



BBB+ INVESTMENT GRADE GUARANTY
RIVERVIEW, FLORIDA

CIA commercial
investment
advisors
OFFERING MEMORANDUM



FILE PHOTO

10320 US-301 | RIVERVIEW (TAMPA MSA), FLORIDA 33578

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HIGHLIGHTS



PRICE

\$12,756,000

CAP RATE

6.00%

NOI

\$765,340



POINTS OF INTEREST

Retailers | Entertainment: Retailers within 5-mile vicinity include Walmart, Target, Sam's Club, Lowe's, Home Depot, Costco, Kohl's, Bealls, Marshalls, HomeGoods, Nordstrom Rack, Joann, Sally Beauty, Publix, Winn-Dixie, ALDI, Sprouts Farmers Market, Bravo Supermarkets, Save-A-Lot, Dollar Tree, Dollar General, Total Wine, Ace Hardware, Mattress Firm, Walgreens, CVS, Xscape Theatres, Planet Fitness, Crunch Fitness, EoS Fitness, Esporta Fitness

Higher Education: 20 miles from **University of South Florida** - a public research university with its main campus located in Tampa, offering more than 240 degree programs with total enrollment of 49,766 students in all 3 campuses; 19 miles from **University of Tampa** - a private university offering more than 200 programs of study with a total enrollment of 10,566

Healthcare: Less than 5 miles from **St. Joseph's Hospital South** - a full-service hospital offering outpatient services, intensive care, a 24-bed maternity unit, imaging, lab, surgical services with 223 beds



NEW 20-YEAR ABSOLUTE NNN LEASE

The Property benefits from a 20-year Absolute NNN lease with attractive 7% rental escalations every 5 years! The Tenant is responsible for all expenses.



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 60% 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 5**)



LARGE PARCEL | TRAFFIC COUNTS

This fee simple (land & building) ownership asset is currently under construction on a large ±1.60-acre lot with excellent visibility/access on US-301 with traffic counts of 55,500 CPD!



VERY AFFLUENT 2023 DEMOGRAPHICS (5-MI)

2023 Population	198,677
2028 Estimated Population	207,349
2023 Households	72,362
2023 Average Household Income	\$106,647

FLORIDA IS AN "INCOME TAX-FREE" STATE

PROPERTY OVERVIEW & RENT ROLL

SITE ADDRESS	10320 US-301 Riverview (Tampa MSA), Florida 33569
GUARANTOR	S&P BBB+ Investment Grade Tenant
GROSS LEASABLE AREA	±11,373 SF Bldg: ±4,873 SF Gas Canopy: ±6,500 SF
LOT SIZE	±1.60 acres
YEAR BUILT	January 2024 (Est. - Under Construction)
OWNERSHIP	Fee Simple (Building & Land)
EXPENSE REIMBURSEMENT	This is an Absolute NNN lease . Tenant is responsible for all expenses.
LEASE TERM	20 years (New)
RENTAL INCREASES	7% every 5 years
RENT COMMENCEMENT DATE	February 1, 2024
EXPIRATION DATE	January 31, 2044
OPTIONS	Four 5-Year Renewal Options



FILE PHOTO

RENT ROLL

	TERM*	ANNUAL RENT	CAP RATE
Years 1-5	02/01/24 to 01/31/29	\$765,340	6.00%
Years 6-10	02/01/29 to 01/31/34	\$818,914	6.42%
Years 11-15	02/01/34 to 01/31/39	\$876,237	6.87%
Years 16-20	02/01/39 to 01/31/44	\$937,574	7.35%
1st Option	02/01/44 to 01/31/49	\$1,003,204	
2nd Option	02/01/49 to 01/31/54	\$1,073,429	
3rd Option	02/01/54 to 01/31/59	\$1,148,569	
4th Option	02/01/59 to 01/31/64	\$1,228,968	

6.66% AVG ANNUAL RETURN

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



Daybreak
MARKET

ACCELERATED DEPRECIATION MODEL

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 50-60% of the asset’s value.

