

OFFERING MEMORANDUM



Cali Coffee will be brewing coffee at this location in 2024!

Cali Coffee
7775 W McNab Rd.
Tamarac, FL 33321



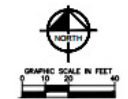
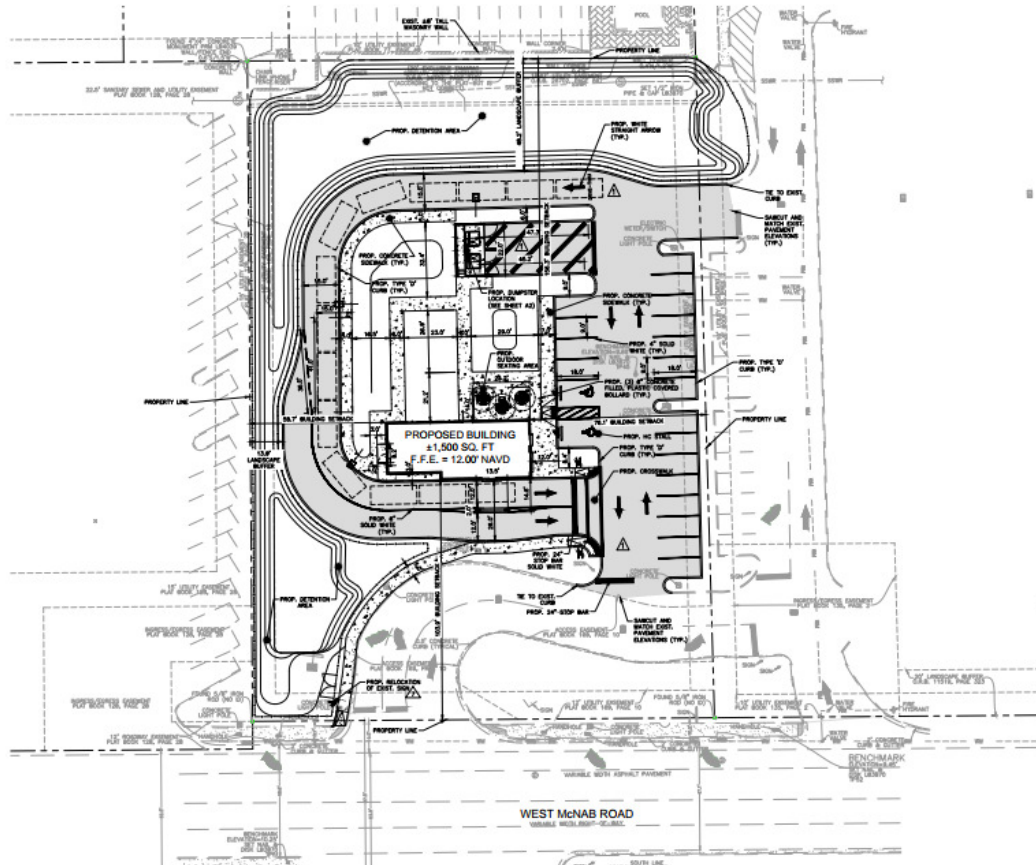
CONSTRUCTION PHOTOS



SITE PLAN



CALI COFFEE



LEGEND	
	PROPERTY LINE
	PROPOSED ASPHALT DRIVEWAY
	PROPOSED CONCRETE DRIVEWAY

OVERALL SITE LAND USE DATA			
PROPOSED LAND USE - WEST McNAB AVENUE THROUGH EADING			
AREA BREAKDOWN - CALI COFFEE			
AREA TYPE	ACRES	SQ. FEET	PERCENTAGE
PERKELIN	0.05	27,867	46.66%
URINAL	0.00	27,868	46.66%
ASPHALT DRIVEWAY	0.08	35,896	59.34%
ASPHALT PARKING	0.04	1,589	2.63%
CONCRETE DRIVEWAY	0.00	1,147	1.90%
ASPHALT DRIVEWAY	0.03	13,371	22.30%
TOTAL	0.20	88,367	148.88%

