



FranklinStreet

OFFERING MEMORANDUM

BEEF 'O' BRADY'S

4944 Malloy Plaza, Marianna, FL 32448

CONTACT US



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This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Franklin Street Real Estate Services, LLC. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Franklin Street Real Estate Services, LLC. , nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Offering Memorandum or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

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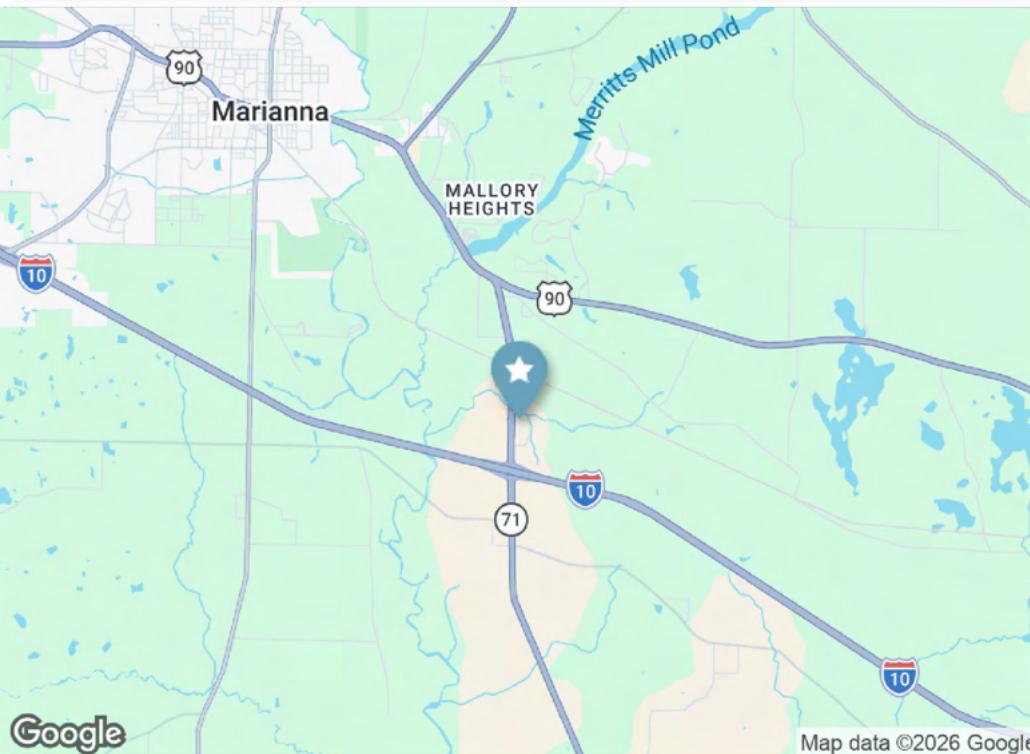
By receipt of the Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or the Franklin Street Real Estate Services, LLC.

Furthermore, you agree not to use this Offering Memorandum or any of its contents in a manner detrimental to the interest of the Owner or Franklin Street Real Estate Services, LLC. In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Offering Memorandum in any manner.

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Disclaimer: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Franklin Street has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set through the due diligence period.

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BEEF 'O' BRADY'S

4944 Malloy Plz, Marianna, FL 32448-2559



FranklinStreet

OFFER SUMMARY

BEEF 'O' BRADY'S PLAZA

4944 MALLOY PLAZA, MARIANNA, FL 32448

SALE PRICE: \$1,950,000

Cap Rate	6.22%
NOI	\$121,256
Pro Forma Cap Rate	8.79%
Pro Forma NOI	\$176,597
Price PSF	\$276.98
Building Size	7,040 SF
Year Built	2009
Number of Acres	1.68 Acres

INVESTMENT DESCRIPTION

Franklin Street is pleased to present the opportunity to acquire 4944 Malloy Plaza East, a 7,040 SF multi-tenant retail property located in Marianna, Florida. The property sits on 1.68 acres with strong visibility along Highway 71 (18,000+ VPD) and immediate access to Interstate 10, providing excellent exposure and regional connectivity.

