

Palm Beach County 7-11



OFFERING MEMORANDUM | PALM BEACH COUNTY PRIME 7-11

4001 Seminole Pratt Whitney Road
Westlake, FL 33470

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Exclusively Marketed by:



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01 **Executive Summary**

Investment Summary

OFFERING SUMMARY

ADDRESS	4001 Seminole Pratt Whitney Road Westlake FL 33470
COUNTY	Palm Beach
MARKET	Palm Beach
BUILDING SF	4,500 SF
LAND ACRES	1.89
YEAR BUILT	2021

FINANCIAL SUMMARY

PRICE	\$14,400,000
PRICE PSF	\$3,200.00
OCCUPANCY	100%
NOI (CURRENT)	\$720,000
NOI (Normalized)	\$756,000
CAP RATE (CURRENT)	5.00%
CAP RATE (NORMALIZED)	5.25%
CASH ON CASH (CURRENT)	3.68%
CASH ON CASH (NORMALIZED)	4.31%

PROPOSED FINANCING

LOAN TYPE	Amortized
DOWN PAYMENT	\$5,760,000
LOAN AMOUNT	\$8,640,000
INTEREST RATE	5.50%
LOAN TERMS	Fixed 5 Years
ANNUAL DEBT SERVICE	\$507,855
LOAN TO VALUE	60%
AMORTIZATION PERIOD	50 Years

Notes Can be IO or \$39,600/mo

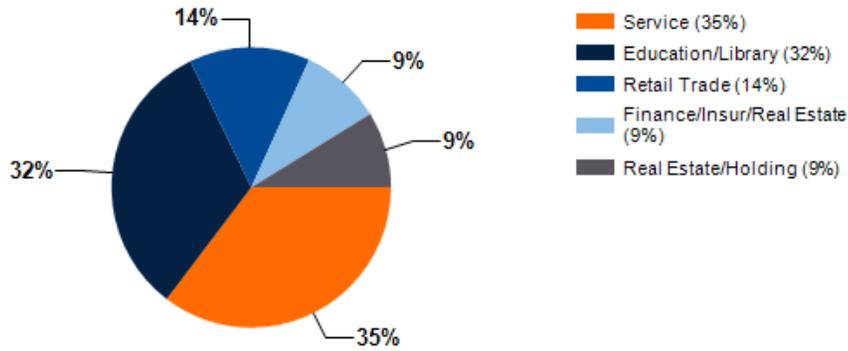
DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2026 Population	1,360	21,418	55,791
2026 Median HH Income	\$127,044	\$129,429	\$129,822
2026 Average HH Income	\$164,898	\$167,089	\$158,929

02 Location

- Location Summary
- Local Business Map
- Aerial View Map
- Traffic Counts
- Drive Times (Heat Map)

