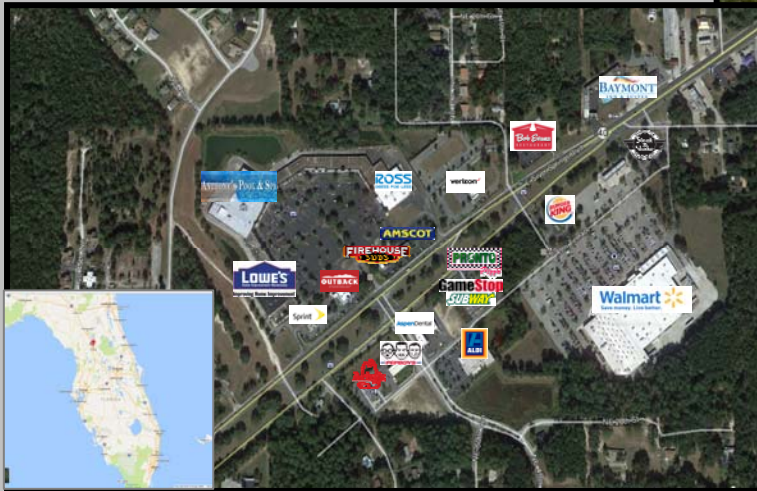


exclusive offering by dietz commercial



4905 East Silver Springs Boulevard
 Ocala, Florida 34470
 1,712 sq. ft.
 12 Year Lease – 3% annual increases



o f f e r i n g s u m m a r y

Property	Purchase Price	Average Base Rent	Capitalization Rate
Firehouse Subs	\$1,043,488	\$65,218	6.25% Avg.

Starbucks	7/1/13-6/30/18	\$75.63	\$10,789.88	\$129,479
Firehouse Subs	7/1/18-6/30/19	\$27.50	\$3,923.33	\$47,080
	7/1/19-6/30/20	\$28.33	\$4,041.03	\$48,492
	7/1/20-6/30/21	\$29.17	\$4,162.26	\$49,947
	7/1/21-6/30/22	\$30.05	\$4,287.13	\$51,446
	7/1/22-6/30/23	\$30.95	\$4,415.75	\$52,988
	7/1/23-6/30/24	\$31.88	\$4,548.22	\$54,579
	7/1/24-6/30/25	\$32.84	\$4,684.67	\$56,216
	7/1/25-6/30/26	\$33.82	\$4,825.21	\$57,902
	7/1/26-6/30/27	\$34.84	\$4,969.96	\$59,640
7/1/27-6/30/28	\$35.88	\$5,119.06	\$61,429	
Avg. Annual Rate		\$65,218	\$766,306	

g e n e r a l i n f o r m a t i o n

Tenant:	Firehouse Restaurant Group, Inc.
Address:	4905 East Silver Springs Boulevard Ocala, FL 34470
Square Footage:	1,712 sq. ft.
Year Built:	2008
Lease Term:	12 years
Rent Commencement:	July 1, 2016
Lease Expiration:	June 30, 2028
Annual Rent:	\$47,080 increasing 3% annually
Options:	4 – 5 year option periods w/ 3% annual increases
Expenses:	NNN

i n v e s t m e n t a d v i s o r

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i n v e s t m e n t h i g h l i g h t s

- Property was originally built for and leased by Starbucks and subsequently sub-leased by Starbucks to Firehouse Subs. The ownership recently entered into a direct lease agreement with Firehouse Subs for a 12 year term.
- Lease with Starbucks is still in-place through June 30, 2018 at which point Firehouse Subs corporate lease remains for an additional 10 years.
- Starbucks pays \$129,479 annually through 6/30/2018 at which point the Firehouse Subs annual rent is \$47,080 for 7/1/18 – 6/30/19 increasing 3% annually through 6/30/2028.
- Lease is a NNN lease with corporate Firehouse Subs in a tax free State of Florida on the primary east-west thoroughfare (I-40) in Ocala (Marion County) which is home to Walmart, Lowe's and many other national retailers.