



\$4,102,564 | Dual Guaranty | 5.85% Cap Rate

New 15 Year Term Absolute NNN Investment

5510 Post Oak Blvd, Wesley Chapel, FL 33544

 [727-822-4715](tel:727-822-4715)

 www.cprteam.com



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01

PROPERTY MAPS

PARCEL VIEW



AERIAL VIEW

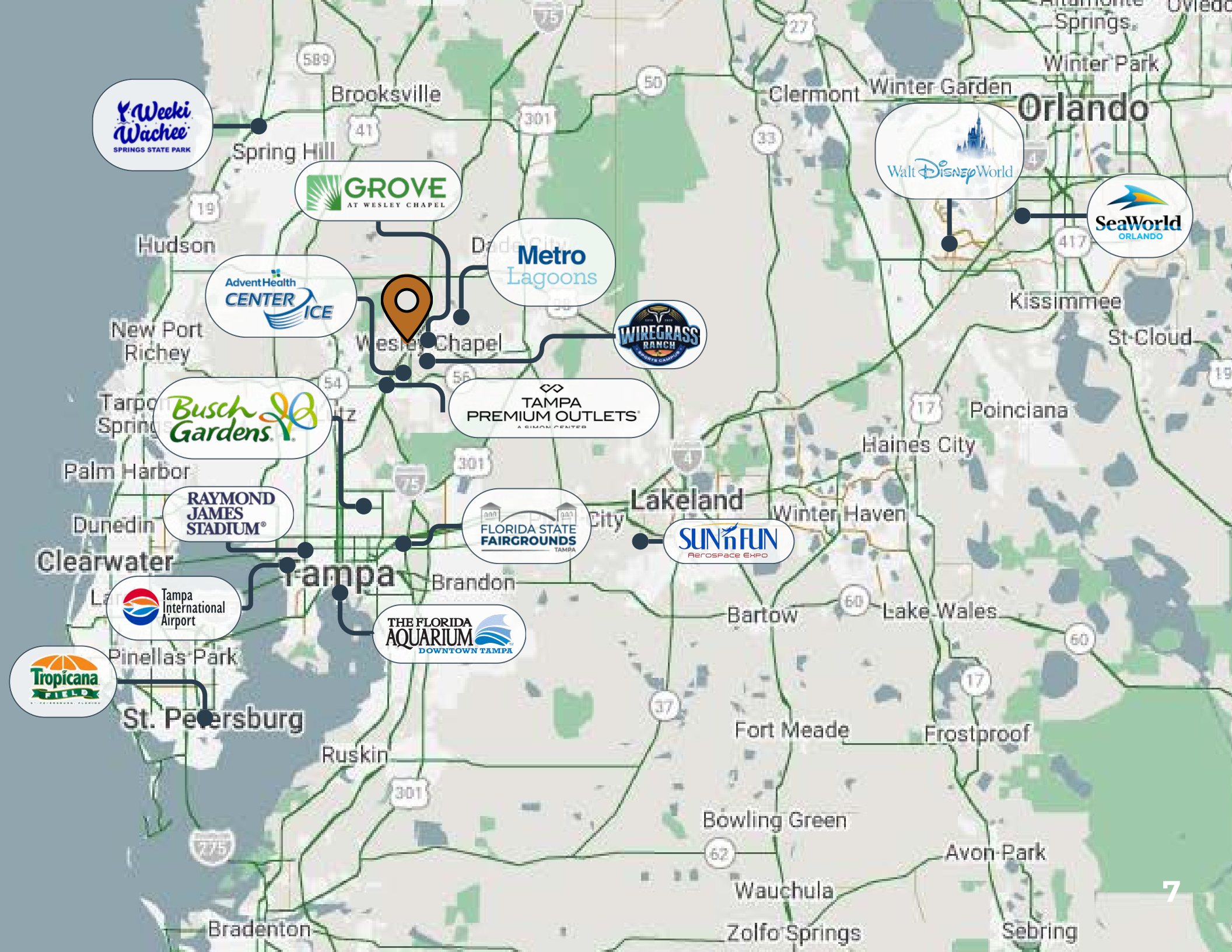


**SUBJECT
PROPERTY**

POST OAK BLVD



WESLEY CHAPEL BLVD
AADT: 25,000





02

FINANCIAL SUMMARY



FINANCIAL SUMMARY



PURCHASE PRICE
\$4,102,564



ESTIMATED NOI
\$240,000



CAP RATE
5.85%



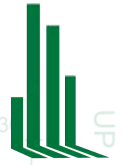
ACQUISITION & LEASE METRICS

PRICE PER SF	\$569.72
BUILDING SIZE	7,201± SF
LAND AREA	1.48± AC
YEAR BUILT	2007
ASSET TYPE	SINGLE-TENANT RETAIL



LEASE ECONOMICS

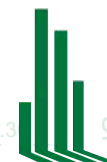
LEASE STRUCTURE	ABSOLUTE NNN
CURRENT ANNUAL RENT	\$240,000
CURRENT MONTHLY RENT	\$20,000
ANNUAL RENT INCREASE	3%
RENEWAL OPTION	ONE 10-YEAR OPTION



RENT SCHEDULE

LEASE YEAR	START	RENT PER YEAR	RENT PER MONTH	INCREASE
YEAR 1	AUG 2026	\$240,000	\$20,000	
YEAR 2	AUG 2027	\$247,200	\$20,600	3%
YEAR 3	AUG 2028	\$254,616	\$21,218	3%
YEAR 4	AUG 2029	\$262,254	\$21,855	3%
YEAR 5	AUG 2030	\$270,122	\$22,510	3%
YEAR 6	AUG 2031	\$278,226	\$23,185	3%
YEAR 7	AUG 2032	\$286,573	\$23,881	3%
YEAR 8	AUG 2033	\$295,170	\$24,597	3%
YEAR 9	AUG 2034	\$304,025	\$25,335	3%
YEAR 10	AUG 2035	\$313,146	\$26,095	3%
YEAR 11	AUG 2036	\$322,540	\$26,878	3%
YEAR 12	AUG 2037	\$332,216	\$27,685	3%
YEAR 13	AUG 2038	\$342,183	\$28,515	3%
YEAR 14	AUG 2039	\$352,448	\$29,371	3%
YEAR 15	AUG 2040	\$363,022	\$30,252	3%

*One 10-Year Renewal Option with 3% Annual Rent Increases