The center is anchored by Beef 'O' Brady's, a long-standing tenant that recently exercised a lease renewal, providing extended term and stable cash flow. According to Placer.ai, this location is ranked #1 in the state of Florida and #2 nationally within the Beef 'O' Brady's system, underscoring strong store-level performance and traffic. Vapor Tech occupies the remaining space and is currently operating under a month-to-month gross lease at rents well below market, offering near-term mark-to-market upside. The Vapor Tech suite also provides flexibility to be subdivided into two separate retail units, allowing an investor to further enhance income through re-tenanting or repositioning.

The site also offers additional density potential, with the ability to construct approximately 1,000-1,200 SF of additional retail space integrated into the existing building footprint. Surrounded by national retailers including Walmart, Lowe's, Dollar Tree, Dunkin', Wendy's, and Burger King, the property presents a compelling combination of current income, embedded upside, and long-term growth potential.

INVESTMENT HIGHLIGHTS



Anchored by Top-Performing Tenant

- Beef 'O' Brady's recently renewed
- Ranked #1 in Florida and #2 nationally per Placer.ai
- 15+ years of operating history at the location



Value-add upside via Vapor Tech

- Month-to-month gross lease
- Rents are well below market
- Immediate mark-to-market opportunity



Flexible space configuration

- Vapor Tech suite can be subdivided into two retail units
- Increased leasing flexibility and income potential



Future expansion opportunity

- Ability to add approximately 1,000-1,200 SF of additional retail space
- Supported by large site size and ample parking



Prime retail location

- Frontage on Highway 71 with approximately 18,000 VPD
- Direct access to Interstate 10
- Close proximity to Walmart, Lowe's, Dollar Tree, Dunkin', Wendy's, Burger King, and other national users

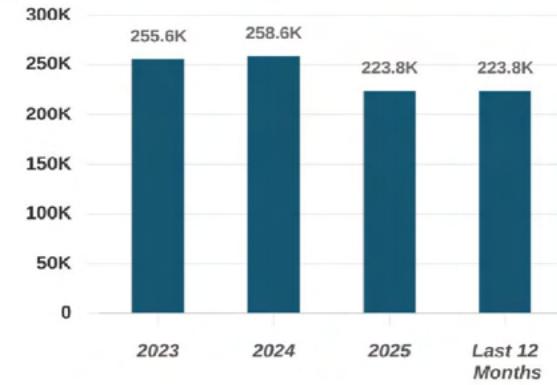
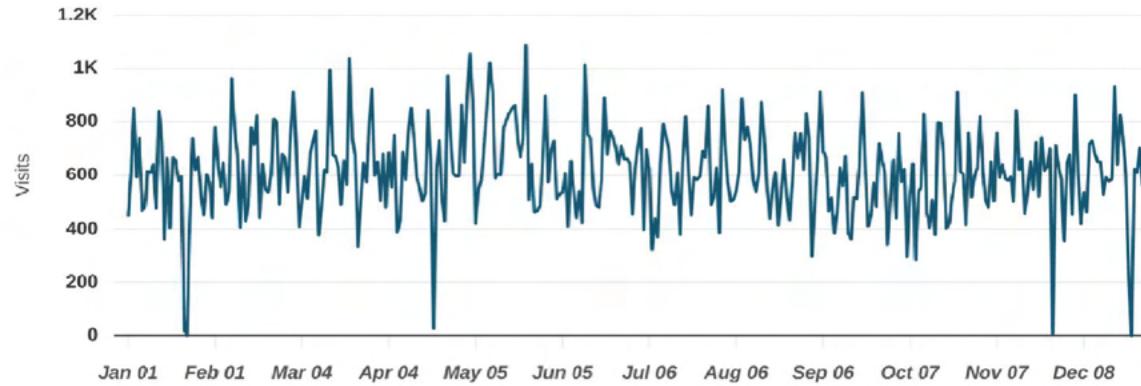


