

**7.1% CAP RATE! NEW AMOCO STATION WITH SIGNATURE GO MARKET C-STORE FOR SALE!**

**7.1% CAP RATE! NEW AMOCO STATION W/ SIGNATURE "HARRY'S FOOD MART" C-STORE FOR SALE! (20-YEAR PURE NNN LEASE!)**

16135 Us Highway 301 , Dade City, FL 33523

CONFIDENTIAL OFFERING MEMORANDUM • JUNE 03, 2026

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## TABLE OF CONTENTS

### CONTENTS

PROPERTY INFORMATION	3
FINANCIALS	5
LOCATION INFORMATION	10
DEMOGRAPHICS	13
ADVISOR BIOS	15

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### CONFIDENTIALITY & DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Grimaldi Commercial Realty and it should not be made available to any other person or entity without the written consent of Grimaldi Commercial Realty.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence.

The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Grimaldi Commercial Realty.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation.

Grimaldi Commercial Realty has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

Rents, rent rolls, and lease terms are subject to change during the marketing period. Certain tenants may be on month-to-month tenancies or have leases that expire or renew during the listing period, which may result in changes to rental rates, executed rent increases, renewals, or other lease modifications that differ from the rent roll or income figures stated herein.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

Grimaldi Commercial Realty does not collect rents, has not collected rents for the subject property, and has not verified the actual receipt or collection of rental income. Verification of rent payments, tenant performance, and income collections is the sole responsibility of the purchaser as part of its independent due diligence.

All potential buyers must take appropriate measures to verify all of the information set forth herein.

Prospective buyers are responsible for all costs and expenses related to their investigation of the property. Buyers should consult with their CPA or tax advisor regarding potential tax benefits, including depreciation and qualification for bonus depreciation opportunities associated with this investment.

Please do not go on-site without an appointment, and do not speak to any tenants about the sale of this property. If you would like to schedule a site visit, please contact Grimaldi Commercial Realty.

RETAIL PROPERTY FOR SALE



# PROPERTY INFORMATION





**7.1% CAP RATE! NEW AMOCO STATION W/ SIGNATURE "HARRY'S FOOD MART" C-STORE FOR SALE! (20-YEAR PURE NNN LEASE!)**

16135 Us Highway 301 , Dade City, FL 33523

**EXECUTIVE SUMMARY**



**OFFERING SUMMARY**

Sale Price:	\$3,800,000
Cap Rate 2026:	7.1%
Cap Rate 2030:	8%
Cap Rate 2035:	8.5%
Cap Rate 2040:	9%
Cap Rate 2044:	10%
Pure NNN	YES
Lot Size:	2.1 Acres
Lease Term:	20-Years
Year Built:	1986
Building Size:	3,408 SF
Renovated:	2024
Zoning:	C2
Market:	Tampa, FL

**PROPERTY OVERVIEW**

THIS FULLY REMODELED 4-PUMP AMOCO GAS STATION WITH A SIGNATURE "HARRY'S FOOD MART" C-STORE IS LOCATED IN BEAUTIFUL DADE CITY, FL. THE PROPERTY SITS AT A SIGNALIZED INTERSECTION WITH HEAVY TRAFFIC! THIS STATION IS LOCATED IN THE WESLEY CHAPEL AREA, ONE OF THE FASTEST-GROWING AREAS IN ALL OF FLORIDA. THIS ONE-OF-A-KIND INVESTMENT OPPORTUNITY COMES WITH A 4-PUMP STATION, A FULLY REMODELED "HARRY'S" FOOD MART, A NEW (20-YEAR) PURE NNN LEASE, & STRONG HISTORIC SALES.