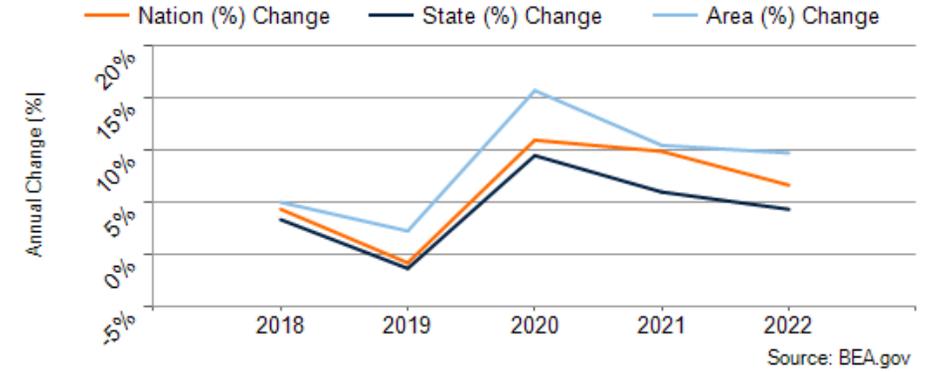
Major Industries by Employee Count

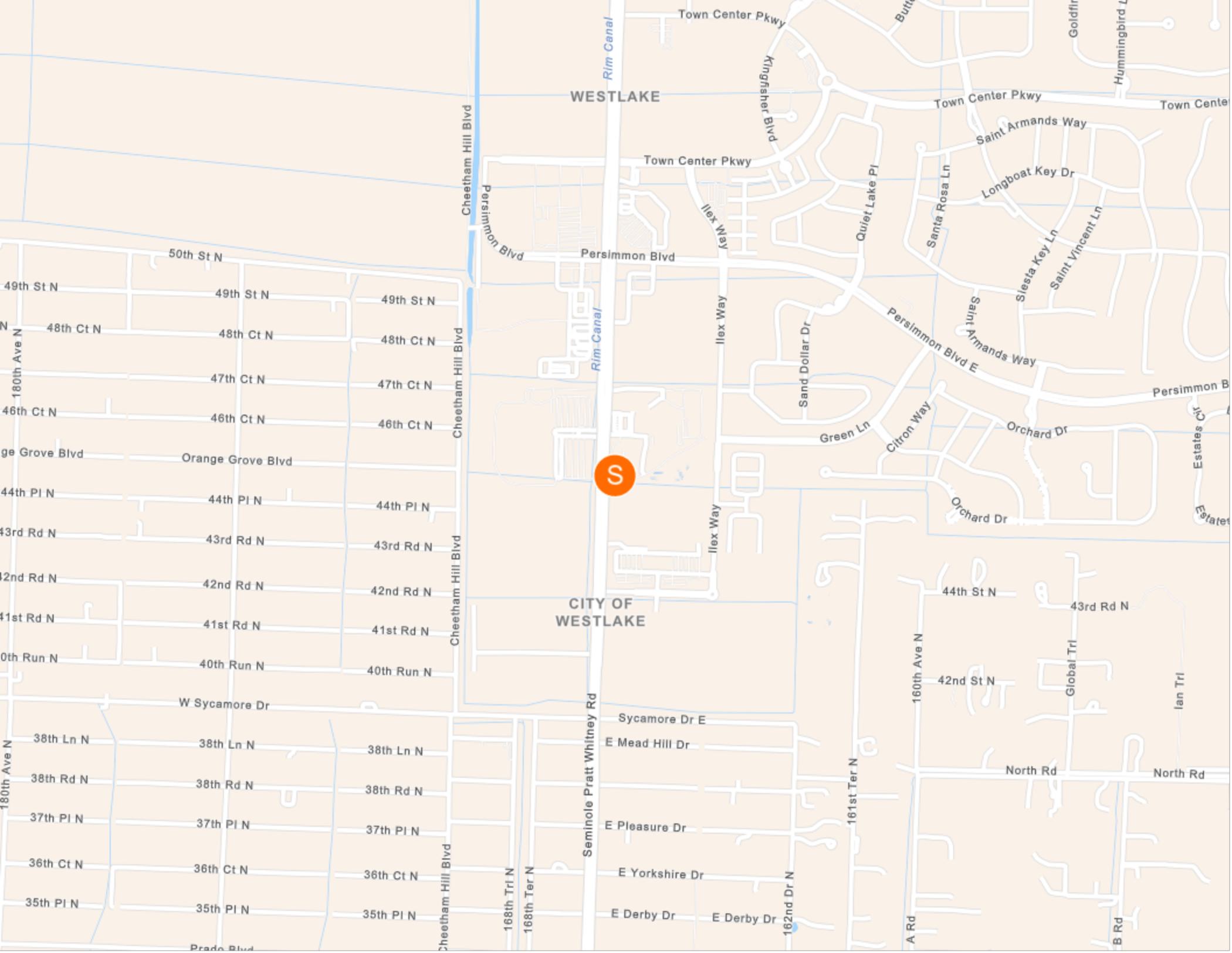


Largest Employers

Florida Power & Light Company (FPL)	10,000
Pratt & Whitney	9,000
Florida Department of Transportation (FDOT)	5,000
Florida Atlantic University (FAU)	3,000
Wellington Regional Medical Center	1,000
City of Westlake	100
Florida Power & Light Company (FPL) Westlake Solar Energy Center	100
Publix Super Markets	50

