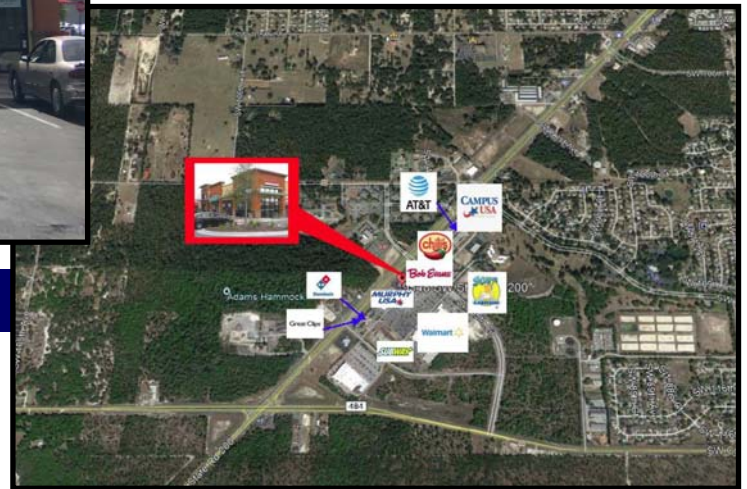


FOR SALE

OCALA RETAIL CENTER

9548 SW Highway 200, Ocala, Florida



TENANT INFORMATION

TENANT NAME	SQ. FT.	LEASE EXPIRATION
Five Guys Burgers (corporate store)	2,000 sf	November 30, 2022 (renewed in 2017)
Lee's Famous Recipe Chicken	1,800 sf	February 28, 2026 (renewed in 2017)
T-Mobile	1,200 sf	April 28, 2022

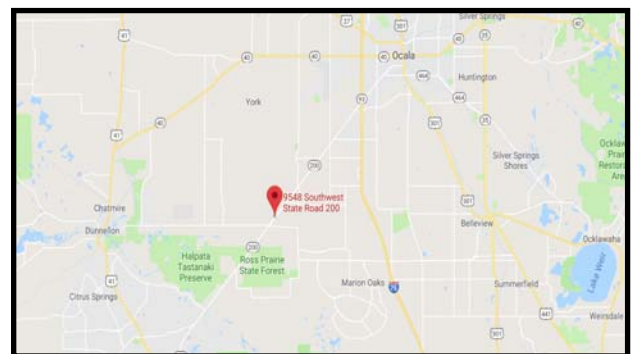
INVESTMENT HIGHLIGHTS

PURCHASE PRICE	\$2,302,446
CAPITALIZATION RATE	6.50%
2018 NOI	\$149,659

INVESTMENT HIGHLIGHTS

Ocala Retail Center represents an opportunity to acquire 100% occupied, 3 tenant retail center which is an out-parcel to Wal-Mart Supercenter in Ocala, Florida (tax-free state). Property is 100% leased to the following:

- > Five Guys Burgers (2,000 sf) which is a corporate store recently extended their lease term through November, 2022.
- > Lee's Famous Recipe Chicken subleased the space formerly occupied by Starbucks in 2010 (includes drive-thru) and recently entered into a direct NNN lease with the current ownership through February, 2026.
- > TCC Wireless, LLC (d/b/a T-Mobile) recently leased their space in 2017 with a NNN lease which goes through April, 2022. TCC Wireless, LLC is one of the largest T-Mobile premium retailers in 12 states with 130+ stores.



FOR MORE INFORMATION PLEASE CONTACT:

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