

\$2,783,700 | 4.75% CAP



McDonald's TM Corporate Ground Lease
2101 E. 13TH AVE | TAMPA, FL 33605

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Highlights

- 24 Hour Store
- 15% Rental Increases
- Freeway Visible Signage
- On/Off Ramp Location
- Rare McDonald's Corp Lease
- Unique & Beautiful Architecture
- Double Drive-thru
- Two Signalized Corners
- Absolute NNN Ground Lease



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Financial Indicators

Purchase Price:		\$2,783,700
Down Payment:	100%	\$2,783,700
CAP Rate:		4.75%
Cash on Cash Return:		4.75%

Property Abstract

Lease Begin:	October 10, 2003
Lease Expire:	July 8, 2029
Options:	Three 5-year Options
Approx. Lot Size:	37,897
Net Square Feet:	4,644
Year Built:	2004

Annual Rents

Cap Rate

\$132,228	7/9/24	to	7/8/29	4.8%	
\$152,062	7/9/29	to	7/8/34	5.5%	Option 2
\$174,872	7/9/34	to	7/8/39	6.3%	Option 3
\$201,102	7/9/39	to	7/8/44	7.2%	Option 4

Notes

Absolute NNN Ground Lease
Top National Corporate Tenant
15% Increases every five years
Exquisite Architecture
Rare Actual McDonald's Corporation Tenancy
Investment Grade Credit
McDonald's exercised its 1st option

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TENANT PROFILE

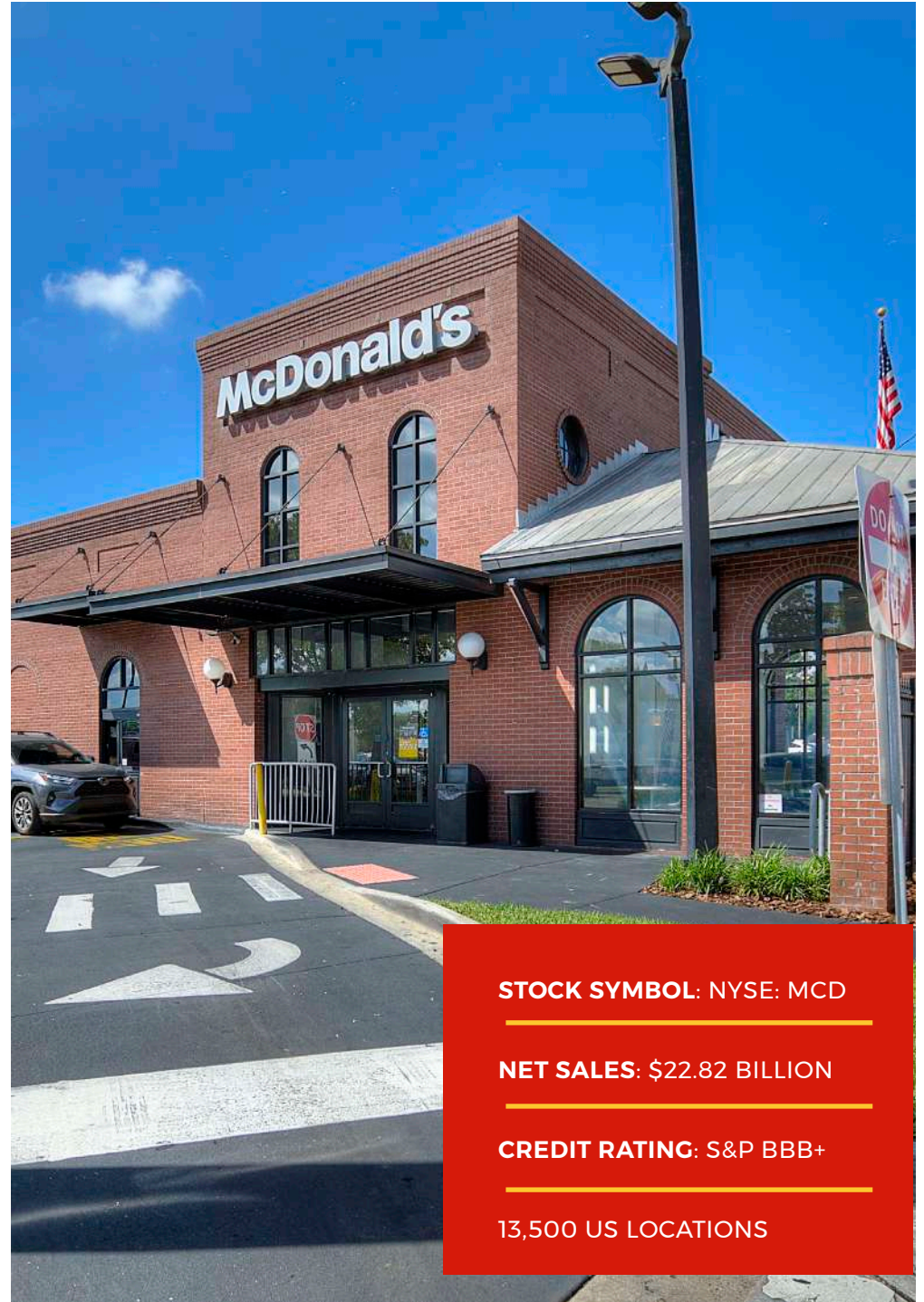
McDonald's Corporation is the world's leading quick-service restaurant (QSR) brand, operating over 42,000 restaurants in 100+ countries. Founded in 1955 and headquartered in Chicago, Illinois,

