



## FLORIDA NNN PORTFOLIO | 4 PROPERTIES

RETAIL PROPERTY FOR SALE

1408 PARK AVENUE

**FA**  
Commercial

**SALE PRICE**

Subject To Offer

**PROPERTIES**

4

**LEASED**

100%

**NOI**

\$495,688

**CAP RATE**

7.0%

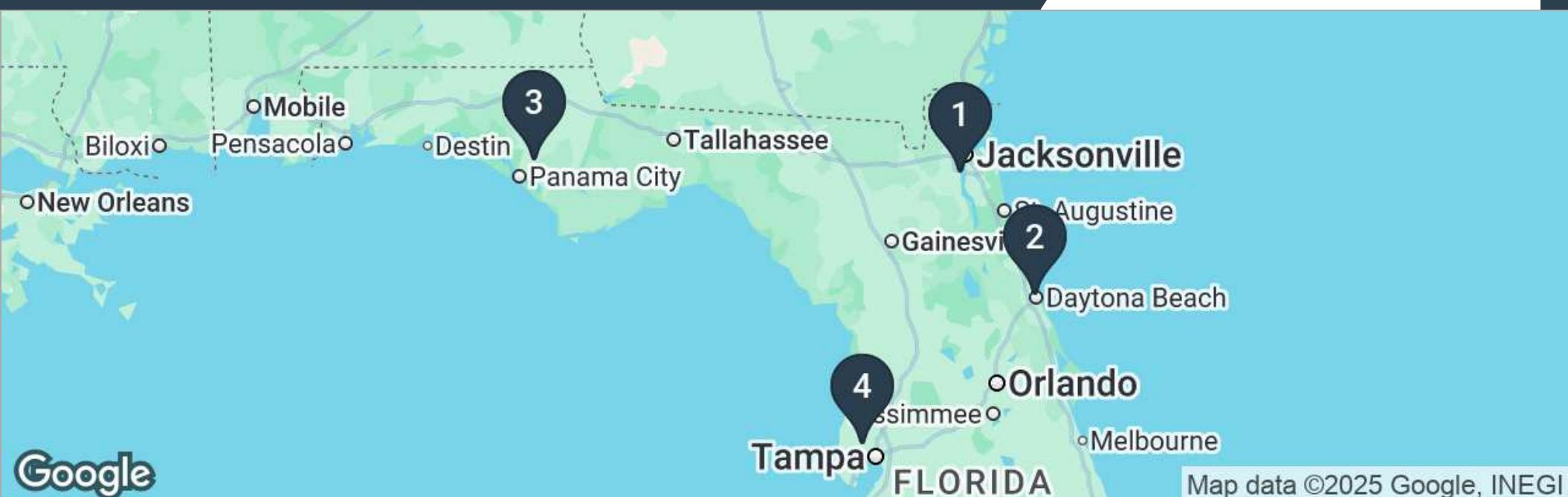
**PROPERTY OVERVIEW**

This offering features a curated portfolio of freestanding retail properties located in high-growth markets across Florida. Four of the assets are leased to national credit tenants under Triple-Net (NNN) structures, providing stable cash flow with minimal landlord responsibilities. This portfolio is ideal for investors seeking immediate income, long-term appreciation, and geographic diversification.

**PROPERTY HIGHLIGHTS**

- 4 properties in prime Florida markets: Tampa, Daytona Beach, Panama City, & Orange Park
- All properties fully leased to national tenants
- High-visibility locations along established retail corridors
- Ideal for 1031 exchange and portfolio diversification
- Portfolio NOI: \$495,688



