

# FULLY OCCUPIED MULTI-TENANT STRIP

Investment Opportunity



SAVANNAH PARK  
RETAIL

Diverse Tenant Mix | Below Market Rents | Outstanding Growth in Submarket | \$135K Household Incomes



4700-4720 International Pkwy  
**SANFORD** FLORIDA

ACTUAL SITE



# EXCLUSIVELY MARKETED BY



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NATIONAL NET LEASE

Qualifying Broker: Patrick Nutt, SRS Real Estate Partners-SOFLO LLC | FL License No. BK3120739

FARMERS INSURANCE  
151,900 VPD

400

4

Deloitte

CNA MITSUBISHI MOTORS

WESTIN HOTELS & RESORTS  
BNY

Allure on Parkway  
(290 Units)

Ballantrae  
Apartments  
(295 Units)

Heathrow  
Elementary School  
(744 students)

Markham Woods  
Middle School  
(881 students)

18,400 VPD

429

Park Place

FishBones MARriott  
Residence INN BY MARriott

NOVEL Parkway by  
Crescent Communities  
(325 Units)

Colonial Town Park

Publix SANTIKOS ENTERTAINMENT  
HOTWORX Hampton

Savannah Park  
(125 Homes)

The Lofts at Savannah Park  
(151 Units)

HCA Florida  
Healthcare

Future High  
Intensity Use

SAVANNAH PARK  
RETAIL

INTERNATIONAL PKWY 16,400 VPD

Chick-fil-A  
Starbucks  
CHIPOTLE  
Brand New | 1/4 Mile





FPL Sanford Power

MILLENNIUM  
ACME  
FERGUSON

ACE  
The helpful place.  
Planet Smoothie

Dunwoody Commons  
(357 Homes)

FAIRWINDS

Orangetheory FITNESS  
PINCH-A-PENNY POOL-PATIO-SPA  
POPEYES  
KUMON  
SUBWAY  
State Farm



United Rentals  
SRS BUILDING PRODUCTS  
VICTOR HARLEY-DAVIDSON CYCLES  
EWING OUTDOOR SUPPLY

151,900 VPD



goodwill  
DUNKIN'  
enterprise



THE HOME DEPOT  
Distribution Center

Integra Crossings  
(348 Units)

Towne Center Plaza

dogtopia.  
MILLER'S ALE-HOUSE  
THE HONEY BAKED Ham  
Steak 'n Shake



Edward Jones

Auritas

CADILLAC  
Audi  
Drivers Mart  
Sanford

McDonald's  
Starbucks  
Wawa  
Domino's Pizza  
sleep number.  
OUTBACK STEAKHOUSE  
HOME 2 SUITES BY HILTON

Gateway Plaza

FLOOR DECOR  
Michael's  
planet fitness  
ASHLEY

Future High Intensity Use

SAVANNAH PARK  
RETAIL

Chick-fil-A  
Starbucks  
CHIPOTLE MEXICAN BISTRO  
Brand New | 1/4 Mile

Savannah Park  
(125 Homes)

INTERNATIONAL PKWY 16,400 VPD



The Lofts at Savannah Park  
(151 Units)



# PROPERTY PHOTOS



WATCH DRONE VIDEO



# PROPERTY PHOTOS



# OFFERING SUMMARY



## OFFERING

<b>Pricing</b>	\$6,077,000
<b>Net Operating Income</b>	\$364,643
<b>Cap Rate</b>	6.00%

## PROPERTY SPECIFICATIONS

<b>Property Address</b>	4700-4720 International Pkwy Sanford, FL 32771
<b>Rentable Area</b>	10,314 SF
<b>Land Area</b>	0.27 AC
<b>Year Built</b>	2017
<b>Tenants</b>	CycleBar, Urban OM Power Yoga, Foxtail Coffee, Salon Lofts
<b>Occupancy</b>	100%
<b>Lease Types</b>	NNN
<b>Guaranty</b>	Cycle Bar (Franchisee - 14 Units)   Urban OM Yoga (Personal Guaranty)   Salon Lofts (Corporate)
<b>Landlord Expense Responsibilities</b>	Roof, Structure, Foundation
<b>Average Lease Term Remaining</b>	5.5 Years

