

Very Berry Brunch Busch Gardens

TAMPA, FL

OFFERING MEMORANDUM



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CONFIDENTIALITY AND DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from the seller and should not be made available to any other person or entity without the written consent of the seller. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Seller has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable.

NON-ENDORSEMENT NOTICE

Seller is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Seller, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Seller, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

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NET LEASED DISCLAIMER

Seller hereby advises all prospective purchasers of Net Leased property as follows: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable.

However, Seller has not and will not verify any of this information, nor has Seller conducted any investigation regarding these matters. Seller makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Seller expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success.

Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area.

Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Seller and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

FINANCIAL OVERVIEW

Location

3501 E Busch Boulevard
Tampa, FL 33612

Price	\$1,360,000
Rentable Square Feet	2856
Price/SF	\$476.19
Cap rate	7.5%
Year built/renovated	1967/2008

Annualized Operating Data

Base Rent (35.71/sf)	\$102,000
Net Operating Income	\$102,000
Total Return	7.5%/\$102,000

Tenant Summary

Tenant Trade Name	Very Berry Brunch
Lease Guarantor	Personal Guarantee
Lease Term	5
Lease Commencement	11/1/2023
Rent Commencement	2/1/2024
Increases	Annually by CPI
Options	One option at five years

INVESTMENT OVERVIEW

Investment Highlights

- Absolute Net-Leased Asset - No Landlord Responsibilities.
- 49,879 Vehicles per Day Traffic Count.
- Located Across the Street from Busch Gardens.
- Annual adjustments by CPI that will hedge the Rent against any potential inflationary environment during the Lease term.

The property is located in Tampa, directly across the street from Busch Gardens amusement park on East Busch Boulevard. This street is also known as State Road 580; it is a major commercial and commuter route. The traffic counts along this street are 49,879 vehicles per day. It is also a major east-west highway serving Pinellas County and central Hillsborough County, Florida.

Noteworthy sites along or near State Road 580 include Countryside Mall, Trinity College, Tampa International Airport, Hillsborough Community College, Raymond James Stadium, and Busch Gardens Tampa Bay.

Excellent opportunity to purchase an Income producing property free standing building across the renowned Busch Garden Tampa, the first theme park in Florida. This building was operated by IHOP for more than 55 years, now leased to Very Berry Brunch Restaurant , a breakfast focused restaurant that offers a very similar food concept as IHOP.

PROPERTY SUMMARY

The Offering

Property	Very Berry Brunch Busch Gardens
Property Address	3501 E Busch Boulevard Tampa, FL 33612
Assessor's Parcel Number	1476930000
Zoning	CG

Site Description

Year Built	1967
Rentable Square Feet	2,856
Lot Size	17,190 Square Feet
Type of Ownership	Fee Simple

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PROPERTY DESCRIPTION

PROPERTY PHOTOS

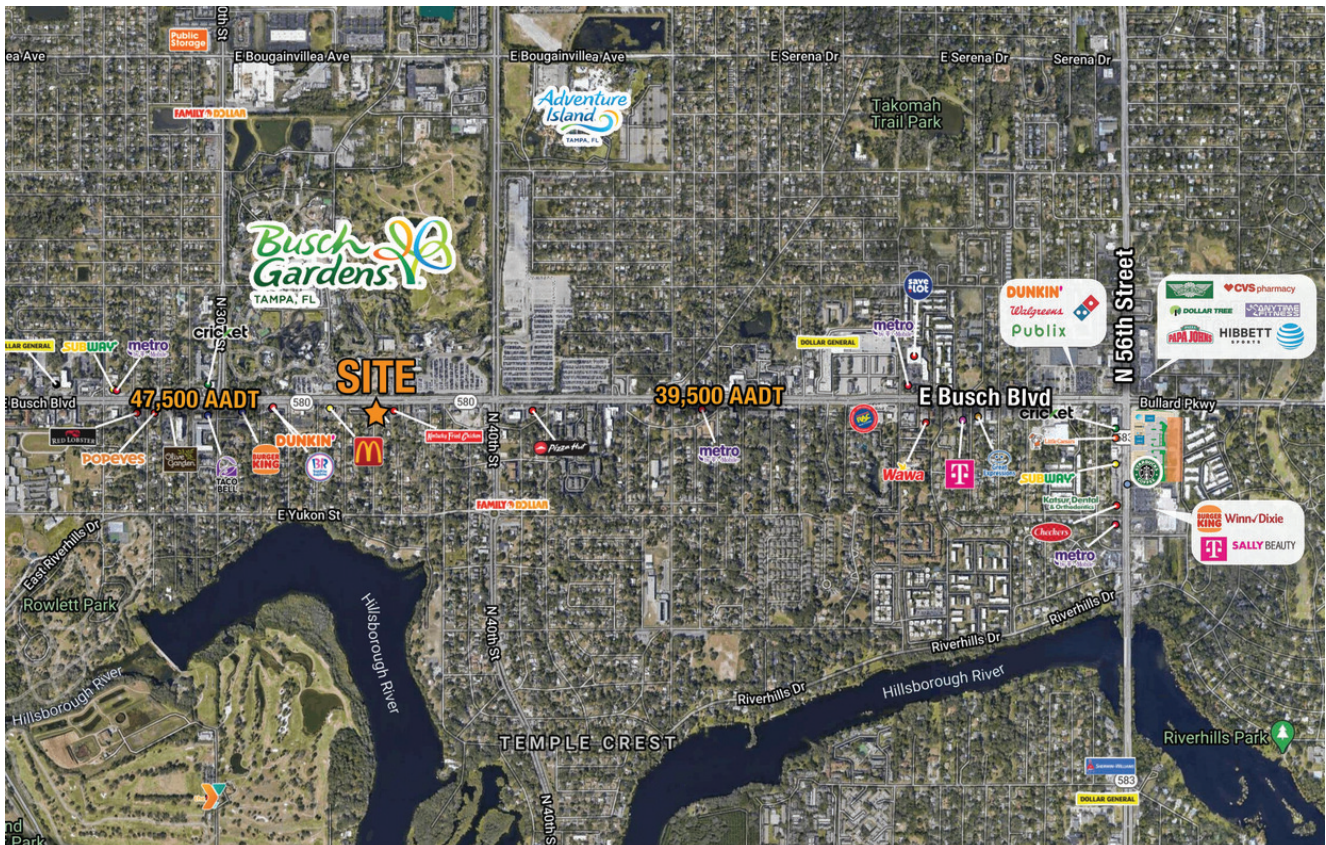


This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

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