

Under Construction



Actual Property Photo



WAWA/CHICK-FIL-A | NNN GL | PORTFOLIO
Davenport (Orlando MSA), FL

P R E S E N T E D B Y

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ABOUT THE TENANT

Wawa, Inc., a privately held company, began in 1803 as an iron foundry in New Jersey. Today, Wawa is your all day, every day stop for fresh, built-to-order foods, beverages, coffee, fuel services, and surcharge-free ATMs. A chain of more than 720 convenience retail stores (over 450 offering gasoline), Wawa stores are located in Pennsylvania, New Jersey, Delaware, Maryland, Virginia and Florida. The stores offer a large fresh food service selection, including Wawa brands such as built-to-order hoagies, freshly brewed coffee, hot breakfast sandwiches, built-to-order specialty beverages, and an assortment of soups, sides and snacks.

The Pennsylvania-based company has opened more than 70 locations in Florida since entering the state in 2012. Wawa plans on Florida being a 250-plus store state for the company and is actively signing deals and developing sites throughout Florida.



ABOUT THE TENANT

Atlanta-based Chick-fil-A, Inc. is a family-owned and privately held restaurant company founded in 1946 by S. Truett Cathy. Chick-fil-A is the nation's largest quick-service chicken restaurant chain renowned for its pioneering innovations and delicious products—including the ever-popular Chick-fil-A Chicken Sandwich. Devoted to serving the local communities in which its franchised restaurants operate, and known for its original chicken sandwich, Chick-fil-A serves freshly prepared food in more than 2,000 restaurants in 43 states and Washington, D.C. Chick-fil-A system sales exceeded \$6 billion, which marks 48 consecutive years of sales growth. Chick-fil-A ranked first for customer satisfaction in the Limited Service Restaurants industry according to the American Customer Satisfaction Index and received the highest ACSI score ever in the industry. The company was also recognized as America's "Top Chicken Restaurant Brand" by The Harris Poll and the only restaurant brand named to the Top 10 "Best Companies to Work For" by 24/7 Wall Street.



INVESTMENT HIGHLIGHTS

- Absolute NNN Ground Lease-No Landlord Responsibility
- New Construction
- Corporate Guarantee
- Situated at the Interstate 4 Exit Ramp with US Highway 27
- Located in Prime Retail Corridor
- Located in High Growth Development Area
- Excellent Access and Visibility
- Florida is a NO STATE INCOME TAX State



OFFERING TERMS

Purchase Price
\$9,829,886

Annual Rent
\$410,000

CAP Rate
4.17%

FINANCIAL SUMMARY

| | |
|----------------------|------------------------------|
| Property Name | Wawa / Chick-Fil-A Portfolio |
| Location | 43568 - 43582 US Highway 27 |
| | Davenport, FL 33837 |
| Price | \$9,829,886 |
| CAP Rate | 4.17% |
| Net Operating Income | \$410,000 |
| Price Per SF | \$887.41 |
| Rent Per Building/SF | \$37.01 |
| Building Size/SF (2) | 11,077 SF |
| Lot Size | 3.83 Acres |

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present the portfolio of a Chick-fil-A (4,958 square feet) located at 43568 US Highway 27 and the adjacent Wawa (6,119 square feet) located at 43582 US Highway 27 in Davenport, Florida. Total size of the portfolio is 11,077 square feet on 3.83 acres.

Each tenant is subject to their own lease. There are no landlord responsibilities in association with the two absolute NNN ground leases.

These properties are being sold as a portfolio only.

WAWA LEASE SUMMARY

| | |
|----------------------|--|
| Property Name | Wawa |
| Location | 43582 US Highway 27 |
| | Davenport, FL 33837 |
| Property Type | Absolute NNN Ground Lease |
| Tenant | Wawa Florida, LLC |
| Guarantor | Wawa, Inc. |
| Ownership | Private |
| Lease Commencement | May 2017 |
| Lease Expiration | April 2037 |
| Lease Term Remaining | 20 Years |
| Lease Type | Absolute NNN Ground Lease |
| Square Footage | 6,119 SF |
| Options to Renew | Six, Five-Year Options |
| Rental Increases | Starting Year 11, 8 Percent Every Five Years |

ANNUALIZED OPERATING DATA

| Rental Increases | Annual Rent | Monthly Rent |
|-----------------------|-------------|--------------|
| Years 1 - 10 | \$300,000 | \$25,000 |
| Years 11 - 15 | \$324,000 | \$27,000 |
| Years 16 - 20 | \$349,920 | \$29,160 |
| Option Periods | | |
| Years 21 - 25 | \$377,914 | \$31,493 |
| Years 26 - 30 | \$408,147 | \$34,012 |
| Years 31 - 35 | \$440,798 | \$36,733 |
| Years 36 - 40 | \$476,062 | \$39,672 |
| Years 41 - 45 | \$514,147 | \$42,846 |
| Years 46 - 50 | \$555,279 | \$46,273 |