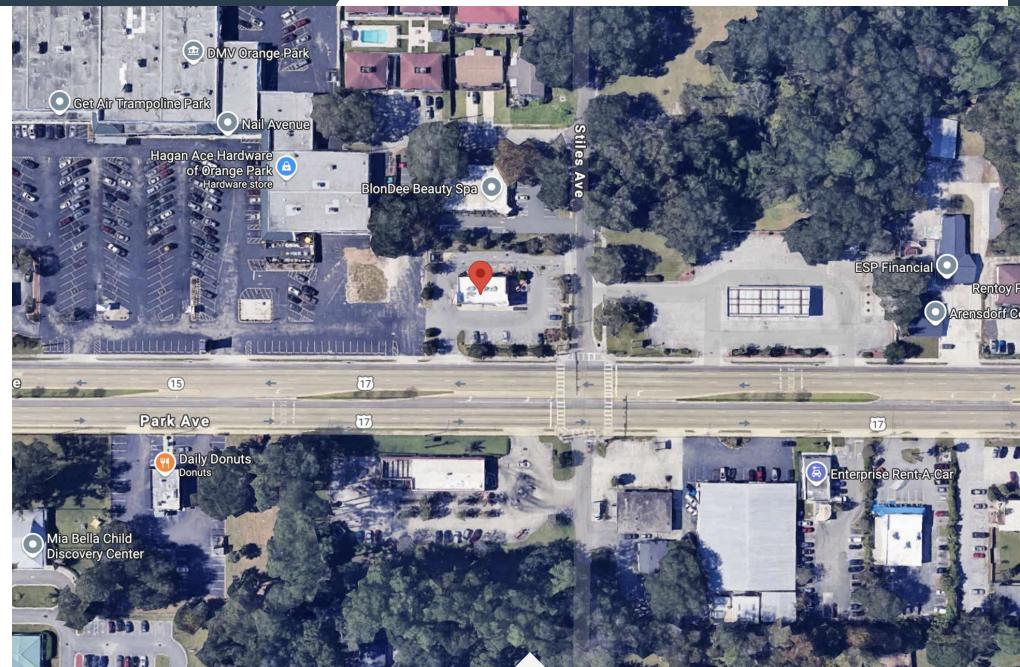


**1** DUNKIN DONUTS | ORANGE PARK  
1408 Park Avenue  
Orange Park, FL 32073

**2** FAMILY DOLLAR | DAYTONA BEACH  
715 Mason Avenue  