CURRENTLY, THE PROPERTY HAS A NEW 20-YEAR PURE NNN LEASE IN PLACE. THE LEASE WAS SIGNED IN 2025 AND RUNS FOR A FULL 20-YEAR TERM. THE RENTAL RATE STARTS AT \$22,440 (PER MONTH) IN 2026 AND WILL INCREASE BY 2% EVERY YEAR, UNTIL THE END OF THE 20-YEAR TERM. THE TENANT ALSO HAS (2) FIVE-YEAR OPTIONS TO EXTEND AFTER THE EXPIRATION OF THE INITIAL LEASE TERM. THIS GIVES THE BUYER LOCKED-IN SECURITY & FANTASTIC RENTAL INCOME FOR THE NEXT 20+ YEARS. THE LEASE IS FULLY GUARANTEED & BACKED BY AN AMOCO/BP GAS AGREEMENT THROUGHOUT THE LEASE.

THE PROPERTY CURRENTLY BOASTS AN IN-PLACE CAP RATE OF 7.1%. WITH THE RENTAL INCREASES EVERY YEAR BUILT INTO THE CURRENT LEASE THIS NUMBER WILL ONLY GROW! BY 2030, THE BUYER WILL EASILY SURPASS A CAP RATE OF 8% & THIS WILL RISE, 5 YEARS LATER, TO ALMOST AN 8.5% CAP RATE WITH AN UPSIDE FOR MORE AFTER THE INITIAL TERM. BY THE FINAL YEARS OF THE LEASE, THE CAP RATE WILL SURPASS 10%, WHICH IS AN AMAZING RETURN FOR AN NNN ASSET THAT IS HANDS-OFF FOR THE BUYER.

SECTION 1 • PROPERTY INFORMATION



# FINANCIALS



Rent roll and financial data is unverified and subject to change. Refer to the Confidentiality & Disclaimer page for important assumptions and limitations. Buyer to independently verify all income, expense, and lease information.



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**RENT ROLL\***

**Rent Roll (PURE NNN AMOCO FOR SALE)**

Property Name **AMOCO STATION W/ SIGNATURE "HARRY'S FOOD MART" C-STORE FOR SALE!**  
 Address **16135 US Hwy 301 Dade City**  
 Total Units **GAS STATION WITH 20-YEAR PURE NNN LEASE**  
 Rental Bump: **2% RENTAL INCREASES EVERY YEAR!**

YEAR		MONTHLY RENT	TOTAL ANNUAL RENT
2025	1	\$22,000	\$264,000
2026	2	\$22,440	\$269,280
2027	3	\$22,889	\$274,666
2028	4	\$23,347	\$280,159
2029	5	\$23,814	\$285,762
2030	6	\$24,290	\$291,477
2031	7	\$24,776	\$297,307
2032	8	\$25,271	\$303,253
2033	9	\$25,777	\$309,318
2034	10	\$26,292	\$315,504
2035	11	\$26,818	\$321,815
2035	12	\$27,354	\$328,251
2036	13	\$27,901	\$334,816
2037	14	\$28,459	\$341,512
2038	15	\$29,029	\$348,342
2039	16	\$29,609	\$355,309
2040	17	\$30,201	\$362,415
2041	18	\$30,805	\$369,664
2042	19	\$31,421	\$377,057
2043	20	\$32,050	\$384,598
2044	21	\$32,691	\$392,290

\*\* Lease is Pure NNN, tenants pay for all expenses at the property.

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SECTION 2 • FINANCIALS



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**INCOME STATEMENT\***

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Property Name:	<b>New Amoco Gas Station with Signature "Harry's Food Mart" C-Store</b>
Purchase Price:	\$3,800,000
2026 CAP RATE:	7.10%
2030 CAP RATE:	8.0%
2035 CAP RATE:	8.5%
2040 CAP RATE:	9.0%
2044 CAP RATE:	10.0%

