

# Jungle Boys

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3655 University Blvd W, Jacksonville, FL 32217



# CONTACT US

## INVESTMENT SALES



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# 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.

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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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## PROPERTY OVERVIEW



*Jungle Boys*

3655 University Blvd W,  
Jacksonville, FL 32217



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**SALE PRICE: \$2,575,000**

Cap Rate	7%
NOI	\$180,000
Lease Type	Absolute NNN
Square Feet	4,340 SF

## SALE DESCRIPTION

Located on one of Jacksonville’s busiest thoroughfares, this brand-new Jungle Boys dispensary offers investors a rare opportunity to acquire a top-performing cannabis asset with a long-term, passive income stream.

Positioned along University Blvd W, the property benefits from tremendous visibility, strong demographics, and proximity to major national retailers. As cannabis retail continues to expand in Florida, this offering combines credit tenancy, prime frontage, and minimal landlord responsibility — all in one of Jacksonville’s most high-traffic corridors.

## INVESTMENT SUMMARY



### Brand New Renovation

- Jungle Boys just opened for business at the end of March of this year (3/27/25)



### Absolute NNN Retail Property

- New 10 Year ABS NNN Lease structure with zero landlord responsibilities



### Top-Tier Operator

- Jungle Boys is regarded as one of Florida’s premier cannabis dispensary brands and strategically growing

## LOCATION HIGHLIGHTS



### Prime Retail Location

- Positioned directly on University Blvd monument signage and surrounded by National Brands and Retailers like Chick-Fil-A, Chipotle, McDonald’s, and other national brands



### Strong Demographics

- Over 166,000 residents within a 5-mile radius with average household income exceeding \$88,000
- Over 70,000 Households within a 5-mile radius



### Great Access | High VPD

- W University Blvd sees over ~50,000 VPD
- Property offers both left turn and right turn into parking lot, and near a lighted intersection



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## DEAL SUMMARY

<b>Square Feet:</b>	4,340 SF
<b>Lease Type:</b>	Absolute Triple Net (NNN)
<b>Lease Term:</b>	10 Years
<b>Rent Increases:</b>	10% Year 5
<b>Renewal Options:</b>	Three (3) x Five (5) Year Renewal Options. 10% Rent Increases
<b>Permitted Use:</b>	Cannabis Dispensary
<b>Tenant:</b>	Jungle Boys
<b>Lease Commencement</b>	9/20/2024
<b>Rent Commencement:</b>	3/19/2025
<b>Lease Expiration:</b>	4/30/2035
<b>Security Deposit:</b>	\$30,000 (2 months base rent)
<b>Guarantor:</b>	Green OPS Ocala, LLC

# FINANCIAL SUMMARY

## RESPONSIBILITIES SUMMARY

**TENANT:** Absolute NNN - Tenant responsible for all expenses associated with property. Including Taxes, Insurance, and CAM. Tenant is responsible for Roof & Structure

**LANDLORD:** Zero Responsibilities

Options	Start Date	End Date	Rent/SF	Annual Rent	Monthly Rent	Percent Increase
	3/19/2025	4/30/2030	\$41.47	\$180,000.00	\$15,000.00	
	5/1/2030	4/30/2035	\$45.62	\$198,000.00	\$15,000.00	10%
Option 1	5/1/2035	4/30/2040	\$50.18	\$217,800.00	\$15,000.00	10%
Option 2	5/1/2040	4/30/2045	\$55.20	\$239,580.00	\$15,000.00	10%
Option 3	5/1/2045	4/30/2050	\$60.72	\$263,538.00	\$15,000.00	10%

## FSCA QUOTE MATRIX

Jungle Boys Dispensary	Quote 1
<b>Lender Decision</b>	<b>Bank</b>
Loan Amount:	\$1,400,000 - \$1,450,000
Max LTV:	* Up to 70% LTV
Rate:	6.45% - 6.95%
Term (Years):	5 Years
Amortization (Years):	25 Years
DSCR / Debt Yield:	1.25x DSCR
Interest Only Periods:	Up to 12 Months
Recourse:	Full Recourse
Prepayment Penalty:	3%-2%-1% Stepdown
Lender Origination Fee:	0.50%
Notes:	* LTV based off of actual market lease rates