Daytona Beach, FL 32117

**3** FAMILY DOLLAR | PANAMA CITY  
7205 US 231  
Panama City, FL 32404

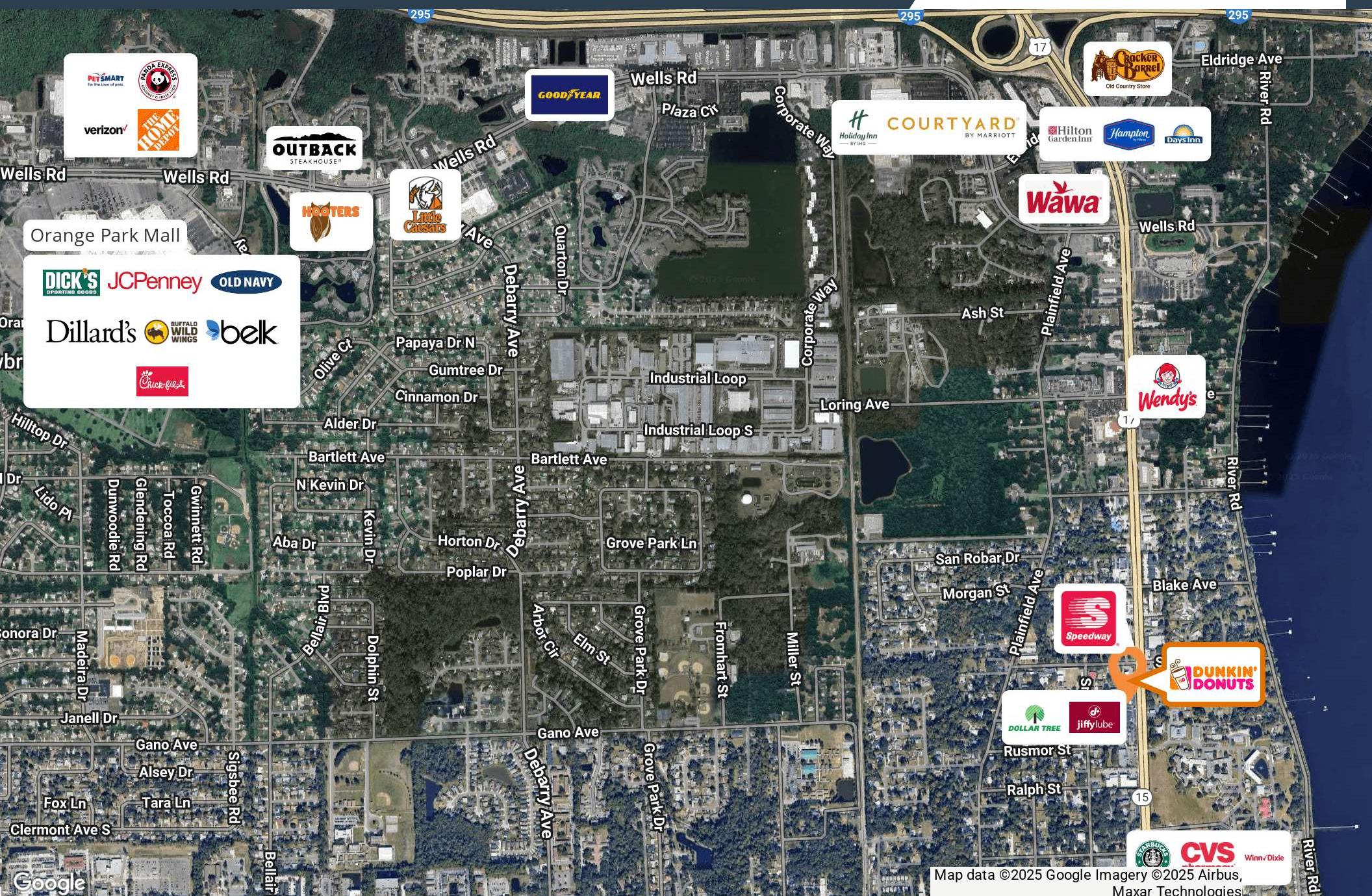
**4** CURALEAF | TAMPA  
10612 Sheldon Road  
Tampa, FL 33626

