

NNN McDonald's

Orlando, FL

\$2,700,000 | 3.81% CAP | NOI \$102,850



DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
Total Population	9,232	41,493	80,495
Average HH Income	\$168,047	\$165,032	\$156,795

Actual Property

PROPERTY / LEASE OVERVIEW



14902 Narcoossee RD Orlando, FL

Asking Price	\$2,700,000
CAP Rate	3.81%
NOI	\$102,850
Years Left on Lease	10.3± Years
Rent Increases	10% Every 5-years

*Priced off March 2026 Rent Bump

Lease Commencement	March 15, 2016
Lease Expiration	March 14, 2036
Building Size	4,388± SF
Lot Size	1.88± AC
Options to Renew	(4) 5-year options
Year Built	2016
Tenant	McDonald's USA, LLC
Lease Guarantor	Corporate
Lease Type	NNN - Ground Lease
Roof & Structure	Tenant Responsible
ROFR	Yes – 45 Days

RENT SCHEDULE	MONTHLY RENT	ANNUAL RENT
Years 1-5	\$7,083.33	\$84,999.96
Years 6-10	\$7,791.67	\$93,500.04
Years 11-15	\$8,570.83	\$102,849.96
Years 16-20	\$9,427.92	\$113,134.99

OPTION PERIODS		
Years 21-25	\$10,370.71	\$124,448.52
Years 26-30	\$11,407.78	\$136,893.36
Years 31-35	\$12,548.56	\$150,582.72
Years 36-40	\$13,803.43	\$165,641.16

No warranty expressed or implied has been made as to the accuracy of the information provided herein, no liability assumed for error or omissions

AERIAL



HCA Florida
UCF Lake Nona Hospital
650-Acre Health & Life Sciences Park
~ 4 Miles

UCF Lake Nona Medical Center
HCA NORTH FLORIDA DIVISION



Isles of Lake Nona
500+ Single-Family & Townhomes
by Pulte Homes - Under Construction

Summerdale Park
208 Single-Family Homes

FUTURA
NONA COVE

(260-Units)
2025 Construction

**EMPORIUM
BRAZIL
MARKET**

122,000 SF Self-Storage

Sanctuary at Eagle Creek
550 Units Built 2024

Eagle Creek GOLF CLUB
2,600 Homes

Narcoossee Rd (SR 500 ± VPD)



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4-PROPERTY FLORIDA PORTFOLIO



TENANT	LOCATION	PRICE	CAP RATE	NOI	TERM	LOT SIZE	3-MILE POPULATION	3-MILE AHI	DOWNLOAD OM
McDonald's - Corp	Sarasota (Lakewood Ranch), FL	\$2,990,000	3.41%	\$102,000	17± years	1.0± acre	34,181	\$165,773	⬇
McDonald's - Corp	Orlando (Lake Nona), FL	\$2,700,000	3.81%	\$102,850	10.3± years	1.88± acres	41,493	\$165,032	⬇
Wendy's - Corp	Ft. Lauderdale (Davie), FL	\$2,850,000	4.76%	\$135,520	5.7± years	0.76± acres	109,374	\$110,698	⬇
Taco Bell / Pizza Hut	Melbourne, FL	\$2,060,000	5.29%	\$108,900	5.2± years	1.5± acres	50,484	\$149,779	⬇
TOTALS		\$10,600,000	4.32%	\$449,270	9.2± WALT				

*Offered individually or as a portfolio



PROPERTY HIGHLIGHTS



About the Investment

- ✓ **Absolute NNN Corporate McDonald's Ground Lease - ZERO Landlord Responsibilities**
- ✓ **Long Term Lease – 10.3± Years Left on the Primary Term**
- ✓ **10% Rent Increases Every 5-Years**
- ✓ **Investment Grade Tenant (NYSE: MCD | S&P Rated “BBB+”)**
- ✓ **McDonald's is the World's Largest Restaurant Chain by Revenue, Serving nearly 70 Million Customers Daily worldwide.**
- ✓ **Ranked # 8 Most Valuable Brand 2025 (Source: [Kantar BrandZ](#))**
- ✓ **Highly reliable, recession-resistant QSR asset in a rapidly expanding Florida growth market**

About the Location

- ✓ **Prime Lake Nona/Medical City Corridor** — One of Orlando's fastest-growing & highest-income submarkets.
- ✓ **Solid Demographics** – Over 9,000+ residents within 1 mile; **average household incomes exceed \$165,000**
- ✓ **High-Visibility Narcoossee Road Frontage** — **58,500+ VPD along Narcoossee**; direct access to booming residential and commercial development (**74,500+ VPD at the intersection**).
- ✓ **Surrounded by key demand generators** including **Lake Nona Medical City (650 acres)**, Valencia College, top-rated K–12 schools, and Lake Nona Town Center.
- ✓ **Minutes to Orlando International Airport** — 13th-busiest airport in the US
- ✓ **Florida Has No State Income Tax** — enhancing investment yield