McDonald's has built its reputation on strong brand recognition, efficient operations, and a disciplined real estate strategy, making it one of the most stable tenants in the retail sector.

Approximately 95% of McDonald's locations are franchised, allowing the corporation to benefit from consistent rental income while minimizing operating risk. Franchisees receive robust support in branding, training, and supply chain management, ensuring reliable operations and uniform customer experiences worldwide.

As a tenant, McDonald's is known for strategic site selection, typically choosing high-traffic intersections, strong retail corridors, and trade areas with long-term growth potential. The company actively invests in modernizing its properties with digital ordering, drive-thru innovations, and delivery services, further strengthening its market position.

Financially, McDonald's is an S&P 500 company with investment-grade credit ratings, offering landlords dependable rent streams and long-term stability. Standard lease terms often run 20 years with extension options, typically on triple-net (NNN) or absolute net bases, shifting most expenses to the tenant. McDonald's represents a premier national tenant whose global brand, credit strength, and consistent performance make it a cornerstone investment.

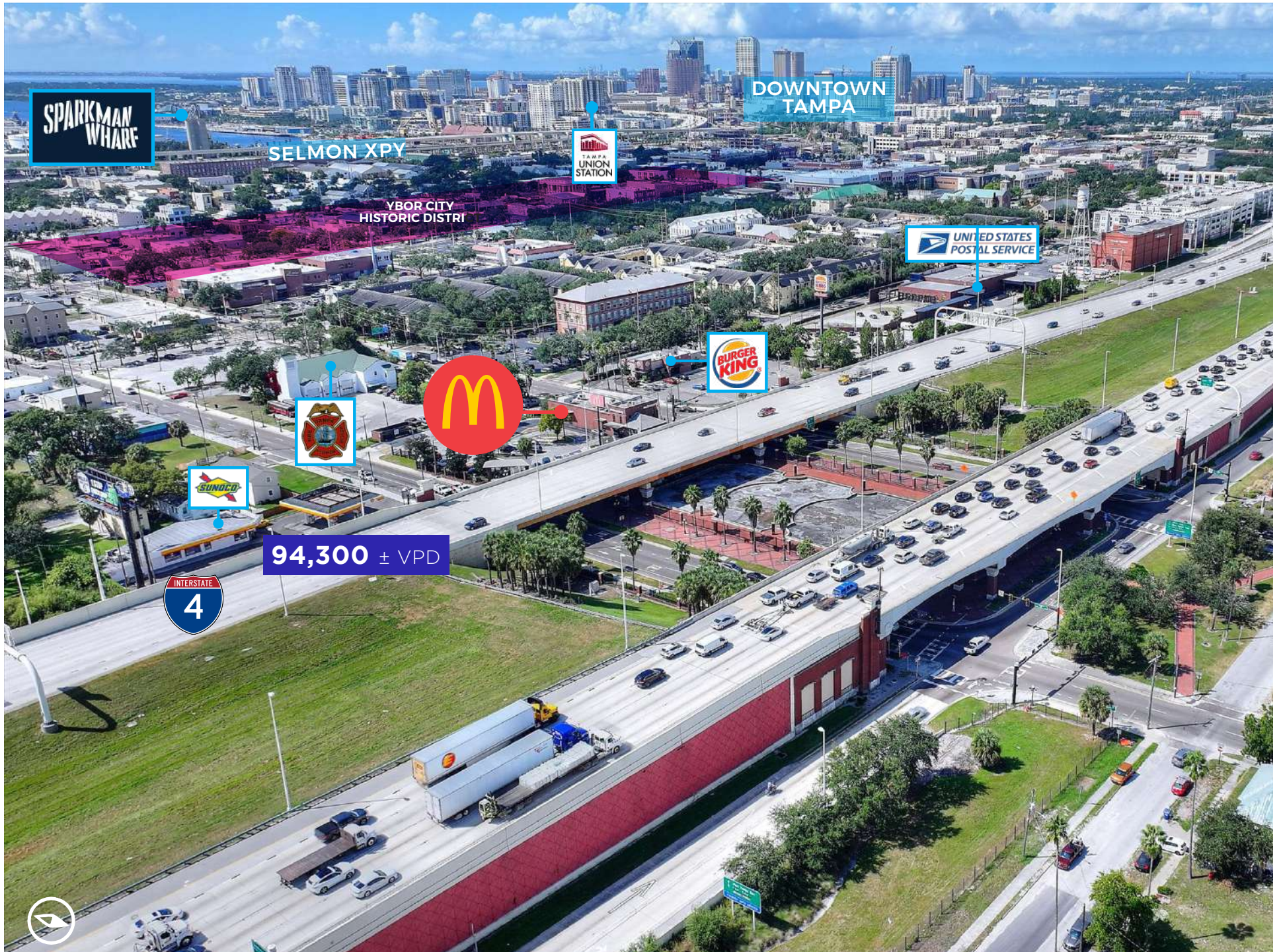


STOCK SYMBOL: NYSE: MCD

NET SALES: \$22.82 BILLION

CREDIT RATING: S&P BBB+

13,500 US LOCATIONS







HIGHLIGHTS



TOP NATIONAL CORPORATE TENANT

Rare Actual McDonald's Corporation Tenancy



INVESTMENT GRADE CREDIT

S&P BBB+, Moody's Baa1



EXQUISITE ARCHITECTURE

Built in 2004



EXCELLENT CORNER LOCATION

Double Signalized Intersections At Freeway Exit and On-Ramp, Double Drive-Thru

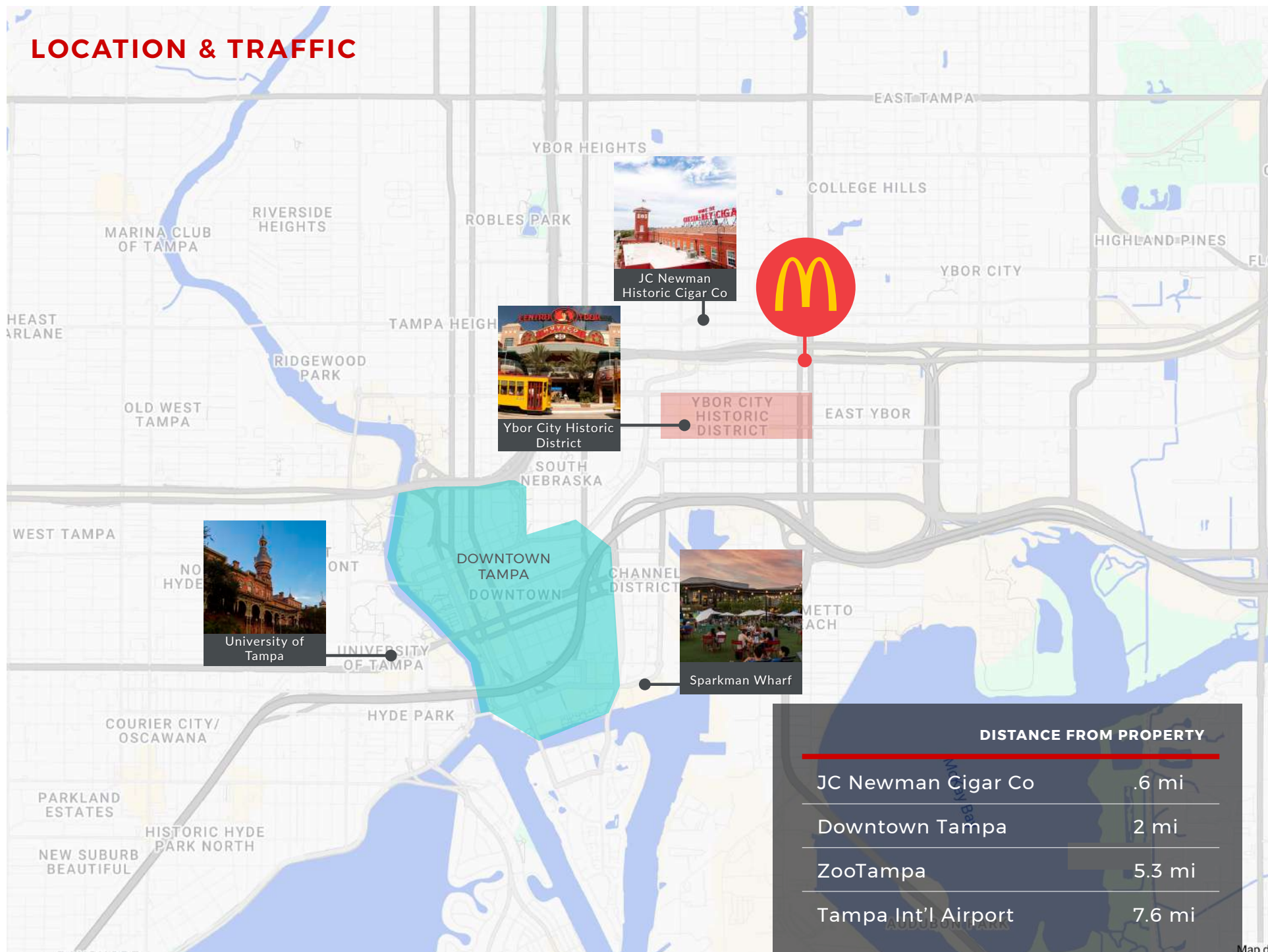
NNN ABSOLUTE NNN GROUND LEASE



LOCATION



LOCATION & TRAFFIC



The information provided herein is from sources we believe are reliable. While we do not doubt its accuracy, we have not verified it and make no representations, guarantees or warranties.

TAMPA, FLORIDA

Tampa, located along Florida's Gulf Coast, is a vibrant city blending cultural attractions and thriving business opportunities. The Tampa MSA is a large, growing metro area in West Central Florida, comprised of Tampa, St. Petersburg, and Clearwater, along with the counties of Hillsborough, Pinellas, Pasco, and Hernando. It is the second-largest MSA in Florida and one of the largest in the Southeast, with a population exceeding 3.3 million people.

The city offers a wide range of attractions, from family-friendly destinations such as Busch Gardens Tampa Bay and ZooTampa at Lowry Park to cultural landmarks like the Tampa Museum of Art and the historic Ybor City district, famous for its Cuban heritage and nightlife. Outdoor enthusiasts enjoy the Tampa Riverwalk, connecting parks, restaurants, and entertainment venues along the Hillsborough River.