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### TENANT OVERVIEW

Jungle Boys is a renowned cannabis brand known for its premium-quality flower, innovative cultivation practices, and strong brand loyalty within the cannabis community. Founded in Los Angeles, California, Jungle Boys began as a small cultivation operation and has since grown into a nationally recognized name with a dedicated following. The company emphasizes quality over quantity, with a focus on hand-selected genetics and small-batch production to maintain consistency and potency in its products.

With multiple dispensary locations throughout California and recent expansions into states like Florida, Jungle Boys continues to scale its footprint while maintaining tight control over product quality and brand standards. Their vertically integrated model allows them to oversee every aspect of the process—from cultivation to retail—which ensures a consistent customer experience and brand integrity. Their facilities often include retail storefronts, state-of-the-art cultivation centers, and event-hosting capabilities that drive foot traffic and consumer engagement.

As a tenant, Jungle Boys brings significant value to a retail center by attracting a loyal and high-spending customer base. Their dispensaries are known for modern design, high security standards, and consistent traffic, making them a strong anchor in cannabis-friendly markets. Backed by a growing footprint, strong sales performance, and a distinctive brand identity, Jungle Boys is a dependable and dynamic addition to any retail portfolio in markets where cannabis retail is permitted.

<https://www.jungleboys.com>

# TENANT OVERVIEW



15 LOCATIONS



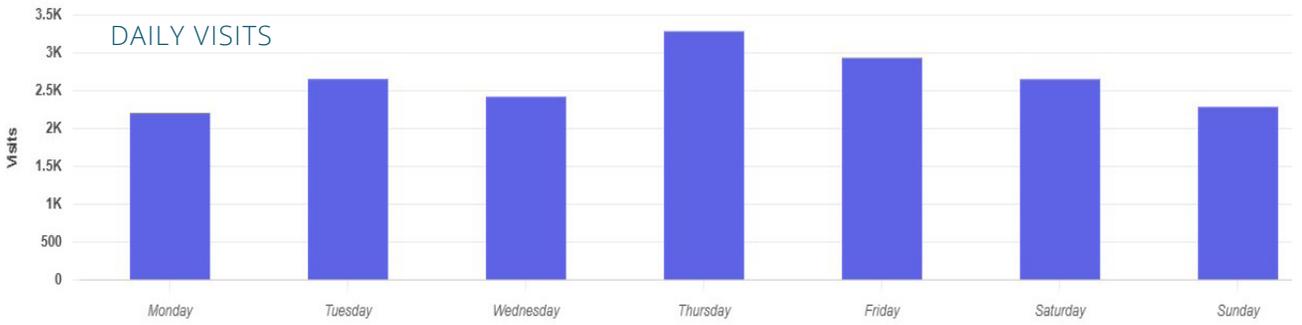
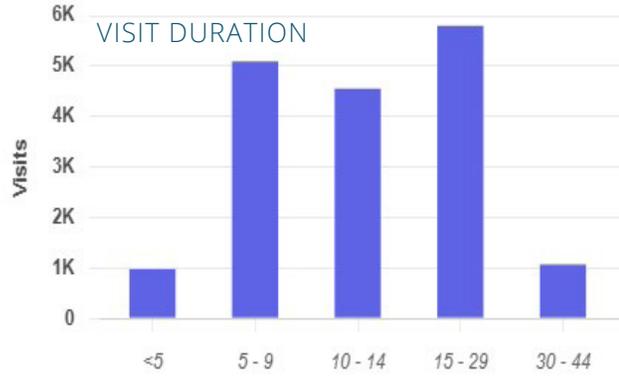
LOS ANGELES, CA HEADQUARTERS

