

# SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



(NASDAQ: GT | S&P: B+)

11+ Years Remaining | Corporate Lease Signature | Scheduled 10% Rental Increases



497 S State Rd 7 | Hollywood, Florida

**MIAMI - FT. LAUDERDALE** MSA

ACTUAL SITE



**EXCLUSIVELY MARKETING BY**



**PATRICK NUTT**

**Senior Managing Principal &  
Co-Head of National Net Lease**

patrick.nutt@srsre.com

D: 954.302.7365 | M: 703.434.2599

200 SW First Avenue, Suite 970

Fort Lauderdale, FL 33301

FL License No. BK3120739

**WILLIAM WAMBLE**

**Executive Vice President & Principal  
National Net Lease**

william.wamble@srsre.com

D: 813.371.1079 | M: 813.434.8278

1501 W. Cleveland Street, Suite 300

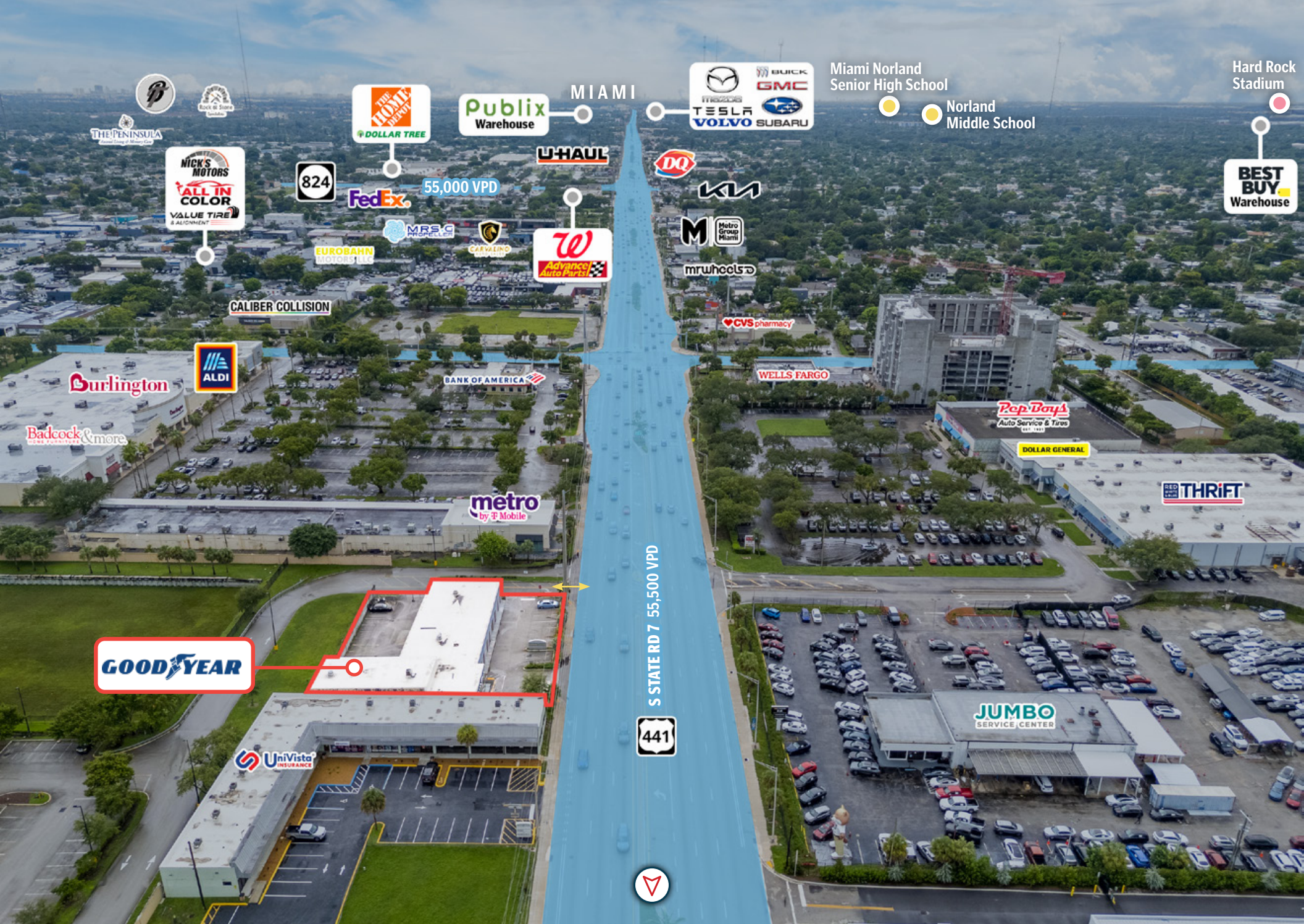
Tampa, FL 33606

FL License No. SL3257920



**NATIONAL NET LEASE**

Qualifying Broker: Patrick Nutt, SRS Real Estate Partners-SOFLO LLC | FL License No. BK3120739





## SITE OVERVIEW





## OFFERING SUMMARY



**1,240**

RETAIL  
OUTLETS

**\$19B**

TOTAL  
SALES

**S&P: B+**

CREDIT  
RATING

## OFFERING

Pricing	\$2,475,100
Net Operating Income	\$123,755
Cap Rate	5.00%

## PROPERTY SPECIFICATIONS

Property Address	497 S State Rd 7, Hollywood, FL 33023
Rentable Area	9,123 SF
Land Area	0.52 AC
Year Built	1971
Tenant	Goodyear
Lease Signature	Corporate (S&P: B+)
Lease Type	Absolute NNN
Lease Term Remaining	11+ Years
Increases	10% Every 5 years and at beginning of each option
Rent Commencement	6/23/2022
Lease Expiration	6/30/2037
Options	6 (5-Year)