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PROPERTY PHOTOS



Northwest Aerial



Southeast Aerial

Planned Osceola Parkway Extension
Projected 2034

SUNBRIDGE
24,000 Acre Master-Planned Community
+7,000 Residential Units, 490 Hotel Rooms
9 Million SF of Commercial
4.5 Miles Away



Isles of Lake Nona
500+ Single-Family & Townhomes
by Pulte Homes - Under Construction

Laurel Pointe
123 Single-Family Homes by Toll Brothers
Under Construction

Poitras Planned Development
+1,000 Acres Fitted for +2,973 Resi Units



Wawa

Boggy Creek Rd (20,700 VPD)



Lake Nona Middle School
1,775 Students



Bainbridge at Nona Place
288 MH Units | Built 2018

Shoppes at Nona Place
Bravo

Dwell at Nona Place
274 MH Units | Built 2015 -2016

Lake Nona High School
4,540 Students

Bainbridge at Mission Pointe
300 MH Units | Built 2022



VALENCIA COLLEGE
6,000 Students

Cortland Nona
354 MH Units | Built 2021



NOVEL Nona
260 MH Units | Built 2023

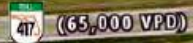


Narcoossee Land Acquisition LLC
24.5 acre Parcel Zoned Residential
Purchased Q1 2022 by Apartment Developer
Proposed 377 MH Units



Village Walk
1,350 Residential Units

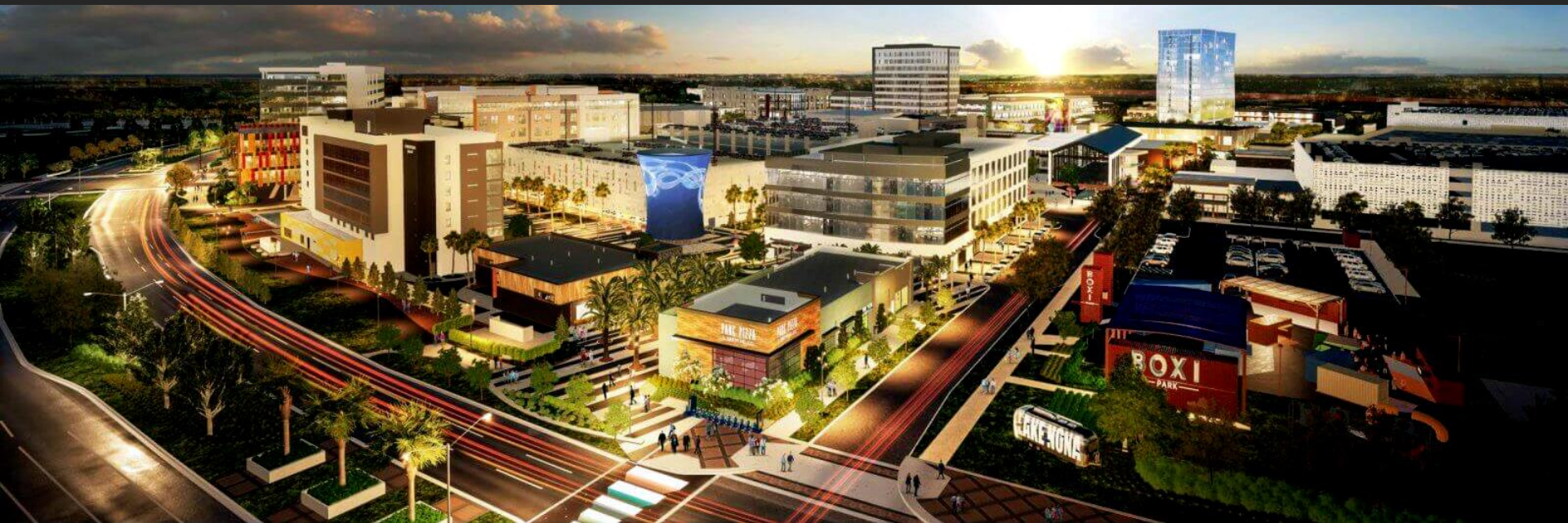
Nona Village
Proposed Development to Include
148 Room Hotel +/-39,000 SF Retail & Office



(65,000 VPD)

Advent Health Lake Nona ER
24 Beds
Opened Fall 2020

MARKET OVERVIEW – LAKE NONA ORLANDO



Lake Nona, located in southeast Orlando, is one of Central Florida's most dynamic and rapidly growing master-planned communities. Anchored by the 650-acre Lake Nona Medical City, the area has become a nationally recognized hub for healthcare, life sciences, research, and education. Lake Nona features thoughtfully planned residential neighborhoods, top-rated schools, abundant parks and trails, and a high-quality lifestyle supported by strong demographics and sustained population growth.