	2026	2030	2035	2040	2044
<b>INCOME</b>					
RENT	\$269,280	\$291,477	\$321,815	\$355,309	\$392,290
<b>POTENTIAL GROSS INCOME</b>	<b>\$269,280</b>	<b>\$291,477</b>	<b>\$321,815</b>	<b>\$355,309</b>	<b>\$392,290</b>
<b>EFFECTIVE GROSS INCOME</b>	<b>\$269,280</b>	<b>\$291,477</b>	<b>\$321,815</b>	<b>\$355,309</b>	<b>\$392,290</b>
<b>EXPENSES - (PURE NNN- TENANT IS RESPONSIBLE FOR ALL EXPENSE!)</b>					
UTILITIES (WATER/SEWER)	\$0	\$0	\$0	\$0	\$0
REPAIRS AND MAINTENANCE	\$0	\$0	\$0	\$0	\$0
INSURANCE	\$0	\$0	\$0	\$0	\$0
PROPERTY TAX	\$0	\$0	\$0	\$0	\$0
<b>OPERATING EXPENSES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>NET OPERATING INCOME (NOI)</b>	<b>\$269,280</b>	<b>\$291,477</b>	<b>\$321,815</b>	<b>\$355,309</b>	<b>\$392,290</b>
<b>CASH FLOW FROM OPERATIONS</b>	<b>\$269,280</b>	<b>\$291,477</b>	<b>\$321,815</b>	<b>\$355,309</b>	<b>\$392,290</b>
<b>NCF AFTER DEBT SERVICE</b>	<b>\$269,280</b>	<b>\$291,477</b>	<b>\$321,815</b>	<b>\$355,309</b>	<b>\$392,290</b>
<b>RETURNS AND CAP RATE</b>					
PURCHASE PRICE	(\$3,800,000)				
CASH FLOW FROM OPERATIONS	\$269,280	\$291,477	\$321,815	\$355,309	\$392,290
<b>TOTAL UNLEAVERED CASH FLOW</b>	<b>(\$3,800,000)</b>	<b>\$269,280</b>	<b>\$291,477</b>	<b>\$321,815</b>	<b>\$355,309</b>
<b>FREE AND CLEAR CAP RATE</b>	<b>9%</b>	<b>7.1%</b>	<b>8%</b>	<b>8.5%</b>	<b>9%</b>
					<b>10%</b>

\*\* LEASE IS PURE NNN, TENANT IS RESPONSIBLE FOR ALL EXPENSES AT THE PROPERTY.  
 Rent roll and financial data is unverified and subject to change. Refer to the Confidentiality & Disclaimer page for important assumptions and limitations.  
 Buyer to independently verify all income, expense, and lease information.

SECTION 2 • FINANCIALS



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### PROPERTY DESCRIPTION



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CURRENTLY, THE PROPERTY HAS A BRAND NEW 20-YEAR PURE NNN LEASE IN PLACE. THE LEASE WAS SIGNED AT THE BEGINNING OF 2025 AND RUNS FOR A FULL 20-YEAR TERM. THE RENTAL RATE IS CURRENTLY \$22,440 (PER MONTH) IN 2026 AND WILL INCREASE BY 2% EVERY YEAR UNTIL THE END OF THE 20-YEAR TERM. EVEN BETTER IS THE FACT THAT THE TENANT HAS (2) FIVE-YEAR OPTIONS TO EXTEND AFTER THE EXPIRATION OF THE INITIAL LEASE TERM. THIS GIVES THE BUYER LOCKED-IN SECURITY AND FANTASTIC RENTAL INCOME FOR THE NEXT 20+ YEARS. THE LEASE IS FULLY GUARANTEED AND BACKED BY AN AMOCO/BP SUPPLY AGREEMENT THROUGHOUT THE LIFE OF THE LEASE.

