

Lowe's | Orlando, FL



Contact Broker

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Investment Overview

Tenant:



Price:

\$9,800,000

Cap Rate:

5.00% *Net proceeds adjusted to incorporate \$60,000 fixed CAM payment from Lowe's to landlord.

Address:

12276 Andric Lane
Orlando, FL
32827

- NNN ground lease
- National tenant (Lowe's)
- Located in a high-growth area of Orlando (Lake Nona)
- Tech and health oriented community with premier institutions
- Located near PetSmart, TJ Maxx, Walmart, Sam's Club, and more
- Near Orlando International Airport

Financial Summary

Details

** Net proceeds adjusted to incorporate \$60,000 fixed CAM payment from Lowe's to landlord.*

| | |
|----------------------|---------------------------------|
| Price | \$9,800,000 |
| Cap Rate | 5.00% |
| NOI | \$490,000 |
| Rent/SF | \$3.59 (building sq/ft) |
| Lease Type | NNN ground lease |
| Lease Expiration | January 2037 |
| Options | 6 options |
| Increases | 5.00% in year 11 and per option |
| Guarantor | Lowe's Companies, Inc. |
| Tenant Credit Rating | S & P BBB+, Moody's Baa1 |

Rent Schedule

| | |
|--------------------------|----------------------------------|
| Years 1 - 10 | \$435,000.00 (\$36,250.00/month) |
| Years 11- 20 | \$456,750.00 (\$38,062.50/month) |
| Years 21 - 25 (option 1) | \$479,587.92 (\$39,965.66/month) |
| Years 26 - 30 (option 2) | \$503,567.40 (\$41,963.95/month) |
| Years 31 - 35 (option 3) | \$528,745.80 (\$44,062.15/month) |
| Years 36 - 40 (option 4) | \$555,183.12 (\$46,265.26/month) |
| Years 41 - 45 (option 5) | \$582,942.36 (\$48,578.53/month) |
| Years 46 - 50 (option 6) | \$612,089.52 (\$51,007.46/month) |

Demographics



Strong population and wealth growth

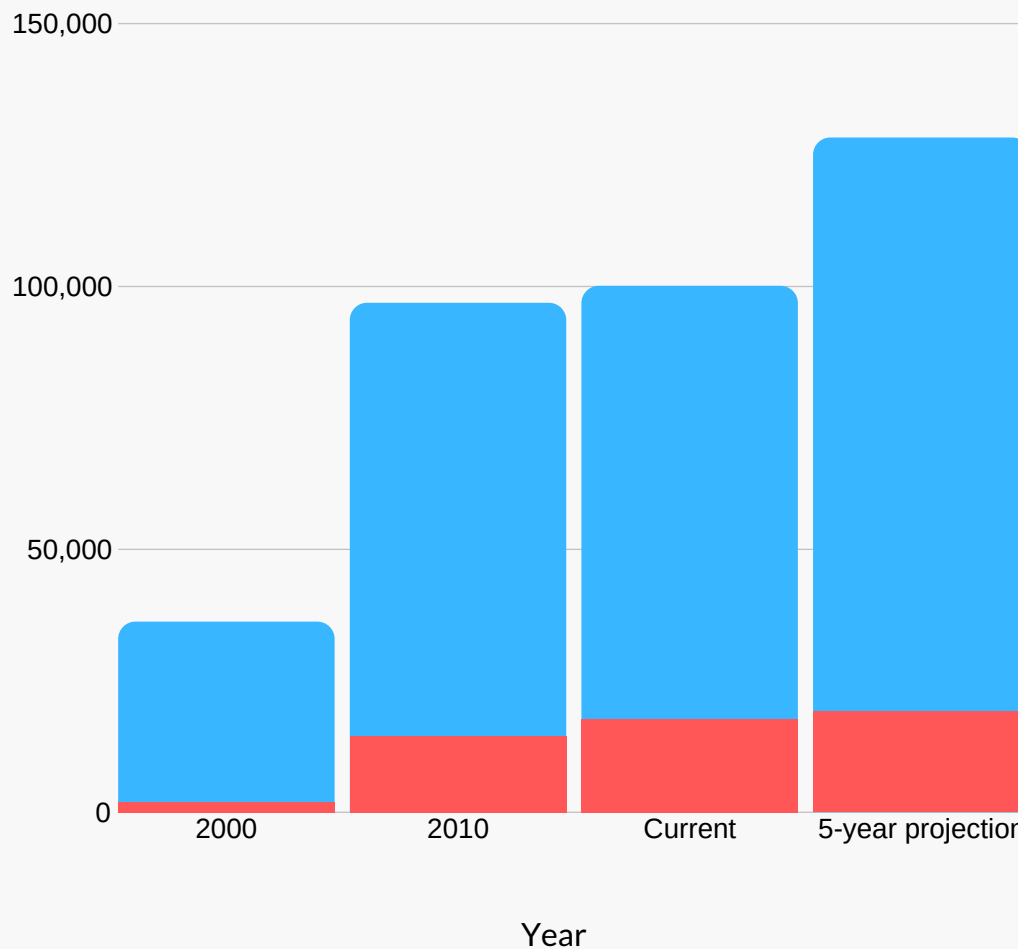


Median household income by drive time

10 minutes: \$96,875

15 minutes: \$77,765

Population by drive time: 10 minutes (red) | 15 Minutes (blue)