Only minutes from Orlando International Airport — one of the busiest airports in the US—Lake Nona benefits from exceptional connectivity and economic momentum. The community attracts an educated, affluent population with average household incomes exceeding \$90,000 within a 5-mile radius, supported by employment in healthcare, aviation, technology, education, and hospitality.

Major institutions such as UCF Health Sciences Campus, Nemours Children's Hospital, Orlando VA Medical Center, and Valencia College contribute to year-round demand.

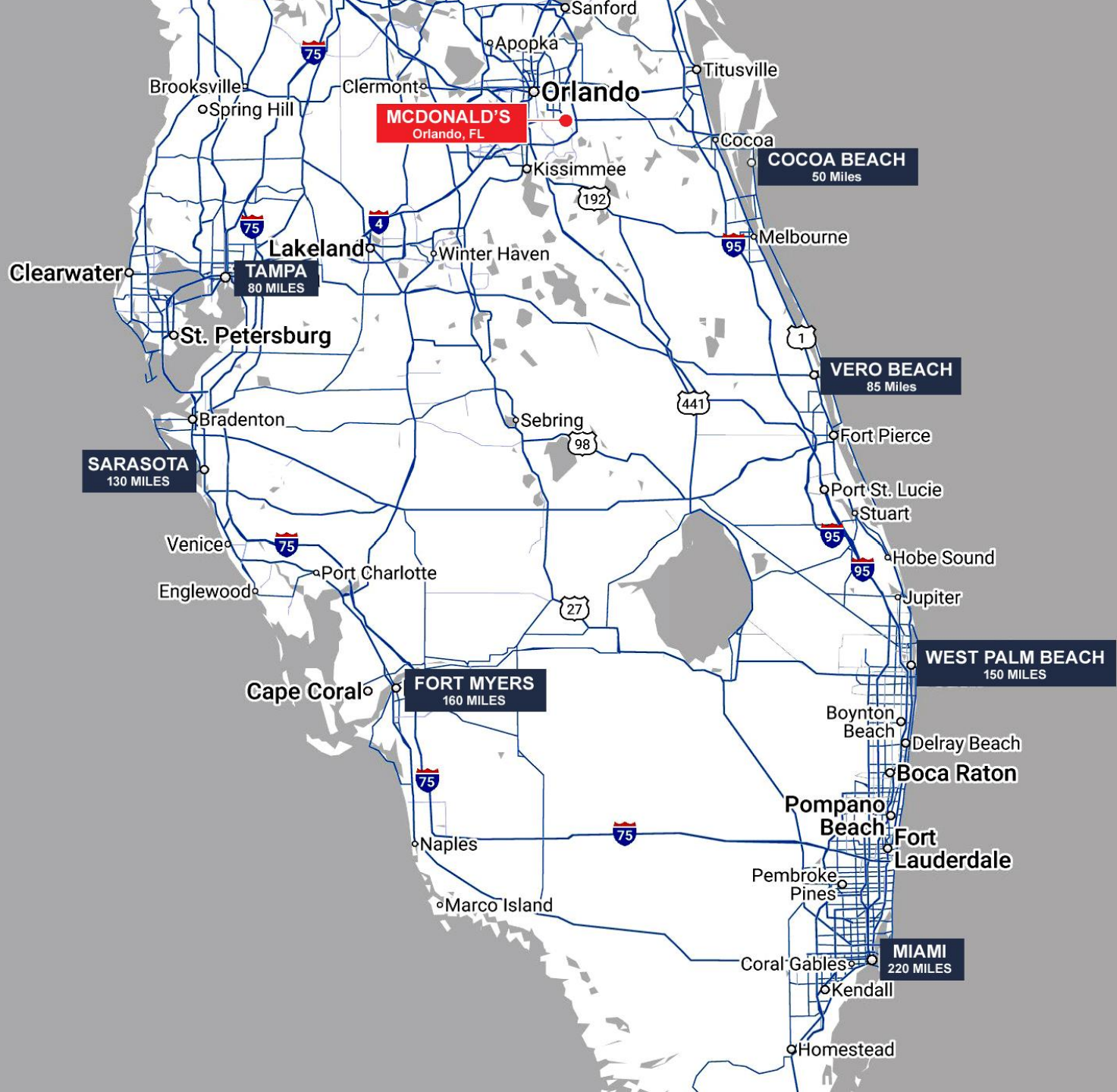
The broader Orlando metropolitan area—the 3rd-largest MSA in Florida—continues to experience strong in-migration and economic expansion driven by diverse industries including tourism, aerospace, defense, digital media, and advanced manufacturing. Consistently ranked among the fastest-growing regions in the country, Orlando offers a deep labor pool, favorable business climate, and sustained residential and commercial development.