Palm Beach County GDP Trend





WESTLAKE

CITY OF WESTLAKE



Rim Canal

Rim Canal

Cheatham Hill Blvd

Cheatham Hill Blvd

Cheatham Hill Blvd

Cheatham Hill Blvd

168th Trl N

168th Ter N

Seminole Pratt Whitney Rd

161st Ter N

160th Ave N

A Rd

Global Trl

B Rd

Ian Trl

Town Center Pkwy

Town Center Pkwy

Persimmon Blvd

Persimmon Blvd

Persimmon Blvd

Persimmon Blvd

Persimmon Blvd

Sycamore Dr E

E Mead Hill Dr

E Pleasure Dr

E Yorkshire Dr

E Derby Dr

E Derby Dr

162nd Dr N

Kingsfisher Blvd

Quiet Lake Pl

Sand Dollar Dr

Green Ln

Citron Way

Santa Rosa Ln

Saint Armands Way

44th St N

42nd St N

Saint Armands Way

Longboat Key Dr

Siesta Key Ln

Saint Vincent Ln

Orchard Dr

Orchard Dr

North Rd

North Rd

Estates Cir

Estates

Hummingbird L

Town Center

B Rd

180th Ave N

49th St N

48th Ct N

46th Ct N

Orange Grove Blvd

44th PI N

43rd Rd N

42nd Rd N

41st Rd N

40th Run N