# RENT ROLL



Suite #	Tenant Name	Size SF	Pro					Rental Increases							Lease Start Date	Lease End Date	Options Remaining	
			Rata (SF)	Rent Monthly	Rent \$/SF/Mo	Rent Annual	Rent \$/SF/Yr	Rata (\$)	Increase Date	Inc.	Rent Monthly	Rent \$/SF/Mo	Rent Annual	Rent \$/SF/Yr				
4700 - 1200	Cycle Bar (Franchisee - 14 Units)	2,880	28%	\$9,600	\$3.33	\$115,200	\$40.00	30%	Sep-28	10.0%	\$10,560	\$3.67	\$126,720	\$44.00	Sep-23	Aug-33	2 (5-Year) Opt 1: \$48.40 PSF/Yr Opt 2: \$53.24 PSF/Yr	
4720 - 1220	Urban OM Yoga (Personal Guaranty)	1,351	13%	\$3,583	\$2.65	\$42,998	\$31.83	11%	Apr-26	3.0%	\$3,691	\$2.73	\$44,288	\$32.78	Apr-22	Mar-27	2 (3-Year) <sup>(1)</sup> Opt 1: FMV or 3.0% Inc. Opt 2: FMV or 3.0% Inc.	
4720 - 1210	Foxtail Coffee	1,457	14%	\$5,223	\$3.59	\$62,680	\$43.02	16%	Nov-26	3.0%	\$5,380	\$3.69	\$64,560	\$44.31	Apr-18	Oct-35	3 (5-Year) Opt 1: \$57.80 PSF/Yr Opt 2: \$67.01 PSF/Yr Opt 3: \$77.68 PSF/Yr	
									Nov-27	3.0%	\$5,540	\$3.80	\$66,483	\$45.63			Opt 1: \$57.80 PSF/Yr	
									Nov-28	3.0%	\$5,706	\$3.92	\$68,477	\$47.00			Opt 2: \$67.01 PSF/Yr	
									Nov-29	3.0%	\$5,878	\$4.03	\$70,532	\$48.41			Opt 3: \$77.68 PSF/Yr	
									Nov-30	3.0%	\$6,054	\$4.16	\$72,648	\$49.86				
									Nov-31	3.0%	\$6,236	\$4.28	\$74,827	\$51.36				
									Nov-32	3.0%	\$6,423	\$4.41	\$77,072	\$52.90				
									Nov-33	3.0%	\$6,615	\$4.54	\$79,384	\$54.48				
									Nov-34	3.0%	\$6,814	\$4.68	\$81,766	\$56.12				
4720 - 1240	Salon Lofts (Corporate)	4,626	45%	\$13,570	\$2.93	\$162,835	\$35.20	42%	Aug-29	10.0%	\$14,927	\$3.23	\$179,119	\$38.72	Aug-19	Jul-31	2 (5-Year) Opt 1: \$40.27 PSF/Yr Opt 2: \$44.30 PSF/Yr	
Total Occupied		10,314	100%	\$31,976	\$3.10	\$383,714	\$37.20	100%										
Total Vacant		0	0%	\$0		\$0		0%										
Total / Wtd. Avg:		10,314	100%	\$31,976	\$3.10	\$383,714	\$37.20	100%								Weighted Term Remaining (Years)		6.4

Notes

1) Urban OM Yoga's options will be at the rent that is the greater of fair market rent or a 3.0% increase from the previous rental rate.

# RECAPTURE

Suite #	Tenant Name	Size SF	Pro								Reimbursement Annual	Notes
			Rata (SF)	Prop. Taxes	Ins.	CAM	Mngmt.	Admin Fee	Reimbursement PSF			
4700 - 1200	Cycle Bar	2,880	28%	Net	Net	Net	-	15%	\$9.57	\$27,554	Tenant pays its pro rata share of taxes, insurance and CAM with a 15.0% administrative fee.	
4720 - 1220	Urban OM Yoga	1,351	13%	Net	Net	Net	Net	N/A	\$11.05	\$14,927	Tenant pays its pro rata share of taxes, insurance and CAM	
4720 - 1210	Foxtail Coffee	1,457	14%	Net	Net	Net	Net	N/A	\$11.05	\$16,099	Tenant pays its pro rata share of taxes, insurance and CAM. Controllable CAM shall not increase by more than 5.0% annually <sup>(1)</sup>	
4720 - 1240	Salon Lofts	4,626	45%	Net	Net	Net	Net	N/A	\$11.05	\$51,114	Tenant pays its pro rata share of taxes, insurance and CAM. Controllable CAM shall not increase by more than 5.0% annually <sup>(1)</sup>	
Total Occupied		10,314	100%			Total Occupied		\$10.64	\$109,694	96%		
Total Vacant		0	0%			Total Vacant		\$0.00	\$0	0%		
Total / Wtd. Avg:		10,314	100%			Total Reimbursement		\$10.64	\$109,694	96%		
						Total Operating Expenses		\$11.05	\$113,962	100%		

Notes

1) Analysis does not assume that controllable CAM increase cap has ever been hit.