SET BACK		
TENANT	NO. OF SPACES	PROVIDED (FT)
CALI COFFEE	30	126.5
	30	126.5
	30	126.5
	30	126.5

PARKING CATEGORY INFORMATION		
TENANT	TOTAL BOUNDED	TOTAL PROVIDED
CALI COFFEE	30	30
MASTERSITE	200	200
TOTAL	230	230

BUILDING INFORMATION	
HEIGHT	22'-0"
LOT COVERAGE	2.00%
LANDSCAPE COVERAGE	2.00%
TOTAL COVERAGE	4.00%

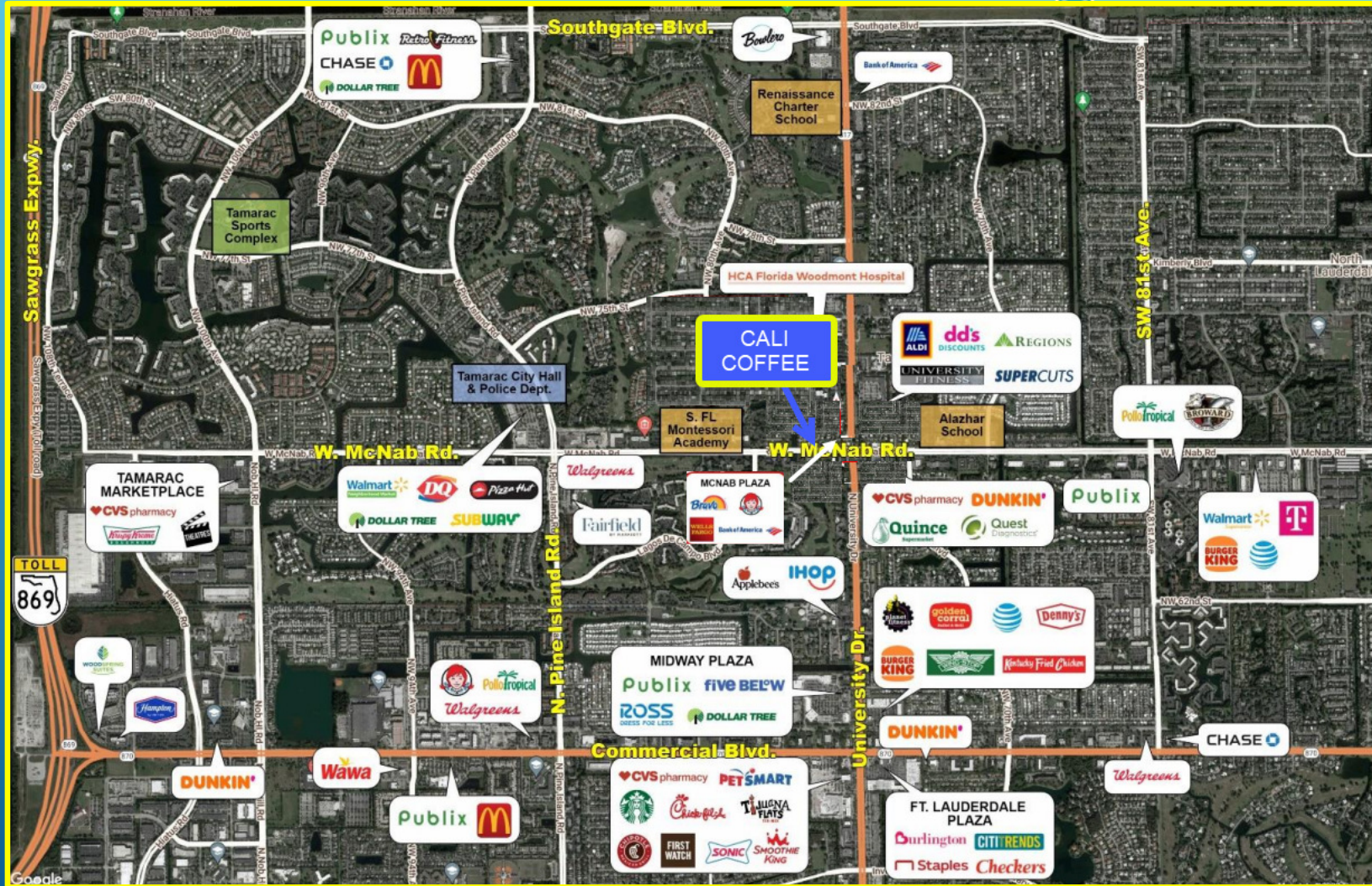
- Notes:
1. ROOF SET TO DRAIN OVER FRONT OR REAR SIDEWALKS/WALKWAY.
 2. PROPERTY BOUNDARIES TO BE SHOWN AND SET CORNER.
 3. MOBILE PROTECTION PROVIDED BY BOLLARDS AT OUTDOOR SEATING AREA.
 4. CONCRETE WALL TO BE SET TO MATCH EXISTING COLOR, GRADE AND FINISH OF WALL. (SEE BIDDING) FOR FURTHER DETAILS. REFER TO SPECIFICATIONS - TYPICAL ALONG ENTIRE LENGTH OF WALL WITHIN SUBJECT PROPERTY.
- FLOOD ZONE: 1
FLOOD ELEVATION: N/A

