cricket
wireless
Mobil

WEST AERIAL


President Donald J. Trump
International Airport
1.5MI Drive
PATS TIRE
Brandon Estates
SUBJECT
cricket wireless
Palm Beach Hot Yoga
Mobil
SOAPY SHARK CAR WASH
5.11
Audi West Palm Beach
ROOMS TO GO
ALDI
Pizza Hut
CHIPOTLE
Checkers
Denny's
Pollo Tropical
MAROONE
PORSCHE
704 Okeechobee Blvd 60,000 VPD
KIDS
DUS
STAPLES
Advance Auto Parts

SOUTHEAST AERIAL

2 MARKET OVERVIEW

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STRATEGIC LOCATION

Okeechobee Boulevard connects airport, interstate and downtown demand

2000 Okeechobee Boulevard is positioned along one of West Palm Beach's primary east-west commercial corridors, between Palm Beach International Airport / I-95 and Downtown West Palm Beach / Palm Beach Island.

WHY THE CORRIDOR MATTERS

- Direct orientation toward PBI and I-95 travel demand
- Connection to Downtown West Palm Beach and CityPlace
- Established automotive, retail, hotel and service corridor

60,000 VPD
Daily traffic on Okeechobee Boulevard

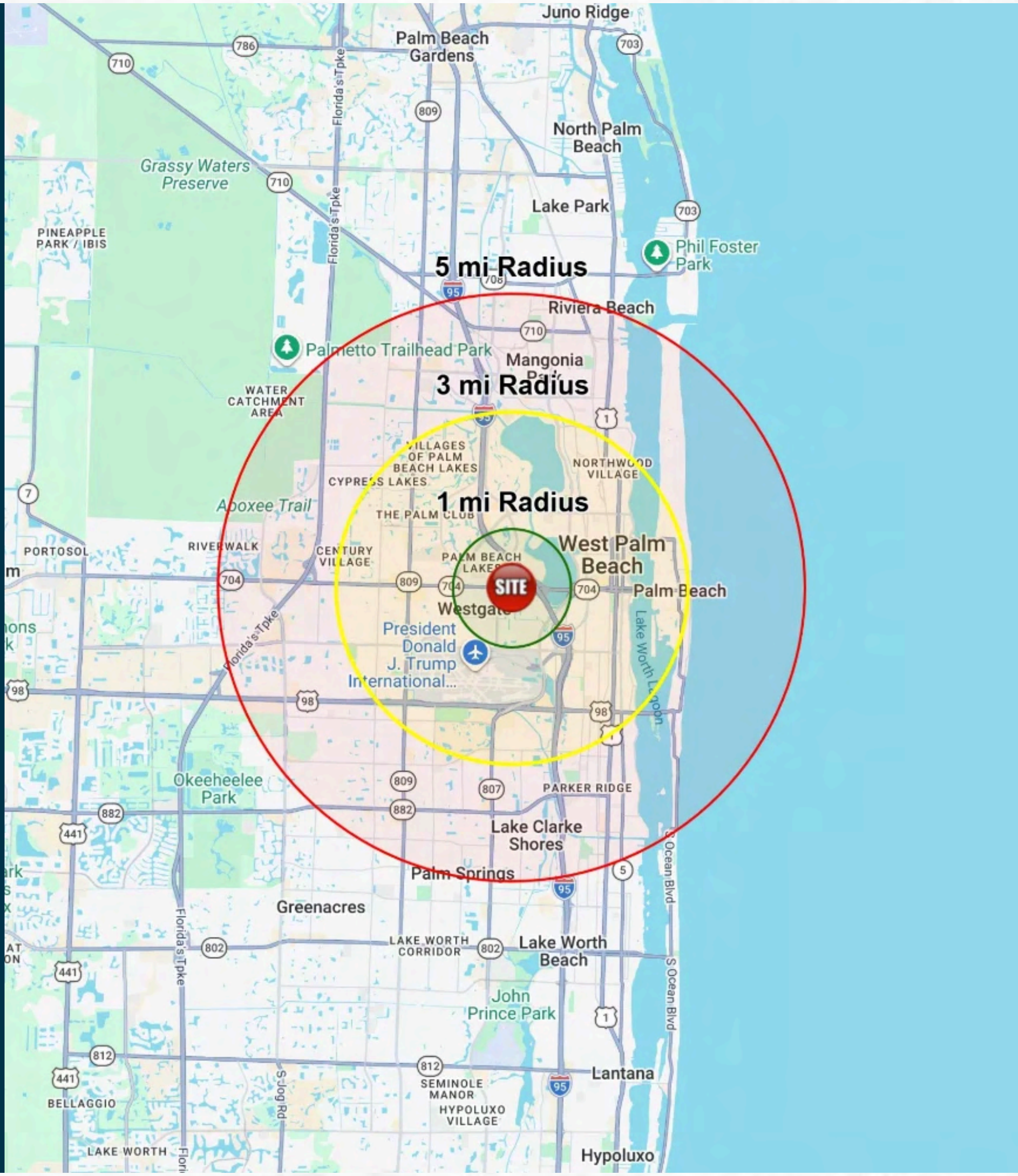
Corridor diagram is illustrative — final distances and aerial to be verified.