DUAL-LAYER GUARANTY STRUCTURE

FULL PG

Operating Principal Guaranty

2.47x

Rent Coverage Ratio

MULTI-UNIT

Corporate Guarantor Entity

NDA

Full Credit Package Available

GUARANTY STRUCTURE

TIER 1 – PERSONAL GUARANTY

EXECUTED & IN PLACE

The operating principal of the tenant entity has provided a full, unconditional personal guaranty covering the entire initial lease term and all exercised option periods on a rolling 12-month basis.

- Absolute and unconditional — no exhaustion of tenant remedies required
- Covers the initial 15-year term through July 22, 2041
- Extends through any exercised 10-year option period
- Survives lease assignment

TIER 2 – CORPORATE GUARANTY

AVAILABLE AT ASKING PRICE

A well-capitalized, multi-unit operating company has agreed to provide a corporate guaranty as a condition of closing at the offering price, providing an independent, institutional-grade backstop to the lease obligation.

- 2.47x rent coverage ratio on the annual lease obligation
- Diversified revenue
- Independent from the tenant — separate credit with no shared liability
- Full financials, entity documents, and guaranty draft upon request

This offering presents investors with a dual-layer credit structure rarely available in single-tenant NNN transactions. The lease is fully guaranteed by the operating principal on an absolute, unconditional basis — with an independently creditworthy corporate entity available to backstop the obligation at asking price. The result is a risk profile that materially outperforms comparable single-guaranty net lease investments in the market.