Attractive basis

- Priced below replacement cost
- Well-maintained 2009 construction on 1.68 acres



VISIT TRENDS



RANKING



NATIONWIDE



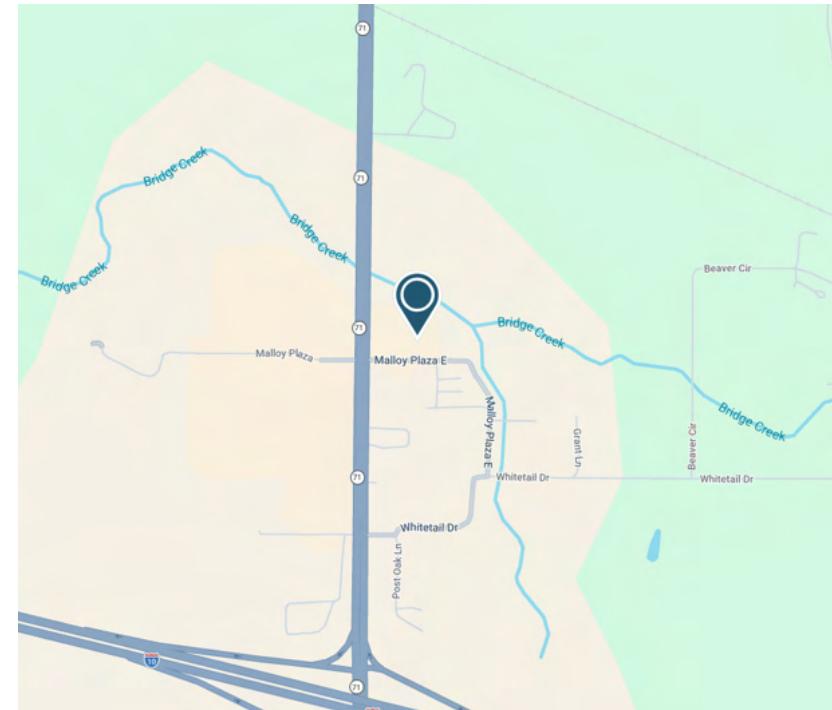
FLORIDA



LOCAL

2025 METRICS

VISITS	223.8k
VISITORS	63.4k
SALES	2.9M
TRANSACTIONS	57.3K
SALES / SQ FT	735.1
AVG. DWELL TIME	66 Min



PROPERTY & LOCATION INFORMATION

PARCEL VIEW





SOUTH WEST AERIAL

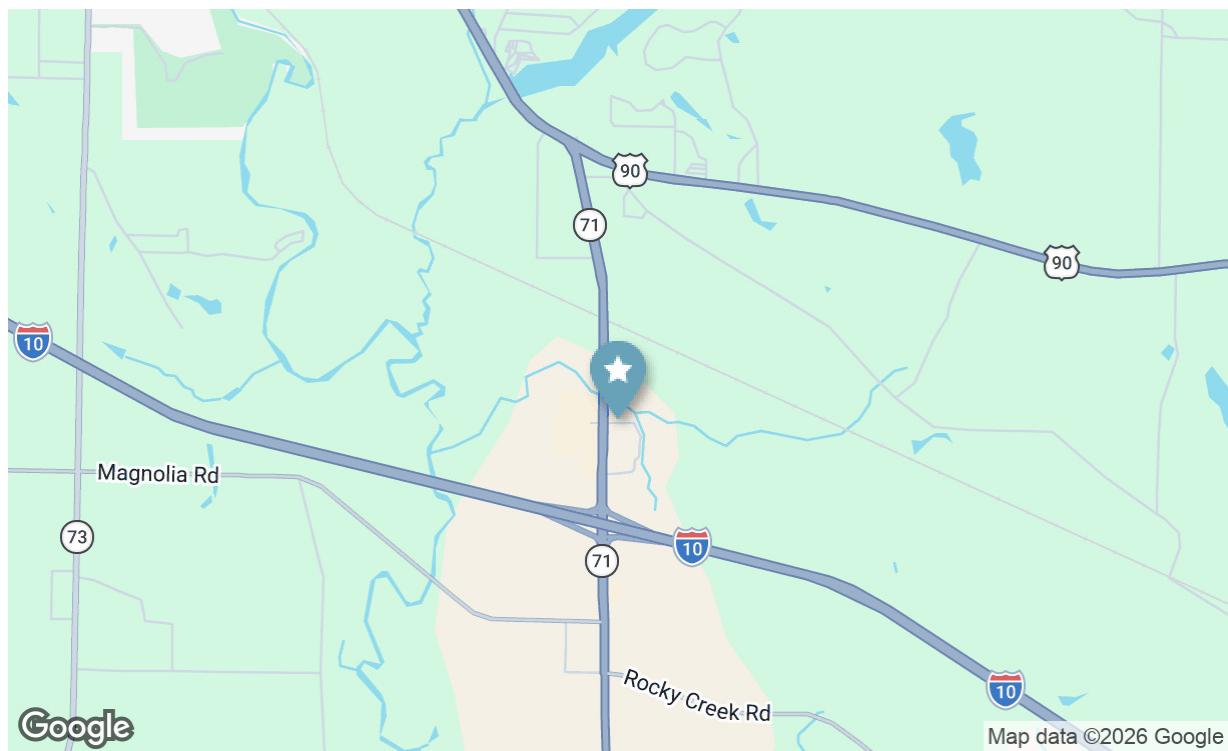


LOCATION OVERVIEW

ABOUT MARIANNA

4944 Malloy Plaza is located within a well-established commercial corridor in Marianna, Florida, functioning as a convenient retail and service destination for the surrounding community. The property benefits from close proximity to U.S. Highway 90 and Interstate 10, providing strong regional accessibility and exposure to both local and pass-through traffic. Marianna serves as the county seat of Jackson County and acts as an economic and service hub for the broader rural trade area, supporting consistent demand from nearby residential neighborhoods, healthcare facilities, educational institutions, and government offices.