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED. CONTRACTORS SHOULD TAKE NECESSARY PRECAUTIONS FOR ADDRESSING THIS ISSUE AND OBTAINING ALL NECESSARY PERMITS.

ALL ELEVATIONS SHOWN ON THESE PLANS ARE BASED ON THE NAVD 88. TO CONVERT ELEVATIONS TO MVD 28, ADD 1.87'.



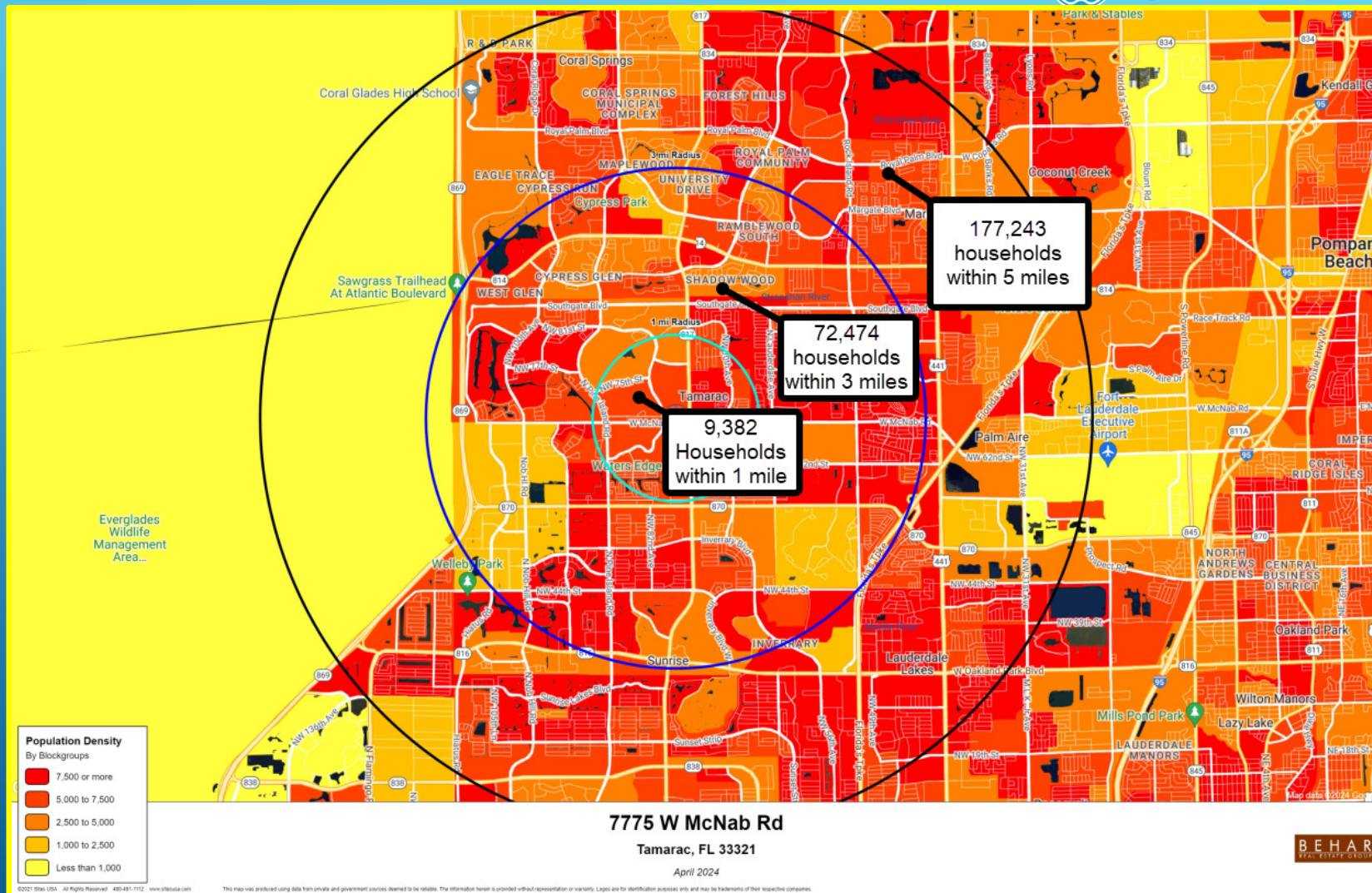
AERIAL PHOTO



TOTAL HOUSEHOLDS



CALI COFFEE



EXECUTIVE SUMMARY



CALI COFFEE.