# PRICING SUMMARY



Operating Cash Flow	In-Place	
Potential Rental Revenue	\$383,714	
Potential Reimbursement Revenue	\$109,694	
<b>Gross Potential Revenue</b>	<b>\$493,407</b>	
Rental Vacancy	(\$11,511)	3%
Reimbursement Vacancy	(\$3,291)	3%
<b>Effective Gross Revenue</b>	<b>\$478,605</b>	
Less Expenses	(\$113,962)	
<b>Net Operating Income</b>	<b>\$364,643</b>	
Less Loan Payment	(\$273,275)	
<b>Cash Flow</b>	<b>\$91,368</b>	

Operating Expenses	In-Place	PSF/Yr
Taxes	\$33,349	\$3.23
Insurance	\$17,153	\$1.66
CAM	\$41,891	\$4.06
Management	\$21,568	\$2.09
<b>Total</b>	<b>\$113,962</b>	<b>\$11.05</b>

Pricing Summary	
Asking Price	\$6,230,000
PSF	\$604
Net Operating Income	\$364,643
In-Place Cap Rate	5.85%

## FOR FINANCING OPTIONS AND LOAN QUOTES:

Please contact Jordan Yarosh at [jordan.yarosh@srsre.com](mailto:jordan.yarosh@srsre.com)

### Notes

1. Management fee is taken from recent 2025 operating statements.
2. Analysis assumes 3.0% general vacancy factor.

## 4-Tenant, 100% Occupied Retail Strip Center | Long-Term Stability | Below Market Rents

- 2017 construction requiring minimal capital expenditures
- Fully leased to four established tenants with over 5 years of average lease term remaining. Cycle Bar (Aug 2033), Urban OM Yoga (Mar 2027), Foxtail Coffee (Oct 2035), and Salon Lofts (Jul 2031)
- All tenants feature remaining option periods – three at fixed rents and one at fair market rent ensuring stability and potential upside through rent escalation
- Strong tenant synergy across fitness, wellness, food & beverage, and personal services
- New construction retail strips are routinely getting \$45-\$50/SF+ in surrounding Orlando submarkets leaving additional future upside

## NNN Leases | Passive, Fee Simple Ownership | Management In Place

- All tenants operate under NNN leases, reimbursing their share of CAM, real estate taxes, insurance, and administrative or management fees
- Minimal landlord responsibilities limited leakage from CAM expenses passed through to center declarant
- Predictable cash flow with contractual rent escalations across the tenant base
- Current property manager can remain in place after sale to ensure continuity

## Prime Location With Excellent Visibility & Access

- Highly visible frontage along International Parkway (16,400 VPD), directly connecting to State Hwy 429 (18,400 VPD) and State Hwy 46 (41,000 VPD)
- Flanked by Interstate 4 (151,900 VPD), offering regional access to Orlando and Sanford markets
- Less than one mile from Seminole Town Center Mall and Marketplace at Seminole Centre, which announced redevelopment of a new Costco and Trader Joes in addition to other national retailers like Dick's and Target in place.

## Adjacent to Luxury Multifamily | Daily-Needs Oriented Demand

- Immediately adjacent to Lofts at Savannah Park Luxury Apartments (151 units), providing direct built-in customer base
- Tenant mix aligns with neighborhood needs: boutique fitness, wellness services, specialty coffee, and flexible salon space
- Strong daily-needs retail positioning, less vulnerable to e-commerce displacement
- Proximity to multiple residential developments (1,000+) units supporting sustained demand

## Strong Demographics in Growing Trade Area

- 5-mile population of 115,698 with an affluent average household income of \$126,932
- Sanford and Lake Mary corridor is among the most desirable residential markets in Seminole County
- Less than 7 miles from Orlando-Sanford International Airport, driving regional and traveler demand
- Robust employment, education, and lifestyle amenities continue to attract high-income residents

## Surrounding Development Planned | Future Local Growth

- Brand new Starbucks, Chipotle, and Chick-fil-A 0.25 miles north at the intersection of International Parkway and State Hwy 46
- Major mixed use medical center, office and apartment development is planned for the sites just across International Parkway
- Hotel and Class A multifamily development slated for neighboring sites off of Wayside drive
- New dense residential and office developments will continue to drive additional traffic to the property

## BRAND PROFILE



### CYCLEBAR

[cyclebar.com](https://cyclebar.com)

**Company Type:** Subsidiary

**Locations:** 200+

**Parent:** Extraordinary Brands



Founded in 2004, CycleBar is the largest indoor cycling brand by number of studios and offers a variety of low-impact, high-intensity indoor cycling workouts, which are inclusive of all fitness levels. CycleBar offers an immersive, multi-sensory experience in state-of-the-art “CycleTheaters,” led by specially trained instructors, enhanced with high-energy “CycleBeats” playlists and tracked using rider-specific “CycleStat” performance metrics.