Aerial view
w/ retail



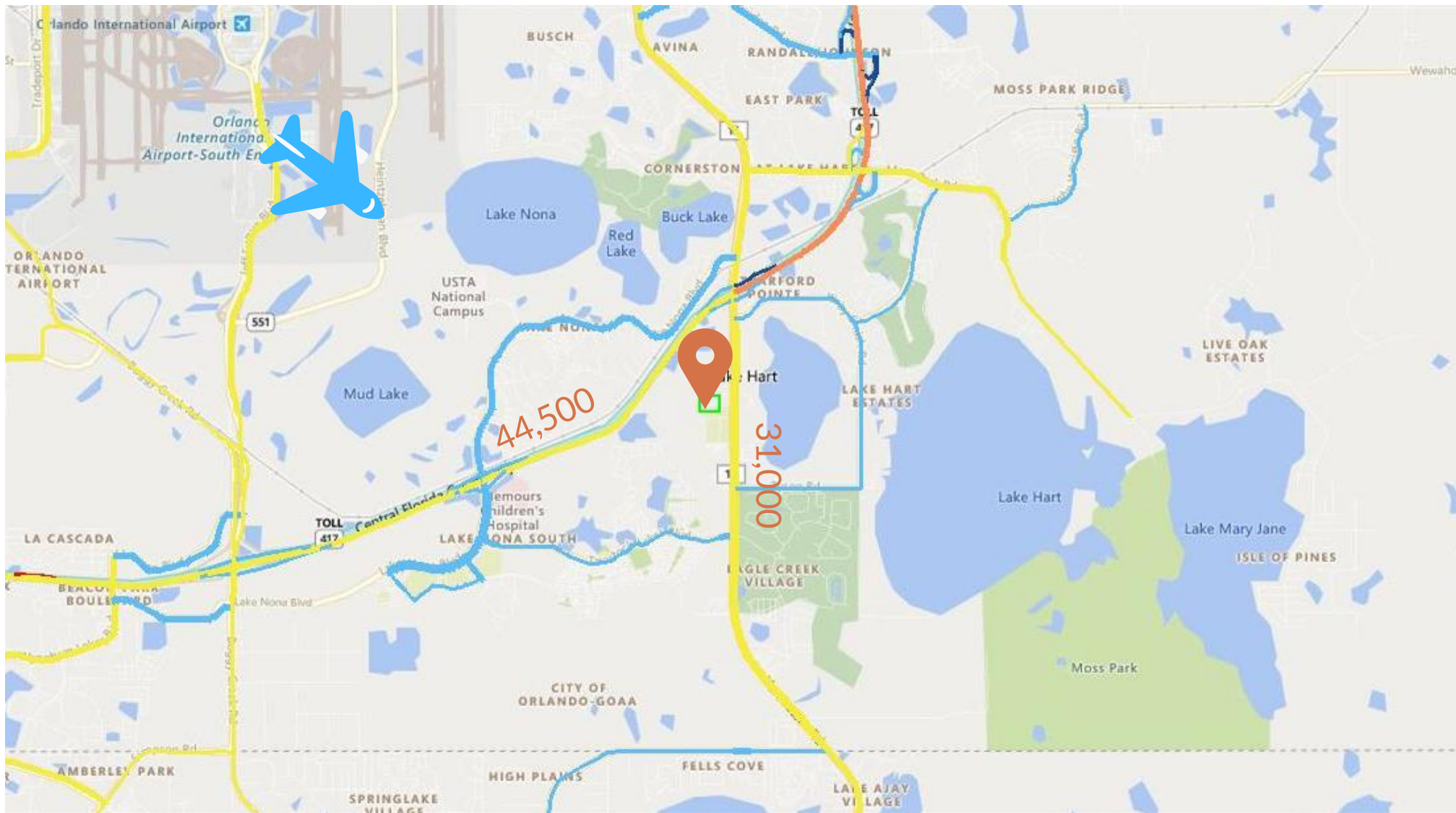
Very strong retail presence in fast
growing area



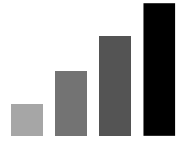
Road view
w/ traffic



Near Orlando International Airport with strong and growing traffic numbers



Site photos +
surrounds



Located in a newer shopping center in a
booming area of Orlando (Lake Nona)



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3 Properties provides the highest level of streamlined performance at lower cost due to drastically reduced firm expenses. When performance and cost-effectiveness are combined, all parties benefit enough for the market to embrace a drastically new net lease brokerage business model. To say that 3 Properties is disrupting the industry is an understatement.

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