

COMMERCIAL REAL ESTATE
MEMORANDUM MARCH 2021



TRIPLE NET INVESTMENT

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

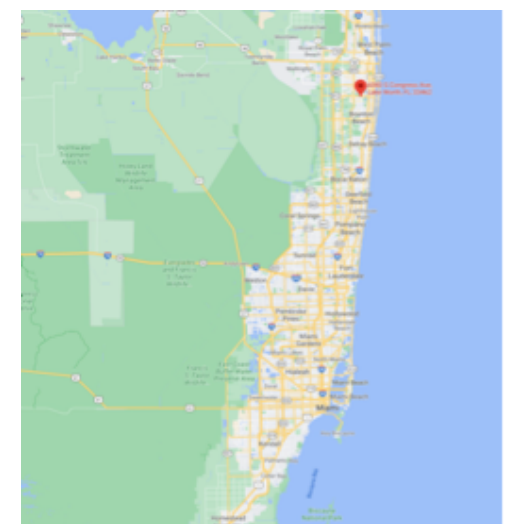
Affordable financing with 40% down
payment with historically low interest
rates fixed for 10 years

Profile of Opportunities



Burger King

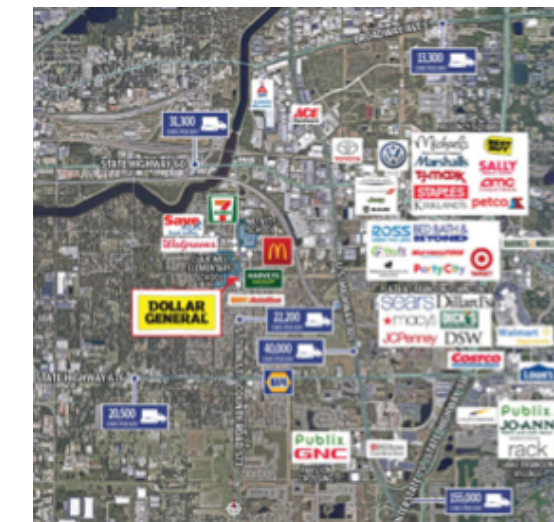
- Value: US\$ 2,000,000
- Location: Lake Worth, Palm Beach, Florida
- Type: Free Standing
- Occupation: 100%
- CAP Rate (Annual Rate of Return): 4.25%
- Building: 340m²
- Land: 3276m²
- NOI (Net Income of Operation): \$ 85,000 / Year + Percentage Sales
- Annual Expenses: 0 (Zero) NNN - Tenant is responsible for all expenses, including property tax
- Lease Term: 8.5 Years remaining (15 Years Contract)
- Rent Increase: Percentage Rent (7% Sales)
- Extension: 5 - 5 years options
- Guarantor: Corporate Guaranteed - Burger King Corporation
- Location: Congress Ave corner of Lantana Rd, in front of airport close to I-95
- Extra: Same place for over 33 years, amazing location



**DOLLAR
GENERAL®**

Dollar General

- Value: US\$ 2,206,655
- Location: Tampa, Florida
- Type: Free Standing
- Occupation: 100%
- CAP Rate (Annual Rate of Return): 5.8%
- Building: 840m²
- Land: 14,322m²
- NOI (Net Income of Operation): \$ 127,986 / Year
- Annual Expenses: 0 (Zero) NNN - Tenant is responsible for all expenses, including property tax
- Lease Term: 9 Years remaining (15 Years Contract)
- Rent Increase: 10% every option
- Extension: 4 - 5 years options
- Guarantor: Corporate Guaranteed - Dollar General Corp (more than 16,000 in US)
- Location: Located on a very dense area along the S 78th St (over 17,300 VPD)
- Extra: Potential for new development on the site (over 3 acres)





www.miamirealtysolution.com

motta@miamirealtysolution.com

+1 (407) 493-1883

MIAMI
REALTY SOLUTION GROUP