EXAMPLE: Say you purchased this location at list price to reflect \$12,756,000. Then lets assume we allocate \$2,551,200 towards the land value as illustrated below:

Purchase Price	\$12,756,000
Debt	\$8,291,400 (65% LTV)
Total Cash Investment	\$4,464,600
Amount Allocated to Land	\$2,551,200 (20% Land Allocation)
First Year Bonus Depreciation	\$6,122,880 (60% Non Land Basis)
POTENTIAL TAX DAY SAVINGS	\$2,449,152 (Assumes 35% Federal & 5% State Combined Rate)

By taking 60% Bonus Depreciation on the balance of the “Qualified Property” the Purchaser would be left with an \$6,122,880 Tax Credit that can be used to offset any extraordinary gains that one might have in the Current Tax Year! *This effectively returns 54.9% of the Investor’s Down Payment from Tax Savings in the first year!*

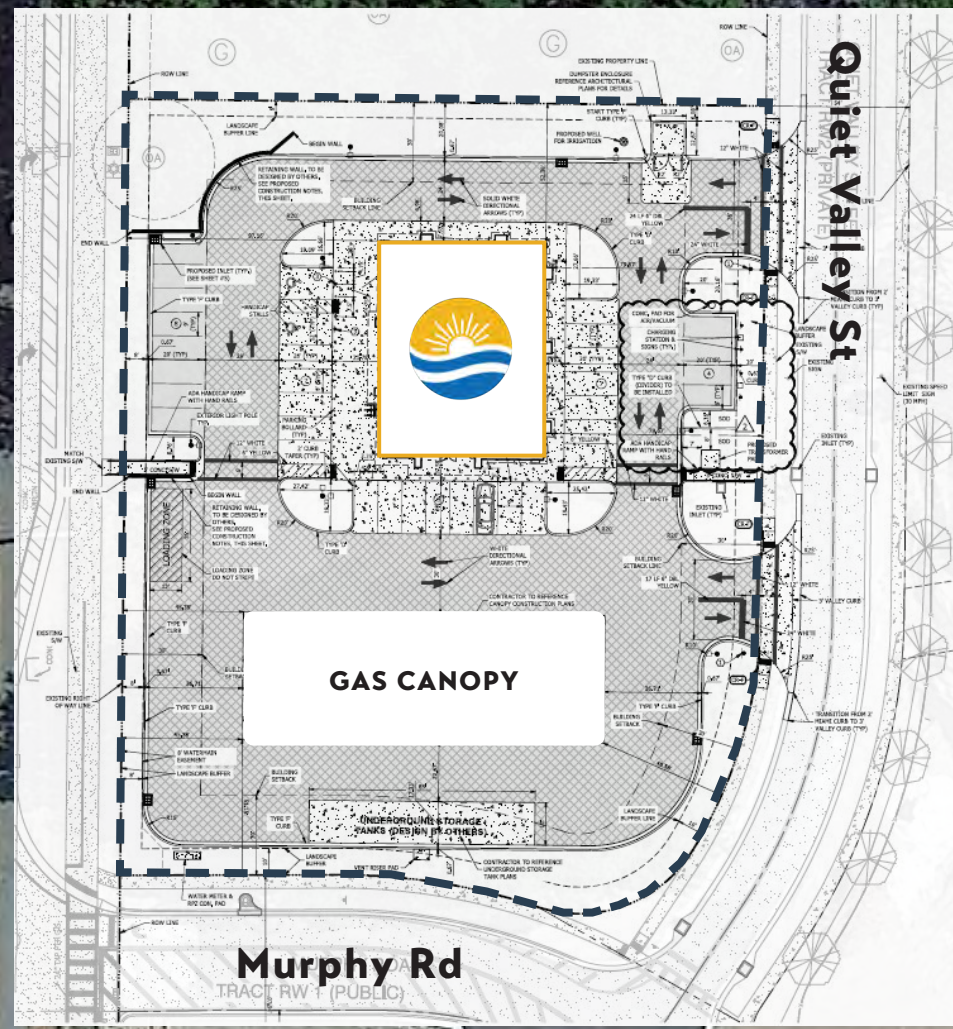
Seller and CIA Brokerage Company do not provide tax, legal, or accounting services. The following has been prepared for informational purposes only, and is not intended to provide, and should not be relied on for tax, legal, or accounting advice. You should consult your own tax, legal, and accounting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