AREA DEMOGRAPHICS

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION			
Total Pop (2026)	14,369	126,453	275,364
Proj. Pop (2031)	14,789	129,849	279,363
Census Pop (2020)	12,963	108,975	252,445
HOUSEHOLDS & INCOME			
Total HHs (2026)	4,891	55,080	111,295
Proj. HHs (2031)	4,840	55,533	110,807
Avg. HH Income (2026)	$81,645	$126,097	$120,425
Median HH Income (2026)	$67,131	$84,519	$84,998
Avg. HH Net Worth (2026)	$412,617	$1.01M	$994,763

** Demographic data derived from REGIS Online*



DRIVE TIME DEMOGRAPHICS

DEMOGRAPHICS

	5 MIN	10 MIN	15 MIN
POPULATION			
Total Population (2026)	14,369	126,453	275,364
Proj. Population (2031)	14,789	129,849	279,363
Census Population (2020)	12,963	108,975	252,445
HOUSEHOLDS			
Total Households (2026)	4,891	55,080	111,295
Proj. Households (2031)	4,840	55,533	110,807
Census Households (2020)	4,629	46,988	100,457
HOUSEHOLD INCOMES			
Avg. HHI (2026)	$81,645	$126,097	$120,425
Median HHI (2026)	$67,131	$84,519	$84,998
Avg. HH Net Worth (2026)	$412,617	$1.01M	$994,763

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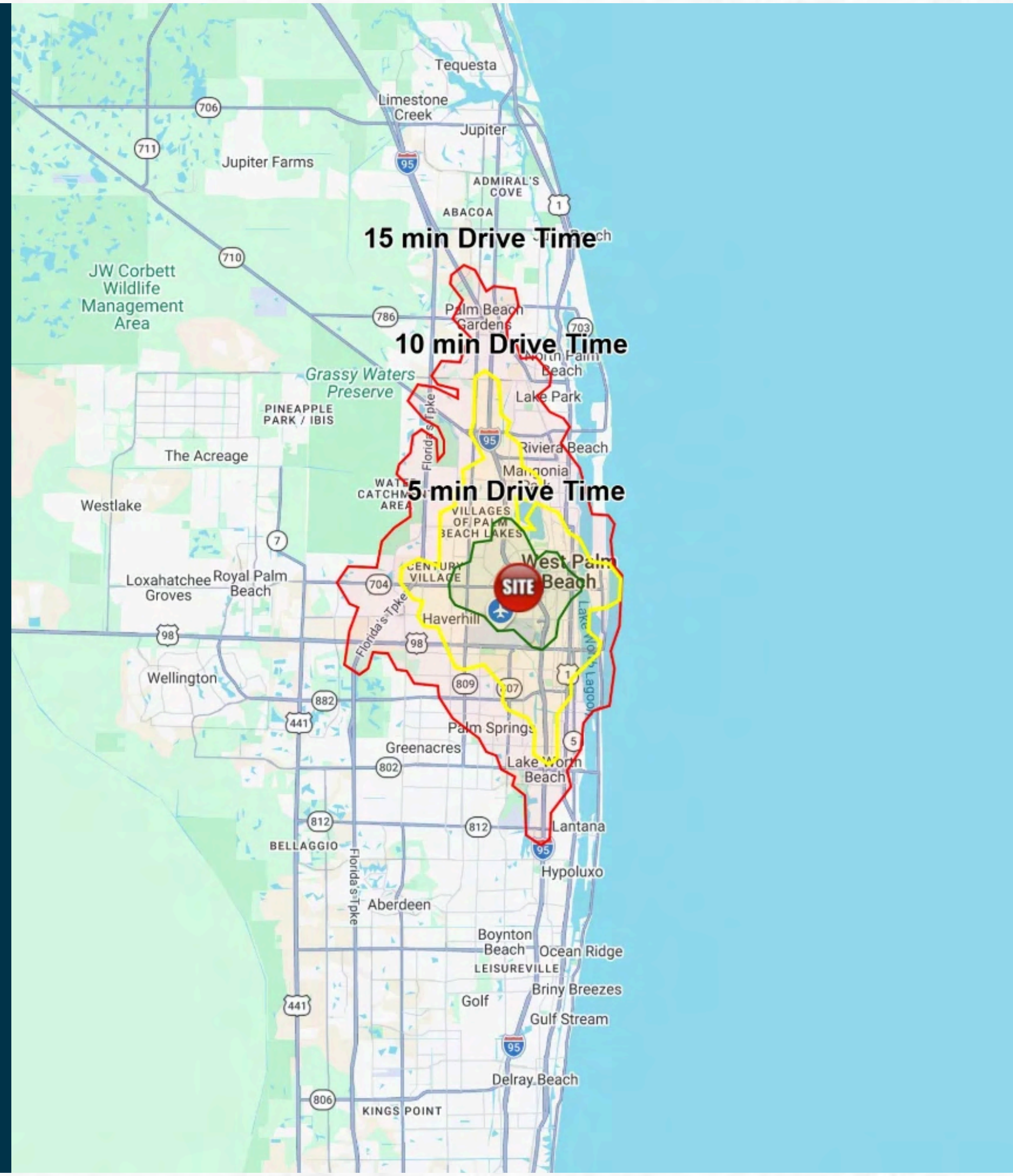