CHICK-FIL-A LEASE SUMMARY

| | |
|----------------------|--|
| Property Name | Chick-Fil-A |
| Location | 43568 US Highway 27 Davenport, FL 33837 |
| Property Type | Absolute NNN Ground Lease |
| Tenant | Chick-Fil-A, Inc. |
| Guarantor | Chick-Fil-A, Inc. |
| Ownership | Private |
| Lease Commencement | May 2017 |
| Lease Expiration | April 2037 |
| Lease Term Remaining | 20 Years |
| Lease Type | Absolute NNN Ground Lease |
| Square Footage | 4,958 |
| Options to Renew | Eight, Five-Year Options |
| Rental Increases | 10 Percent Increases Every Five Years |

ANNUALIZED OPERATING DATA

| Rental Increases | Annual Rent | Monthly Rent |
|-----------------------|-------------|--------------|
| Years 1 - 5 | \$110,000 | \$9,167 |
| Years 6 - 10 | \$121,000 | \$10,083 |
| Years 11 - 15 | \$133,100 | \$11,092 |
| Years 16 - 20 | \$146,410 | \$12,201 |
| Option Periods | | |
| Years 21 - 25 | \$161,051 | \$13,421 |
| Years 26 - 30 | \$177,156 | \$14,763 |
| Years 31 - 35 | \$194,872 | \$16,239 |
| Years 36 - 40 | \$214,359 | \$17,863 |
| Years 41 - 45 | \$235,795 | \$19,650 |
| Years 46 - 50 | \$259,374 | \$21,615 |
| Years 51 - 55 | \$285,312 | \$23,776 |
| Years 56 - 60 | \$313,843 | \$26,154 |