#1

CANNABIS OPERATOR IN FLORIDA

### JUNGLE BOYS METRICS

Visits	18.4K
Visits / sq ft	3.43
Size - sq ft	5.4K
Visitors	7.9K
Visit Frequency	2.34
Avg. Dwell Time	18 min
Panel Visits	1.4K



# 2 MILE RADIUS



**STARBUCKS**  
**kwench** JUICE CAFE  
**ANYTIME FITNESS**  
**at&t**  
**SUBWAY**  
**PIZZA HUT**  
**MOJO Q HOLDINGS LLC**

**FIRE SPOT**  
**CASA BONITA**  
**Shine**  
**planet fitness**

**DOLLAR GENERAL**  
**BANK OF AMERICA**  
**FedEx**  
**Walgreens**

**AutoZone**

**TACO BELL**

**SRS DISTRIBUTION**

**KFC**

**WOODY'S Bar-B-Q**

**Wendy's**

**LA FITNESS**

**SUBWAY**

**KEISER UNIVERSITY**

**SCRAMBLERS**  
**Winn-Dixie**

**publix**

**DOLLAR TREE**  
**BEALLS**  
**TJ-maxx**

**ALFRED I. duPONT MIDDLE SCHOOL**

**CVS**

**Samuel W. Wolfson High School**

**San Jose Episcopal Day School**

**SAN JOSE COUNTRY CLUB**

**San Jose Athletic Association**

**THE BOLLES SCHOOL**

**Shell**

**Arby's**

**Waffle House**

**Cracker Barrel**

**Applebee's**

**DUNKIN' WHATABURGER**  
**Chick-fil-A**  
**SONIC**  
**Wendy's**  
**McDonald's**  
**Starbucks**  
**tropical cafe**  
**McDonald's**  
**Wendy's**  
**McDonald's**

**R&S**  
**DQ**  
**cricket wireless**  
**HIBBETT SPORTS**  
**Rainbow**

**Drew Memorial Softball Complex**

**Southside Middle School**



ST AUGUSTINE RD  
10,727 VPD

UNIVERSITY BLVD W 28,192 VPD

I-95  
138,000 VPD

POWERS AVE  
17,066 VPD



# SITE OVERVIEW



# PROPERTY PHOTOS

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# LOCATION OVERVIEW



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# LOCATION OVERVIEW

**Jacksonville, Florida**, is the largest city by land area in the continental U.S. and a key economic hub in the Southeast. Located in Northeast Florida along the Atlantic coast, Jacksonville boasts a diverse economy driven by healthcare, logistics, financial services, and the military. The city is home to a major port, several Fortune 500 companies, and a growing tech and innovation scene. Its strong population growth, business-friendly environment, and affordable cost of living continue to attract both residents and investors. With miles of beaches, a vibrant downtown, and a growing number of cultural and entertainment options, Jacksonville offers a balanced mix of urban opportunity and coastal lifestyle.



