

***** NO STATE INCOME TAX *****



FILE PHOTO

DAYBREAK MARKET

Convenience Store & Fueling Station

***** S&P BBB+ Investment Grade Guaranty *****

2330 Champion Ring Road
Fort Myers, Florida 33908

Represented By:

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CIA BROKERAGE COMPANY

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In Association with Florida Designated Broker:

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INVESTMENT OVERVIEW

DAYBREAK MARKET
FORT MYERS, FLORIDA

LOCATION	2330 Champion Ring Road Fort Myers, Florida 33908
MAJOR CROSS STREETS	FL 82 & I-75/FL 93
TENANT	LATITUDE VENTURES JV LLC S&P BBB+ Investment Grade Tenant
PURCHASE PRICE	\$12,049,000
CAP RATE	5.40%
ANNUAL RENT	\$650,622
GROSS LEASEABLE AREA	±11,503 SF (C-Store: 4,975 SF Gas Canopy: 6,528 SF)
RENTAL ESCALATIONS	7% Every 5 Years
LEASE TYPE	Absolute NNN
OWNERSHIP	(Building & Land) Fee Simple
YEAR BUILT	Nov 2023 (Est. - Under Construction)
LOT SIZE	±2.11 Acres
LEASE EXPIRATION	October 31, 2043 (Est.)
OPTIONS	Four 5-Year Renewal Options

POINTS OF INTEREST

RETAIL | ENTERTAINMENT: Nearby major retailers include Target, Walmart, Lowe's, Home Depot, Hobby Lobby, BJ's Tire Center, Kohl's, Burlington, T.J. Maxx, Ross Dress for Less, Bealls, Publix, ALDI, Winn-Dixie, Michaels, Staples, Ulta Beauty, Petco, PetSmart, Ollie's Bargain Outlet, dd's Discounts, 84 Lumber, Floor & Decor, Goodwill, Top Golf, Sky Zone Trampoline Park, etc.

HIGHER EDUCATION: 1 mile from **Rasmussen University** - 848 students; 3½ miles from **Hodges University** - 760 students; 10½ miles from **Florida Southwestern State College Lee Campus** - a public college with 4,458 students; 14 miles from **Florida Gulf Coast University** - a public university with 16,012 students (Fall 2022)

HEALTH CARE: 6 miles from **Lee Memorial Hospital** - a general medical & surgical hospital with 368 beds

INVESTMENT HIGHLIGHTS

LEASE: Brand New 20-Year Absolute NNN Lease with Attractive 7.00% Rental Escalations Every 5 Years!

GUARANTOR: **S&P BBB+ Investment Credit Rated & Moody's Baa1 Rated Tenant Owns & Operates the Largest Refinery in the United States! ***Ask Broker for Details*****

BONUS DEPRECIATION: Currently Qualifies for Bonus Depreciation Allowing Landlord to Accelerate 80% of the Building, Cost of Canopies, Fuel Tanks/Pumps, Equipment, etc. in the First Year! (**Purchaser to Confirm with CPA - See Accelerated Depreciation Model Page 4**)

LARGE PARCEL | TRAFFIC COUNTS: Situated on a Large ±2.11-Acre - Positioned on a Signalized, Hard Corner with Great Drive-By Visibility on FL-82 with Traffic Counts Exceeding with **Traffic Counts Exceeding 61,930 CPD!**

2022 DEMOGRAPHICS (5-MI): Total Population: 118,519 | Average Household Income: \$70,105



FINANCIAL ANALYSIS

Rev 05/11/23

SUMMARY

TENANT	Latitude Ventures JV LLC	YEAR BUILT	Nov 2023 (Est. - Under Construction)
PURCHASE PRICE	\$12,049,000	LOT SIZE	±2.11 Acres
CAP RATE	5.40%	EXPENSE REIMBURSEMENT	This is an Absolute NNN lease . Tenant is responsible for all expenses.
GROSS LEASABLE AREA	±11,503 SF (C-Store: 4,975 SF Gas Canopy: 6,528 SF)	FINANCING	All Cash or Buyer to obtain new financing at Close of Escrow.