38th Ln N

38th Rd N

37th PI N

36th Ct N

35th PI N

49th St N

48th Ct N

47th Ct N

46th Ct N

44th PI N

43rd Rd N

42nd Rd N

41st Rd N

40th Run N

38th Ln N

38th Rd N

37th PI N

36th Ct N

35th PI N

49th St N

48th Ct N

47th Ct N

46th Ct N

44th PI N

43rd Rd N

42nd Rd N

41st Rd N

40th Run N

38th Ln N

38th Rd N

37th PI N

36th Ct N

35th PI N

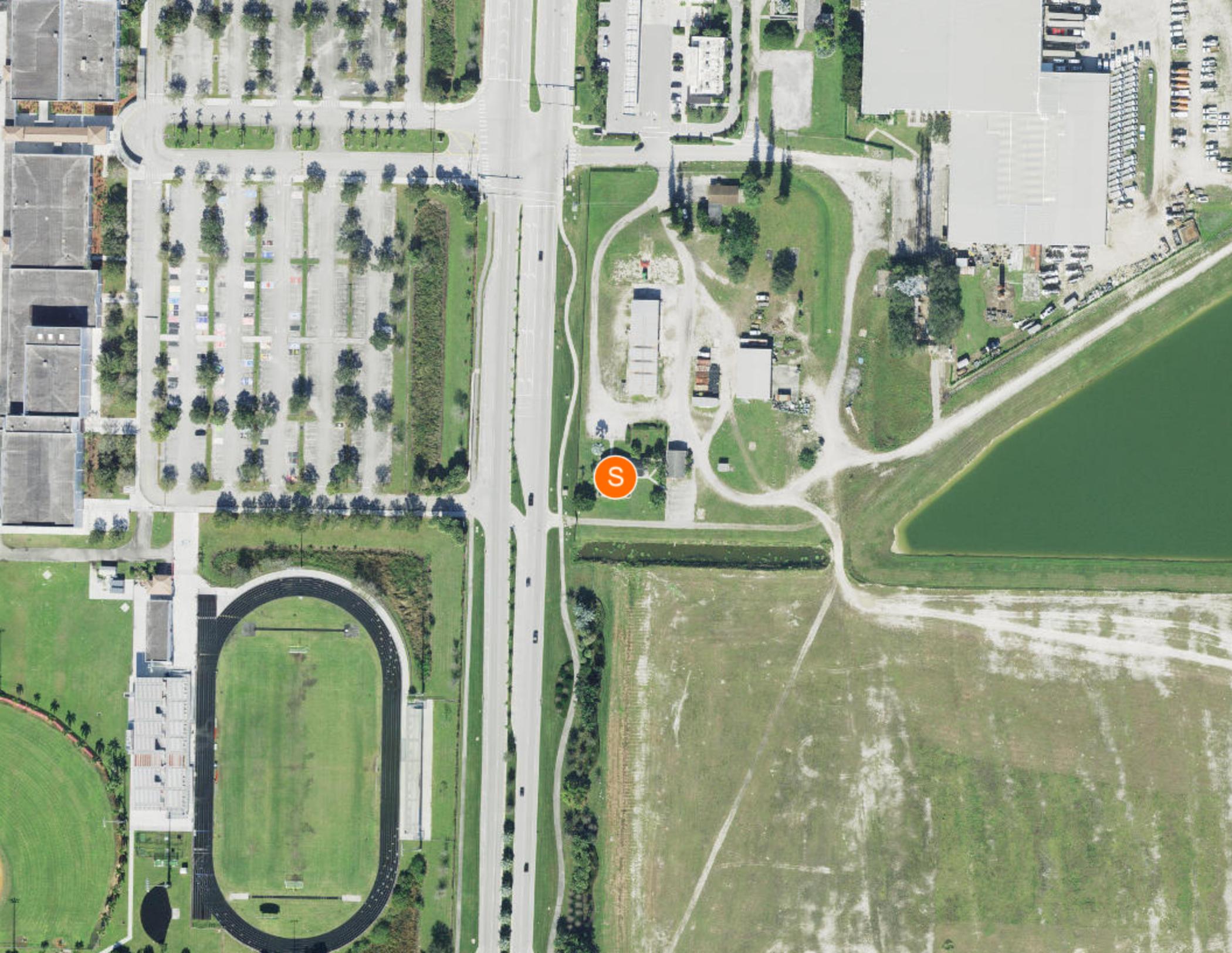
50th St N

Orange Grove Blvd

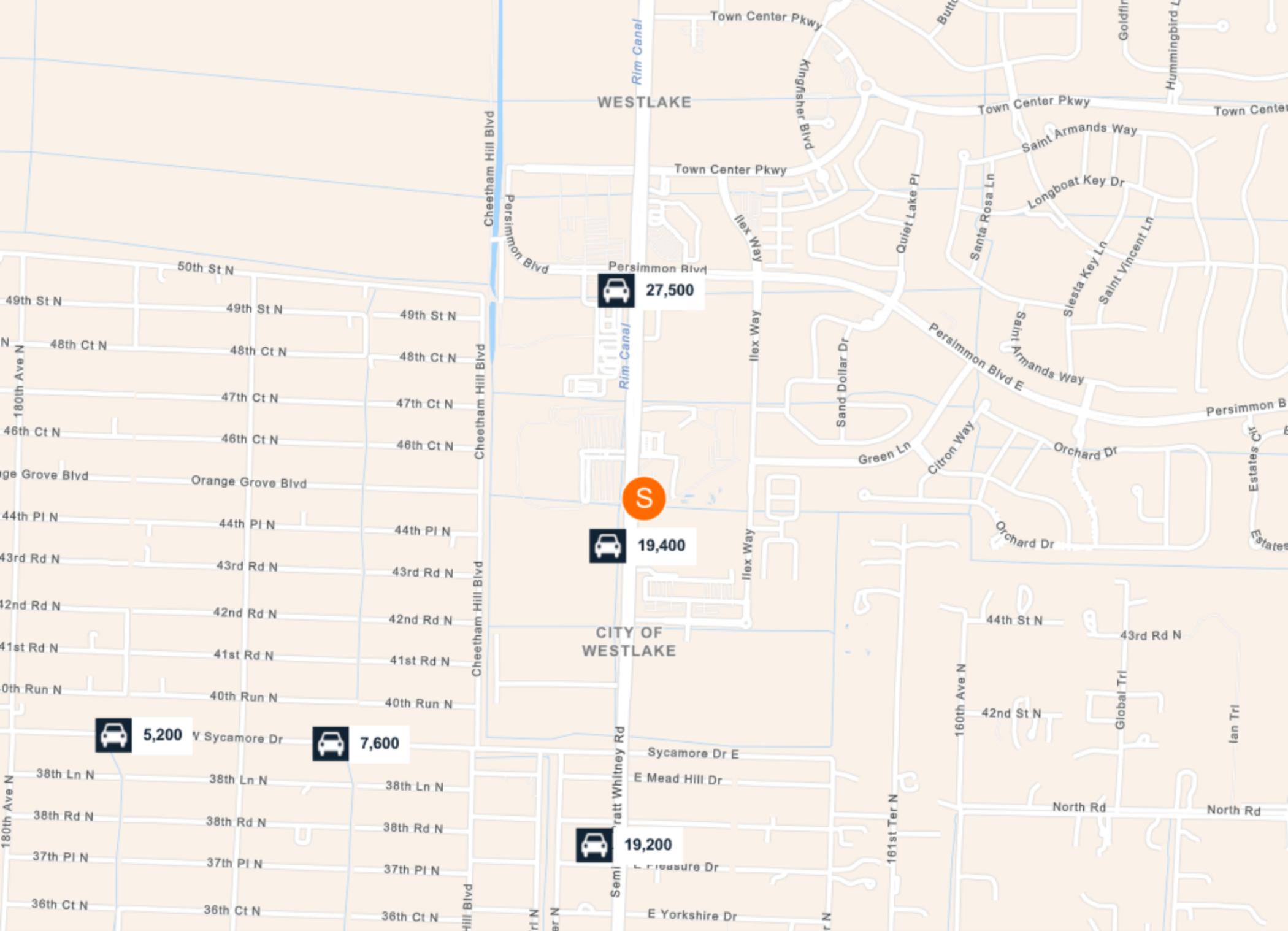
W Sycamore Dr

Prado Blvd

S



S



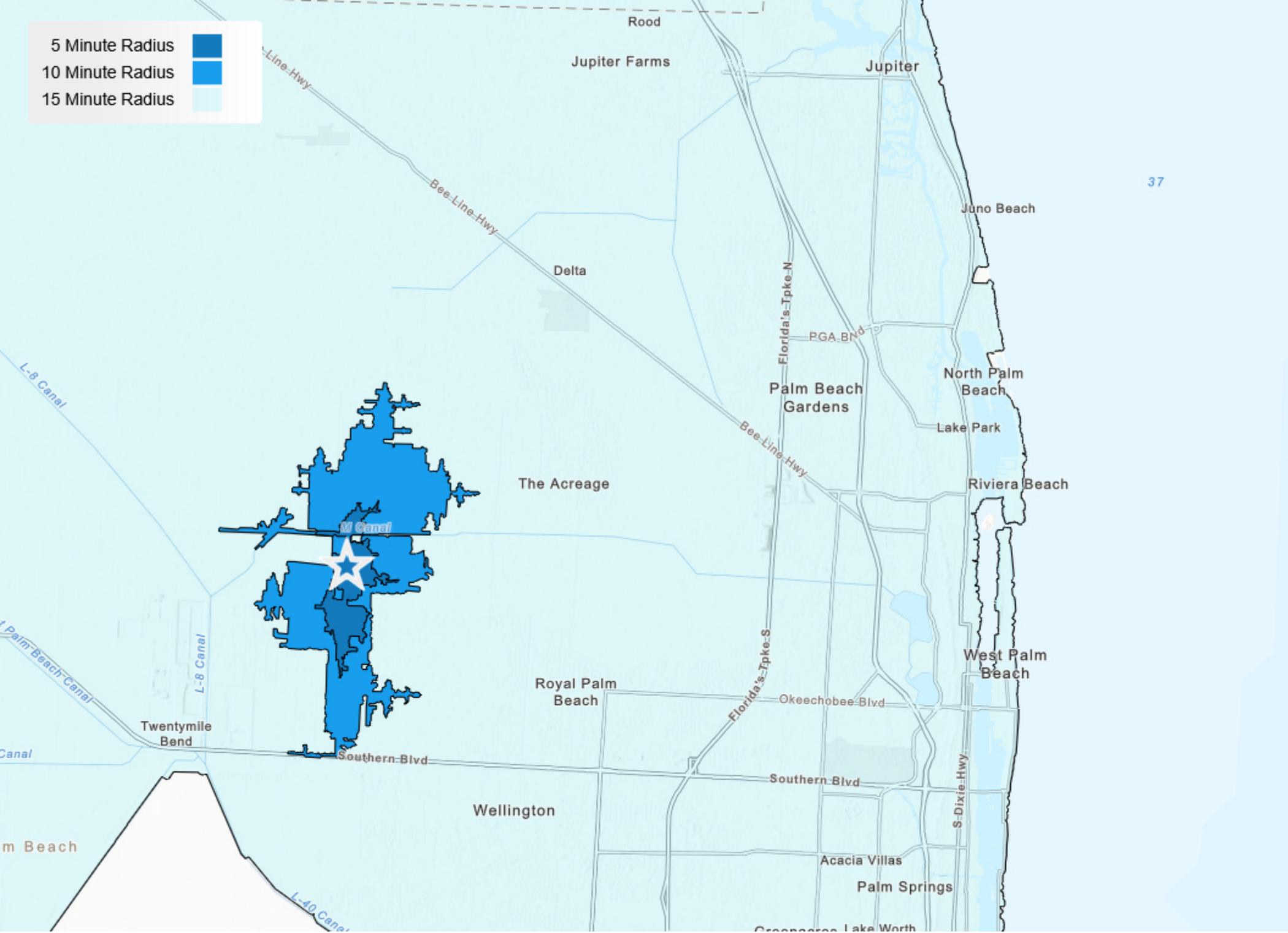
5 Minute Radius



10 Minute Radius



15 Minute Radius



PALM BEACH COUNTY 7-11

03 Property Description

Property Features

PROPERTY FEATURES

NUMBER OF TENANTS	1
BUILDING SF	4,500
LAND ACRES	1.89
YEAR BUILT	2021
	16 Pumps

TENANT INFORMATION

MAJOR TENANT/S	7-11
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PALM BEACH COUNTY 7-11

