

REAL ESTATE

TRIPLE NET INVESTMENT

Presented by Rafael Motta

What is a Triple Net Investment?

NNN

A Triple Net investment is the acquisition of a property leased to a tenant that is responsible for the expenses related to the property, including maintenance, insurance and property tax. Leaving the investor with an absolute net income.

Property leased with a 10+ years contract,
with no possibility of breach of contract

Contract guarantee by Large American
Corporations or Large Operators / Franchisees

Absolute Triple Net Properties with Net
Annual Return

No Owner Administration Required

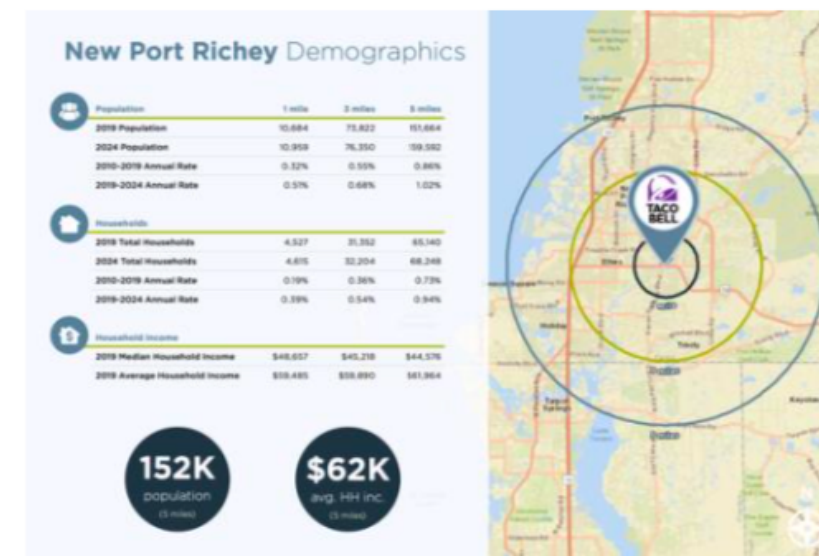
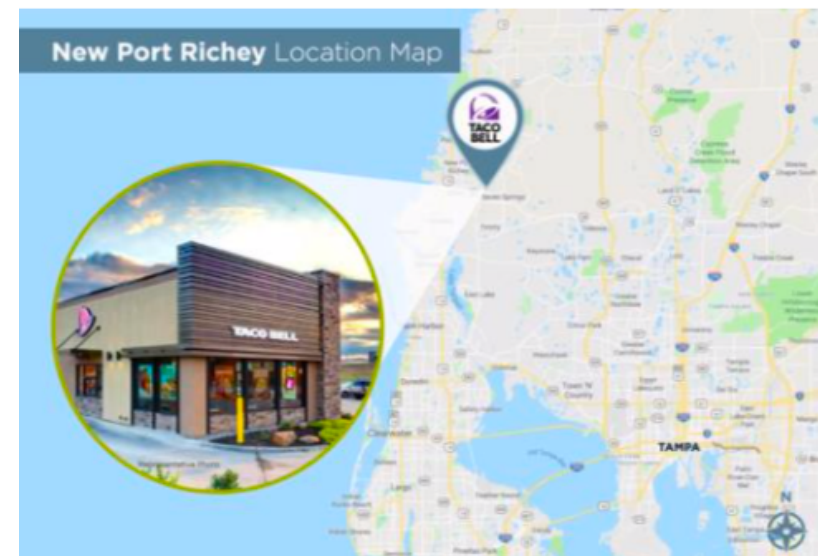
Affordable financing with 40% down
payment with historically low interest
rates fixed for 10 years

Profile of Opportunities



Taco Bell

- Value: US\$ 1,500,000
- Location: New Port Richey, Tampa, FL
- Type: Free Standing
- Occupation: 100%
- CAP Rate (Annual Rate of Return): 5.00%
- Building: 200m²
- Land: 4,200m²
- NOI (Net Income of Operation): \$75,000 / Year
- Annual Expenses: 0 (Zero) NNN - Tenant is responsible for all expenses, including property tax
- Lease Term: NEW 10 Years Lease - Until June/2029
- Rent Increase: 10% every 5 years
- Extension: 6 - 5 Year Extensions
- Guarantor: JEM Restaurant Group - (70+ Stores) Taco Bell, Pizza Hut, KFC in 4 States
- Location: Strong retail corridor surrounded by all National Retailers