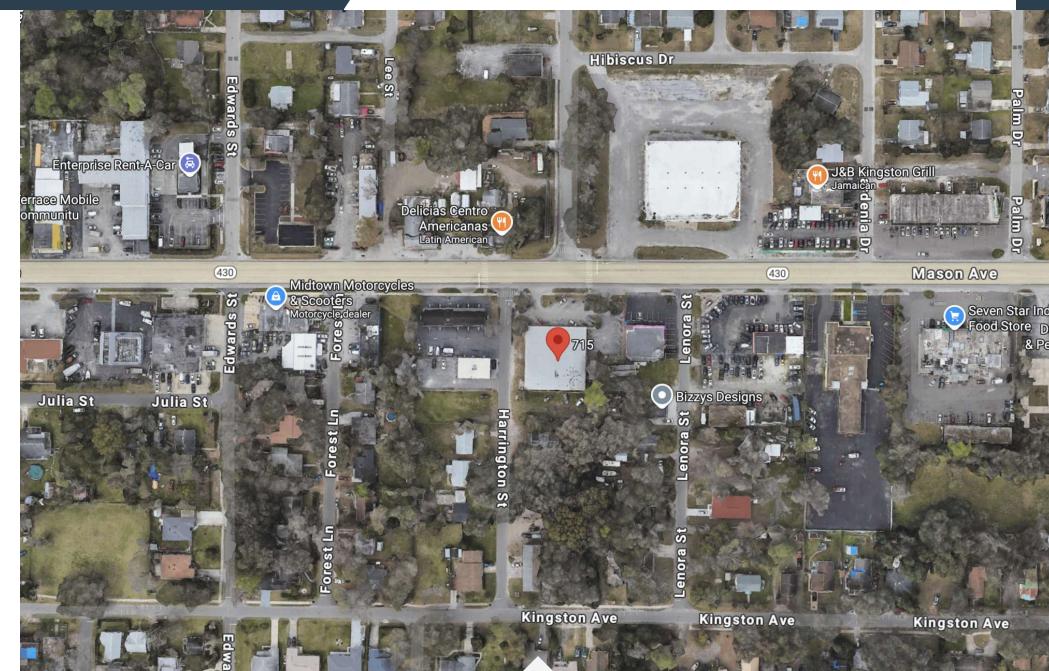


|                     |  |
|---------------------|--|
| Address             | 1408 Park Avenue - Orange Park, FL 32073 |
| Property Type       | NNN Retail                               |
| Leased              | 100%                                     |
| NOI                 | \$138,042                                |
| Building Size       | 2,000 SF                                 |
| Lot Size            | 0.53 AC                                  |
| Number of Buildings | 1  |
| Lease Guarantor     | Franchise and Personal Guaranty          |
| Renewals            | Then (2) 5-Year Extensions to 30 Yrs     |

- Tenant: Dunkin Donuts
- Long Term, Triple Net (NNN)
- Lease With Approx. 12 Years Remaining
- Three Percent Annual Rent Increases Throughout Base Term and Option Periods
- Two, Five-Year Tenant Renewal Options
- Lease Expiration: December 31, 2033
- Rent Increases: 3% Annually

| Property                             | Start          | End            | Rent Monthly     | Rent Annual       |
|--------------------------------------|----------------|----------------|------------------|-------------------|
| Initial Term 20 Years                | 01/2013        | 12/2013        | \$ 7,833         | \$ 94,000         |
| Then (2) 5-Year Extensions to 30 Yrs | 01/2014        | 12/2014        | \$ 8,068         | \$ 96,820         |
| Increase Every Year on Jan 1 - 3%    | 01/2015        | 12/2015        | \$ 8,310         | \$ 99,725         |
| Property Tax Escrow Adjusts Annually | 01/2016        | 12/2016        | \$ 8,560         | \$ 102,716        |
| And is Included in Monthly Rent      | 01/2017        | 12/2017        | \$ 8,816         | \$ 105,798        |
| Currently \$941.61                   | 01/2018        | 12/2018        | \$ 9,081         | \$ 108,972        |
|                                      | 01/2019        | 12/2019        | \$ 9,353         | \$ 112,241        |
|                                      | 01/2020        | 12/2020        | \$ 9,634         | \$ 115,608        |
|                                      | 01/2021        | 12/2021        | \$ 9,923         | \$ 119,076        |
|                                      | 01/2022        | 12/2022        | \$ 10,221        | \$ 122,649        |
|                                      | 01/2023        | 12/2023        | \$ 10,527        | \$ 126,328        |
|                                      | 01/2024        | 12/2024        | \$ 10,843        | \$ 130,118        |
|                                      | 01/2025        | 12/2025        | \$ 11,168        | \$ 134,021        |
|                                      | <b>01/2026</b> | <b>12/2026</b> | <b>\$ 11,504</b> | <b>\$ 138,042</b> |
|                                      | 01/2027        | 12/2027        | \$ 11,849        | \$ 142,183        |
|                                      | 01/2028        | 12/2028        | \$ 12,204        | \$ 146,449        |
|                                      | 01/2029        | 12/2029        | \$ 12,570        | \$ 150,842        |
|                                      | 01/2030        | 12/2030        | \$ 12,947        | \$ 155,368        |
|                                      | 01/2031        | 12/2031        | \$ 13,336        | \$ 160,029        |
|                                      | 01/2032        | 12/2032        | \$ 13,736        | \$ 164,829        |
|                                      | 01/2033        | 12/2033        | \$ 14,148        | \$ 169,774        |
|                                      | 01/2034        | 12/2034        | \$ 14,572        | \$ 174,868        |
|                                      | 01/2035        | 12/2035        | \$ 15,009        | \$ 180,114        |
|                                      | 01/2036        | 12/2036        | \$ 15,460        | \$ 185,517        |
|                                      | 01/2037        | 12/2037        | \$ 15,924        | \$ 191,083        |
|                                      | 01/2038        | 12/2038        | \$ 16,401        | \$ 196,815        |
|                                      | 01/2039        | 12/2039        | \$ 16,893        | \$ 202,719        |
|                                      | 01/2040        | 12/2040        | \$ 17,400        | \$ 208,801        |
|                                      | 01/2041        | 12/2041        | \$ 17,922        | \$ 215,065        |
|                                      | 01/2042        | 12/2042        | \$ 18,460        | \$ 221,517        |