Source: [businesswire.com](https://businesswire.com)



### FOXTAIL COFFEE

[foxtailcoffee.com](https://foxtailcoffee.com)

**Company Type:** Private

**Locations:** 90+



Foxtail Coffee Co. was founded in 2016 in the heart of Winter Park, Florida. Foxtail Coffee Co. is dedicated to responsibly sourcing some of the finest coffees from around the world. They, as a company, uphold their ethical and quality standards by making sure their environmentally-friendly farms are paid fair wages, so they may continue to grow exceptional crops. Their quality beans are roasted in-house and used in a variety of different brewing methods, shifting the way they think of coffee - one cup at a time.

Source: [foxtailcoffee.com](https://foxtailcoffee.com)



## URBAN OM POWER YOGA

[urbanompoweryoga.com](http://urbanompoweryoga.com)

**Company Type:** Private

**Locations:** 1



Urban Om Power Yoga offer many styles of yoga for all levels. Hot yoga, power yoga, vinyasa flow, beginners classes, non-heated slow flow, Yin and meditation. They proudly host Yoga Teacher Trainings as well as local and international Yoga Retreats. The studio is located in Sanford right at the I-4, 417, and 429 interchange which makes it easily accessible from Lake Mary, Heathrow, Debary, Longwood, Maitland, or most anywhere in central Florida.

Source: [urbanompoweryoga.com](http://urbanompoweryoga.com)



## SALON LOFTS

[salonlofts.com](http://salonlofts.com)

**Company Type:** Private

**Locations:** 280+



Salon Lofts is a beauty services company that provides independent beauty professionals with fully equipped, private salon suites. Founded in 2003 and headquartered in Columbus, Ohio, the company operates more than 280 locations across the United States. Its model allows hairstylists, estheticians, nail technicians, and other beauty specialists to run their own businesses within a supportive, shared environment while maintaining independence. Salon Lofts has grown into one of the largest salon suite rental brands in the U.S., offering professionals flexibility, autonomy, and modern workspaces to serve their clients.

Source: [salonlofts.com](http://salonlofts.com)

# PROPERTY OVERVIEW

## LOCATION



Sanford, Florida  
Seminole County  
Orlando MSA

## ACCESS



International Parkway: 1 Access Point

## TRAFFIC COUNTS



International Parkway: 16,400 VPD  
Interstate 4/State Highway 400: 151,900 VPD

## IMPROVEMENTS



There is approximately 10,297 SF of existing building area

## PARKING



There are approximately 103 parking spaces on the owned parcel.  
The parking ratio is approximately 9.99 stalls per 1,000 SF of leasable area.

## PARCEL



Parcel Number: 30-19-30-528-0000-0040 & 30-19-30-528-0000-0050  
Acres: 0.27  
Square Feet: 11,575 SF

