

FORTIS NET LEASE™



HAYNES SHOPPING CENTER | 6 TENANT RETAIL CENTER

2200 International Speedway Blvd., Daytona, FL 32114

OFFERING MEMORANDUM

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Property Map



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The Team



HAYNES SHOPPING CENTER



INVESTMENT SUMMARY

| | |
|---------------------|----------------------------|
| List Price: | \$10,995,000 |
| Current NOI: | \$660,537 |
| Initial Cap Rate: | 6.0% |
| Land Acreage: | 5.05 Acres |
| Year Built: | 1963 |
| Building Size: | 64,991 SF |
| Parking: | 209 Spaces |
| Google Aerial Map: | Click HERE |
| Google Street View: | Click HERE |

LEASE SUMMARY

| | |
|----------------------------|-------------------------|
| Lease Type: | NN |
| Taxes, CAM & Insurance: | Tenant Responsibility |
| Structure, Roof & Parking: | Landlord Responsibility |

* See Rent Roll on Page 4

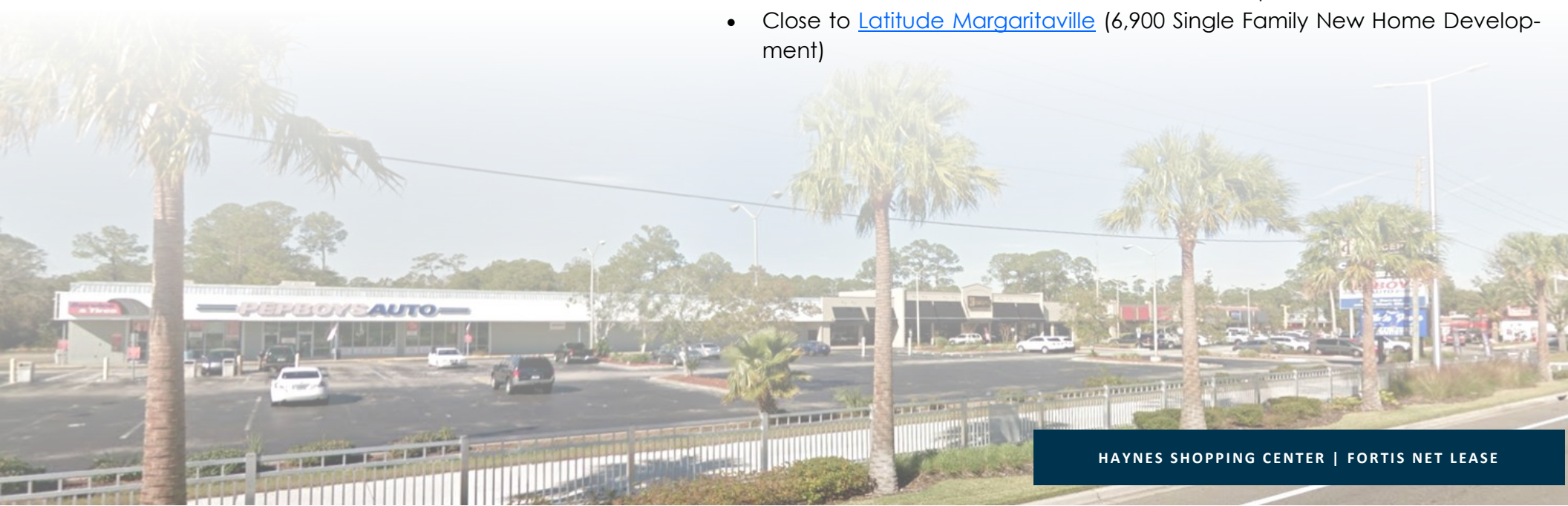
Contact Broker to Review Value Add Opportunities to Subject Offering

INVESTMENT HIGHLIGHTS

- Multi-Tenant Retail Center
- 604 Feet of Frontage on International Speedway
- Long Term Appreciation Due to Significantly Below Market Rents
- Below Market Rent is a Rare Opportunity in the State of Florida
- Across From Main Entrance To Daytona International Speedway
- Parking Lot Recently Recoated
- Fair Market Rental Rates Average \$16 PSF
- Pepboys (25k SF) and Peggy's Foods (9k SF) Are Out of Options To Renew And Are Paying \$6.50—9.00 PSF

LOCATION HIGHLIGHTS

- The Subject Property is Located on International Speedway Blvd. (50,000+ VPD) | Across From the Daytona International Speedway
- 2 Miles from [Volusia Mall](#) (Click to View Store Directory)
- Daytona is home to a year-round population of 600,000, including 34,000 students and the world headquarters of NASCAR.
- Densely Populated Area with over 104,900 Residents Within 5 Miles
- 6.85% Projected Population Growth Within 3 Miles by 2022
- Average Household Income Exceeds \$45,000 Within 3 Miles
- Median Home Value Within 1 Mile Exceeds \$151,000
- Located Just West of 300MM Mixed Use Development Under Construction
- Close to [Latitude Margaritaville](#) (6,900 Single Family New Home Development)