THE PROPERTY CURRENTLY BOASTS AN IN-PLACE CAP RATE OF APPROXIMATELY 7.1%. WITH THE CURRENT RENTAL INCREASES EVERY YEAR BUILT INTO THE CURRENT LEASE, THIS NUMBER WILL ONLY GROW! BY 2040, THE BUYER WILL EASILY SURPASS A CAP RATE OF 9%, AND THIS WILL RISE 5 YEARS LATER TO OVER A 10% CAP RATE WITH AN UPSIDE FOR MORE AFTER THE INITIAL TERM. THIS IS THE PERFECT INVESTMENT OPPORTUNITY FOR SOMEONE LOOKING TO LOCK IN A STRONG LONG-TERM INCOME, \$269,280 MINIMUM PER YEAR, WITH A STRONG AND PROVEN TENANT. THE OPERATOR (TENANT) HAS MANY OTHER GAS STATIONS IN THE SURROUNDING AREA AND HAS BEEN RUNNING AND OPERATING GAS STATIONS FOR OVER 36 YEARS. THEY ARE SEASONED PROFESSIONALS WHO HAVE A STRONG TRACK RECORD AND A PROVEN BUSINESS MODEL THAT HAS BEEN WORKING FOR YEARS!

ONE MAJOR ADVANTAGE FOR AN INVESTOR IS HOW EASY THIS ASSET IS TO MANAGE. DUE TO THE FACT THAT THE TENANT IS RESPONSIBLE FOR ALL EXPENSES, INCLUDING BUT NOT LIMITED TO ALL PROPERTY REPAIRS, MAINTENANCE, UTILITIES, ALL OTHER CAM CHARGES, PROPERTY TAXES, AND INSURANCE AT THE PROPERTY. THIS ASSET IS VERY EASY TO MANAGE AND MAINTAIN FOR A BUYER WHO LIVES IN THE AREA OR EVEN AN OUT-OF-STATE INVESTOR! THE TENANT HAS

IT IS VIRTUALLY IMPOSSIBLE TO FIND ANY PURE NNN AMOCO GAS STATION ON THE MARKET PRODUCING A (7.1%-10%) CAP RATE LOCKED IN FOR THE NEXT 20 YEARS ANYWHERE ELSE. A BUYER WILL ALSO HAVE THE ABILITY TO PURCHASE THE VACANT PARCEL DIRECTLY NEXT DOOR, PERFECT FOR DEVELOPMENT. THIS OPPORTUNITY WILL NOT LAST LONG AS THE SECURITY OF THE TENANT IS IN PLACE, AND THE RENTAL UPSIDE IS IMPOSSIBLE TO FIND ANYWHERE IN THIS MARKET. THE RECENT UPGRADES AND RENOVATIONS ONLY ADD TO THE VALUE-ADD NATURE OF THIS AMAZING ASSET!

### SECTION 2 • FINANCIALS



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### COMPLETE HIGHLIGHTS

#### SALE HIGHLIGHTS

- BRAND NEW 4-PUMP AMOCO STATION WITH SIGNATURE "HARRY'S FOOD MART" C-STORE IN THE HEART OF WESLEY CHAPEL, FL!
- LOCATED DIRECTLY ON US-HWY 98, AKA (HWY 301), ONE OF THE MOST TRAVELED HIGHWAYS IN ALL OF FLORIDA!
- 100% BONUS DEPRECIATION!
- 20-YEAR PURE NNN LEASE WITH TWO 5-YEAR OPTIONS!
- 2% RENTAL INCREASES EVERY YEAR THROUGHOUT THE TERM OF THE LEASE!
- 7.1% CAP RATE IN 2026!
- 8% CAP RATE IN 2030!
- 8.5% CAP RATE IN 2035!
- 9% CAP RATE IN 2040!
- 10% CAP RATE IN 2045!
- RECENT SITE RENOVATIONS INCLUDE NEW HVAC, NEW ROOF, NEW TANKS, NEW PUMPS, NEW CANOPY, NEW SIGNAGE, NEW PAINT, AND NEWLY RENOVATED INSIDE STORE WITH MANY INTERIOR UPDATES!
- STRONG TENANT IN PLACE WITH OVER 36 YEARS OF GAS STATION OPERATION EXPERIENCE AND EXTREMELY STRONG FINANCIALS!