With its combination of premier healthcare anchors, rapid population growth, highly rated schools, and expanding commercial corridors such as Narcoossee Road, Lake Nona has emerged as one of Orlando's most desirable submarkets and a top destination for long-term investment.

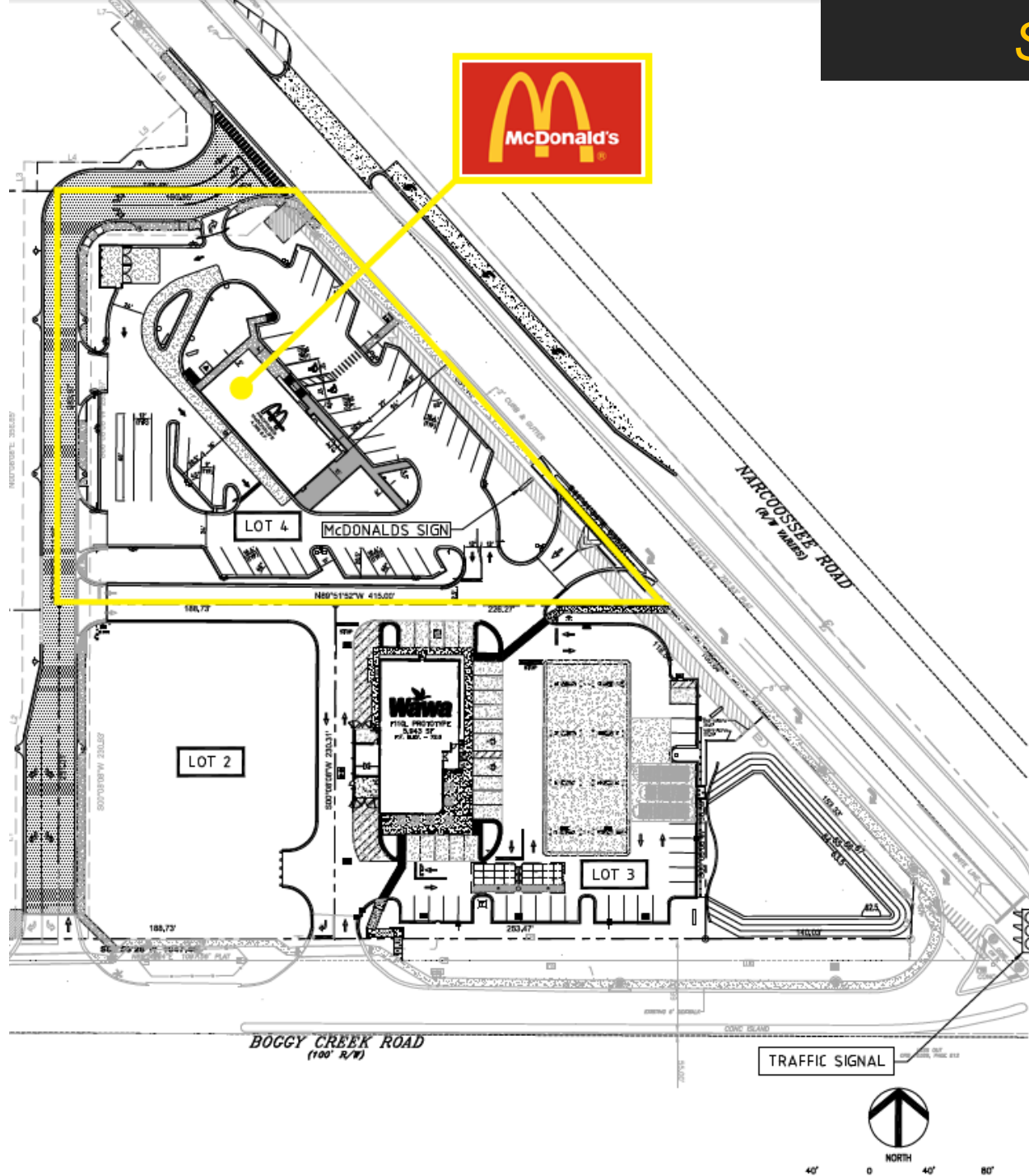
MARKET HIGHLIGHTS – ORLANDO

- **ECONOMIC STRENGTH** — Orlando is a top-growth US metro with a diverse economy anchored by healthcare, education, tourism, aerospace & tech.
- **PRO-BUSINESS ENVIRONMENT** — Florida's low-tax, business-friendly climate and no state income tax continue to attract corporate relocations and high-income households.
- **STRONG POPULATION & INCOME GROWTH** — One of the fastest-growing metros in the country, with over 2.7 million residents. Within 5 miles of the site, household incomes exceed \$90,000.
- **LAKE NONA MASTER-PLANNED COMMUNITY** — Adjacent to Lake Nona Medical City, top-rated schools, modern neighborhoods, extensive parks, and trail systems.
- **ONGOING DEVELOPMENT MOMENTUM** — Continued expansion of Medical City, Valencia College, residential communities, and Lake Nona Town Center drives year-round traffic and demand.





SITE PLAN





EXECUTIVE SUMMARY — 14902 Narcoossee RD Orlando, FL 32832

POPULATION	1 MILE	3 MILE	5 MILE
2010 Population	1,911	9,569	24,494
2020 Population	6,713	27,569	54,603
2025 Population	9,232	41,493	80,495
2030 Population	10,847	49,054	96,807
2010-2020 Annual Rate	13.39%	11.16%	8.35%
2020-2025 Annual Rate	6.26%	8.10%	7.67%
2025-2030 Annual Rate	3.28%	3.40%	3.76%
2020 Male Population	49.4%	49.3%	49.4%
2020 Female Population	50.6%	50.7%	50.6%
2020 Median Age	36.4	37.4	37.2
2025 Male Population	49.8%	49.8%	49.9%
2025 Female Population	50.2%	50.2%	50.1%
2025 Median Age	36.6	37.7	37.8
RACE & ETHNICITY			
2025 White Alone	37.9%	44.3%	43.8%
2025 Black Alone	8.9%	8.2%	8.2%
2025 American Indian/Alaska Native Alone	0.2%	0.3%	0.4%
2025 Asian Alone	9.6%	8.4%	7.2%
2025 Pacific Islander Alone	0.1%	0.1%	0.1%
2025 Other Race	14.0%	13.0%	13.8%
2025 Two or More Races	29.2%	25.7%	26.4%
2025 Hispanic Origin (Any Race)	46.3%	41.8%	44.5%
AVERAGE HOUSEHOLD INCOME			
2025 Average Household Income	\$168,047	\$165,032	\$156,795