## CONSTRUCTION



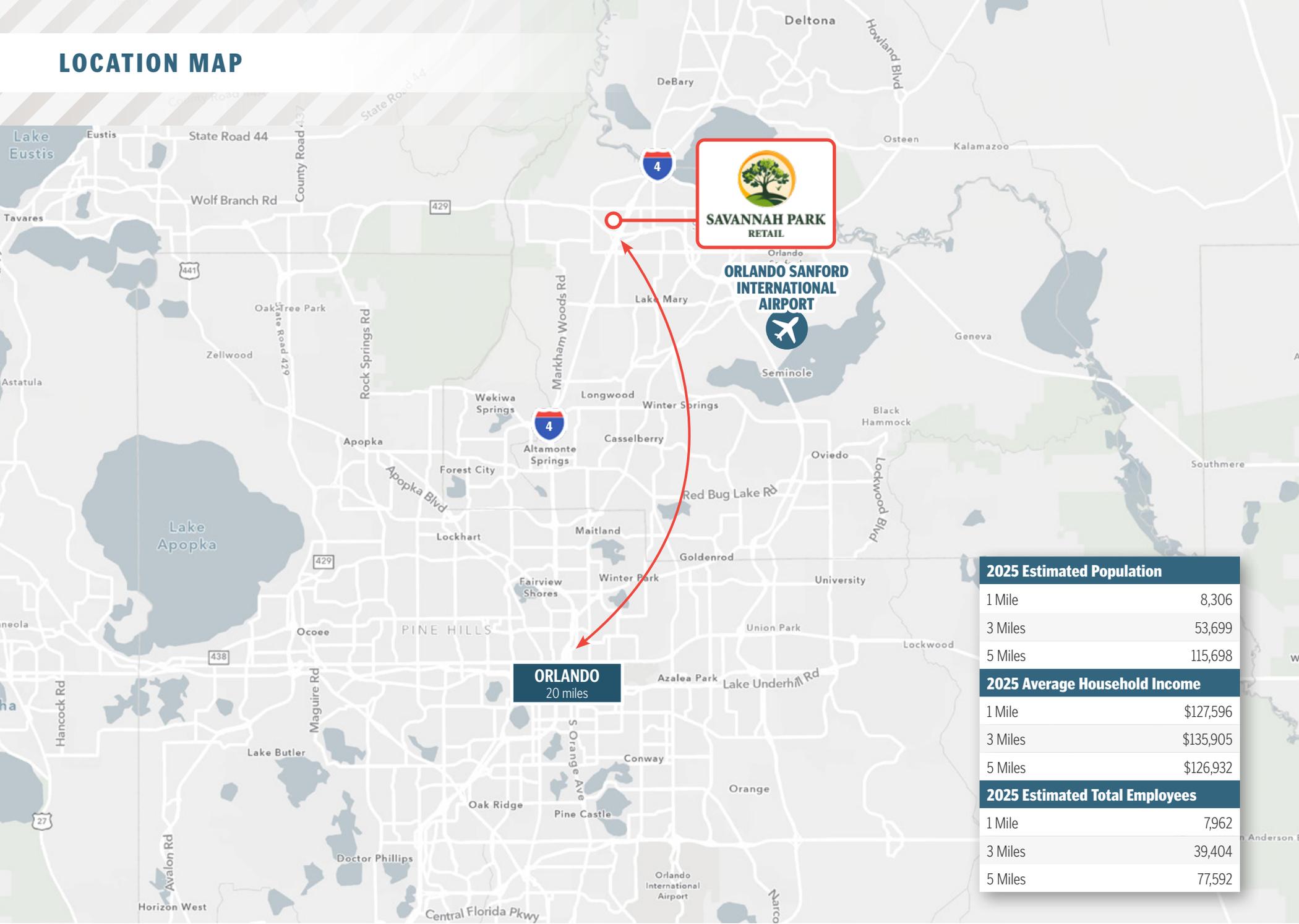
Year Built: 2017

## ZONING



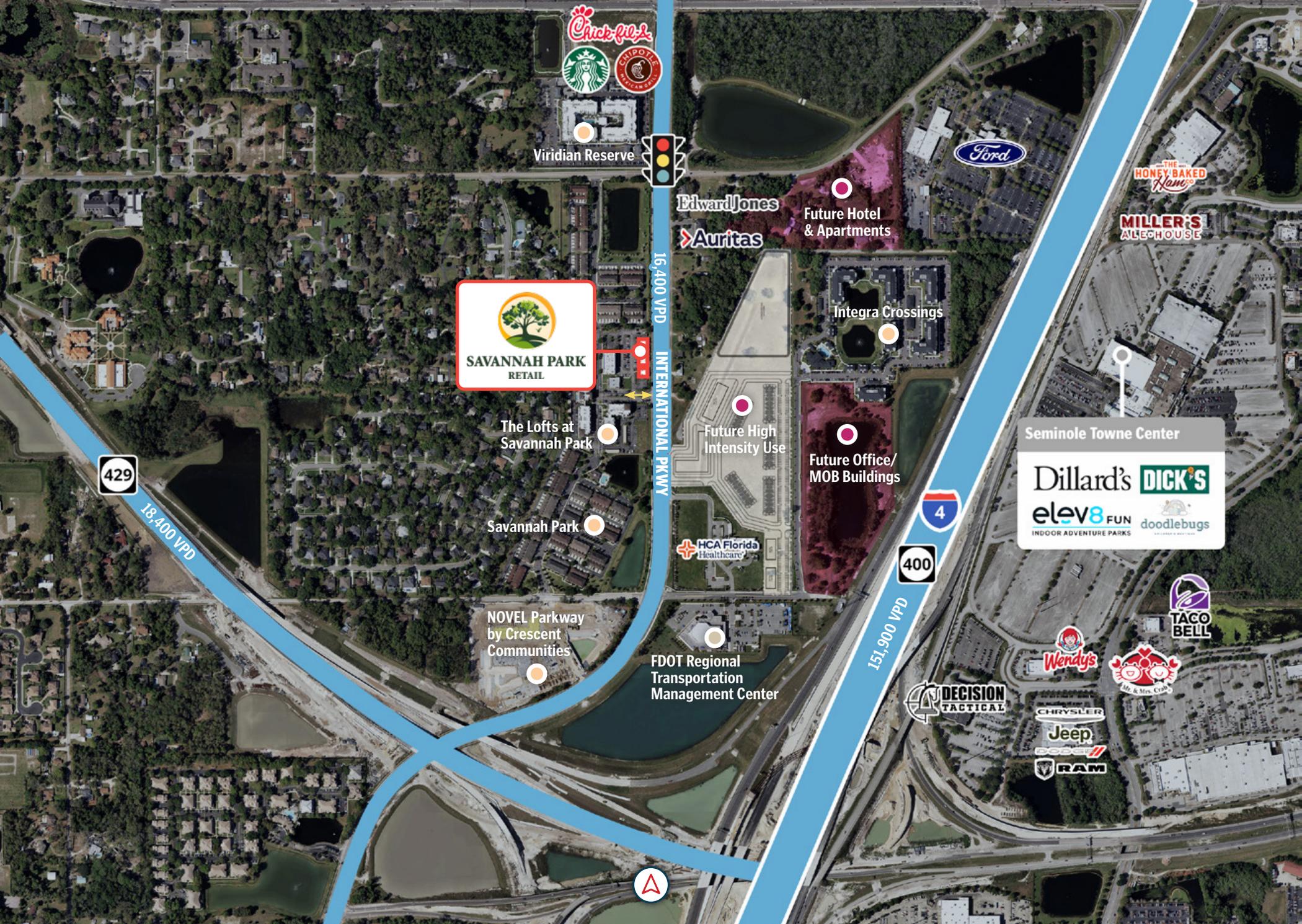
PD - Planned Development

# LOCATION MAP

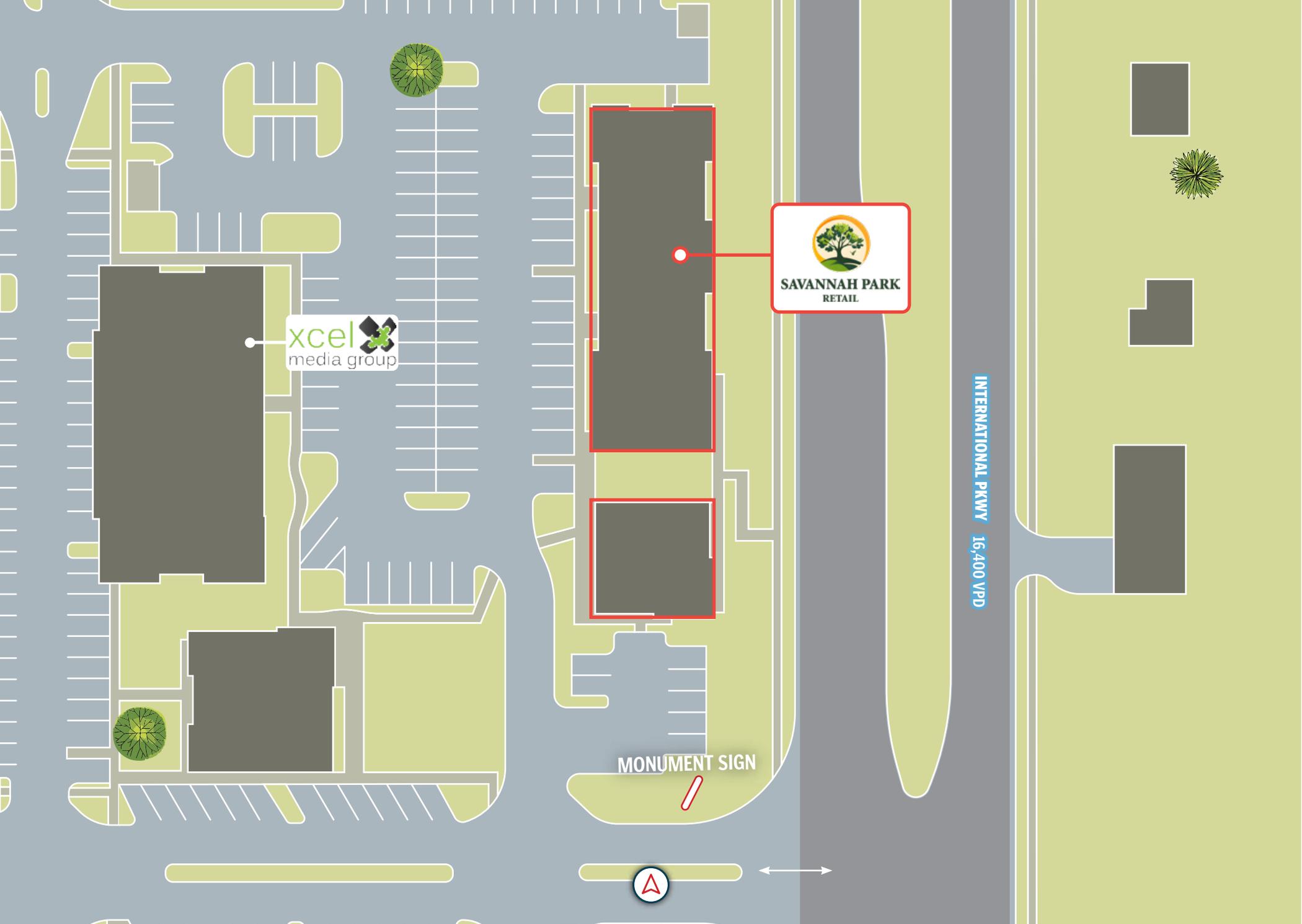


2025 Estimated Population	
1 Mile	8,306
3 Miles	53,699
5 Miles	115,698
2025 Average Household Income	
1 Mile	\$127,596
3 Miles	\$135,905
5 Miles	\$126,932
2025 Estimated Total Employees	
1 Mile	7,962
3 Miles	39,404
5 Miles	77,592









# AREA OVERVIEW



	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2025 Estimated Population	8,306	53,699	115,698
2030 Projected Population	9,212	57,580	121,243
2025 Median Age	39.2	39.5	39.7
<b>Households &amp; Growth</b>			
2025 Estimated Households	3,519	21,636	46,323
2030 Projected Households	3,972	23,563	49,303
<b>Income</b>			
2025 Estimated Average Household Income	\$127,596	\$135,905	\$126,932