#### SECTION 2 • FINANCIALS

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# LOCATION INFORMATION

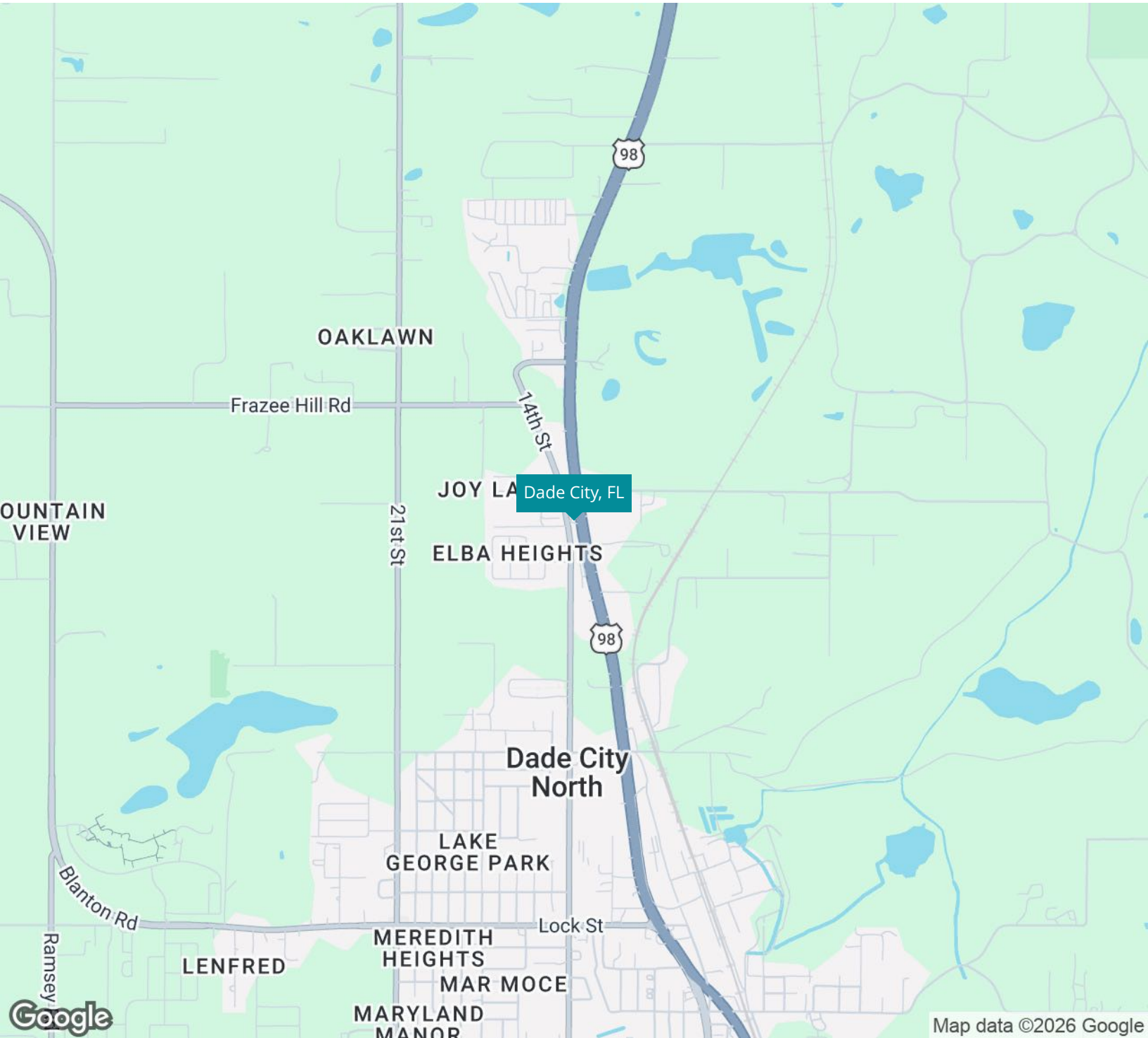




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**REGIONAL MAP**