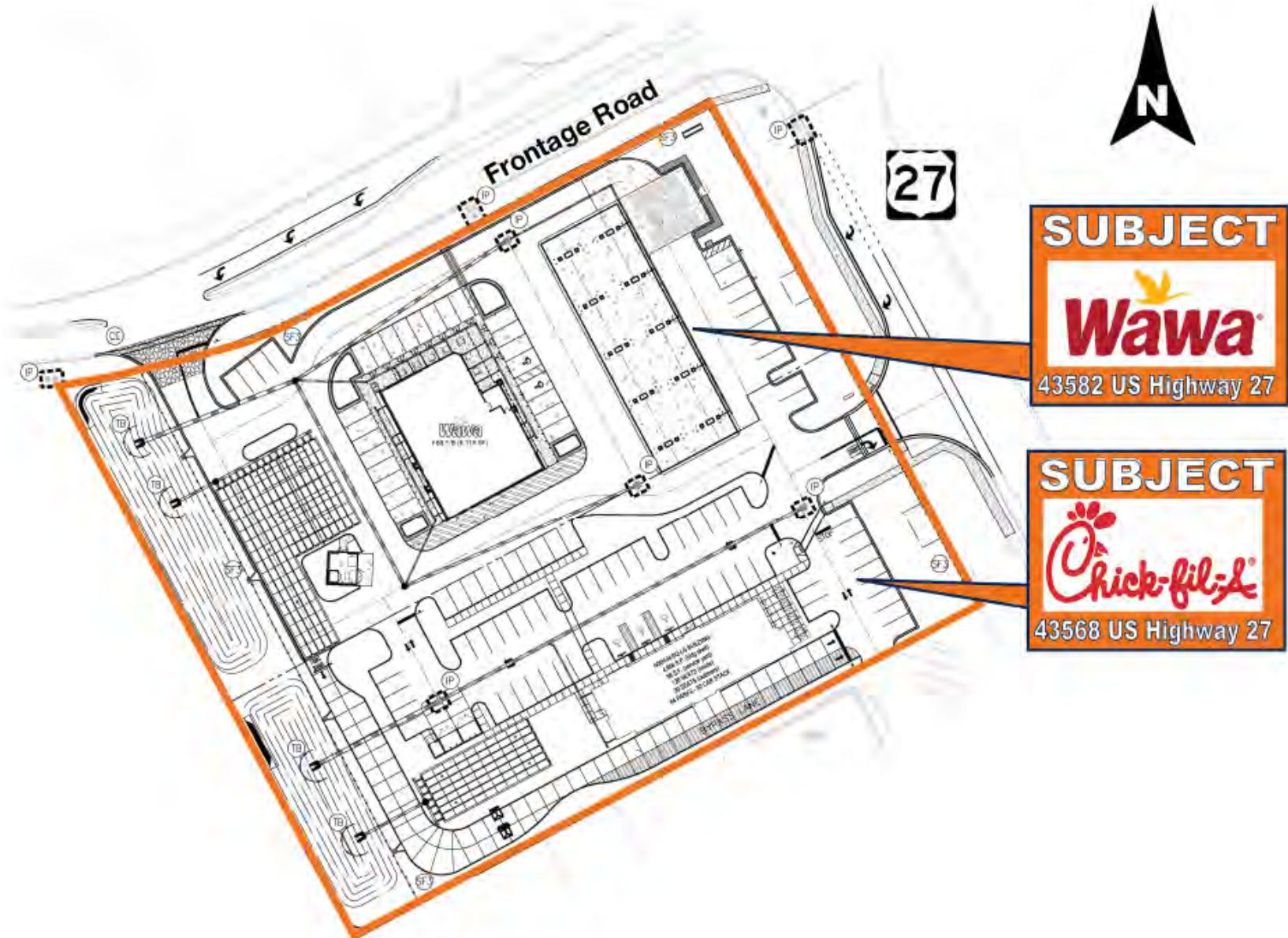




LOCATOR MAP







Investors Choose Marcus & Millichap More than Any Other Firm



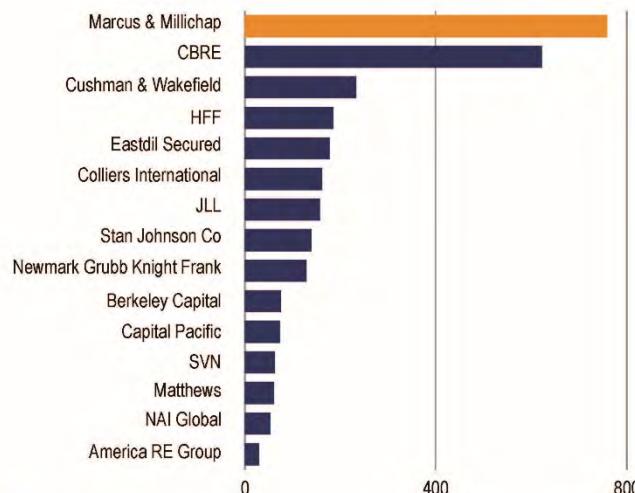
FIVE YEARS
IN A ROW!

- The largest team of retail specialists in the industry
- More than 2,000 investment specialists
- A successful track record with more than 9,000 transactions closed in 2016
- Over \$42.3 billion in sales volume during 2016
- Offices throughout the United States and Canada

Investors Choose Marcus & Millichap More Than Any Other Firm



Top 15 Retail Brokerages of 2016
by Number of Properties



REAL CAPITAL ANALYTICS
Transactions. Trends. Tools.

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Overview

The Kinson | Russo, Net Lease Group, was formed by Doug Kinson, Joe Russo and staff and is committed to utilizing their combined 45 years of investment sales and development experience for the creation and preservation of wealth for their clients.

Douglas T. Kinson, Director

Doug Kinson is an experienced real estate executive with over 20 years of experience in brokerage, development, sales and leasing. Throughout his career, Doug has worked with owners and investors looking to maximize their returns through the application of proven real estate strategies. He has recently closed a variety of net lease transactions on behalf of both buyers and sellers that include Walgreens, Taco Bell, Burger King, Captain D's, Wells Fargo, and Starbucks.

Doug's focus at Marcus & Millichap is exclusively on assisting owners, investors and developers with net lease investments throughout the State of Florida and across the U.S. Prior to joining Marcus & Millichap, Doug served as Director of Net Lease Investments at Calkain Companies and Atlantic Retail Properties, where he successfully negotiated net lease transactions on behalf of his national clients. Doug is a graduate of the University of Wisconsin with both a Master's in Business Administration and Bachelor of Science degrees.

Joseph F. Russo, Director

Joe Russo is a Florida real estate professional with over 25 years of experience as a broker, developer, retailer and investor in commercial retail projects and NNN single tenant properties. Joe has closed deals involving more than 3 million square feet of retail projects, including life style/town centers, neighborhood community centers and NNN single tenant projects, having an aggregate value of \$275 million.

Joe prides himself on his collaborative approach and team building with other agents within and outside of the Marcus & Millichap platform in order to accomplish his clients' goals to create and preserve wealth. With degrees from the University of Texas (B.B.A., with honors) and the University of Houston College of Law (J.D.) and with his diverse investment sales and development background, Joe brings to Marcus & Millichap a wide range of vision, capabilities and expertise to service clients.

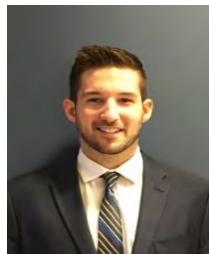
THE KINSON | RUSSO TEAM



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WAWA | NNN GL | DAVENPORT, FL ACT ID 0310227
CHICK-FIL-A | NNN GL | DAVENPORT, FL ACT ID0310226

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Marcus & Millichap hereby advises all prospective purchasers of Net Leased property as follows:

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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 Marcus & Millichap Real Estate Investment Services 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.

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