04

Rent Roll

Rent Roll

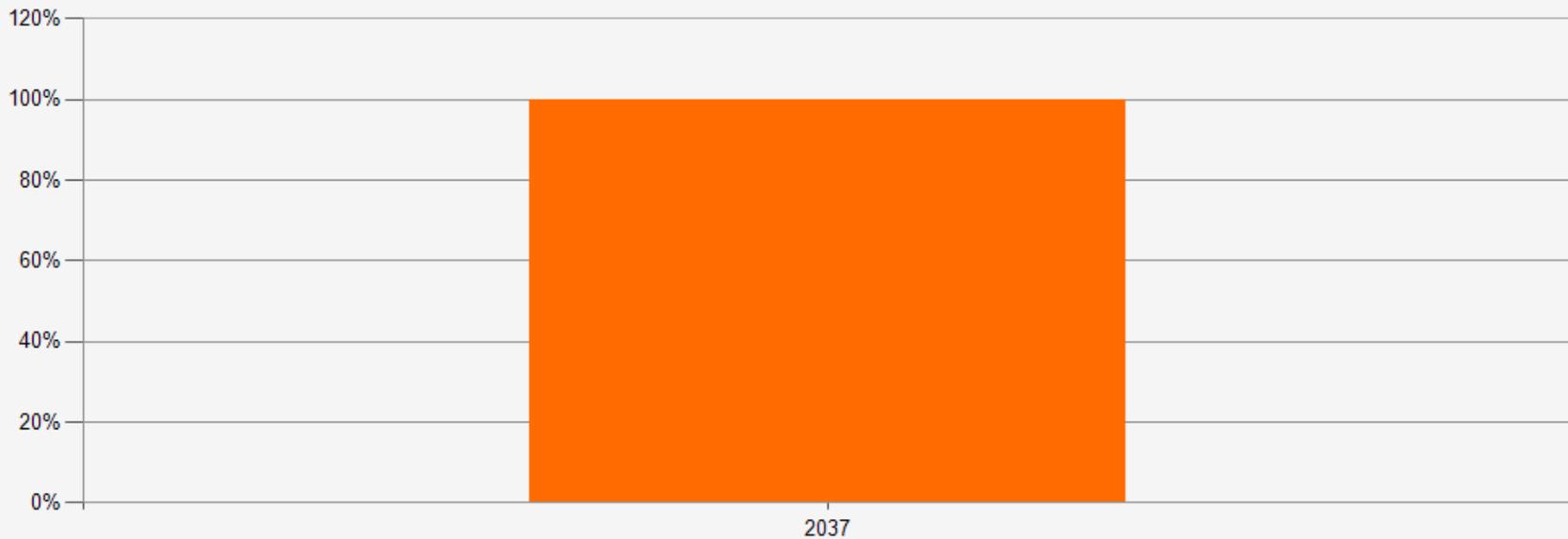
Lease Expiration

Suite	Tenant Name	Square Feet	% of GLA	Lease Term		Rental Rates				CAM Revenue (Annual)	Lease Type	Options/Notes
				Lease Start	Lease End	Begin Date	Monthly	PSF	Annual			
	7-11	4,500	100.00%	06/01/22	05/31/37	CURRENT	\$63,000	\$14.00	\$756,000	\$168.00		NNN Rent \$60,000/month until 6/1/2027, escalating to \$63,000 and 5% every 5 years there on.
						06/01/2027	\$66,150	\$14.70	\$793,800	\$176.40		
						OPTION(S) 06/01/2032	\$69,458	\$15.44	\$833,490	\$185.28		
Totals:		4,500					\$63,000		\$756,000			

Tenant SF Analysis



Lease Expiration Summary



05

Financial Analysis

Income & Expense Analysis

Multi-Year Cash Flow Assumptions

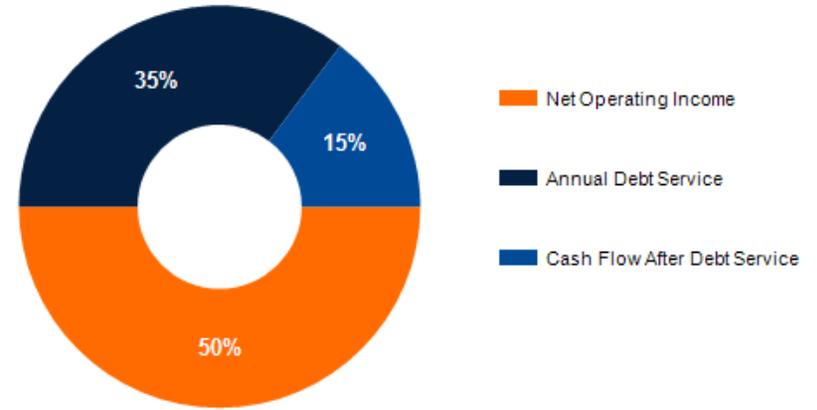
Cash Flow Analysis

Financial Metrics

REVENUE ALLOCATION

CURRENT

INCOME	CURRENT	NORMALIZED
Gross Scheduled Rent	\$720,000	\$756,000
Effective Gross Income	\$720,000	\$756,000
Net Operating Income	\$720,000	\$756,000
Annual Debt Service	\$507,855	\$507,855
Cash flow	\$212,145	\$248,145
Debt Coverage Ratio	1.42	1.49



EXPENSES	CURRENT	NORMALIZED
Annual Debt Service	\$507,855	\$507,855

DISTRIBUTION OF EXPENSES

CURRENT

Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

GLOBAL

Price	\$14,400,000
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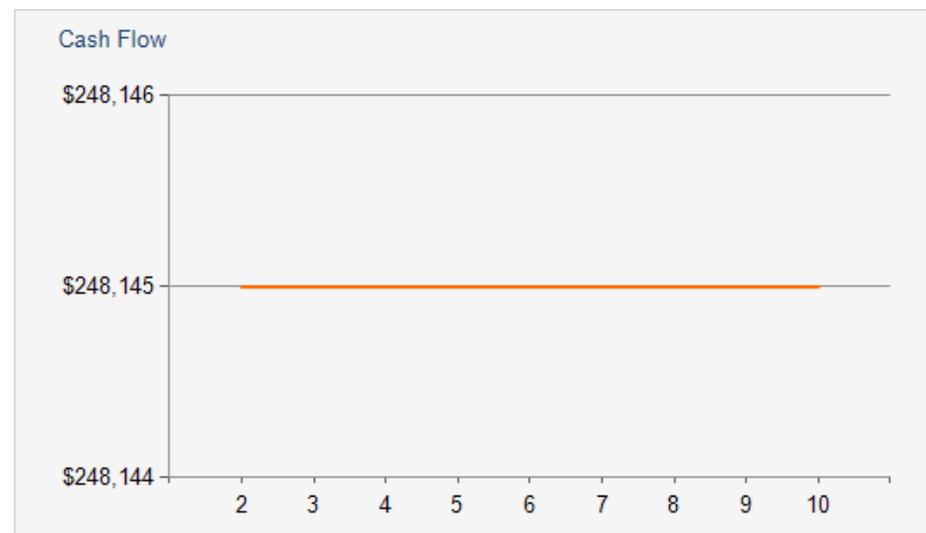
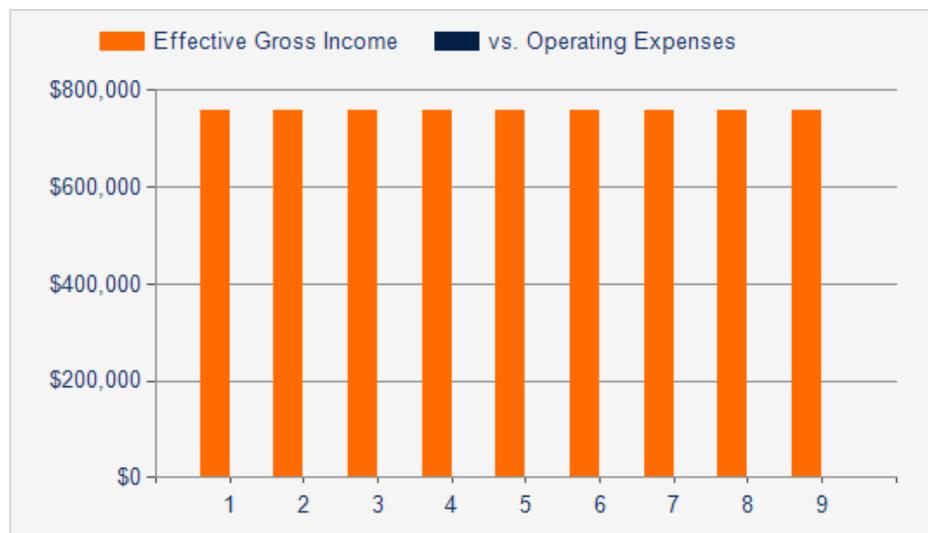
PROPOSED FINANCING