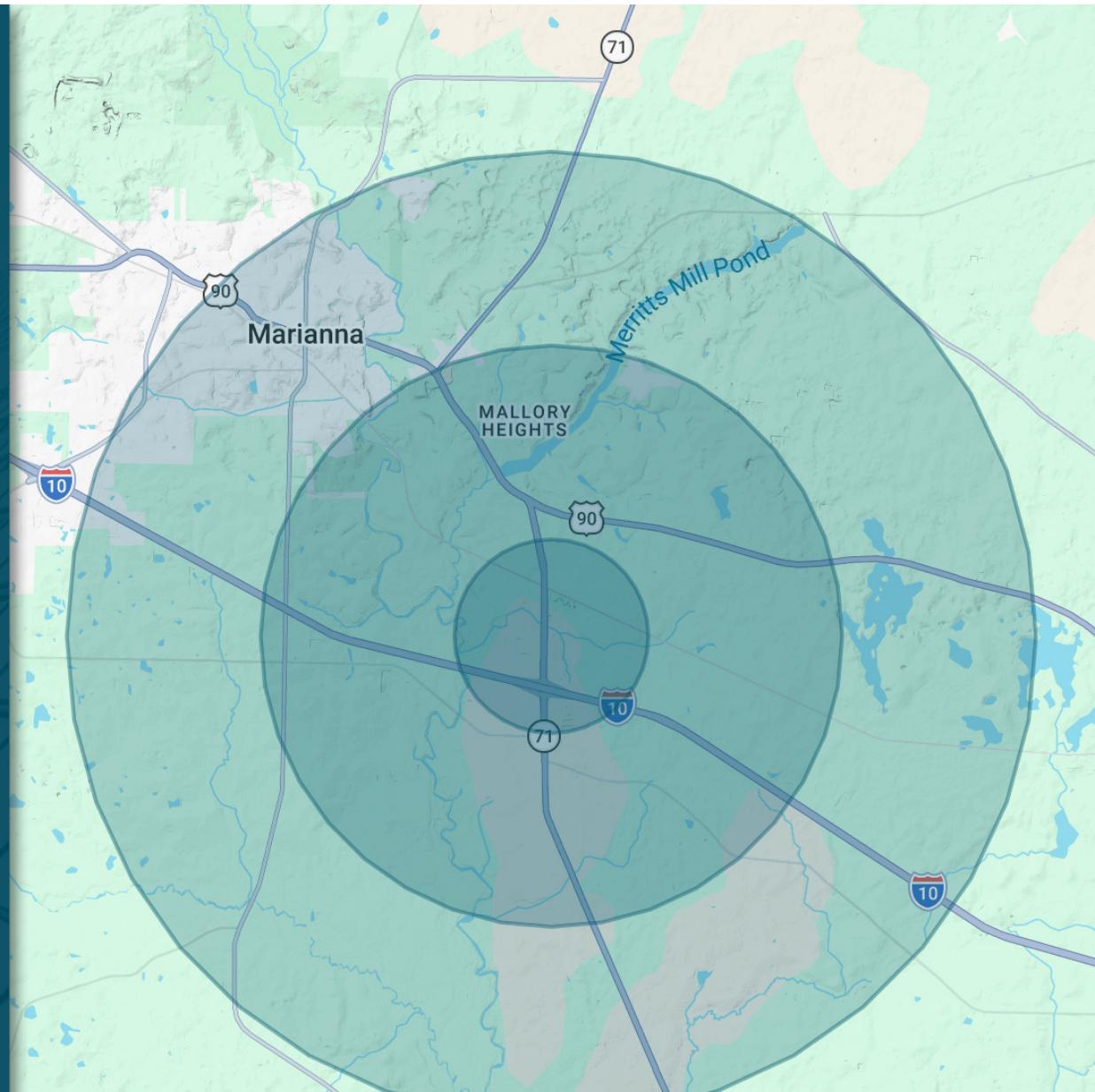
The surrounding area is anchored by a mix of national and regional retailers, restaurants, and essential service providers, reinforcing the property's role as a stable, necessity-driven commercial location. Interstate 10 offers direct connectivity to Tallahassee, Pensacola, and the broader Florida Panhandle, enhancing the site's long-term appeal for tenants seeking regional reach. Supported by limited new commercial development and a loyal local customer base, the location offers durable fundamentals, steady traffic patterns, and long-term viability within a supply-constrained market.



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
Total population	103	2,559	9,162
Median age	45	45	43
Median age (Male)	44	43	42
Median age (Female)	46	47	45
HOUSEHOLDS & INCOME			
Total households	43	1,050	3,740
# of persons per HH	2.4	2.4	2.4
Average HH income	\$65,083	\$81,288	\$76,604
Average house value	\$135,489	\$206,058	\$183,933

* Demographic data derived from 2020 ACS - US Census





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FINANCIAL ANALYSIS

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BEEF 'O' BRADY'S

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RENT ROLL

Suite	Tenant	Square Feet	GLA %	Lease Term		Dates	Rent Rates			Recovery Type
				Lease Start	Lease Expires		Monthly	Annual Rent	PSF	
A	Beef 'O' Brady's	4,565 SF	64.84%	12/1/2009	7/31/2032	12/1/2025	\$9,031.25	\$108,375	\$23.74	NNN
						12/1/2026	\$9,302.19	\$111,626	\$24.45	
						12/1/2027	\$9,581.25	\$114,975	\$25.19	
						12/1/2028	\$9,868.69	\$118,424	\$25.94	
						12/1/2029	\$10,164.75	\$121,977	\$26.72	
						12/1/2030	\$10,469.69	\$125,636	\$27.52	
						12/1/2031	\$10,783.78	\$129,405	\$28.35	
B	Vapor Tech	2,475 SF	35.16%	2/1/2013	MTM	2/1/2025	\$1,850.00	\$22,200	\$8.97	Gross
		7,040 SF	100%					\$10,881	\$130,575	\$18.55
		7,040 SF	100%					\$10,881	\$130,575	\$18.55

