

LENNOX INDUSTRIES

12109 Canton Avenue | Hudson (Tampa), FL 34669



\$ **\$1,975,000**
OFFERING PRICE

% **6.00%**
CAP RATE

**VIEW OFFERING
MEMORANDUM**



STRONG PARENT CREDIT

Subsidiary of Lennox International, Inc.

(NYSE: LII | S&P: BBB | \$5.3B+ Annual Revenue)



BUILT 2019 | RENOVATED 2022

RTS w/ \$180,000 Investment



MINIMAL LANDLORD RESPONSIBILITY

Passive NN Lease Structure



3.00% ANNUAL INCREASES

6.19% Avg. Cap Rate Over Base



PASCO COUNTY

15.0% Pop. Growth since 2020

+49.3% Pop. Growth by 2050



TAMPA MSA

17th-Largest in U.S. | 3.4M+ Population



POINT OF CONTACT

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