RENT ROLL

TENANT INFO		LEASE TERMS	RENT SUMMARY		
TENANT NAME	SQ FT	TERM*	INCREASE	RENT	ANNUAL INVESTOR RETURN
Latitude Ventures JV LLC	11,503	Years 1-5: 11/01/23 to 10/31/28	Current	\$650,622	5.40%
		Years 6-10: 11/01/28 to 10/31/22	7.00%	\$696,166	5.78%
		Years 11-15: 11/01/22 to 10/31/33	7.00%	\$744,898	6.18%
		Years 16-20: 11/01/33 to 10/31/43	7.00%	\$797,040	6.61%
					5.99% AVG ANNUAL RETURN
RENEWAL OPTIONS		1st Option: 11/01/43 to 10/31/48	7.00%	\$852,833	
		2nd Option: 11/01/48 to 10/31/53	7.00%	\$912,532	
		3rd Option: 11/01/53 to 10/31/58	7.00%	\$976,409	
		4th Option: 11/01/58 to 10/31/63	7.00%	\$1,044,757	

* Estimated dates are subject to change based on construction completion and tenant opening.

ACCELERATED DEPRECIATION MODEL

Rev 05/09/23

Gas stations and convenience stores (c-store) are real properties that qualify as a 'retail motor fuel outlet' are eligible to elect a depreciable life of 15 years rather than the traditional 39-year depreciable life of ordinary real estate.

The Tax Cuts and Jobs Act (TCJA) of 2017 allows for 100% bonus depreciation of qualified property - that is, property eligible for the modified accelerated cost recovery system (MACRS) with a recovery period of 20 years or less. This means that in the year of acquisition of a gas station or c-store asset you can immediately write off up to **80-90% of the asset's value - the remaining 10-20% being the non-depreciable land.**

EXAMPLE: Say you purchased this location at list price to reflect \$12,049,000. Then lets assume we allocate \$2,409,800 towards the land value as illustrated below:

Purchase Price	\$12,049,000
Debt	\$7,831,850 (65% LTV)
Total Cash Investment	\$4,217,150
Amount Allocated to Land	\$2,409,800 (20% Land Allocation)
First Year Bonus Depreciation	\$7,711,360 (80% Non Land Basis)
POTENTIAL TAX DAY SAVINGS	\$3,084,544 (Assumes 35% Federal & 5% State Combined Rate)

By taking 80% Bonus Depreciation on the balance of the "Qualified Property" the Purchaser would be left with a \$7,711,360 Tax Credit that can be used to offset any extraordinary gains that one might have in the Current Tax Year! **This effectively returns 73.1% of the Investor's Down Payment from Tax Savings in the first year!**

** Seller and CIA Brokerage Company do not provide tax, legal, or accounting services. The following has been prepared for informational purposes only, and is not intended to provide, and should not be relied on for tax, legal, or accounting advice. You should consult your own tax, legal, and accounting advisors before engaging in any transaction.*

DAYBREAK MARKET | FORT MYERS, FLORIDA

ACTUAL CONSTRUCTION PHOTOS

As of 05/10/23



DAYBREAK MARKET | FORT MYERS, FLORIDA

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The information contained herein has been obtained from sources we deem reliable. We cannot assume responsibility for its accuracy.