Loan Type	Amortized
Down Payment	\$5,760,000
Loan Amount	\$8,640,000
Interest Rate	5.50%
Loan Terms	Fixed 5 Years
Annual Debt Service	\$507,855
Loan to Value	60%
Amortization Period	50 Years

Notes Can be IO or \$39,600/mo

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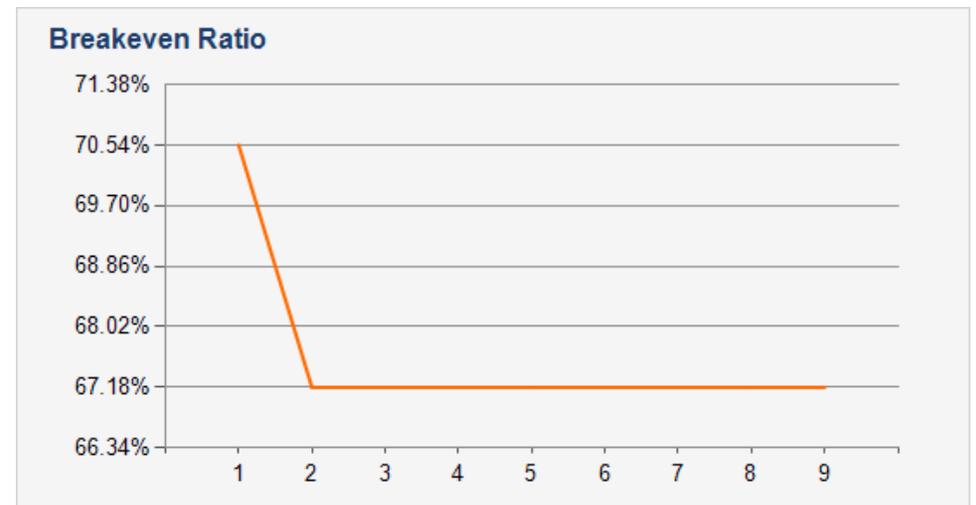
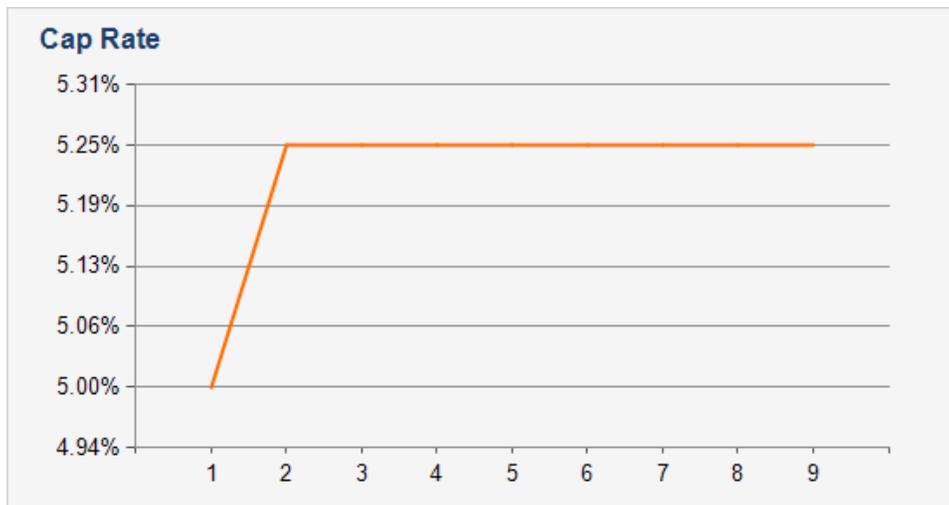
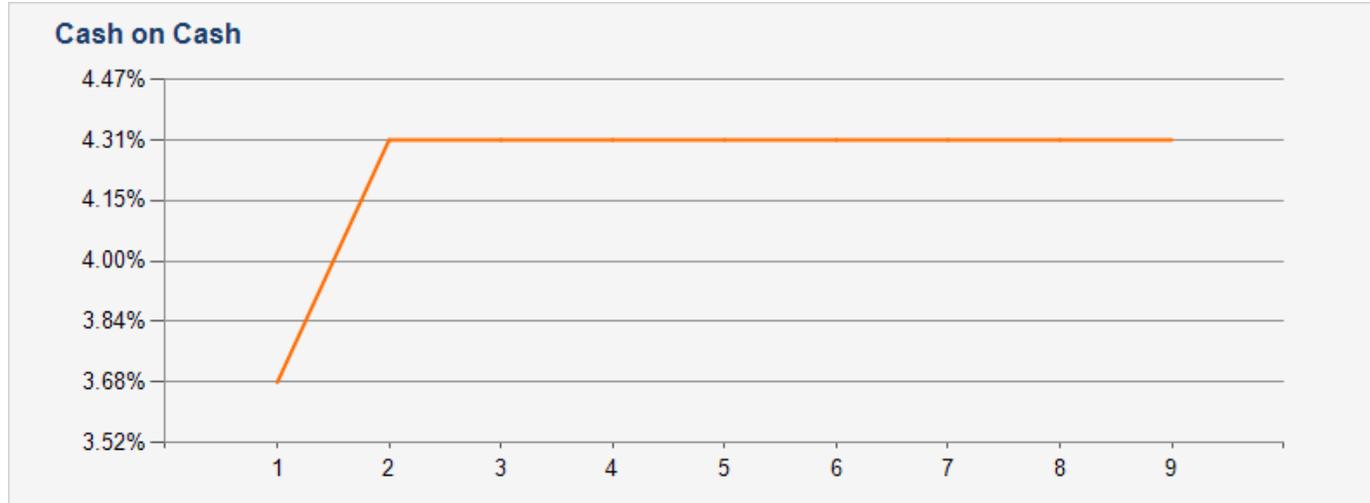
Calendar Year	CURRENT	Normalized	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Revenue										
Gross Scheduled Rent	\$720,000	\$756,000	\$756,000	\$756,000	\$756,000	\$756,000	\$756,000	\$756,000	\$756,000	\$756,000
Effective Gross Income	\$720,000	\$756,000								
Operating Expenses										
Net Operating Income	\$720,000	\$756,000								
Annual Debt Service	\$507,855	\$507,855	\$507,855	\$507,855	\$507,855	\$507,855	\$507,855	\$507,855	\$507,855	\$507,855
Cash Flow	\$212,145	\$248,145								



