

**7 YEARS REMAINING ON ABSOLUTE NNN LEASE WITH 3% ANNUAL INCREASES**



**K1 SPEED DAYTONA BEACH**  
2455 W International Speedway Blvd, Suite 300, Daytona Beach, FL 32114

**CAST**  
CAPITAL PARTNERS



2455 W International Speedway Blvd,  
Suite 300, Daytona Beach, FL 32114

~~\$7,400,000~~  
**\$6,900,000**  
**PRICE**

**7.0%**  
**YEAR 1 CAP RATE**

**7.7%**  
**AVERAGE CAP RATE OVER TERM**

**\$485,172**  
**YEAR 1 NOI**

[www.k1speed.com/daytona-location.html](http://www.k1speed.com/daytona-location.html)

## INVESTMENT SUMMARY

|                         |              |
|-------------------------|--------------|
| LEASE TYPE              | ABSOLUTE NNN |
| LANDLORD RESPONSIBILITY | NONE         |
| YEAR BUILT / RENOVATED  | 1986/2020    |
| BUILDING SIZE           | 52,300 SF    |

## INVESTMENT HIGHLIGHTS

**Stable Cash Flow with Near-Term Duration** Absolute NNN lease with ~7 years remaining, delivering management-free cash flow through April 30, 2033.

**Consistent 3% Annual Rent Growth** Contractual 3% annual increases grow NOI from \$471,040 to \$579,320 at expiration — ~30% income growth over the hold period.

**Compelling Yield with Built-In Upside** 7.0% going-in cap rate growing to a 7.7% average over the full lease term — superior to traditional retail alternatives.

**\$8M Tenant Investment & High-Barrier-to-Entry Buildout** Over \$3M in TIs plus ~\$5M in specialized track, karts, chargers, and FF&E — making relocation economically impractical.

**Institutional-Quality Guaranty** Lease guaranteed by K1 Speed Inc., the corporate entity backing K1 Speed's national operations.

**Prime Tourism & Destination Market** Located in Volusia County, which attracted 4.5 million visitors in 2024, driving sustained foot traffic and repeat experiential demand.

**Strategic Daytona Beach Location** Positioned along International Speedway Blvd with direct access to I-95, I-4, and Daytona International Speedway — one of Florida's premier motorsports and tourism corridors.

**High-Barrier-to-Entry Entertainment Use** Specialized indoor karting buildout with significant tenant investment enhances long-term occupancy and reduces re-leasing risk.

**Experiential Tenant with Strong Demand Drivers** K1 Speed operates in the high-growth location-based entertainment sector, benefiting from destination traffic, group events, and repeat visitation.

## LEASE SUMMARY

| Lease Term           | Annual Rent | Cap Rate |
|----------------------|-------------|----------|
| 5/1/2026 - 4/30/2027 | \$485,172   | 7.03%    |
| 5/1/2027 - 4/30/2028 | \$499,727   | 7.24%    |
| 5/1/2028 - 4/30/2029 | \$514,719   | 7.46%    |
| 5/1/2029 - 4/30/2030 | \$530,160   | 7.68%    |
| 5/1/2030 - 4/30/2031 | \$546,065   | 7.91%    |
| 5/1/2031 - 4/30/2032 | \$562,447   | 8.15%    |
| 5/1/2032 - 4/30/2033 | \$579,320   | 8.40%    |

|                   |                           |
|-------------------|---------------------------|
| TENANT:           | K1 Speed                  |
| Guaranty:         | K1 Speed Inc              |
| Type of Ownership | Fee Simple                |
| Rent Commencement | May 1, 2023               |
| Lease Expiration  | Apr 30, 2033              |
| Term Remaining    | -7 Years                  |
| Increases         | 3% Annually               |
| Options           | Two, 5-Year, 3% increases |



DAYTONA BEACH BOARDWALK

WORLD'S MOST FAMOUS BEACH



TRADER JOE'S

TangerOutlets NikeFactoryStore  
 POLO RALPH LAUREN  
 DUNKIN' H&M Bath & Body Works

IKEA BEST BUY  
 ONE DAYTONA

VOLUSIA MALL

DAYTONA STATE COLLEGE



W INTERNATIONAL SPEEDWAY BLVD  
 DAYTONA INTERNATIONAL SPEEDWAY



DAYTONA BEACH INTERNATIONAL AIRPORT

Cane's CAVA THE HOME DEPOT





# NATIONAL ENTERTAINMENT PLATFORM



**K1 Speed is a leading operator in the rapidly growing location-based entertainment sector, delivering high-traffic, destination-oriented experiences across a national footprint.**

- Positioned in Volusia County, one of Florida's top tourism markets with 4.5 million visitors in 2024
- Experiential concept driving repeat visitation, long dwell times, and broad demographic appeal
- Significant capital investment makes relocation economically impractical, reinforcing long-term occupancy
- National platform with continued expansion, backed by corporate guaranty from K1 Speed Inc.
- Location adjacent to Daytona International Speedway, benefiting from motorsports, tourism and destination traffic



# DEMOGRAPHICS (5 MILE RADIUS)



**121,008**  
Population



**51,869**  
Households



**\$75,654**  
Avg Household  
Income



**121,244**  
Employment

## ESTABLISHED DAYTONA BEACH CONSUMER BASE

The property is positioned within a dense and active Daytona Beach trade area with more than 121,000 residents and 51,869 households within a 5-mile radius, supporting sustained demand for destination retail and experiential entertainment uses.

## EXCELLENT REGIONAL CONNECTIVITY

Strategically located along International Speedway Boulevard, the corridor offers convenient access to I-95, I-4, Daytona Beach International Airport, and other major regional infrastructure, making it highly accessible to both the local population and visiting consumers.

## TOURISM, EDUCATION, AND EMPLOYMENT DRIVERS

Volusia County attracted 4.5 million visitors in 2024, reinforcing the market's strength as a premier Florida tourism destination. The asset further benefits from proximity to Daytona International Speedway, Embry-Riddle Aeronautical University, Halifax Health, and expanding industrial and aerospace employers in the broader Volusia County market.



Daytona Beach, FL



Orlando, FL



# CAST

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