5 YEAR CASH FLOW

For the Years Starting	Current Jan-2026	Year 1 Jan-2027	Year 2 Jan-2028	Year 3 Jan-2029	Year 4 Jan-2030	Year 5 Jan-2031	Totals
Rental Revenue							
Potential Base Rent	\$130,575	\$171,454	\$176,597	\$181,895	\$187,352	\$192,973	\$910,272
Total Rental Revenue	\$130,575	\$171,454	\$176,597	\$181,895	\$187,352	\$192,973	\$910,272
Expense Recoveries	\$17,187	\$31,025	\$31,956	\$32,915	\$33,902	\$34,919	\$164,716
Effective Gross Income	\$147,762	\$202,479	\$208,553	\$214,810	\$221,254	\$227,892	\$1,074,988
Operating Expenses							
RE Taxes	\$20,280	\$20,888	\$21,515	\$22,161	\$22,825	\$23,510	\$110,899
Insurance	\$3,903	\$7,744	\$7,976	\$8,216	\$8,462	\$8,716	\$41,114
Repairs and Maintenance	\$2,323	\$2,393	\$2,464	\$2,538	\$2,615	\$2,693	\$12,703
Total Operating Expenses	\$26,506	\$31,025	\$31,956	\$32,915	\$33,902	\$34,919	\$164,716
Net Operating Income	\$121,256	\$171,454	\$176,597	\$181,895	\$187,352	\$192,973	\$910,272