GDP GROWTH RATE FOR JACKSONVILLE IS 9.2% PER YEAR



JACKSONVILLE IS RANKED 4TH WITHIN FLORIDA



NEAR MAJOR PORT TERMINALS AND HOME TO 3 MILITARY FACILITIES



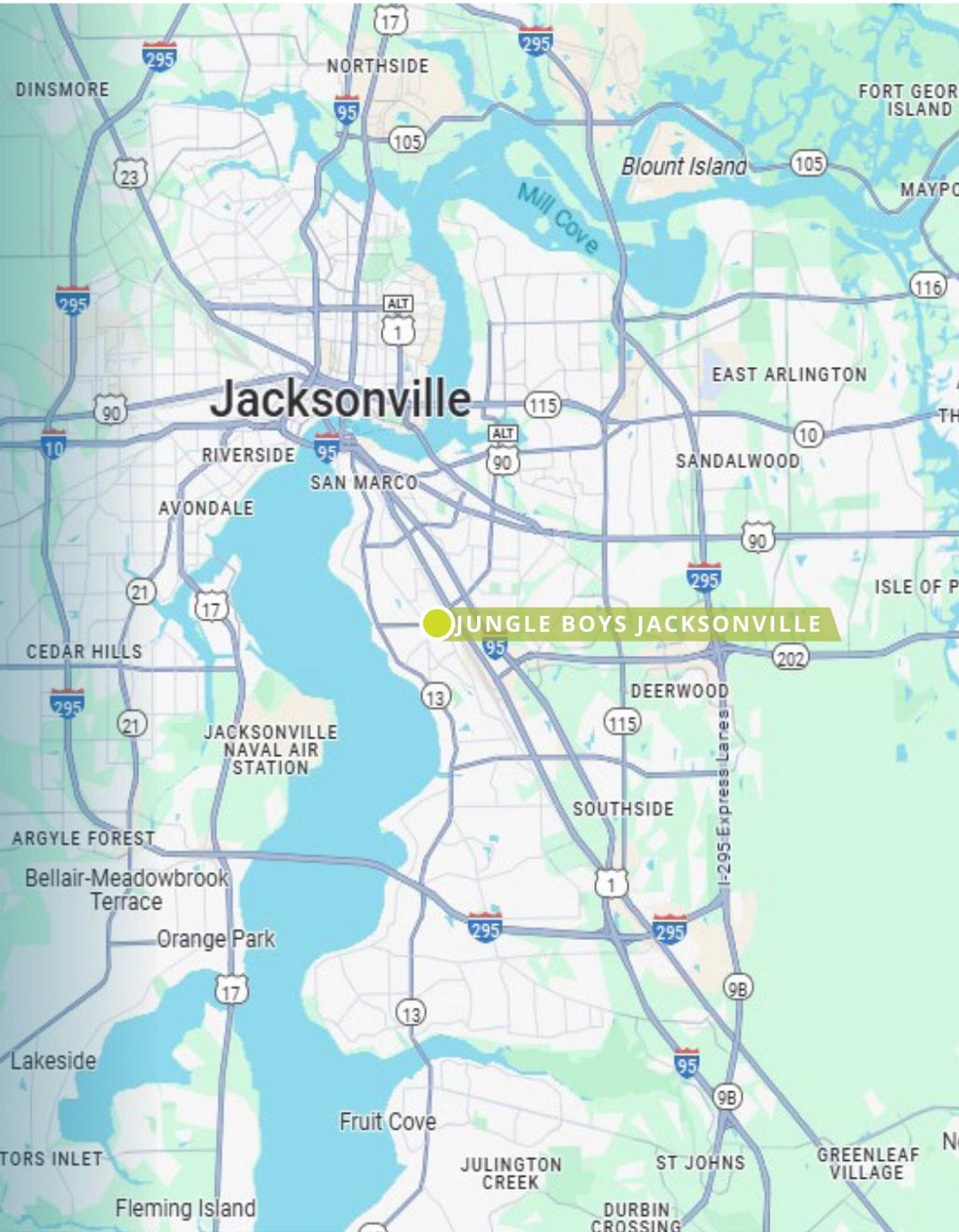
JACKSONVILLE IS RANKED #1 IN POPULATION



HOUSING COSTS ARE 13% MORE AFFORDABLE THE US AVERAGE



COST OF LIVING IS 6% LOWER THAN THE NATIONAL AVERAGE



# DEMOGRAPHICS

DEMOGRAPHICS: 1-3-5-MILE RADIUS OF THE PROPERTY

## TOTAL POPULATION (2024)



1 MILE	3 MILES	5 MILES
8,886	67,260	166,618