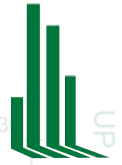
Full credit package — including guarantor entity financials, balance sheet, and executed guaranty form — is available to qualified purchasers in the data room upon execution of a confidentiality agreement. Corporate guaranty is conditioned upon closing at or above the offering price.



03

PROPERTY OVERVIEW





TENANT OVERVIEW: WINGHOUSE

FOUNDED

1994

HEADQUARTERS

LARGO

FLORIDA

LOCATIONS

11

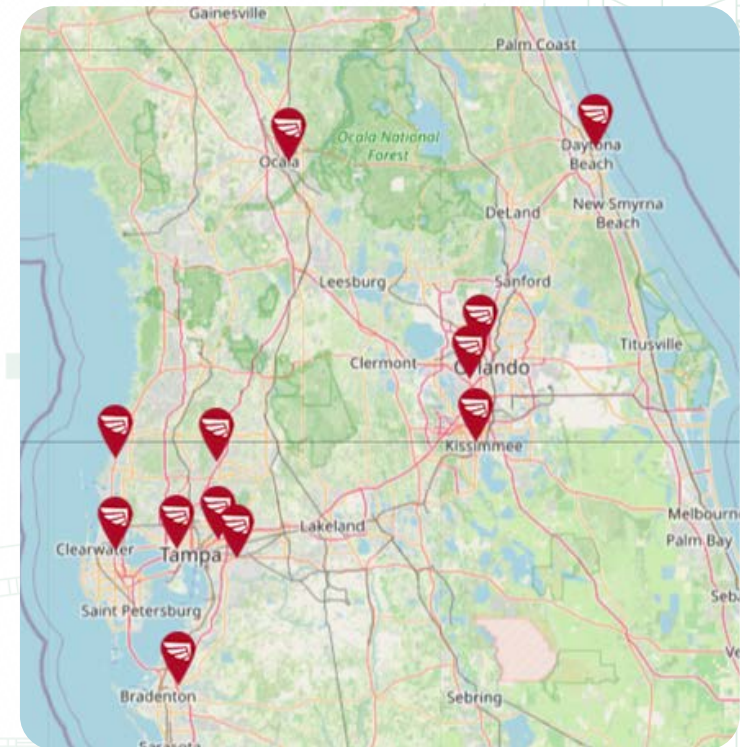
THROUGHOUT FLORIDA

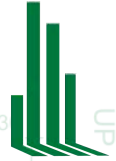
Founded in Largo, Florida, in 1994 by former NFL player Crawford Ker, WingHouse Bar & Grill is a **Florida-based, full-service restaurant and sports-bar concept**. The brand combines the atmosphere and camaraderie of a sports bar with a broad menu featuring its **signature wings, burgers, sandwiches and a full-service bar**. More than 30 years after opening its first restaurant, WingHouse has expanded to 19 locations throughout Florida and developed a loyal regional following. The **Wesley Chapel restaurant opened in 2013**, demonstrating more than a decade of operating history at the subject property.

- Multiple Revenue Channels Including Dine-In, Takeout and Delivery
- Full-Service Restaurant and Bar
- Broad Menu Featuring Wings, Burgers, Pizza, Sandwiches and More
- Sports-Focused Atmosphere with Televisions Throughout
- Customer Loyalty Supported Through WingHouse Rewards



WINGHOUSE LOCATIONS





WESLEY CHAPEL MARKET

6.1 %

Annual Population Growth

30.6%

Growth Rate 2019-2024

85,000+

Current Population

4

Hospitals Serving The Market

MARKET HIGHLIGHTS

GROWTH & LOCATION

Located 20 miles north of downtown Tampa along I-75, Wesley Chapel is a major Tampa Bay growth hub attracting residents, employers, and institutional investment.

