

INVESTMENT SUMMARY

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EXECUTIVE SUMMARY

Osceola Shops (the "Property") is a 12,420 square foot retail strip center located in Kissimmee (Orlando MSA), Florida. The Property is well-positioned in a high-traffic, densely populated, urban infill trade area. Located at the intersection of John Young Parkway (42,000 VPD) and Osceola Parkway (32,000 VPD) the Property is 100% occupied by corporate tenants: Navy Federal Credit Union, Verizon Wireless and Mattress1One. The Property is an outparcel anchored by Lowe's Home Improvement and situated on Kissimmee's primary retail corridor including The Loop: a 1.5M +/ square foot power center anchored by Kohl's, Regal Cinema, Michael's, Old Navy, Petco and Bed Bath & Beyond. This offering represents an unique opportunity to acquire a multi-tenant retail center with long term leases located on Kissimmee's primary commercial artery.

PROPERTY SUMMARY	
Address	1310-1340 W. Osceola Parkway, Kissimmee, FL 34741
Site Area	2.27 +/- Acres
Parking	101 Spaces (8.2 / 1,000 SF)
Year Built	2007
GLA	12,420 +/-SF
Tenants	Navy Federal Credit Union, Verizon Wireless and Mattress 1 One
Occupancy	100%

OFFERING SUMMARY	
Price	\$6,777,081
Cap Rate	6.75%
In Place NOI	\$457,453
Lease Structures	NNN

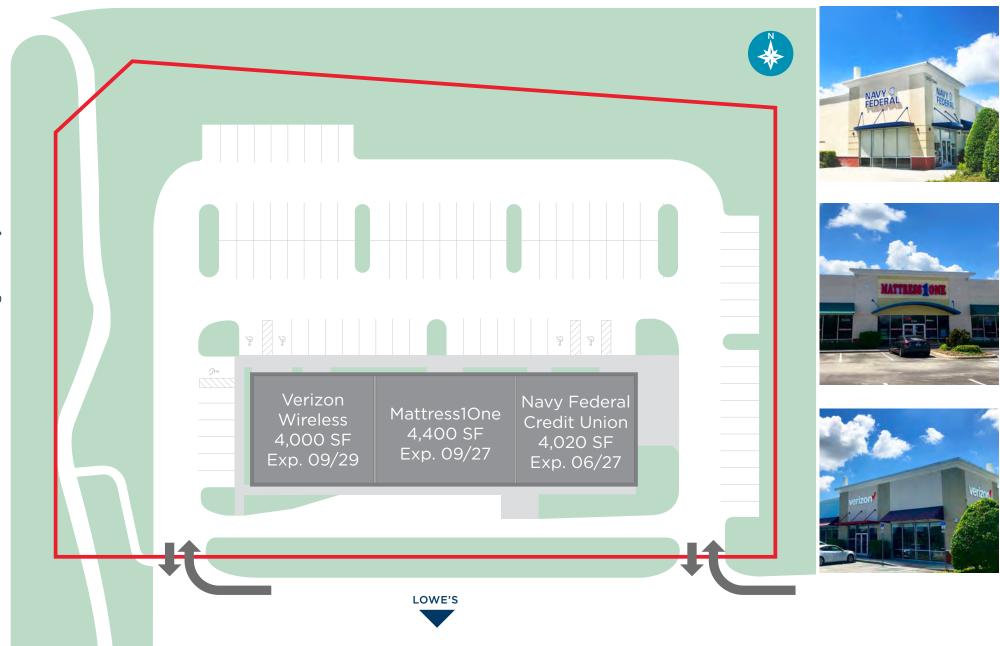
INVESTMENT HIGHLIGHTS

- Highly sought after location on Kissimmee's primary commercial artery: Osceola Parkway (32,000 VPD)
- One hundred percent (100%) leased to corporate tenants
- Navy Federal Credit Union has \$90B+ in assets
- Outparcel to Lowe's Home Improvement Center
- Heavily populated trade area: 90,776 residents within a 3-mile radius
- 74,000 VPD at the intersection of Osceola Parkway and John Young Parkway
- One of the top retail corridors in the Orlando MSA with minimal vacancies and strong demand
- Stable income stream with favorable rollover schedule
- · Located in close proximity to Florida's Turnpike and Interstate 4
- · Urban infill trade area





Osceola Parkway





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