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Calendar Year	CURRENT	Normalized	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Cash on Cash Return b/t	3.68%	4.31%	4.31%	4.31%	4.31%	4.31%	4.31%	4.31%	4.31%	4.31%
CAP Rate	5.00%	5.25%	5.25%	5.25%	5.25%	5.25%	5.25%	5.25%	5.25%	5.25%
Debt Coverage Ratio	1.42	1.49	1.49	1.49	1.49	1.49	1.49	1.49	1.49	1.49
Loan to Value	60.00%	59.77%	59.52%	59.27%	58.99%	58.71%	58.40%	58.08%	57.74%	57.38%
Breakeven Ratio	70.54%	67.18%	67.18%	67.18%	67.18%	67.18%	67.18%	67.18%	67.18%	67.18%
Price / SF	\$3,200.00	\$3,200.00	\$3,200.00	\$3,200.00	\$3,200.00	\$3,200.00	\$3,200.00	\$3,200.00	\$3,200.00	\$3,200.00
Income / SF	\$160.00	\$168.00	\$168.00	\$168.00	\$168.00	\$168.00	\$168.00	\$168.00	\$168.00	\$168.00

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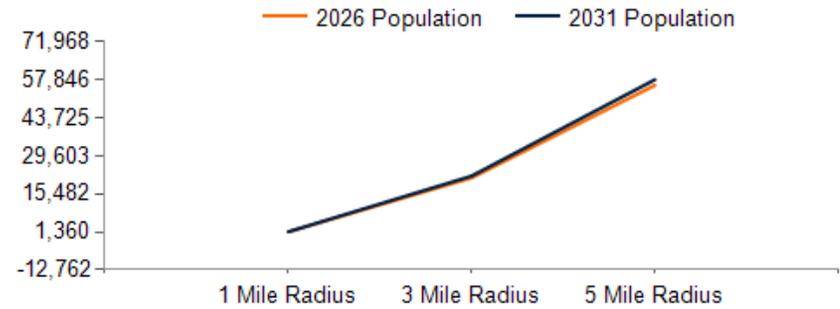


06 Demographics

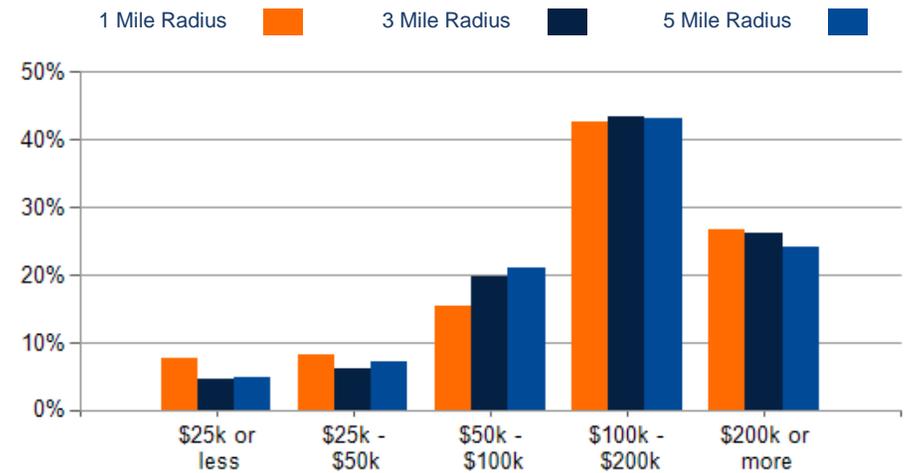
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	882	10,199	30,611
2010 Population	1,218	13,826	41,869
2026 Population	1,360	21,418	55,791
2031 Population	1,401	22,101	57,846
2026 African American	147	2,947	7,551
2026 American Indian	6	69	236
2026 Asian	30	750	1,964
2026 Hispanic	347	5,581	13,841
2026 Other Race	87	1,425	3,249
2026 White	850	12,489	33,037
2026 Multiracial	238	3,726	9,719
2026-2031: Population: Growth Rate	3.00%	3.15%	3.65%