Economically, Tampa is a growing hub for healthcare, finance, defense, and technology companies. Major employers include Tampa General Hospital, Raymond James Financial, and MacDill Air Force Base. The city's port, one of the largest in Florida, supports international trade and a growing cruise industry, while its airport ranks among the busiest and most efficient in the nation.

Tampa is also home to the University of South Florida (USF), a top research institution with more than 50,000 students. USF contributes to innovation, workforce development, and partnerships with local industries, strengthening Tampa's position as a center for both business and education.



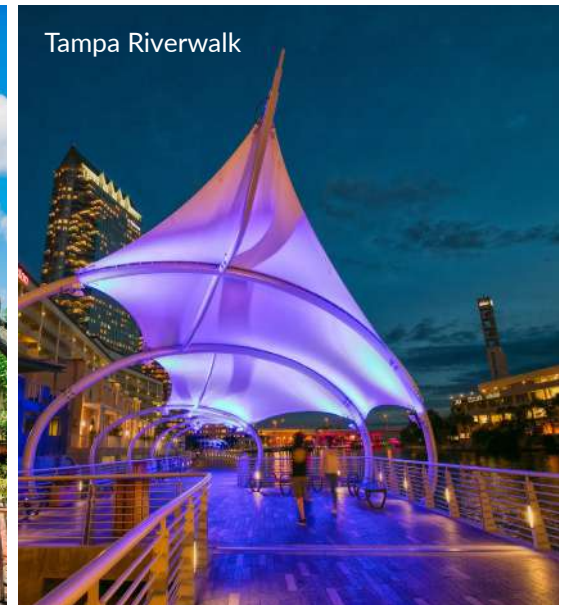
Downtown Tampa



ZooTampa



Tampa Riverwalk



DEMOGRAPHICS

13,100 ± VPD

17,800 ± VPD

DEMOGRAPHICS



Overview (3 Mile Radius)

Median Household Income	Bachelor's Degree or Higher	Median Age	Most Common Ethnicity	Persons Per Household
\$66,475	40.2%	38.28	White (37.2%)	2.22



\$105,120
Average Household Income



Population

1 Mile Radius	13,747
3 Mile Radius	109,749
5 Mile Radius	254,744

Income

Median Household	\$66,475
Median House Value	\$417,449
Disposable Income	\$59,568

Household Type

Married Couple	26%
One Person Household	39%

Education

Bachelor/Grad Degree	47%
Some College	16%
High School Grad	23%
No HS Diploma	13

Household Income



Sources: Placer.ai

DEMOGRAPHICS



1
Mile

3
Mile

5
Mile

Population	18,689		161,649		392,483	
Households	5,730		44,200		110,981	
Persons per Household	3.26	128	3.65	143	3.53	138
Household Median Income	\$52,612.54	66	\$63,459.18	80	\$67,838.2	85
Household Median Disposable Income	\$46,425.42	68	\$55,339.21	80	\$59,014.73	86
Household Median Discretionary Income	\$27,159.33	53	\$32,624.82	64	\$36,557.11	72
Average Income Per Person	\$23,889.48	55	\$22,001.82	51	\$23,477.68	54
Median Rent	\$1,524.08	108	\$1,415.1	100	\$1,423.22	101
Median House Value	\$295,945.95	70	\$326,409.98	86	\$351,073.02	92
Households in Poverty	1,179 (20.6%)	162	7,507 (17%)	134	18,649 (16.8%)	133
Household Median Wealth	\$40,578.2	50	\$47,413.73	58	\$51,327.97	63
Average Age	31.89	70	32.93	80	33.81	83
Median Age	28.86	72	28.92	72	30.79	70
Households with Children	2,813 (49.1%)	183	20,125 (45.5%)	170	46,554 (41.9%)	156

Sources: Placer.ai

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