**SECTION 3 • LOCATION INFORMATION**

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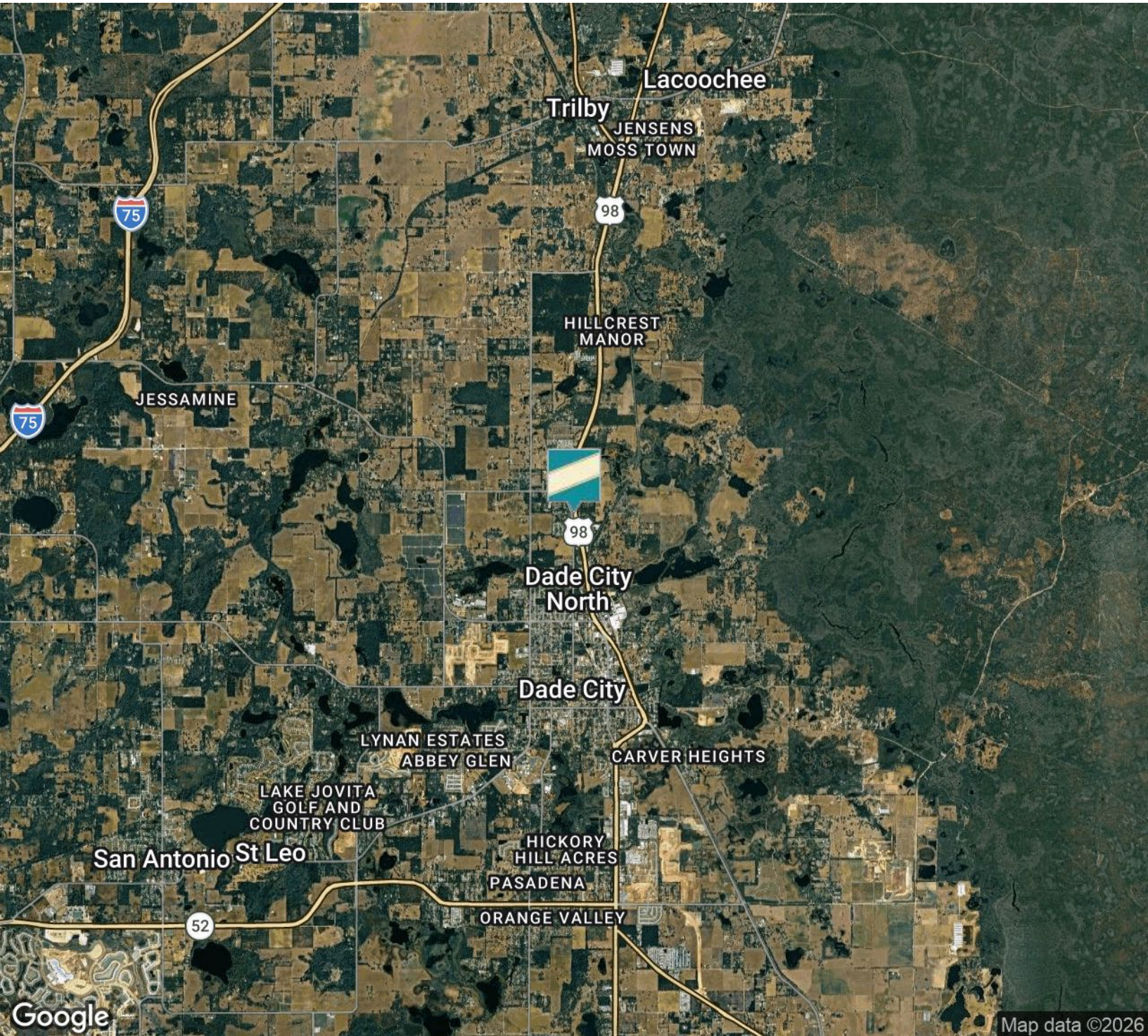
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**LOCATION MAP**



