

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



Pollo Tropical

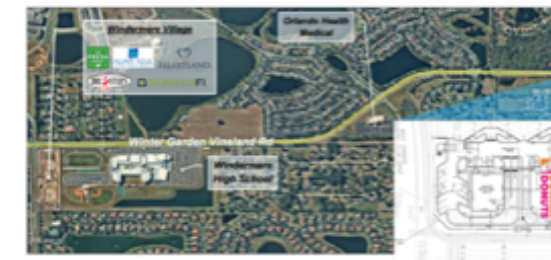
- Value: US\$ 2,755,456
- Location: Sunrise, Florida
- Type: Free Standing
- Occupation: 100%
- CAP Rate (Annual Rate of Return): 5.15%
- Building: 310m2
- Land: 3,192m2
- NOI (Net Income of Operation): \$141,906 / Year
- Annual Expenses: 0 (Zero) NNN - Tenant is responsible for all expenses, including property tax
- Lease Term: 20 years lease (Expires 12/20/2032) - 12 Years Remaining
- Rent Increase: 1 % every year + Percentage Sales
- Extension: 4 - 5 years options
- Guarantor: Fiesta Restaurant Group (170+ Units) - Largest Pollo Tropical operator
- Extra: Strong store sales (under 6% Rent to Sales), great guarantor minutes from Sawgrass Mills
- Location: Frontage on N University Drive - 64,000 VPD





Dunkin' Donuts

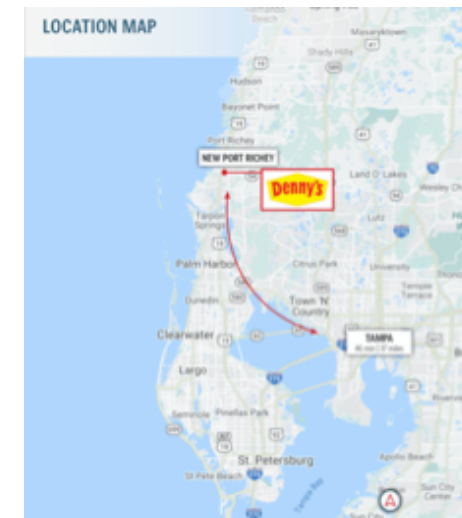
- Value: US\$ 1,625,000
- Location: Winter Garden, Florida
- Type: Free Standing
- Occupation: 100%
- CAP Rate (Annual Rate of Return): 5.00%
- Building: 190m2
- Land: 2,646m2
- NOI (Net Income of Operation): \$81,200 / Year
- Annual Expenses: 0 (Zero) NNN - Tenant is responsible for all expenses, including property tax
- Lease Term: 15 years lease (Expires 7/31/2030) - 10 Years Remaining
- Rent Increase: 12% every 5 years
- Extension: 2 - 5 Years Extensions
- Guarantor: Southern Star Management - (100+ Stores) Dunkin Donuts and Wendy's
- Extra: Built 2150 - New Design south of brand new Florida Hospital and Winter Garden Village
- Location: Excellent Visibility along Winter Garden Vineland Road (Over 38,000 Cars per Day)





Denny's

- Value: US\$ 1,652,000
- Location: New Port Richey, Florida
- Type: Free Standing
- Occupation: 100%
- CAP Rate (Annual Rate of Return): 5.75%
- Building: 350m2
- Land: 1,092m2
- NOI (Net Income of Operation): \$94,985 / Year
- Annual Expenses: 0 (Zero) NNN - Tenant is responsible for all expenses, including property tax
- Lease Term: 15 Years remaining - Until May/2035
- Rent Increase: 8% every 5 years
- Extension: 4 - 5 years options
- Guarantor: EYM Diner (60+ Units in FL)
- Location: Outparcel of Sam's Club, Busy intersection (More than 75,000VPD)





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