SITE PLAN



US-301
55,501 CPD

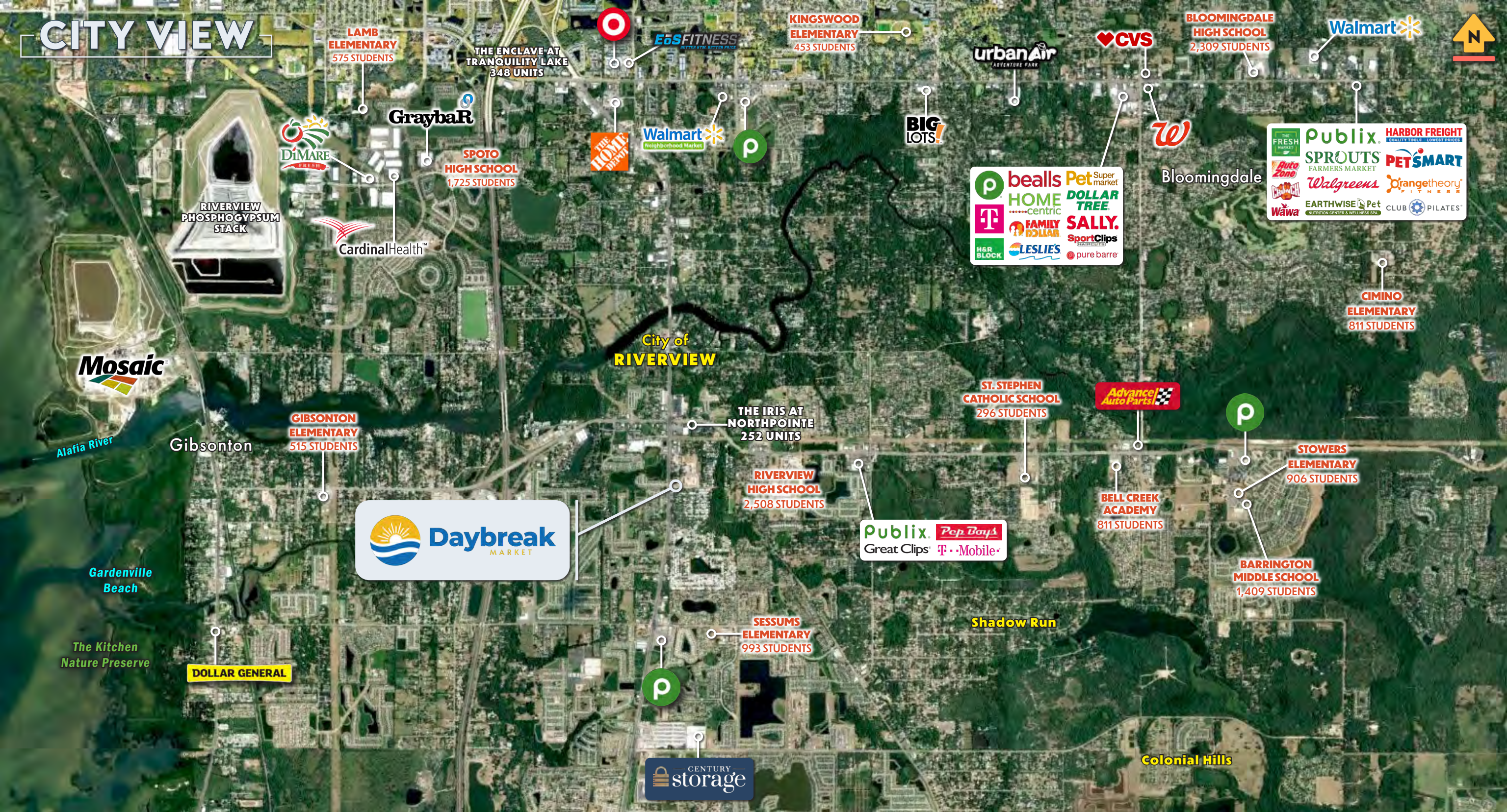
LOT SIZE	±1.60 Acres
GLA	±11,373 SF
C-Store	±4,873 SF
Gas Canopy	±6,500 SF