## PROJECTED POPULATION GROWTH (2024 - 2029)



1 MILE	3 MILES	5 MILES
1.2%	1.1%	1.7%

## AVERAGE HOUSEHOLD INCOME (2024)



1 MILE	3 MILES	5 MILES
\$75,418	\$86,491	\$88,710

## MEDIAN AGE



1 MILE	3 MILES	5 MILES
42	41	40

## TOTAL HOUSEHOLDS (2024)

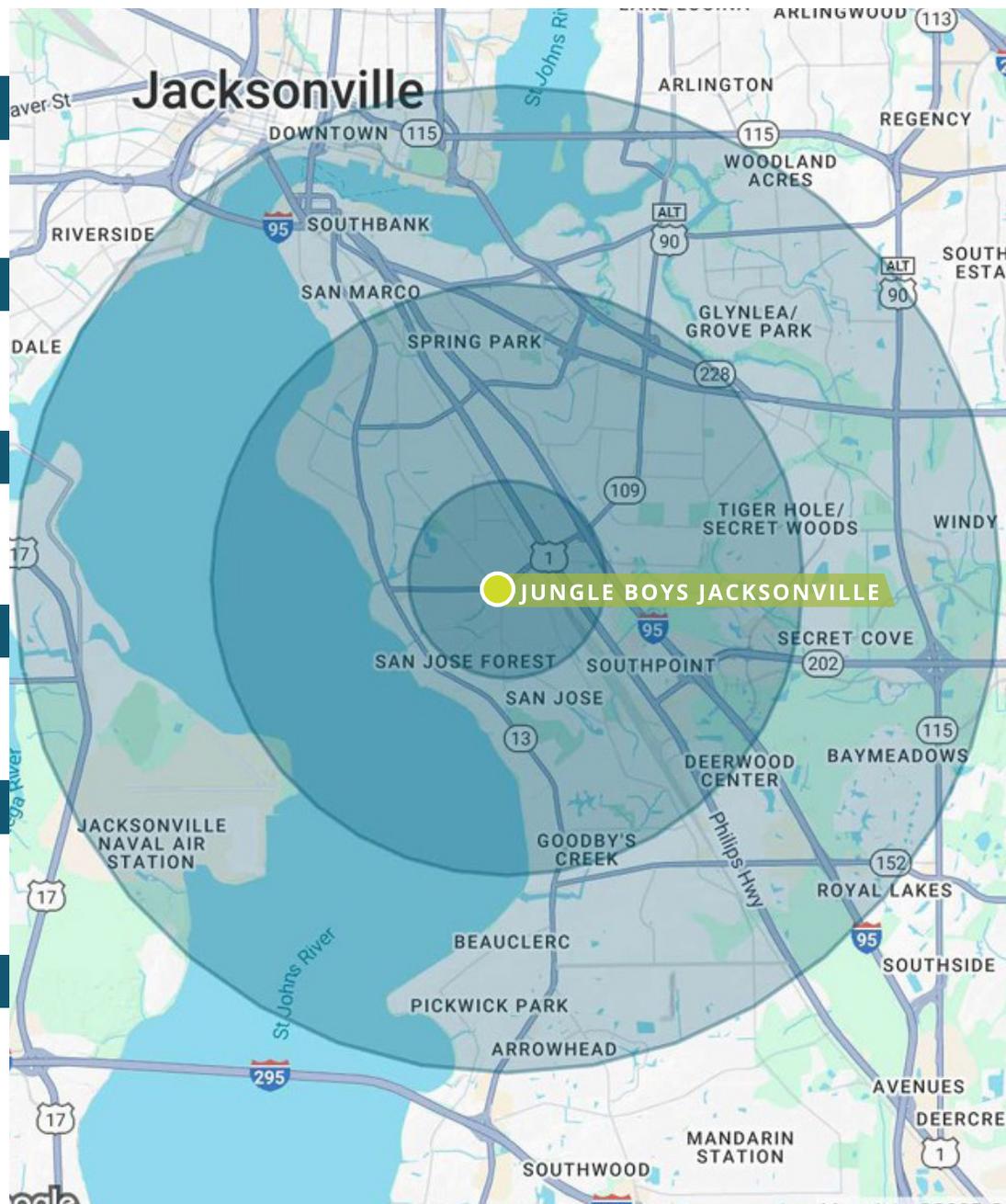


1 MILE	3 MILES	5 MILES
3,661	27,913	71,751

## EMPLOYEES



1 MILE	3 MILES	5 MILES
4,399	32,305	86,296



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CONTACT A TEAM MEMBER

## INVESTMENT SALES



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