2025 Estimated Median Household Income	\$105,138	\$106,815	\$92,580
<b>Businesses &amp; Employees</b>			
2025 Estimated Total Businesses	5,894	29,965	61,689
2025 Estimated Total Employees	8,306	53,699	115,698



## SANFORD, FLORIDA

Sanford, Florida, in Seminole county, is 10 miles south of Deltona, Florida and 20 miles north of Orlando, Florida. The city is located along the shoreline of Lake Monroe at the head of the St. Johns River in Central Florida. It features numerous marinas and provides boats and commercial vessels access to the Atlantic Ocean. Sanford has a 2025 population of 68,255 people.

Sanford is located in Central Florida in Seminole County, one of the fastest growing counties in the nation. Nicknamed “Celery City” for its agricultural interest in the early 1900’s. Sanford is bounded in the East by Orlando-Sanford International Airport, in the North by Lake Monroe, in the West by Interstate 4, and in the South by Seminole State College and the City of Lake Mary.

Sanford is a significant cultural and business hub for the Central Florida region. With its showcase waterfront, extensive transportation network, distinctive cultural corridor and historic downtown, Sanford is a vibrant and safe City in which people choose to live, work, raise a family, attend school, shop, play, and retire.

The city’s major attractions are Central Florida Zoological Park, Sanford Museum, Museum of Seminole County History, Jazzed in Sanford, Historic Sanford Memorial Stadium, Cinema in the Park, River Walk, Palms Island Resort and Marina, Big Tree County Park, Colonial Town Park, Historic Downtown Sanford, Jeanine Taylor Folk Art, and The Helen Stairs Theatre.



