



 FranklinStreet

— OFFERING MEMORANDUM —

**BEEF 'O' BRADY'S**

4944 Malloy Plaza, Marianna, FL 32448



# CONTACT US



## DYLAN MORSE

Senior Associate

FL #SL3500133

Dylan.Morse@FranklinSt.com

954.820.7455



## JUSTIN WALKER

Senior Director

FL #SL3384090

Justin.Walker@FranklinSt.com

954.487.1097

# CONFIDENTIALITY AGREEMENT

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.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived.

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.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR FRANKLIN STREET REAL ESTATE SERVICES, LLC AGENT FOR MORE DETAILS.

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.



# TABLE OF CONTENTS

## 4 PROPERTY & LOCATION INFORMATION

Offer Summary 5

Placer AI 6

Parcel View 7

Property Photos 8

South West Aerial 9

Location Overview 10

Area Overview 11

## 12 FINANCIAL ANALYSIS

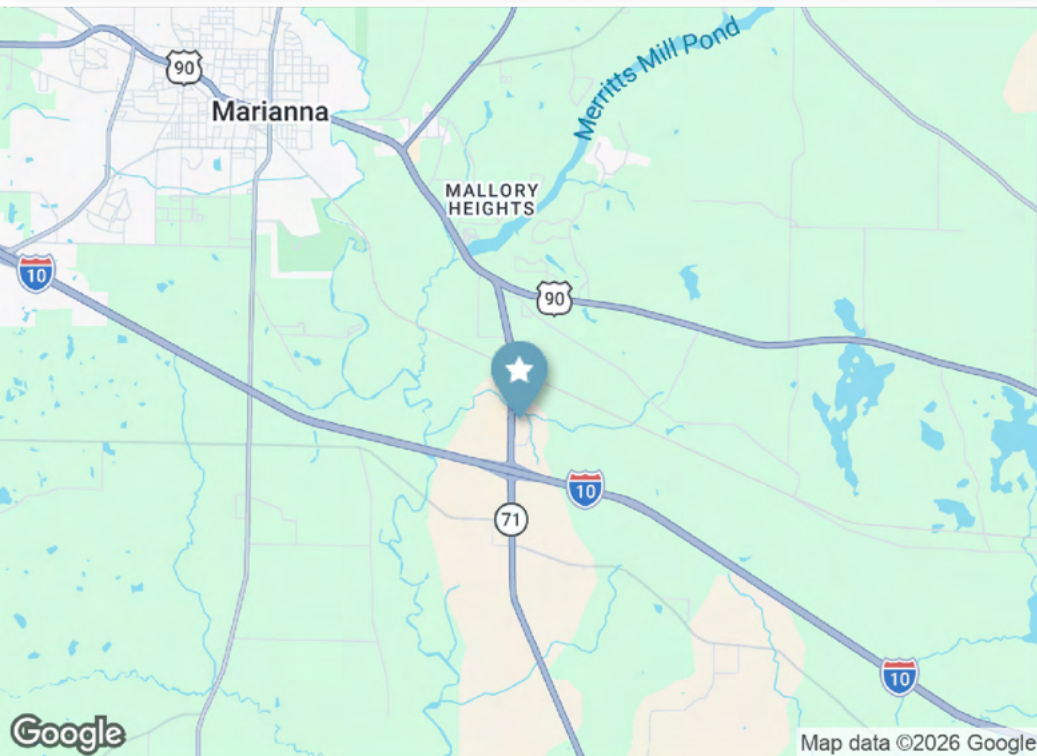
Rent Roll 13

5 Year Cash Flow 14

Assumptions 15

Income & Expense Analysis 16

Back Page 17







1

# PROPERTY & LOCATION INFORMATION

Offer Summary 5

Placer AI 6

Parcel View 7

Property Photos 8

South West Aerial 9

Location Overview 10

Area Overview 11

**BEEF 'O' BRADY'S**

4944 Malloy Plz, Marianna, FL 32448-2559



# 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



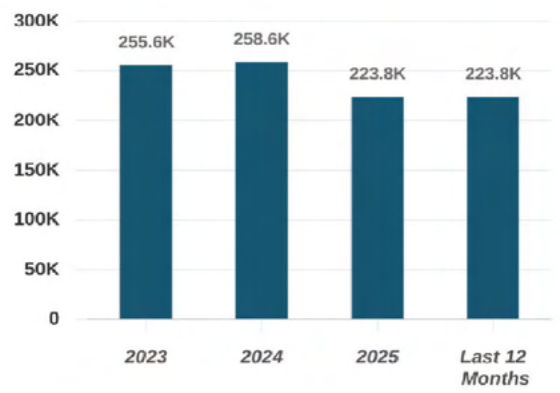
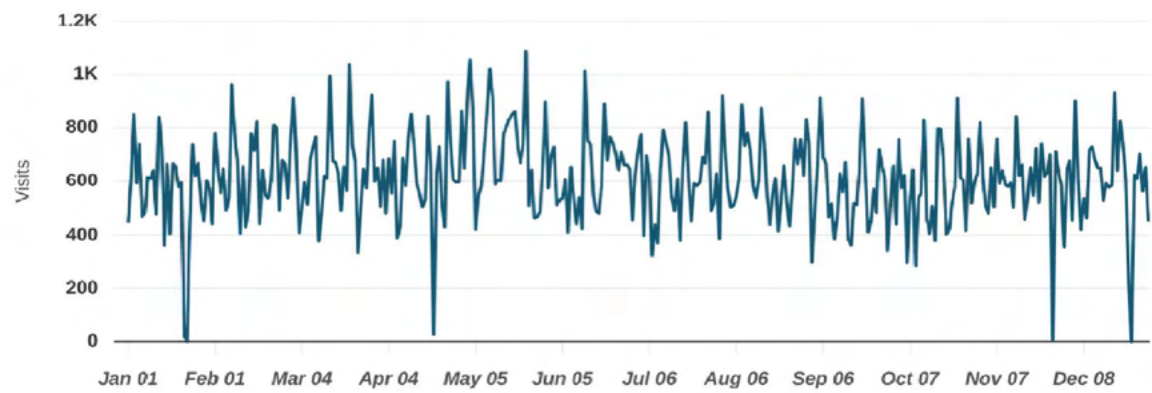
### Attractive basis