- Pasco County added 18,300 residents in 2024–2025, ranking 16th nationally
- County population grew 36.2% over the past decade
- Wesley Chapel's population has grown 9x since 2001
- Direct access to I-75, SR 54, and SR 56
- Top-rated schools support continued family in-migration

RETAIL & ENTERTAINMENT

- The Shops at Wiregrass — 1M+ SF lifestyle and power center
- Tampa Premium Outlets — 145 stores with regional draw
- KRATE at The Grove — shipping-container food and retail park
- Wiregrass Ranch — 5,000-acre master-planned community with integrated retail

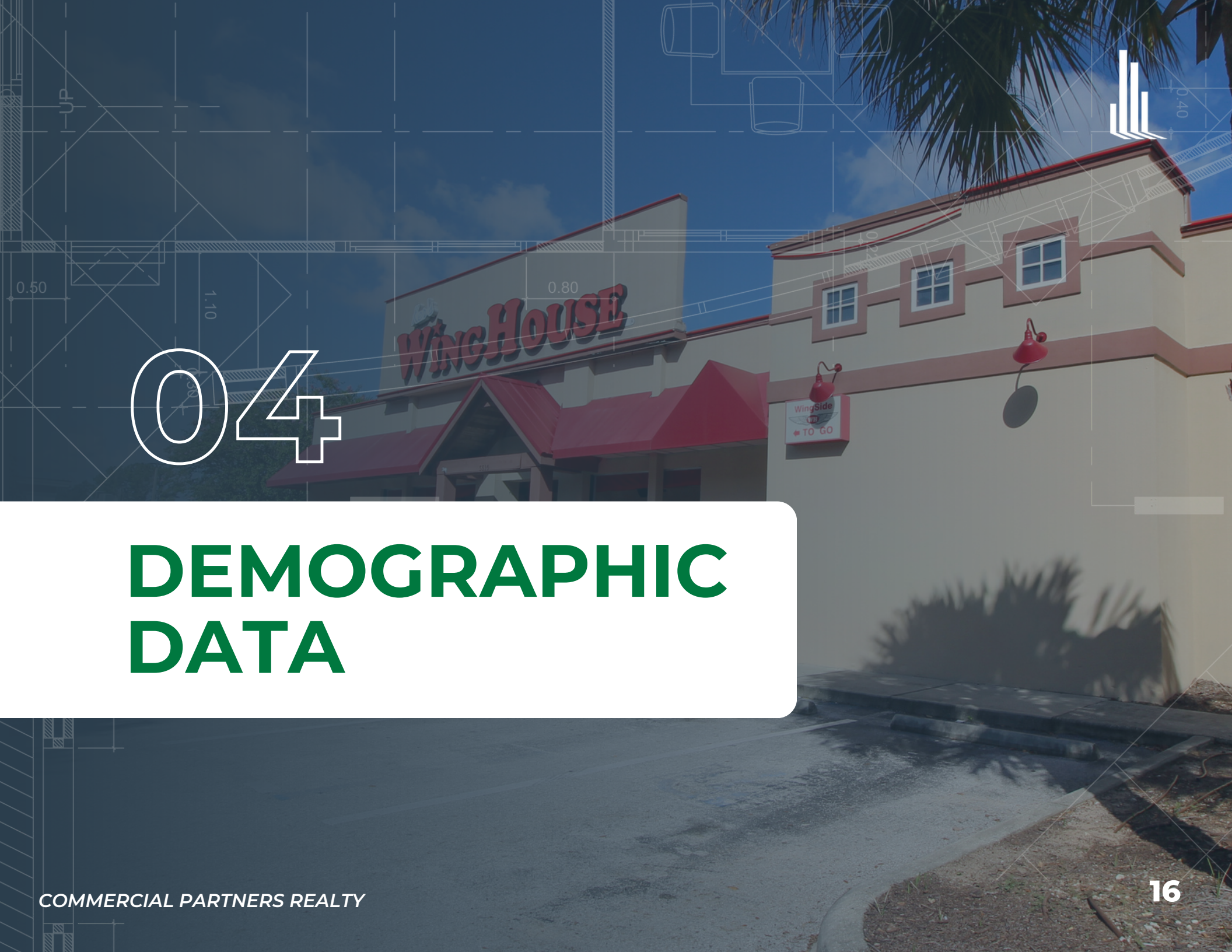
INSTITUTIONAL INVESTMENT

Wesley Chapel's concentration of institutional healthcare investment signals long-term population growth and household spending power.