Financial Summary

- Price.....\$4,318,545.40
- Cap Rate.....5.5%
- Building Sq. Ft.....1,508 sq. ft.
- Net Cash Flow.....5.5%
- Year Built.....2024
- Lot Size.....28,000 sq. ft.

Lease Summary

- Lease Type: Absolute Triple Net (NNN) Lease
- Tenant: Cali Coffee, LLC
- Guarantor: Principals of Cali Coffee, LLC
- Roof & Structure: Tenant Responsibility
- Est. Lease Commencement Date: January 2025
- Est. Lease Expiration Date: December 2040
- Lease Term: 15 years
- Rental Increases: 10% Every Five (5) Years
- Renewal Options: Five (5) Extension Periods of Five (5) Years each

Annualized Operating Date

<u>Lease Years</u>	<u>Annual Rent</u>	<u>Cap Rate</u>
1- 5	\$237,520.00	5.50%
6 - 10	\$261,272.00	6.05%
11- 15	\$287,399.20	6.65%
<u>OPTIONS</u>	<u>ANNUAL RENT</u>	<u>CAP RATE</u>
1	\$316,139.12	7.32%
2	\$347,753.03	8.05%
3	\$382,528.33	8.85%
4	\$420,781.16	9.74%
5	\$462,859.27	10.72%

TENANT OVERVIEW



Craig Avera and Rose White founded CALI COFFEE in 2018.

Mr. Avera grew up in Oregon and began working in the coffee industry in 2003 in an Oregon-based coffee chain. He spent four years working for this company in every capacity from leading new store openings to store manager and was offered a franchise of his own at age 19. Mr. Avera moved to California and began a successful career in the fitness world. With coffee still in his heart, CALI COFFEE was created to combine his first love in Oregon and his 10-years in California.

Ms. White was raised in Pennsylvania, attended Penn State University, and then graduated from University of Southern California with a degree in Exercise Science. She too found herself in the fitness world where she met Mr. Avera. Familiar with the Florida landscape, the pair ventured east to plant the first CALI COFFEE seed in Hollywood, Florida.

Cali Coffee is the leading independent coffee chain in South Florida. The flagship location, which opened in September of 2018 has been profitable since Day 1.

CALI COFFEE offers positivity and originality to the local landscape. The company welcomes everyone to experience the "LID LOVE."

Cali Coffee opened their eighth location in North Lauderdale, Florida in May of 2024 to rave reviews. Cali Coffee currently has 20 additional locations in development, with a strategic expansion plan to continue growth throughout the State of Florida.



CALI COFFEE.

PROPERTY DESCRIPTION

INVESTMENTS HIGHLIGHTS

- New 15 Year Absolute Triple Net Ground Lease
- Brand New Construction – Scheduled to open January 2025
- 10% Rental Increases Every 5 Years
- Excellent Visibility to McNab Rd.
- Adjacent to Bravo Supermarket, Bank of America, Wells Fargo Bank and Wendy's.
- Nearby establishments include HCA Florida Woodmont Hospital, Aldi Supermarket, Walmart Neighborhood Market, Tamarac Elementary & Pinewood Elementary Schools.
- Just off the hard corner at the Intersection of Tamarac Rd. & University Dr.
- Average Household Income Exceeds \$81,000.00 within a 3-mile radius

DEMOGRAPHICS

Miles:	<u>1-Mile</u>	<u>3-Miles</u>	<u>5-Miles</u>
Population:	23,320	188,575	563,762
Household:	9,382	72,474	177,243
Avg. Income:	\$76,098	\$81,595	\$80,784
Median Income:	\$55,625	\$59,501	\$57,570

DISCLAIMER / CONFIDENTIALLY AGREEMENT



CALI COFFEE.

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CALI COFFEE®

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