SOUTH



THE DRIFT
195 UNITS



VIVE
288 UNITS

DISCOVERY
VILLAGE
AT THE FORUM
By Discovery Senior Living

PROMENADE AT THE FORUM
402 HOMES



Forum Blvd | 10,964 CPD

Champion Ring Rd



FL-82 | 50,973 CPD

DAYBREAK MARKET | FORT MYERS, FLORIDA

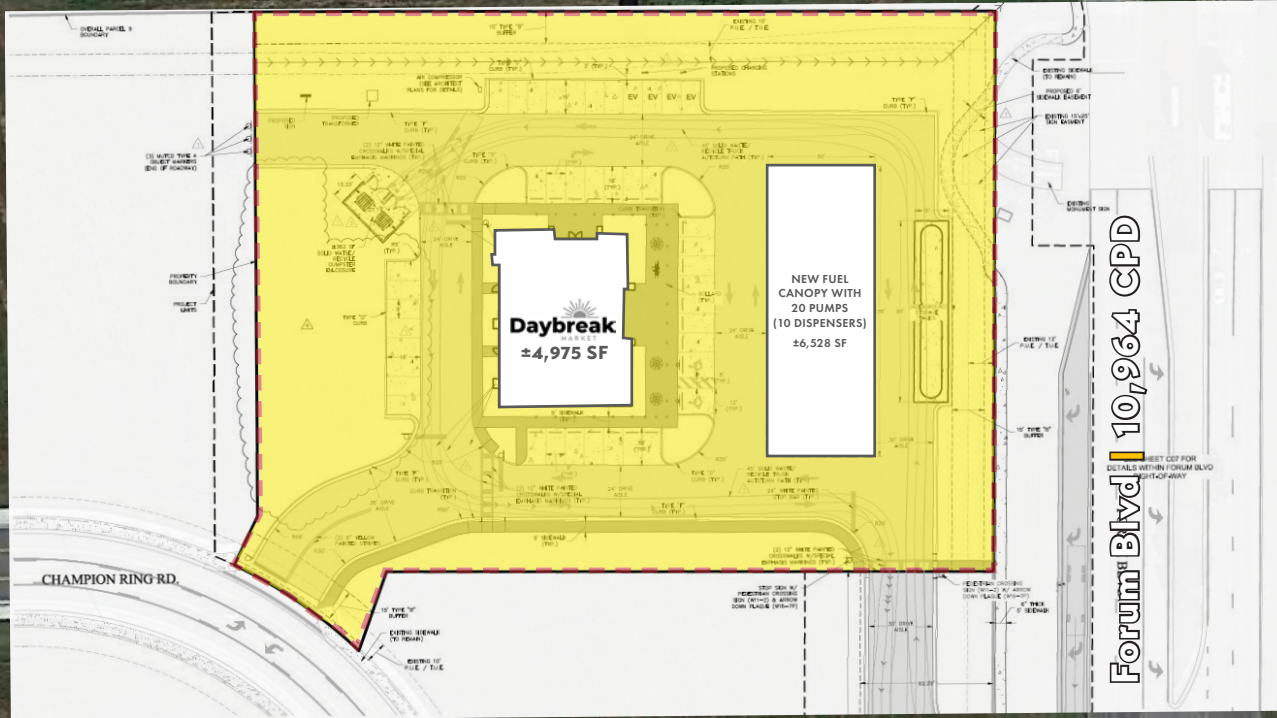


DAYBREAK MARKET | FORT MYERS, FLORIDA

SITE PLAN



FL-82 | 50,973 CPD



LOT SIZE	±2.11 Acres
GLA	±11,503 SF
C-Store	±4,975 SF
Gas Canopy	±6,528 SF

DAYBREAK MARKET | FORT MYERS, FLORIDA

ZOOMED OUT



DAYBREAK MARKET | FORT MYERS, FLORIDA

CITY VIEW

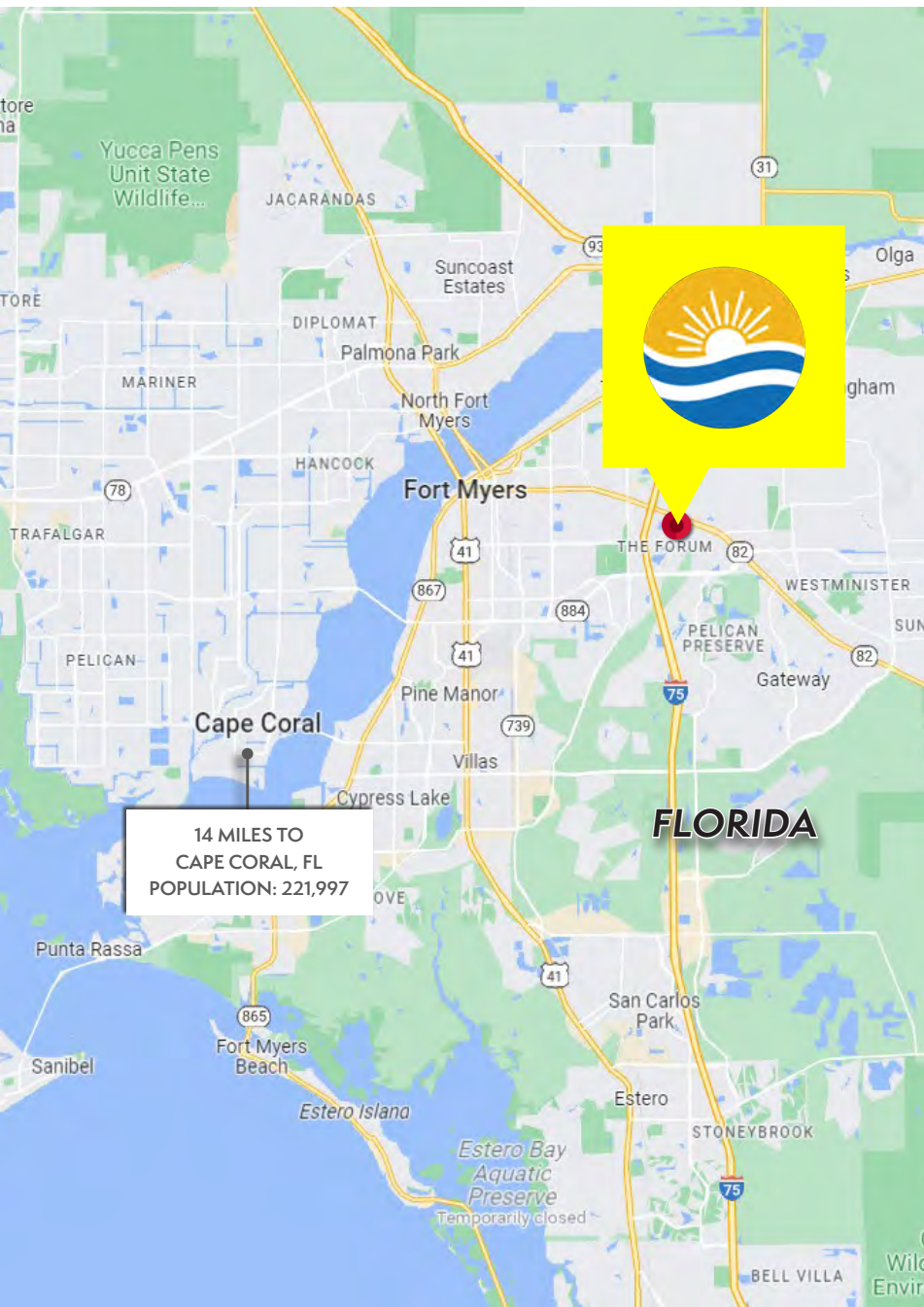


DAYBREAK MARKET | FORT MYERS, FLORIDA

LOCATION OVERVIEW

DAYBREAK MARKET

FORT MYERS, FLORIDA



Fort Myers is the county seat and commercial center of Lee County, Florida. Together with the larger and more residential Cape Coral, it anchors a metropolitan statistical area which comprises Lee County. Nestled along the scenic shoreline of the Caloosahatchee River, the city has become an interesting blend of young and old. Fort Myers is a gateway to the Southwest Florida region and a major tourist destination within Florida. The winter estates of Thomas Edison ("Seminole Lodge") and Henry Ford ("The Mangoes") are major attractions.