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# DEMOGRAPHICS

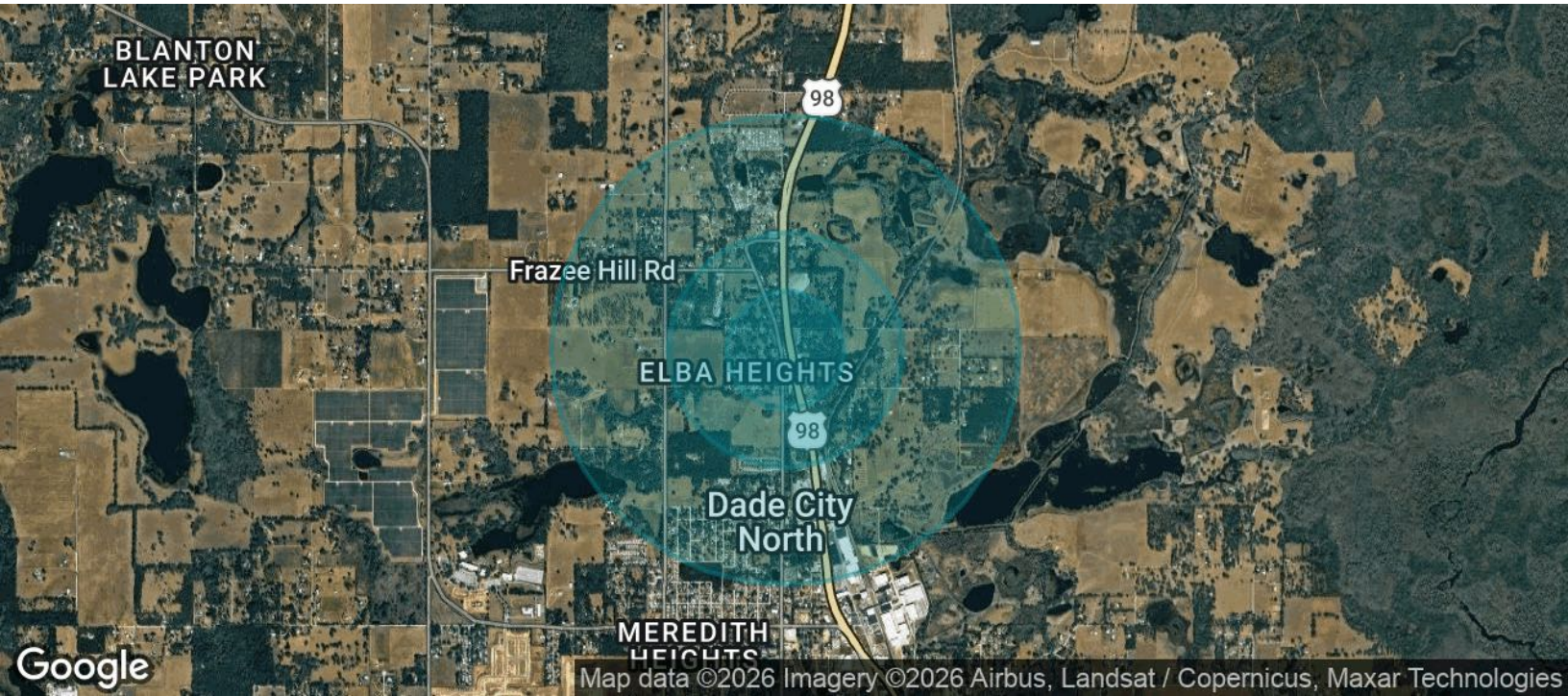




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**DEMOGRAPHICS MAP & REPORT**