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





VISIT TRENDS



RANKING



NATIONWIDE



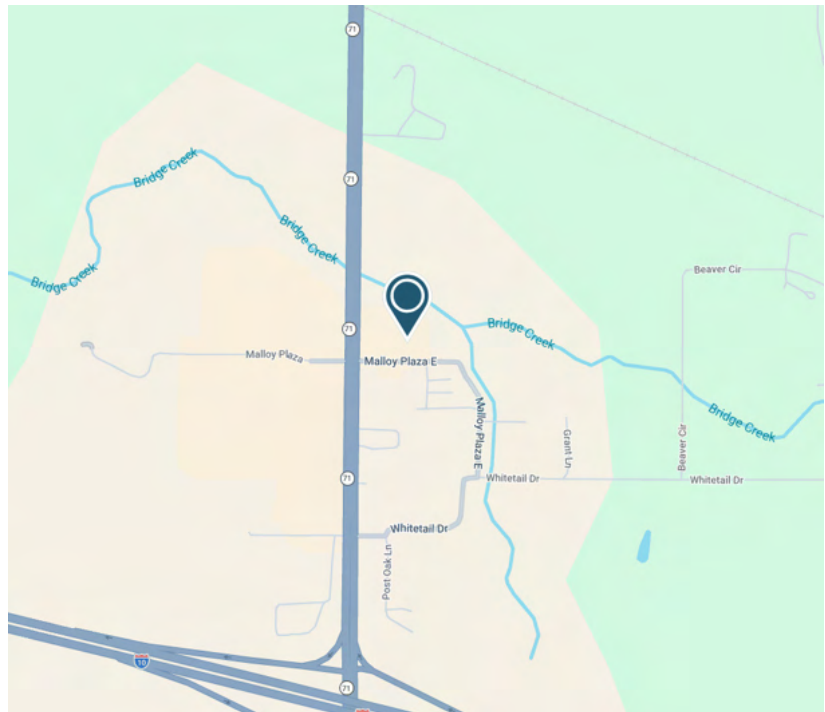
FLORIDA



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





PARCEL VIEW









# SOUTH WEST AERIAL



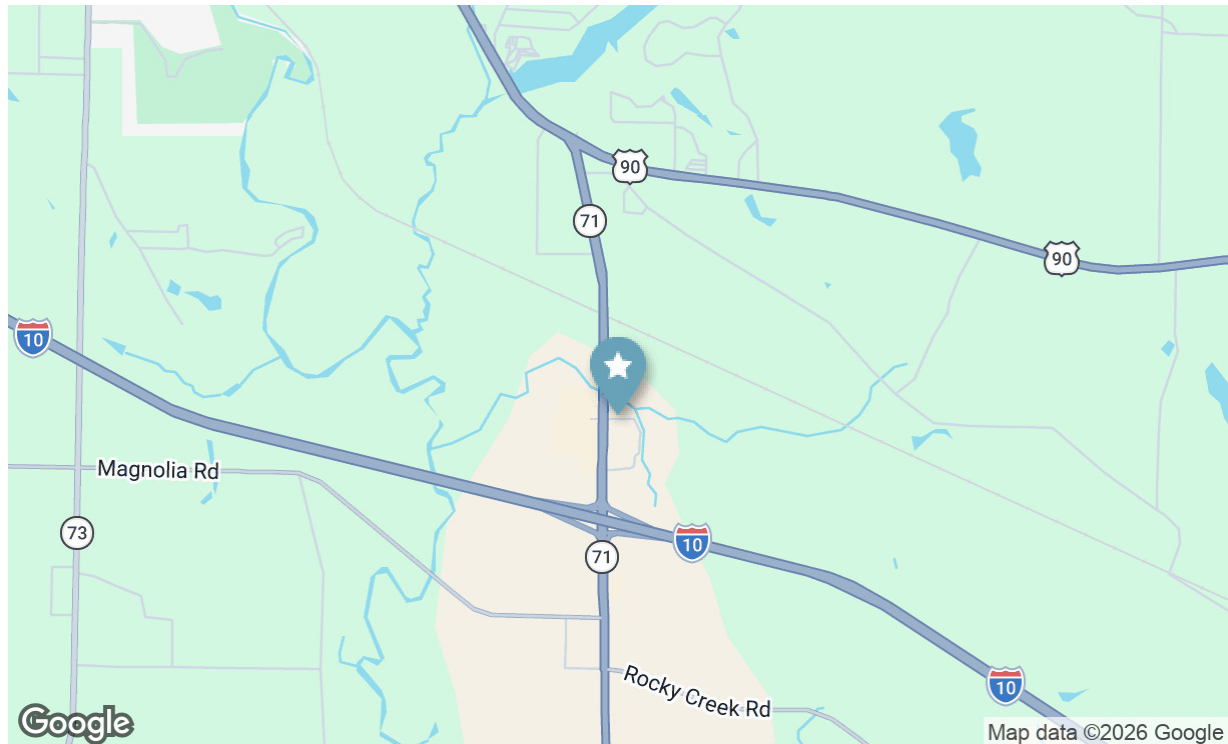


# LOCATION OVERVIEW

## 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.



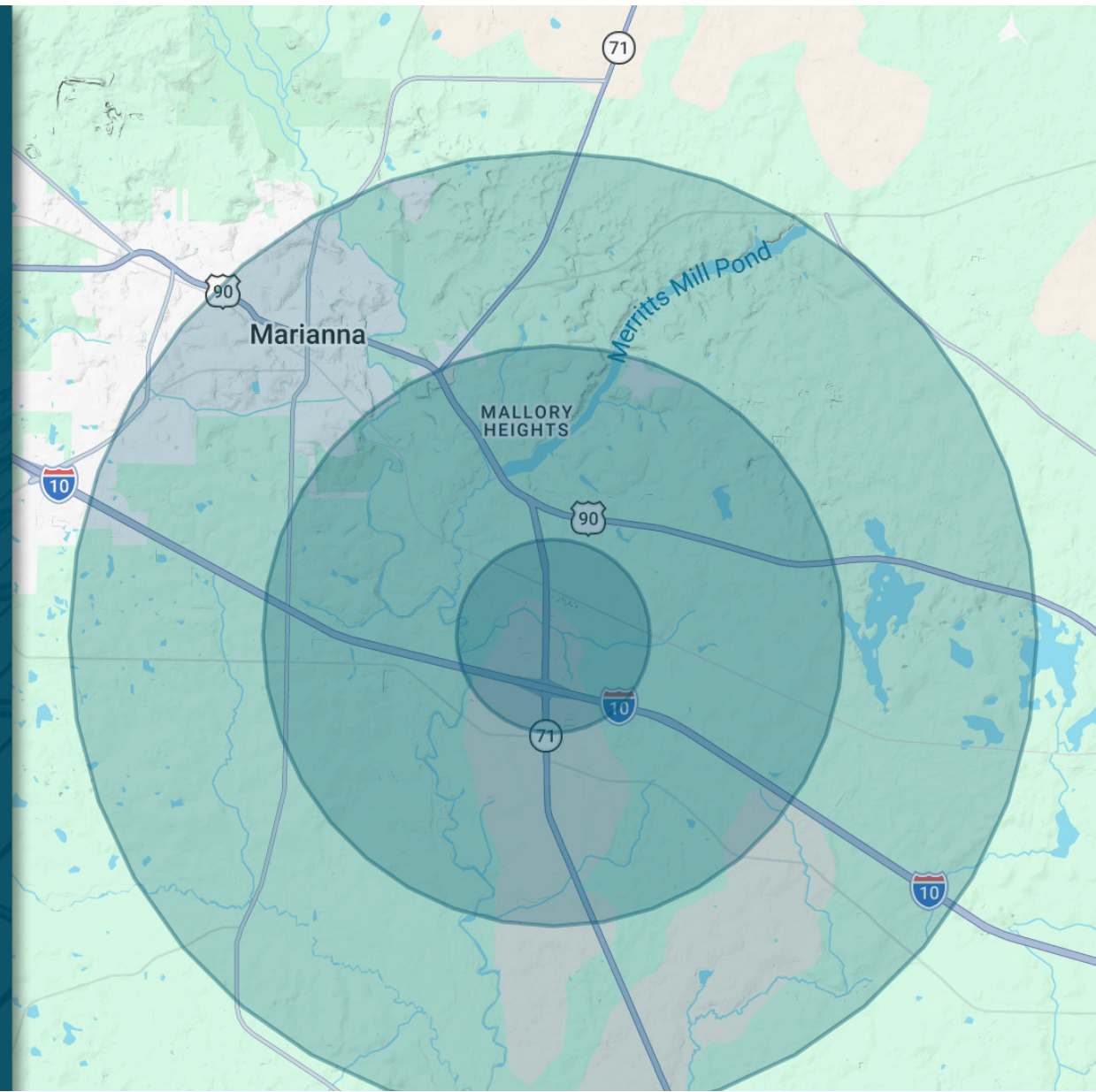


# AREA OVERVIEW

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
Total population	103	2,559	9,162
Median age	45	45	43
Median age (Male)	44	43	42
Median age (Female)	46	47	45
<b>HOUSEHOLDS &amp; INCOME</b>			
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





# 2

## FINANCIAL ANALYSIS

Rent Roll 13

5 Year Cash Flow 14

Assumptions 15

Income & Expense Analysis 16

**BEEF 'O' BRADY'S**

4944 Malloy Plz, Marianna, FL 32448-2559



# RENT ROLL

Suite	Tenant	Square Feet	GLA %	Lease Term		Rent Rates				Recovery Type
				Lease Start	Lease Expires	Dates	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
						2/1/2026	\$1,942.50	\$23,310	\$9.42	
Current Total		7,040 SF	100%				\$10,881	\$130,575	\$18.55	
Totals / Avgs		7,040 SF	100%				\$10,881	\$130,575	\$18.55	