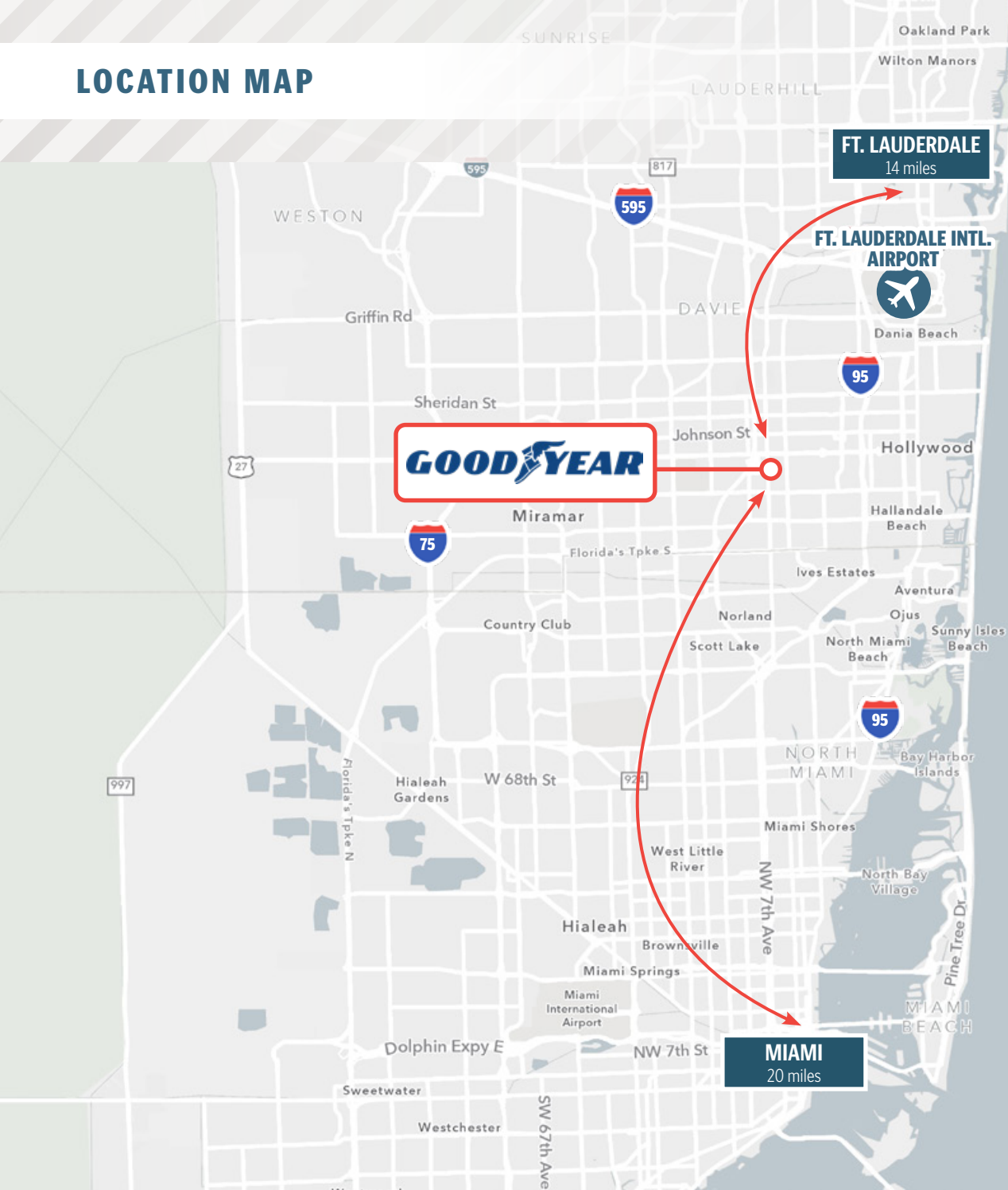
# RENT ROLL



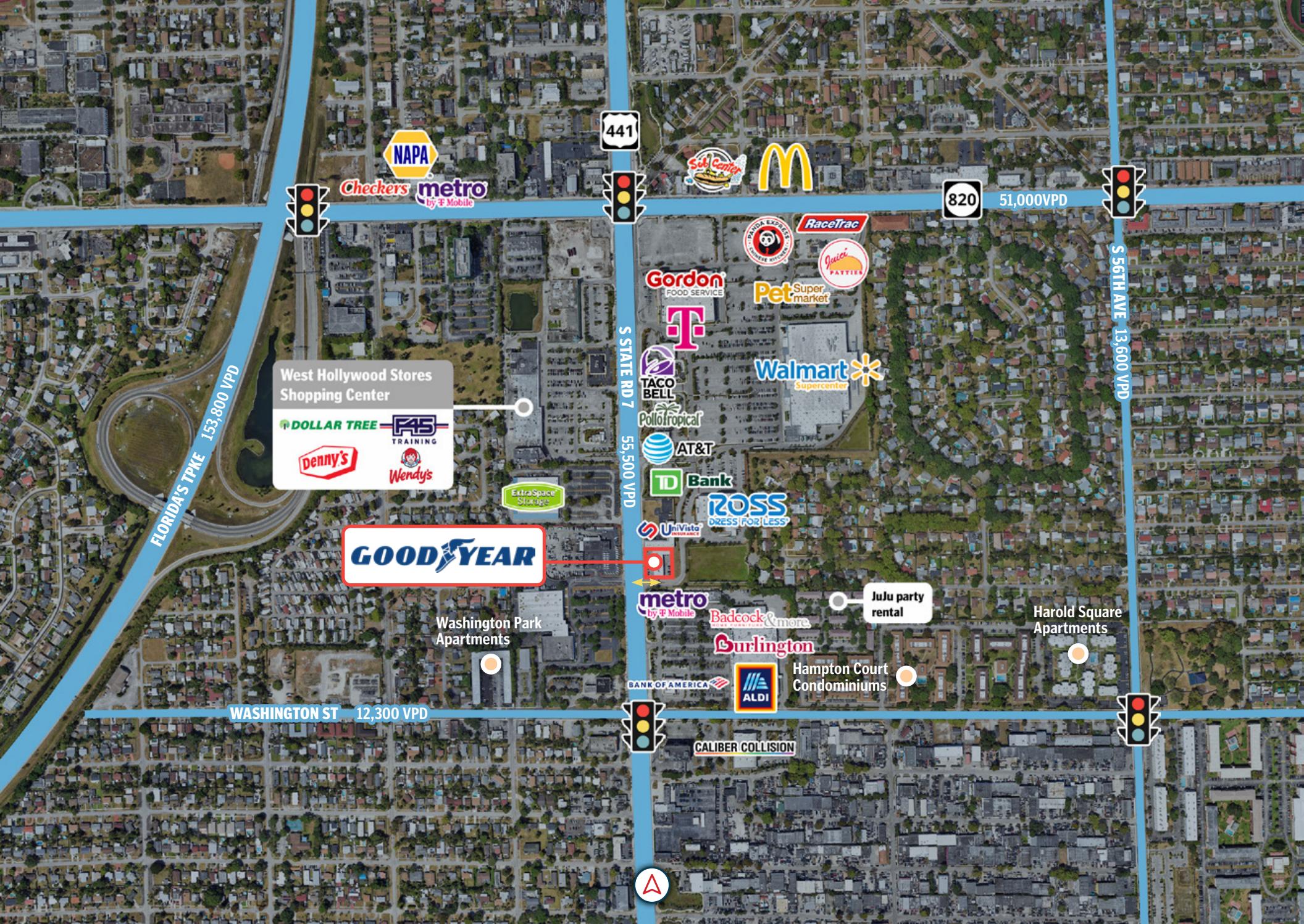
Tenant Name	LEASE TERM			RENTAL RATES					
	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Cap Rate	Options
The Goodyear Tire & Rubber Company	9,123	6/23/2022	6/30/2037	Current	-	\$10,313	\$123,755	5.00%	6 (5-Year)
(Corporate Guaranty)				6/23/2027	10%	\$11,344	\$136,131	5.50%	
				6/23/2032	10%	\$12,479	\$149,744	6.05%	
10% Increase Beg. of Each Option									