Notes

Analysis start date assuming January 1st, 2026

Vacancy is 3% and starts in YR 1 assuming full occupancy

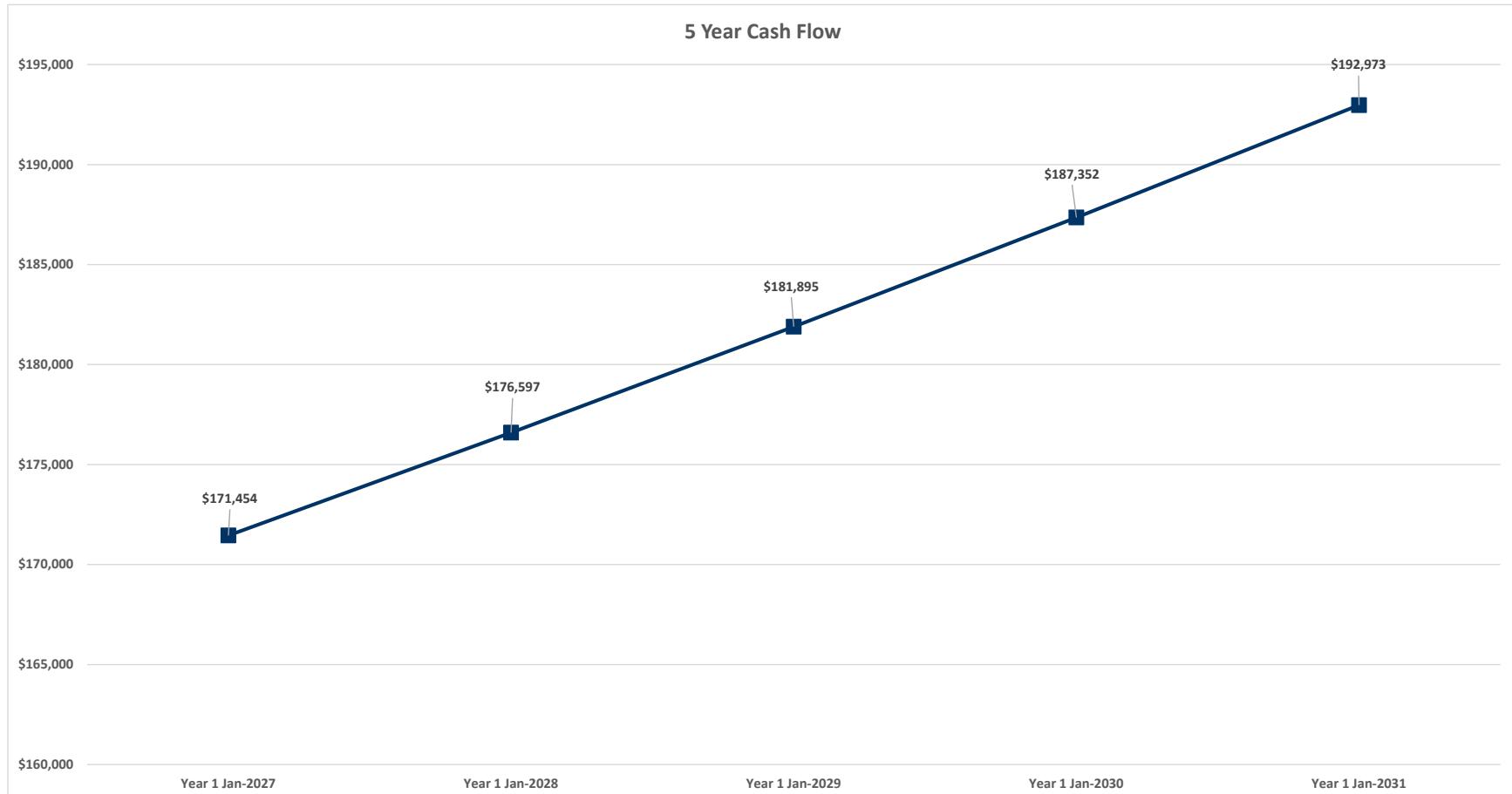
Taxes are based on 2025 Jackson County Appraisers site and reassessed in YR 1

Expenses are based on owners 2025 P&L and current rent roll (except Insurance based on market \$/SF rates)

GPI and Expense Growth is based on 3%

New leases are based on current leases (NNN)

ASSUMPTIONS



Market Lease Assumptions			
	Lease Rate	Term	% Inc
New Lease	\$24.00	11	3.00%

Expense Ratio	
Current YR 1	17.94%
Proforma YR 1	15.32%
Overall Total	15.32%

Time & Inflation	
Expense Growth	3%
Vacancy Allowance	0%
WALT	
WALT AREA	4.54 Years

Notes:

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Expenses are based on owners 2025 P&L and current rent roll (except Insurance based on market \$/SF rates)

GPI and Expense Growth is based on 3%

New leases are based on current leases (NNN)

INCOME & EXPENSE ANALYSIS

OFFERING SUMMARY

Sale Price:	\$1,950,000	Net Operating Income:	\$121,256	Year Built:	2009
Cap Rate:	6.22%	Leasable Area:	7,040 RSF	Occupancy:	100.00%



INCOME	TOTAL	PER SF
Base Rent	\$130,575	\$14.03
Reimbursements	\$17,187	\$1.85
GROSS POTENTIAL INCOME	\$147,762	\$15.88
EFFECTIVE GROSS INCOME	\$147,762	\$15.88
EXPENSES	TOTAL	PER SF
RE Taxes	\$20,280	\$2.18
Insurance	\$3,903	\$0.42
Repairs & Maintenance	\$2,323	\$0.25
TOTAL EXPENSES	\$26,506	\$2.85
NET OPERATING INCOME (NOI)	\$121,256	\$13.03

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Presented By:

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