## ORLANDO, FLORIDA

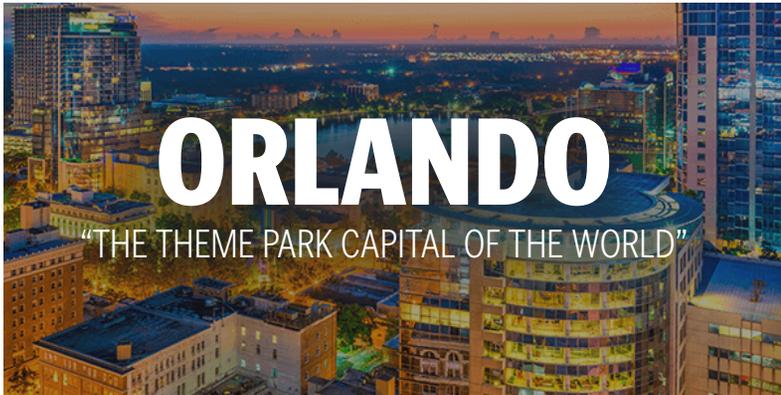
Orlando is a city in the U.S. state of Florida and the county seat of Orange County. Located in Central Florida, it is the center of the Orlando metropolitan area. The city of Orlando is the 4th largest city in Florida with a population of 334,854 as of 2024. The city is in the approximate center of the State of Florida and the four-county Orlando-Kissimmee-Sanford Metropolitan Statistical Area (MSA). The city of Orlando is nicknamed “The City Beautiful” and its symbol is the fountain at Lake Eola. Orlando is also known as “The Theme Park Capital of the World” and in 2014 its tourist attractions and events drew more than 62 million visitors. The Orlando International Airport (MCO) is the seventh busiest airport in the United States and the 18th busiest in the world.



Orlando is a major industrial and hi-tech center. Orlando has the 7th largest research park in the country, Central Florida Research Park, with over 1,025 acres. It is home to over 120 companies, employs more than 8,500 people, and is the hub of the nation’s military simulation and training programs. The region’s infrastructure offers reliability, affordability and efficiency - giving businesses seamless access to the people and places they need to reach. Companies can depend on a diverse variety of transportation modes that are critical to the city’s thriving economy. One of the main driving forces in Orlando’s economy is its tourism industry and the city is one of the leading tourism destinations in the world. Nicknamed the ‘Theme Park Capital of the World’, the Orlando area is home to Walt Disney World Resort, Universal Orlando Resort, and SeaWorld Orlando. The convention industry is also critical to the region’s economy. The Orange County Convention Center is now the second-largest convention complex in terms of space in the United States, trailing only McCormick Place in Chicago. The city vies with Chicago and Las Vegas for hosting the most convention attendees in the United States.



The Orlando International Airport (MCO) is Orlando’s primary airport and currently the second busiest airport in the state of Florida closely behind Miami International Airport.



**Orlando is best known around the world for its many popular attractions.**



**Walt Disney World**, the most visited vacation resort in the world with more than 48 million visitors every year. The property covers 66 square miles with four theme parks, 24 themed resort hotels, two water parks, and four golf courses.



**Universal Orlando Resort** the largest property operated by Universal Parks & Resorts and the largest resort in Orlando with two theme parks: Universal Studios Florida and Islands of Adventure. Universal Orlando Resort, and Wet 'n Wild Water Park, the first water park in America.



**SeaWorld** features marine animals like sea lions, orcas and dolphins with displays and shows. SeaWorld had the first birth of a killer whale in captivity and the first hatching of captive green sea turtles.





## LARGEST EMPLOYERS

Company	Employees
Walt Disney World	80,000
Advent Health	37,600
Orange County Public Schools	28,125
Universal Orlando Resort	25,000
Orlando Health	24,978
Publix Supermarkets Inc.	19,783
Orlando International Airport (MCO)	18,000
Seminole County Public Schools	10,000
University of Central Florida	10,000
Lockheed Martin	9,000

**Ranked #1 in the Country for JOB GROWTH**  
U.S. DEPT. OF LABOR, BUREAU OF LABOR STATISTICS, 2015-2018

Home to 334,854 Orlando Population as of 2024

<p>AVERAGE HOUSEHOLD INCOME</p> <p><b>\$100,135</b></p>	<p>MEDIAN CITY OF ORLANDO AGE</p> <p><b>35.1</b></p>	<p>MEDIAN HOME COST</p> <p><b>\$407,440</b></p>	<p>MEDIAN RENTAL COST</p> <p><b>\$1,815</b></p>
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OVER **121,000 HOTEL ROOMS, 20,000 VACATION-HOME RENTALS & 22,000 VACATION-OWNERSHIP PROPERTIES**



**\$217 Billion**  
GDP of Orlando MSA (as of 2023)

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**4TH MOST POPULOUS CITY**  
in Florida





SRS

CAPITAL  
MARKETS

## THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

**300+**

TEAM  
MEMBERS

**25+**

OFFICES

**\$5B+**

TRANSACTION  
VALUE

company-wide  
in 2024

**600+**

CAPITAL MARKETS  
PROPERTIES

SOLD  
in 2024

**\$2.5B+**

CAPITAL MARKETS  
TRANSACTION

VALUE  
in 2024

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