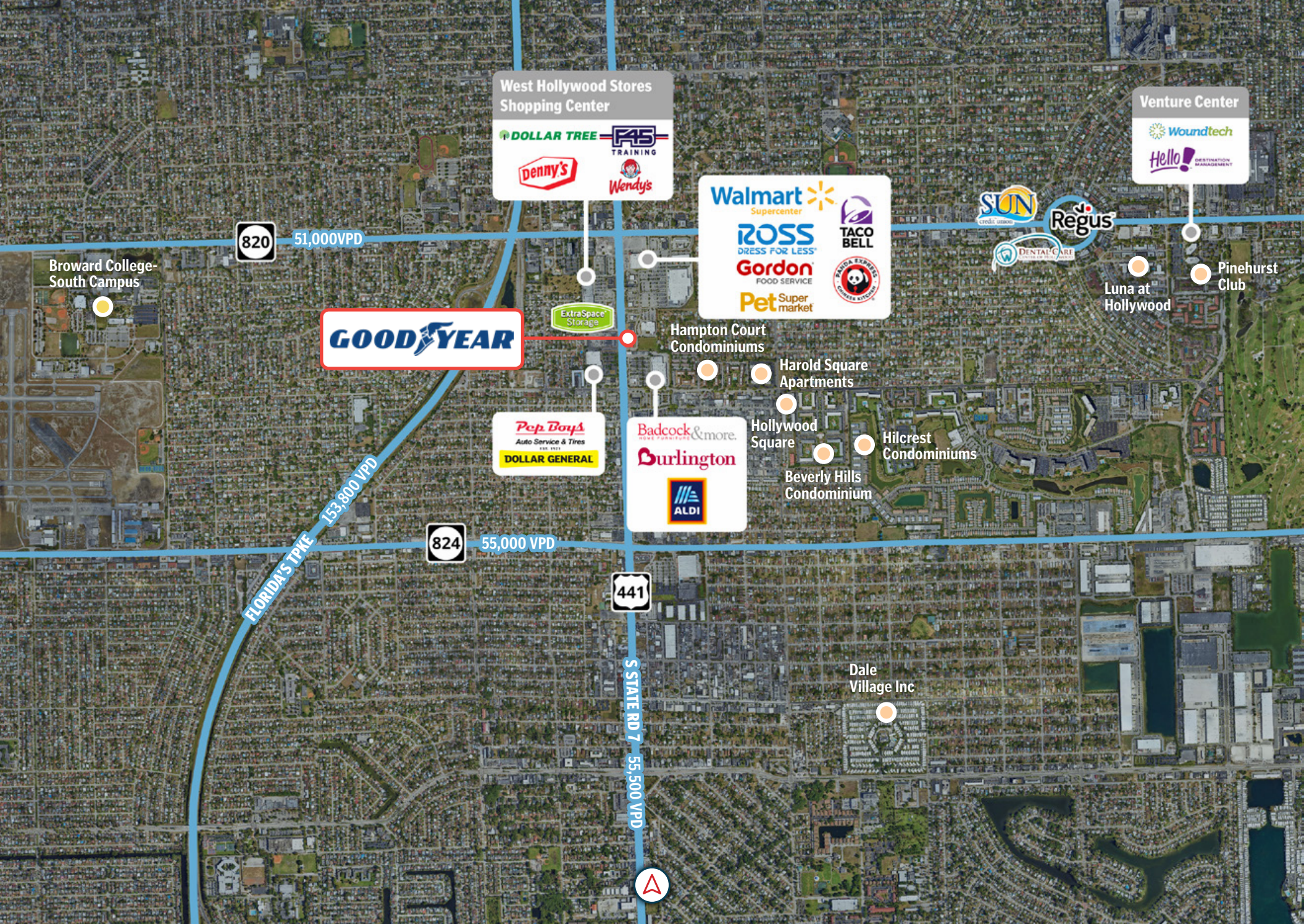


## LOCATION MAP



2025 Estimated Population	
1 Mile	20,822
3 Miles	179,206
5 Miles	472,880
2025 Average Household Income	
1 Mile	\$95,691
3 Miles	\$98,889
5 Miles	\$95,849
2025 Estimated Total Employees	
1 Mile	6,875
3 Miles	68,690
5 Miles	187,242







S STATE RD 7 55,500 VPD



MONUMENT SIGN



## BRAND PROFILE



### GOODYEAR

**goodyear.com**

**Company Type:** Public (NASDAQ: GT)

**Locations:** 1,240+

**2024 Employees:** 72,000

**2024 Revenue:** \$19.04 Billion

**2024 Assets:** \$22.54 Billion

**Credit Rating: S&P:** B+

The Goodyear Tire & Rubber Company, together with its subsidiaries, develops, manufactures, distributes, and sells tires and related products and services worldwide. It offers various lines of rubber tires for automobiles, trucks, buses, aircraft, motorcycles, earthmoving and mining equipment, farm implements, industrial equipment, and other applications under the Goodyear, Cooper, Dunlop, Kelly, Mastercraft, Roadmaster, Debica, Sava, Fulda, Mickey Thompson, Avon, and Remington brands and various house brands, as well as under private-label brands. The company also provides retread truck, aviation, and off-the-road tires; manufactures and sells tread rubber and other tire retreading materials; sells chemical products; and provides automotive and commercial repair services, and miscellaneous other products and services.

In addition, it operates approximately 1,240+ retail outlets, which offer products for sale, and provides repair and other services. It employs about 72,000 people and manufactures its products in 57 facilities in 23 countries around the world, creating a performance standard for the industry.

Source: corporate.goodyear.com, finance.yahoo.com



## THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

**300+**

TEAM  
MEMBERS

**25+**

OFFICES

**\$5B+**

TRANSACTION  
VALUE

company-wide  
in 2024

**600+**

CAPITAL MARKETS  
PROPERTIES

SOLD  
in 2024

**\$2.5B+**

CAPITAL MARKETS  
TRANSACTION

VALUE  
in 2024

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