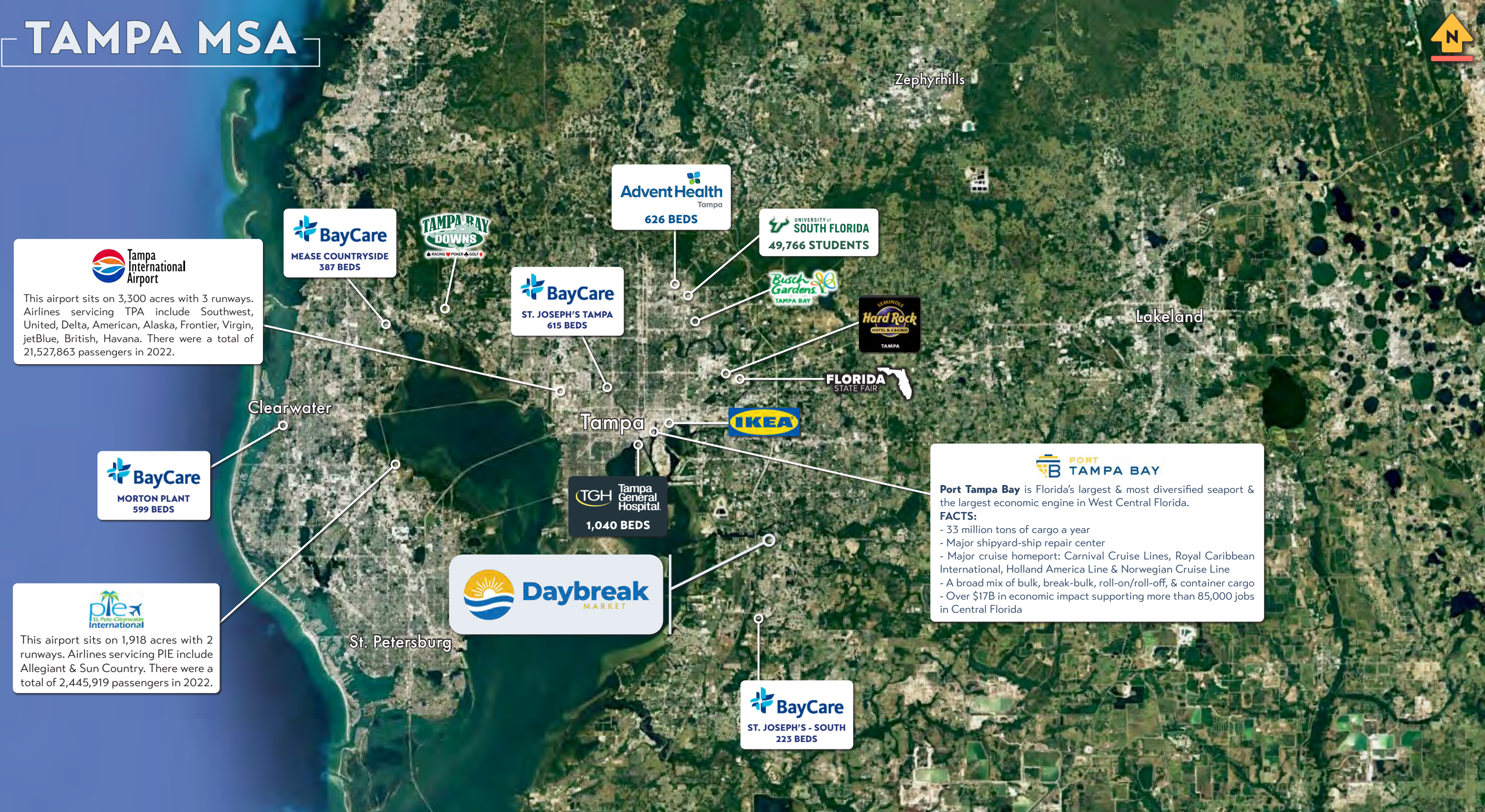
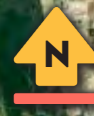
RIVERVIEW