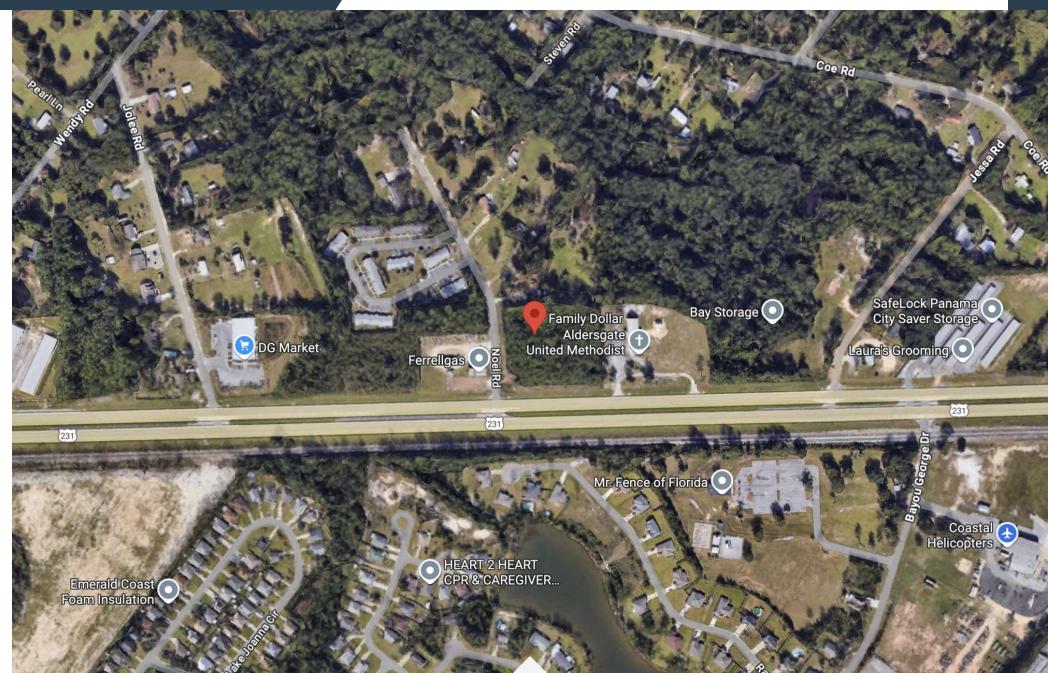




|                     |  |
|---------------------|--|
| Address             | 715 Mason Avenue - Daytona Beach, FL 32117 |
| Property Type       | NNN Retail                                 |
| Leased              | 100%                                       |
| NOI                 | \$67,174                                   |
| Building Size       | 10,100 SF                                  |
| Lot Size            | 0.59 AC                                    |
| Number of Buildings | 1  |
| Lease Guarantor     | Corporate                                  |
| Renewals            | Then (6) 5-Year Extensions to 35 Yrs       |