- AdventHealth Wesley Chapel — established anchor with an \$80M+ expansion underway
- BayCare Hospital Wesley Chapel — \$246M, 318,000 SF facility opened in 2023
- Orlando Health Wiregrass Ranch Hospital — \$750M, 47-acre campus opened July 2026; expanding to 300 beds
- Johns Hopkins All Children's — 239,000 SF pediatric hospital broke ground in 2025; opening in 2027

WHY THIS MATTERS FOR RETAIL & RESTAURANT

- Hospital campuses create steady daily traffic from patients, visitors, and staff
- Healthcare workers generate frequent dining and convenience demand
- Billions in institutional investment support a multi-decade growth runway



04

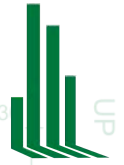
DEMOGRAPHIC DATA

PROPERTY
OVERVIEW

PRICING & DEAL
OVERVIEW

DEMOGRAPHIC
DATA

LISTING
TEAM



DEMOGRAPHIC SUMMARY

5510 Post Oak Blvd, Wesley Chapel, FL 33544
RING OF 5 MILES



KEY FACTS



103,027

Population



39.8

Median Age



37,157

Households



\$100,148

Median Disposable Income



INCOME



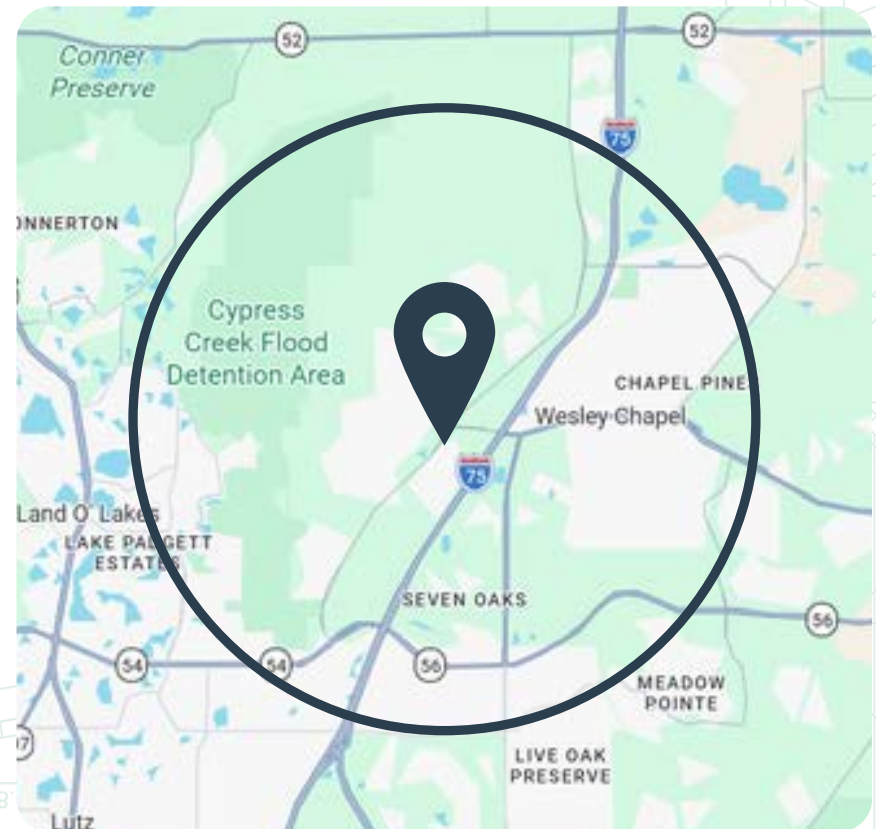
\$115,301

Median Household
Income



\$442,738

Median Net Worth





05

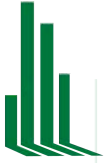
LISTING TEAM

PROPERTY
OVERVIEW

FINANCIAL
SUMMARY

DEMOGRAPHIC
DATA

LISTING
TEAM



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