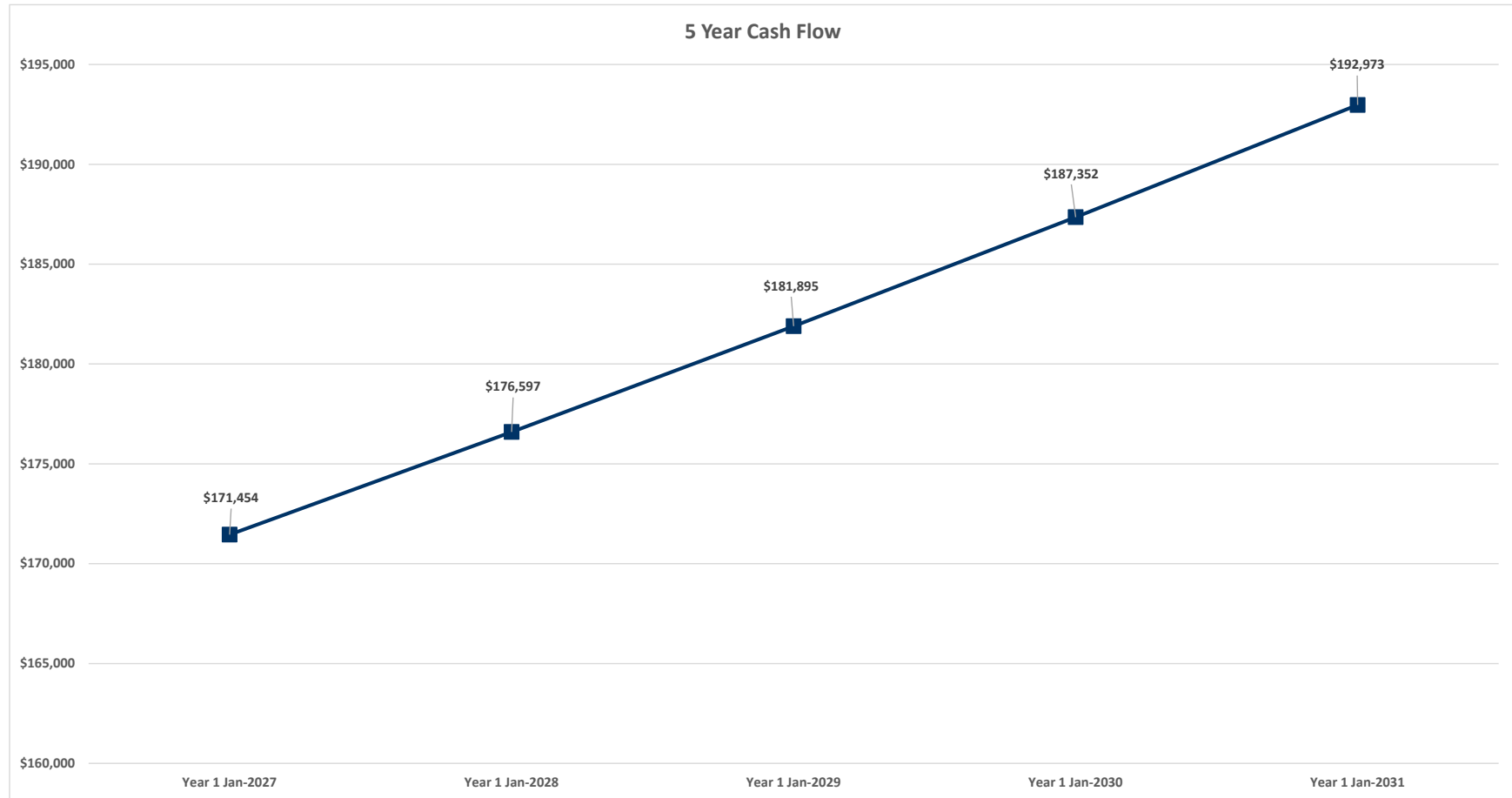
# 5 YEAR CASH FLOW

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
<b>Rental Revenue</b>							
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
<b>Operating Expenses</b>							
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:

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)



# INCOME & EXPENSE ANALYSIS

## OFFERING SUMMARY

**Sale Price:** \$1,950,000

**Cap Rate:** 6.22%

**Net Operating Income:** \$121,256

**Leasable Area:** 7,040 RSF

**Year Built:** 2009

**Occupancy:** 100.00%



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



# BEEF 'O' BRADY'S

4944 Malloy Plz  
Marianna, FL 32448-2559

Presented By:

## DYLAN MORSE

Senior Associate

FL #SL3500133

954.820.7455

dylan.morse@franklinst.com

## JUSTIN WALKER

Senior Director

FL #SL3384090

954.487.1097

justin.walker@franklinst.com