Dunkin' Donuts

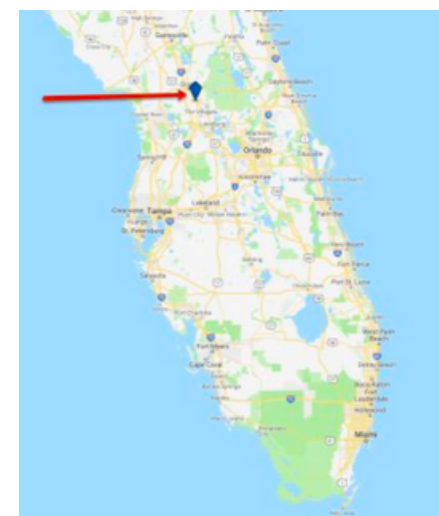
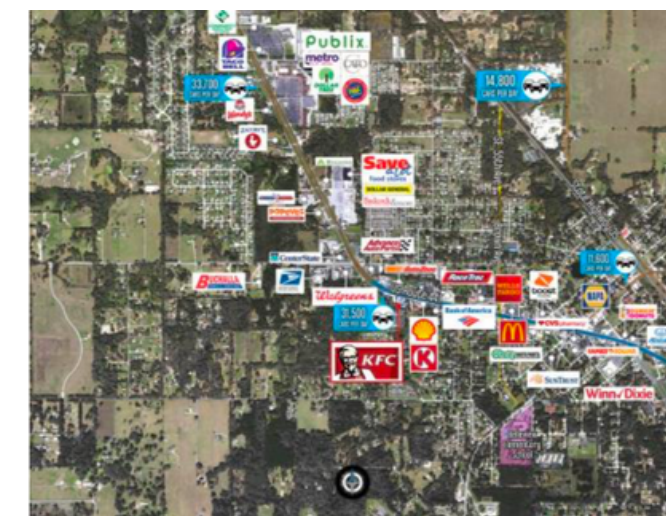
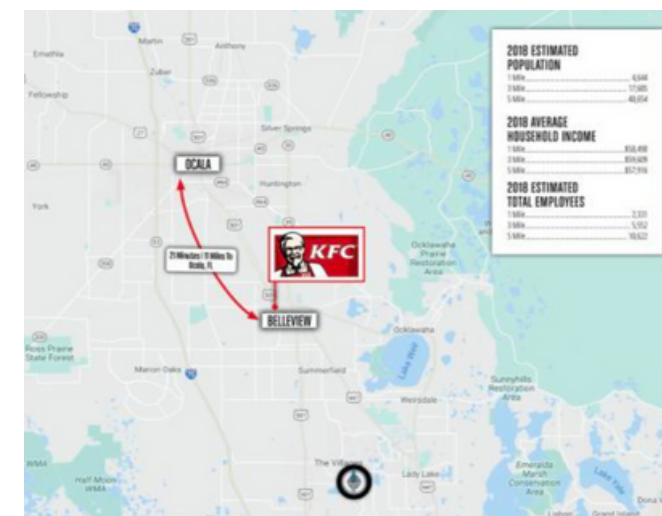
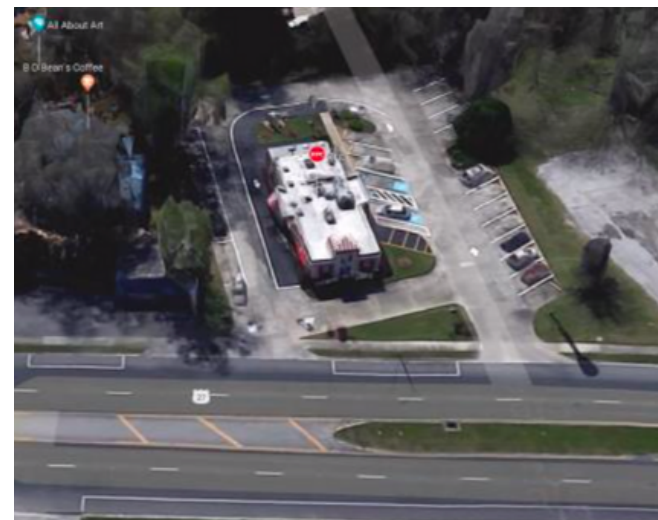
- Value: US\$ 2,408,000
- Location: Orlando, Florida
- Type: Free Standing
- Occupation: 100%
- CAP Rate (Annual Rate of Return): 5.15%
- Building: 130m2
- Land: 2,646m2
- NOI (Net Income of Operation): \$123,990 / Year
- Annual Expenses: 0 (Zero) NNN - Tenant is responsible for all expenses, including property tax
- Lease Term: 15 years lease (Expires 12/31/2034) - 14.2 Years Remaining - Built 1974
- Rent Increase: 12% every 5 years
- Extension: 4 - 5 Years Extensions
- Guarantor: Southern Star Management - (100+ Stores) Dunkin Donuts and Wendy's
- Location: Hard corner on Cathy St, Strong daytime population of 498,435 within 5-Miles





KFC

- Value: US\$ 1,142,000
- Location: Belleview, Florida
- Type: Free Standing
- Occupation: 100%
- CAP Rate (Annual Rate of Return): 5.15%
- Building: 235m2
- Land: 3,500m2
- NOI (Net Income of Operation): \$58,800 / Year
- Annual Expenses: 0 (Zero) NNN - Tenant is responsible for all expenses, including property tax
- Lease Term: NEW 20 Years Contract (Until 10/31/2039)
- Rent Increase: 10% every 5 years
- Extension: 4 - 5 years options
- Guarantor: Strong Franchisee Florida Foods LLC + Personal Guarantee
- Location: Located along US 441 (31,500 VPD), excellent visibility next to all national retailers



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