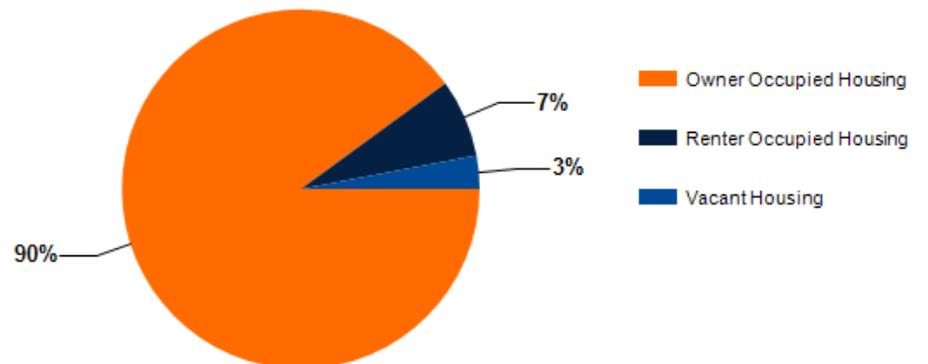
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	23	238	629
\$15,000-\$24,999	9	111	315
\$25,000-\$34,999	15	168	503
\$35,000-\$49,999	20	296	875
\$50,000-\$74,999	32	525	1,687
\$75,000-\$99,999	33	1,004	2,373
\$100,000-\$149,999	141	2,348	5,177
\$150,000-\$199,999	40	1,011	3,189
\$200,000 or greater	113	2,028	4,664
Median HH Income	\$127,044	\$129,429	\$129,822
Average HH Income	\$164,898	\$167,089	\$158,929



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

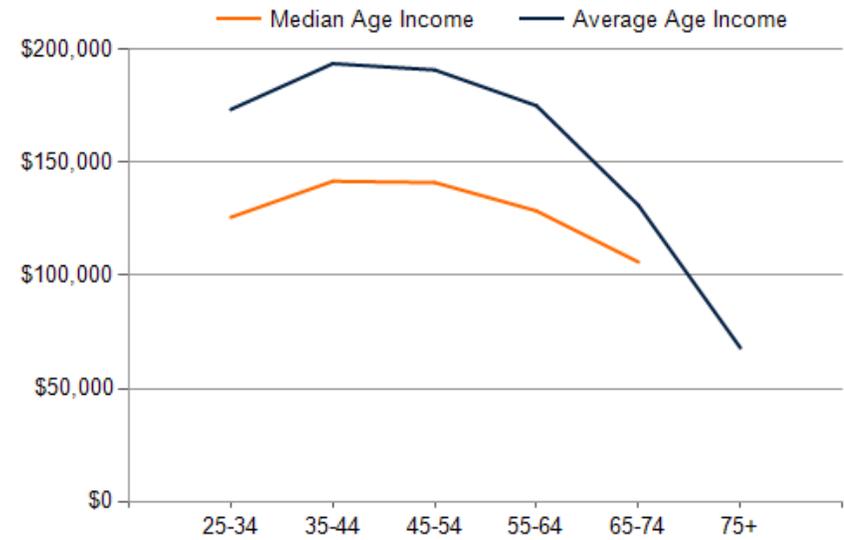
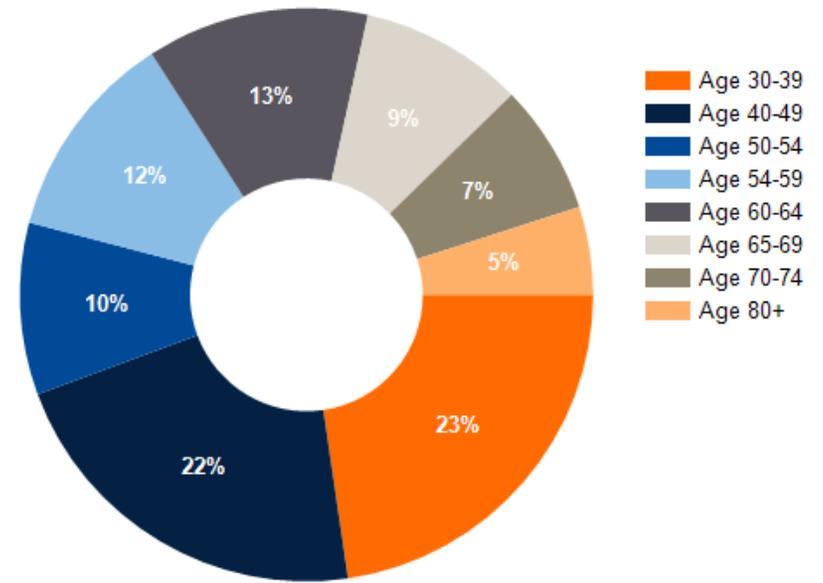


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	97	1,485	3,644
2026 Population Age 35-39	104	1,607	3,916
2026 Population Age 40-44	101	1,588	3,965
2026 Population Age 45-49	91	1,382	3,407
2026 Population Age 50-54	86	1,398	3,821
2026 Population Age 55-59	105	1,532	4,090
2026 Population Age 60-64	111	1,566	4,326
2026 Population Age 65-69	82	1,210	3,463
2026 Population Age 70-74	65	887	2,470
2026 Population Age 75-79	44	574	1,538
2026 Population Age 80-84	20	293	855
2026 Population Age 85+	12	199	653
2026 Population Age 18+	1,081	16,638	43,787
2026 Median Age	42	40	41
2031 Median Age	43	41	42

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$125,757	\$124,735	\$127,197
Average Household Income 25-34	\$173,483	\$165,652	\$160,853
Median Household Income 35-44	\$141,727	\$151,116	\$152,615
Average Household Income 35-44	\$193,767	\$193,284	\$184,477
Median Household Income 45-54	\$141,155	\$142,526	\$148,561
Average Household Income 45-54	\$190,996	\$187,440	\$180,712
Median Household Income 55-64	\$128,556	\$129,875	\$133,315
Average Household Income 55-64	\$175,118	\$171,245	\$165,828
Median Household Income 65-74	\$105,893	\$109,288	\$102,951
Average Household Income 65-74	\$131,071	\$139,889	\$129,771
Average Household Income 75+	\$67,970	\$89,053	\$82,684

Population By Age



PALM BEACH COUNTY 7-11

07 Company Profile

Advisor Profile

Florida Broker of Record

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