- Tenant: Family Dollar
- Traffic Count: AADT (Vehicles Per Day) – 19,100
- Annual Rent Increases: 10% every 5 years
- High-visibility location on Mason Avenue, a well-traveled commercial corridor in Daytona Beach.
- Established commercial area with a mix of national brands and local businesses, ensuring consistent customer flow.

| Property                             | Start          | End            | Rent Monthly    | Rent Annual      |
|--------------------------------------|----------------|----------------|-----------------|------------------|
|                                      | 04/2002        | 03/2007        | \$ 5,000        | \$ 60,000        |
| Initial Term 5 Years                 | 04/2007        | 03/2012        | \$ 5,504        | \$ 66,050        |
| Then (6) 5-Year Extensions to 35 Yrs | 04/2012        | 03/2017        | \$ 6,064        | \$ 72,765        |
| Increase Every 5 Years               | 04/2017        | 03/2022        | \$ 6,685        | \$ 80,219        |
|                                      | <b>04/2022</b> | <b>03/2027</b> | <b>\$ 7,019</b> | <b>\$ 84,230</b> |
|                                      | 04/2027        | 03/2032        | \$ 7,375        | \$ 88,503        |
|                                      | 04/2032        | 03/2037        | \$ 8,139        | \$ 97,667        |



|                     |                                      |
|---------------------|--------------------------------------|
| Address             | 7205 US 231 - Panama City, FL 32404  |
| Property Type       | NNN Retail                           |
| Leased              | 100%                                 |
| NOI                 | \$95,472                             |
| Building Size       | 9,180 SF                             |
| Number of Buildings | 1                                    |
| Lease Guarantor     | Corporate                            |
| Renewals            | Then (5) 5-Year Extensions to 30 Yrs |

- Tenant: Family Dollar
- High visibility and easy access for daily commuters and regional travelers.
- Prime frontage on U.S. Highway 231, a major north-south route through Panama City and a key connector to I-10 and surrounding markets
- Traffic Count: AADT (Vehicles Per Day) – 29,500

| Property                                  | Start          | End            | Rent Monthly    | Rent Annual      |
|---|----------------|----------------|-----------------|------------------|
|   | <b>06/2020</b> | <b>12/2030</b> | <b>\$ 7,956</b> | <b>\$ 95,472</b> |
| Initial Term 10 Years                     | 01/2031        | 12/2035        | \$ 8,339        | \$ 100,062       |
| Then (5) 5-Year Extensions to 30 Yrs      | 01/2036        | 12/2040        | \$ 8,721        | \$ 104,652       |
| Increase Every 5 Years After Initial Term | 01/2041        | 12/2045        | \$ 9,104        | \$ 109,242       |
|   | 01/2046        | 12/2050        | \$ 9,486        | \$ 113,832       |
|   | 01/2051        | 12/2055        | \$ 9,869        | \$ 118,422       |