2030 Average Household Income	\$192,945	\$185,577	\$175,436
2025-2030 Annual Rate	2.80%	2.37%	2.27%
MEDIAN HOUSEHOLD INCOME			
2025 Median Household Income	\$139,580	\$134,318	\$127,820
2030 Median Household Income	\$163,828	\$154,641	\$149,012
2025-2030 Annual Rate	3.26%	2.86%	3.12%

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TENANT PROFILE



Website - www.McDonalds.com

Number of Locations: 43,000+ Global | 13,500+ U.S.

McDonald's Corporation is the world's largest quick-service restaurant brand, serving nearly 70 million customers daily across more than 100 countries. Its core menu features burgers, chicken sandwiches, fries, breakfast items, beverages, and desserts, supported by ongoing menu innovation and strong digital platforms including mobile ordering, kiosks, delivery, and loyalty.

Roughly 95% of McDonald's restaurants are franchised, operated by independent owner-operators under long-term agreements. As of 2025, the McDonald's system includes over 44,000 restaurants worldwide and approximately 13,500 in the United States, making it one of the most widely recognized and scalable consumer brands in the world.

McDonald's provides brand development, national marketing, supply chain support, technology systems, and modernization programs that help drive systemwide sales. Digital transactions, delivery, and drive-thru continue to be major growth drivers across the brand.

Founded in 1955, McDonald's has grown into a global public company traded on the NYSE under the symbol MCD. The company holds an investment-grade BBB+ credit rating and maintains its global headquarters in Chicago's West Loop, where it oversees strategy, innovation, and franchise operations.

Tenant:	McDonald's USA, LLC
Business Type:	QSR
Ownership:	Public
Sector:	NYSE
Stock Symbol	MCD
Credit Rating (S&P)	BBB+
Revenue 2025:	\$26.0 Billion



Ranked Consistently Among the Top QSR Brands Globally

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Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all Legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success.

Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Solid Investments and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.



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