<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	119	412	2,059
Average Age	31.5	31.6	33.4
Average Age (Male)	36.0	36.1	40.2
Average Age (Female)	31.4	31.5	29.9

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	29	101	564
# of Persons per HH	4.1	4.1	3.7
Average HH Income	\$59,405	\$59,751	\$76,434
Average House Value	\$195,487	\$203,373	\$196,812

2023 American Community Survey (ACS)

SECTION 4 • DEMOGRAPHICS



# ADVISOR BIOS





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### ADVISOR BIO & CONTACT 1

#### DAVID ROSENTHAL

V.P. Commercial Sales



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#### PROFESSIONAL BACKGROUND

David Rosenthal began his career at Ernst & Young as a Big Four accountant, specializing in client services and financial statement analysis. He later worked with several local Real Estate Investment Trusts, gaining in-depth knowledge of the financial side of the real estate market.

As a multi-year CREXI Platinum Award recipient and consistently ranked as a top producer, David has closed over \$100 million in sales transactions. His success stems from an outgoing personality, relentless work ethic, and a genuine passion for helping clients achieve their goals.

David's business is built on dedication, communication, determination, and trust—values that allow him to adapt seamlessly to each client's unique real estate needs while delivering exceptional results.

With a strategic focus on Investment real estate, David offers comprehensive expertise in the following areas:

- Multifamily Investment Sales
- Fuel Station Investment Sales
- Retail Real Estate Investment Sales
- Portfolio Sales
- NNN Investment Sales
- Multifamily and Land Development
- Mobile Home Park Sales
- Financial Planning
- Real Estate Investment Trusts
- Dividend Reinvestment Plans & Dividend Payout Ratios
- Seller and Investor Financing
- Contract negotiations and due diligence
- Investment & Financial Analysis
- Property Valuation

#### EDUCATION

David graduated from Tulane University in New Orleans, Louisiana, where he received a Bachelor's in Finance and a Masters in Accounting.

A Tampa native since 1991, David attended Tampa Preparatory High School in Downtown Tampa where he played Soccer, Basketball, and ran Cross Country. When he is not working, David enjoys watching sports, working out and playing golf.



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### ADVISOR BIO & CONTACT 2

#### KARI L. GRIMALDI/ BROKER

President



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#### PROFESSIONAL BACKGROUND

Kari Grimaldi is the Managing Broker and President of Grimaldi Commercial Realty Corp., and a recognized leader in Tampa Bay's commercial real estate market. Ranked among the region's top producers, Kari has built a distinguished career with successfully closed transactions approaching the \$200 million milestone.

Raised in the family business, Kari developed her expertise early, combining over 25 years of hands-on experience with a deep understanding of market dynamics, strategic negotiation, and relationship-driven client service. She has successfully represented sellers, buyers, landlords, and tenants across all sectors of the commercial real estate market, from inception to closing.

Kari's portfolio spans a diverse range of commercial transactions, including:

- Office and build-to-suit sales & leasing
- Medical office sales
- Retail, industrial, and multifamily investments
- Single-tenant NNN national investments
- Land and commercial development
- Seller financing, creative deal structures, 1031 and reverse exchanges
- Short sales, distressed, and bank-owned assets

As a multiple-year Crexi Platinum Broker Award recipient, Kari is recognized for her ability to deliver exceptional results in complex, high-value transactions. As a commercial real estate owner and investor herself, she brings a uniquely informed perspective, guiding clients with the insight of someone who has successfully navigated the same path.

#### EDUCATION

A Florida native, Kari earned her Bachelors at University of Florida in Management and Psychology, and a Masters at University of South Florida. A consummate professional, Kari is continually educating herself on the latest economic and market trends with continuing education, seminars and networking.

#### MEMBERSHIPS & AFFILIATIONS

Real Estate Investment Council (REIC) - Member  
International Council of Shopping Centers (ICSC) - Member