Address 10612 Sheldon Road - Tampa, FL 33626

Rentable Area 2,700 SF

Land Area 1.55 AC

Year Built / Remodeled 2000 / 2022

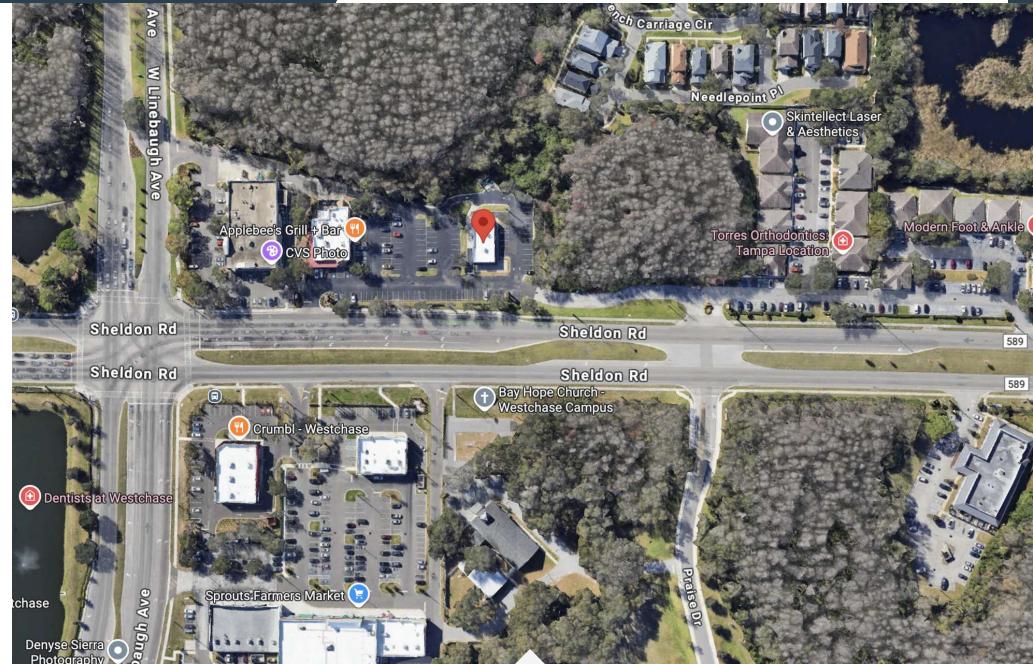
Lease Type NNN

Lease Term 10 Years ( May 2022 - 2032)

Increases 10% Every 5 Years & Beg. of Each Option

Lease Guarantor Corporate

Renewals Then (2) 5-Year Extensions to 20 Yrs



- Absolute NNN Lease
- Fee-Simple Ownership
- Zero Landlord Responsibilities
- Tenant pays for CAM, taxes, insurance, and maintains all aspects of the premises
- No landlord responsibilities
- Investor benefits from fee-simple ownership of the building and land
- Ideal, low-management investment for a passive investor in a state with no state income tax

| Property                             | Start          | End            | Rent Monthly     | Rent Annual       |
|--------------------------------------|----------------|----------------|------------------|-------------------|
|                                      | <b>09/2021</b> | <b>08/2026</b> | <b>\$ 16,250</b> | <b>\$ 195,000</b> |
| Initial Term 10 Years                | 09/2026        | 08/2031        | \$ 17,875        | \$ 214,500        |
| Then (2) 5-Year Extensions to 20 Yrs | 09/2031        | 08/2036        | \$ 19,663        | \$ 235,950        |
| 10% Increase Every 5 Years           | 09/2036        | 08/2041        | \$ 21,629        | \$ 259,545        |



## OUR SERVICES

**FA Commercial** is a specialized team led by Fabio & Sebastian Faerman focusing on investment sales, landlord & tenant representation, market analysis, site selection, strategy selection, and portfolio overview.

Furthermore, our approach is distinctive, comprehensive, and thorough. We capitalize on opportunities and provide clients with strategies for their real estate properties.

Fabio Faerman is the director of the commercial division at Fortune International Realty where he has been the top producer 10 years in a row. Since 2002 Fabio and his team have sold over \$1 Billion in assets across South Florida.

### INVESTMENT SALES

Mitigating risk and maximizing value for clients using holistic commercial real estate services plus implementing robust and personalized marketing strategies.

### OWNER REPRESENTATION

Providing unparalleled representation for property owners, connecting owners with tenants, enhancing the tenant mix, and creating property specific-solutions.

### TENANT REPRESENTATION

Advising tenants on market trends, demographic analysis, site selection and lease negotiation tactics to assist clients when deciding on their investment.