CITY VIEW



TAMPA MSA



RIVERVIEW SYNOPSIS

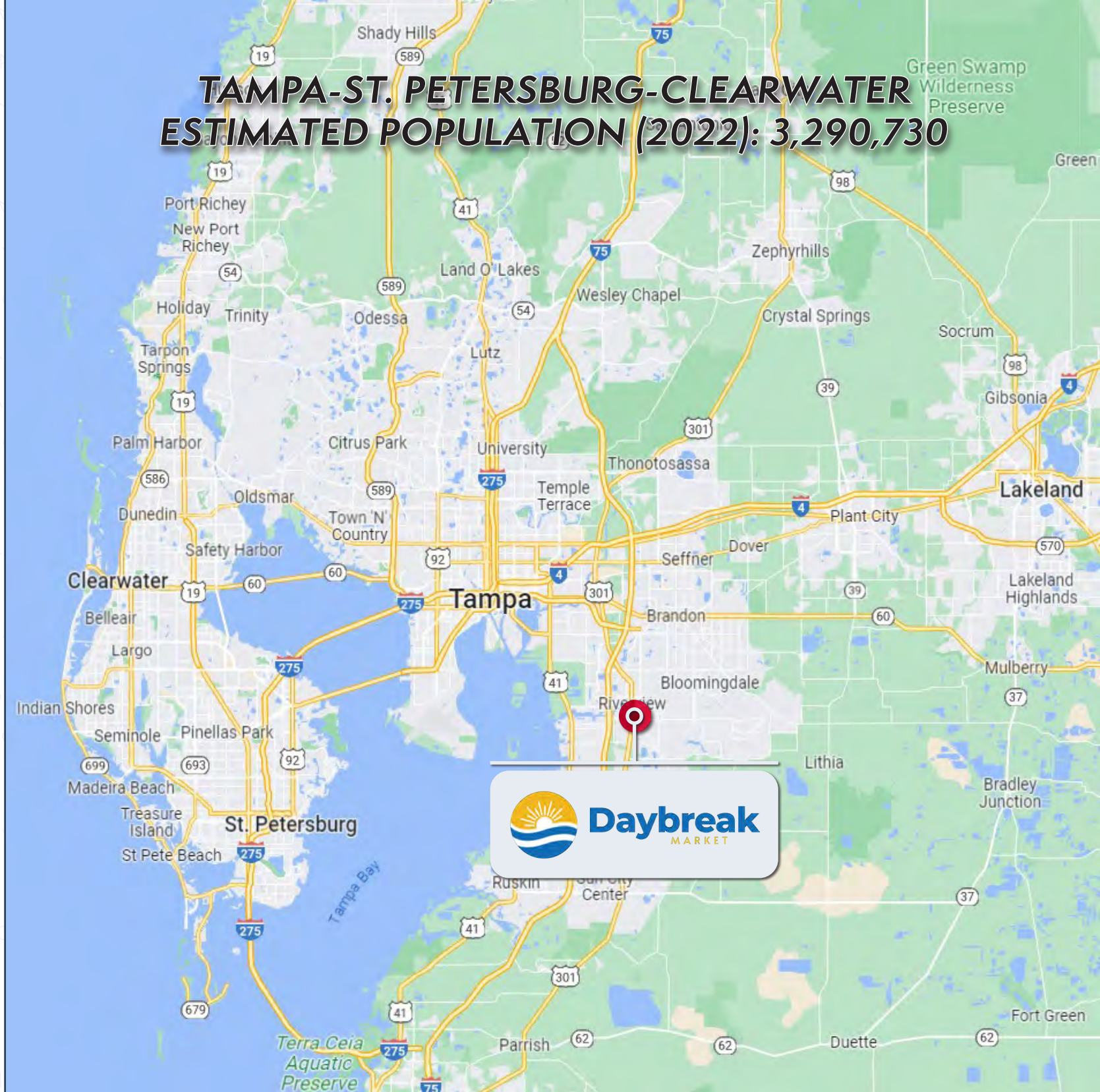
Riverview is an unincorporated census-designated place in Hillsborough County, Florida. It is located south of Brandon. Many of Tampa Bay's radio and television stations broadcast from an antenna farm in the Riverview area, on Boyette Road, southeast of town. Riverview is home to Bell Creek Nature Preserve.

Tampa is a major city in, and the county seat of Hillsborough County. It is on the west coast of Florida, on Tampa Bay near the Gulf of Mexico. A major business center, it's also known for its museums and other cultural offerings. **Busch Gardens** is an African-themed amusement park with thrill rides and animal-viewing areas. Finance, retail, healthcare, insurance, shipping by air and sea, national defense, professional sports, tourism and real estate all play vital roles in the local economy. Several large corporations, such as banks and telecommunications companies, maintain regional offices in Tampa. The largest credit union in Florida, **Suncoast Credit Union**, is headquartered in Tampa.

Several Fortune 1000 companies are headquartered in the metropolitan area, including **Bloomin' Brands, WellCare, Jabil, TECO Energy, and Raymond James Financial**. Other companies headquartered in Tampa include **Odyssey Marine Exploration, Greenway Health, College Hunks Hauling Junk, Arturo Fuente, J.C. Newman Cigar Company, Masonite International, Sykes Enterprises, Cott Corporation, The Melting Pot, Checkers and Rally's and The Mosaic Company**.

2023 DEMOGRAPHICS

	1-MI	3-MI	5-MI
2023 Population	11,065	76,374	198,677
2028 Projected Population	11,473	80,441	207,349
Labor Population Age 16+	8,898	59,421	154,659
Median Age	39.2	36.4	35.7
Average Household Income	\$92,369	\$102,746	\$106,647



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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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