Florida SouthWestern State College is a public college with its main campus in Fort Myers, Florida. It is part of the Florida College System. The college has satellite campuses in Charlotte County and Collier County, and outreach programs in Hendry County and Glades County. FSW offers 21 associate degree, 5 bachelor's degree, and 18 certificate programs, with an emphasis on healthcare, business, technology, and education programs.

The **School District of Lee County** manages public education in Lee County, Florida. As of the 2022 school year, there were 101,861 students attending 118 schools in the district, which had an operating budget of \$2.413 billion.

Lee County Top Employers

1. Lee Health	13,595
2. Lee County School District	12,936
3. Lee County Local Government	9,038
4. Publix Super Market	8,728
5. Florida Gulf Coast University	3,430

2022 DEMOGRAPHICS

	1-MI	3-MI	5-MI
2022 Population	4,265	34,179	118,519
Projected Population (2027)	4,375	36,716	130,253
Daytime Demographics Age 16+	2,342	29,841	98,545
Total Businesses	199	1,933	7,207
Median Age	36.2	39.3	40.3
Average Household Income	\$66,435	\$66,559	\$70,105

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By accepting this Marketing Brochure you agree to release Commercial Investment Advisors, Inc. | CIA Brokerage Company hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of any property.

FOR MORE INFORMATION:

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