**FA Commercial** is the expert leading with both **landlord and tenant representation**.





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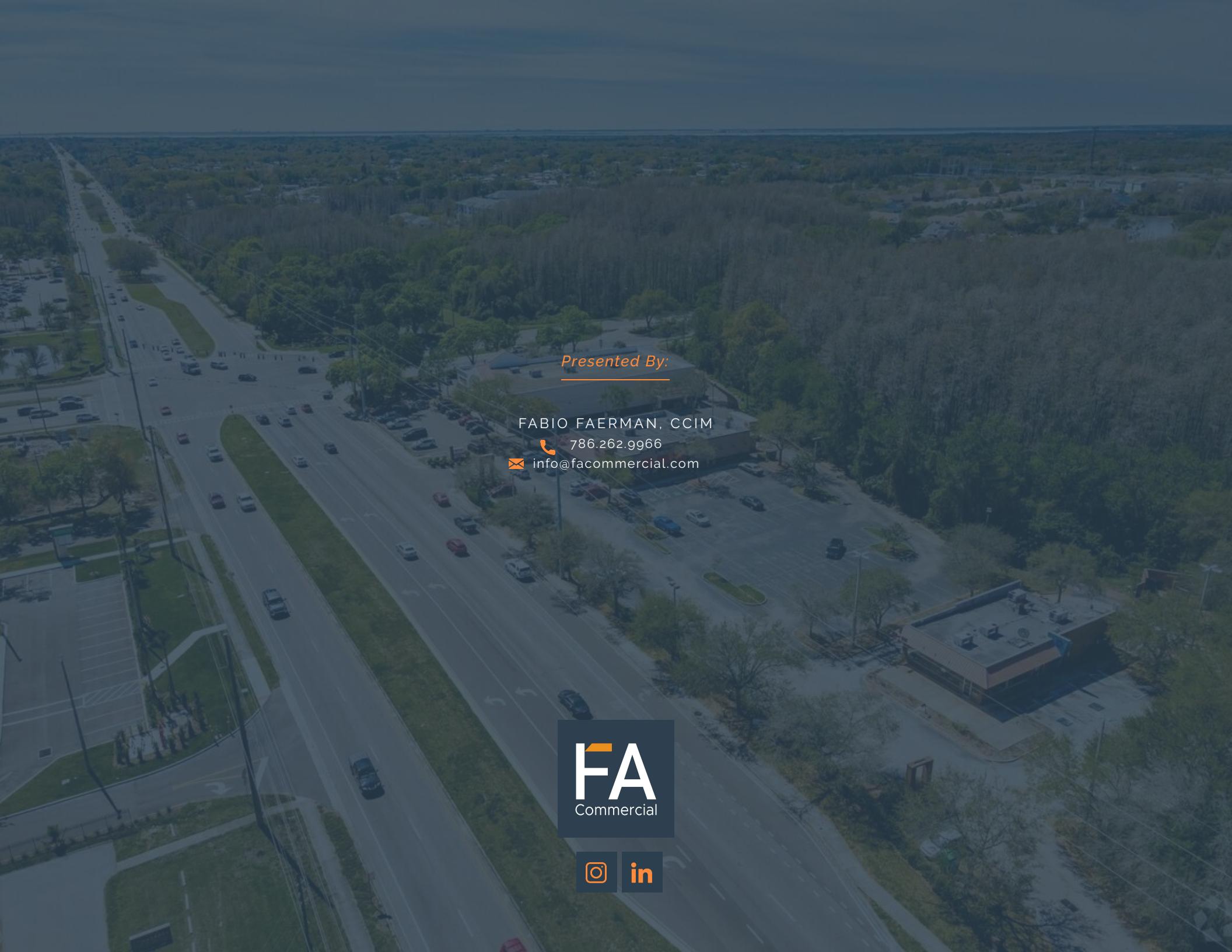
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by FA Commercial Advisors, LLC in compliance with all applicable fair housing and equal opportunity laws.

The background of the image is a high-angle aerial photograph of a highway interchange. The highway has multiple lanes in both directions, with several cars visible. There are green trees and some buildings in the distance. The overall scene is bright and sunny.

*Presented By:*

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