PALM BEACH COUNTY DEMAND

Record tourism supports mobility demand

Palm Beach County has one of Florida's most diverse and resilient visitor economies, attracting more than 10.7 million visitors in 2025 and generating approximately $7.7 billion in direct visitor spending. Demand is supported by luxury hospitality, beaches, golf, dining, shopping, cultural attractions, meetings, sporting events and international travel across the county's 39 cities and towns.

The county's year-round tourism activity creates a broad and consistent customer base for transportation services. In 2025, sporting events alone attracted approximately 1.6 million attendees and generated nearly $500 million in visitor spending, while Palm Beach International Airport handled approximately 8.6 million passengers. The combination of strong visitation, affluent travelers, business activity and continued tourism growth provides a compelling demand backdrop for a premium rental-car operator.

IN 2025 PALM BEACH COUNTY HOSTED OVER

10.7M VISITORS

1.6M ATTENDEES

AT 2025 SPORTING EVENTS COUNTYWIDE

VISITOR DIRECT SPENDING REACHED

$7.7 BILLION

8.6M PASSENGERS

HANDLED BY PALM BEACH INTERNATIONAL AIRPORT

Source: Discover The Palm Beaches, 2026.

WEST PALM BEACH OVERVIEW

County seat, "Wall Street South," and the northern anchor of the Miami–Fort Lauderdale–West Palm Beach metro

127,189
2025 POPULATION

8.4%
2020-25 GROWTH

58 SQ MI
TOTAL AREA

41
MEDIAN AGE

1894
INCORPORATED

LOCATION & ACCESS

I-95 and U.S. Route 1 run directly through the city, with Okeechobee Boulevard the primary east-west arterial linking downtown to the Florida Turnpike. The city fronts the Intracoastal Waterway across from Palm Beach.

MAJOR EMPLOYERS

Government, legal services, healthcare, corporate finance and aerospace: Palm Beach County Government, St. Mary's and Good Samaritan Medical Centers, Ocwen Financial, Affiliated Managers Group, Collins Aerospace and Pratt & Whitney.

WEST PALM BEACH MOMENTUM

A deepening talent pipeline, a downtown that draws visitors year-round, and a historic development surge

EDUCATION & SPORTS

Palm Beach Atlantic University sits on the downtown waterfront, alongside Keiser University's flagship campus and Palm Beach State College. CACTI Park of the Palm Beaches hosts spring training for the Astros and Nationals.

ATTRACTIONS & EVENTS

SunFest, Florida's largest waterfront music and art festival, and the Palm Beach International Boat Show anchor the calendar, joined by the weekly GreenMarket, the Kravis Center and the Norton Museum of Art.

DEVELOPMENT PIPELINE

The 40-acre Nora District is converting historic warehouses into a walkable mixed-use quarter, new Class-A office is delivering along Okeechobee Boulevard, and Vanderbilt University is building a downtown graduate campus.

RETAIL INVESTMENT SALES

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