PROFORMA RENT ROLL FOR HAYNES SHOPPING CENTER

| Tenant | SF | % of Total SF | Lease Commencement | Lease Expiration | Monthly Rent | Annual Rent |
|---------------|---------------|----------------|--------------------|------------------|--------------------|---------------------|
| PepBoys | 25,000 | 38.47% | 3/18/91 | 3/7/21 | \$13,700.00 | \$164,400.00 |
| Carraba's | 8,700 | 13.39% | 8/7/96 | 9/30/21 | \$8,674.83 | \$104,098.00 |
| Checkers | outparcel | na | 5/29/92 | 10/31/22 | \$3,666.67 | \$44,000.00 |
| 1Hour Photo | 4,276 | 6.58% | 9/17/11 | 11/30/21 | \$4,500.00 | \$54,000.00 |
| Peggy's Foods | 8,832 | 13.59% | 11/30/12 | 12/31/17 | \$6,600.00 | \$79,200.00 |
| Haynes | 18,183 | 27.98% | N/A | TBD | \$24,622.00 | \$295,474.00 |
| Totals | 64,991 | 100.00% | | | \$61,385.50 | \$736,626.00 |

| <u>REVENUE</u> | <u>PSF *</u> |
|----------------|--------------|
|----------------|--------------|

| | | |
|---------------------------|---------------------|----------------|
| Base Rental Income | 741,117.00 | \$10.66 |
| Expense Reimbursements | \$53,863.00 | \$0.83 |
| Gross Income | \$795,034.00 | \$12.16 |

* PSF Does Not Include Checkers
Ground Lease Income
Jan-Nov 2017 annualized

| <u>OPERATING EXPENSES</u> |
|---------------------------|
|---------------------------|

| | | |
|------------------------------|-------------------|---------------|
| CAM (Misc.) | 29,741.00 | \$0.46 |
| Insurance | 12,777.00 | \$0.20 |
| Taxes | 58,516.00 | \$0.90 |
| Management Fee (3.0% of EGI) | 23,714.67 | \$0.36 |
| Capital Reserves (\$0.15/SF) | 9,748.65 | \$0.15 |
| Total Expenditures | 134,497.32 | \$2.07 |

Jan-Nov 2017 annualized
2016 actual
2016 actual

NOI \$660,537.68

The current owner has not renewed Peggy's Foods (\$8.96 PSF) lease because it is significantly under market rent. Currently fair market rents are in the \$15-\$17 range.

Pep Boys has no options and is paying \$6.50 PSF.

INVESTMENT OVERVIEW

Fortis Net Lease is proud to present Haynes Shopping Center located at 2200 International Speedway Blvd. in Daytona, FL. This multi-tenant retail center features Pep Boys, Interior Concepts, Carrabba's Italian Grill, Speedway Custom Photo Lab, Peggy's Whole Foods and Checkers.

The subject property is located in a major retail area and is across from the Daytona International Speedway. Daytona is home to a year-round population of 600,000, including 34,000 students and the world headquarters of NASCAR, the LPGA and Hawaiian Tropic. The surrounding area is densely populated with over 104,900 residents within five miles and has a 6.85 percent projected population growth within three miles by 2022. The median home value within one mile is over \$151,000 and the average household income within three miles exceeds \$45,000.

TENANT OVERVIEW

Carrabba's Italian Grill offers authentic Italian cuisine passed down from our founders' family recipes, Carrabba's uses only the best ingredients to prepare fresh and handmade dishes cooked to order in a lively exhibition kitchen. Featuring a wood-burning grill inspired by the many tastes of Italy, guests can enjoy signature dishes and classic Italian Pasta dishes in a welcoming, contemporary atmosphere. It is owned by Bloomin' Brands, Inc. which is one of the world's largest casual dining companies headquartered in Tampa, Florida. Their portfolio of restaurants also includes Outback Steakhouse, Bonefish Grill and Fleming's Prime Steakhouse & Wine Bar.

Pep Boys was founded in 1921 when four Navy buddies spotted an emerging market for auto supplies stores and pooled \$800 to open the first one in Philadelphia, Pennsylvania. Since then, Pep Boys has been ahead of its time in the business world, weathering several economic events to remain one of the most widely known aftermarket auto parts and service brands in the country today. In December, 2015 Pep Boys was acquired by Carl Icahn for \$1 Billion which pairs nicely with Auto Plus, an auto parts distributor that Icahn Enterprises bought earlier that year.

Interior Concepts by Haynes Brothers Furniture offers unique, elegant, eclectic furniture and accessories to help your home reflect your personal style. Our brands include: Stearns and Foster, Stanley, Rowe, Universal, Robin Bruce, Riverside, Liberty, Classic Homes, Palliser and Sealy.

Speedway Custom Photo Lab is a full-service imaging center, located in the heart of the fastest growing part of commercial Daytona Beach, directly across from Daytona International Speedway. The business, founded in 1984, has seen major expansions approximately every three years, as technology improvements have enabled dramatic enhancements in products and services.

Peggy's Whole Foods started small in 1999. Owned by Peggy & Lee. We have two locations in Daytona Beach and in Ormond Beach. We specialize in vitamins and supplements and also have a large natural/organic grocery store. We discount the vitamins and supplements everyday up to 30% off retail. Every Monday we discount the grocery items up to 20% off retail.

Checkers & Rally's restaurants were born out of the idea that a bland burger was downright bad and that Americans deserved a better tasting burger — one that was unexpectedly bold, made-to-order and priced at a value that was hard to beat. Founded by experienced foodies with a renegade spirit, both the Checkers & Rally's unique double drive-thru concept, with its over-the-top checkerboard squares, chrome styling, red neon signs and of course the food, was an instant hit. These two new burger experiences were hot, fresh and served with a smile.

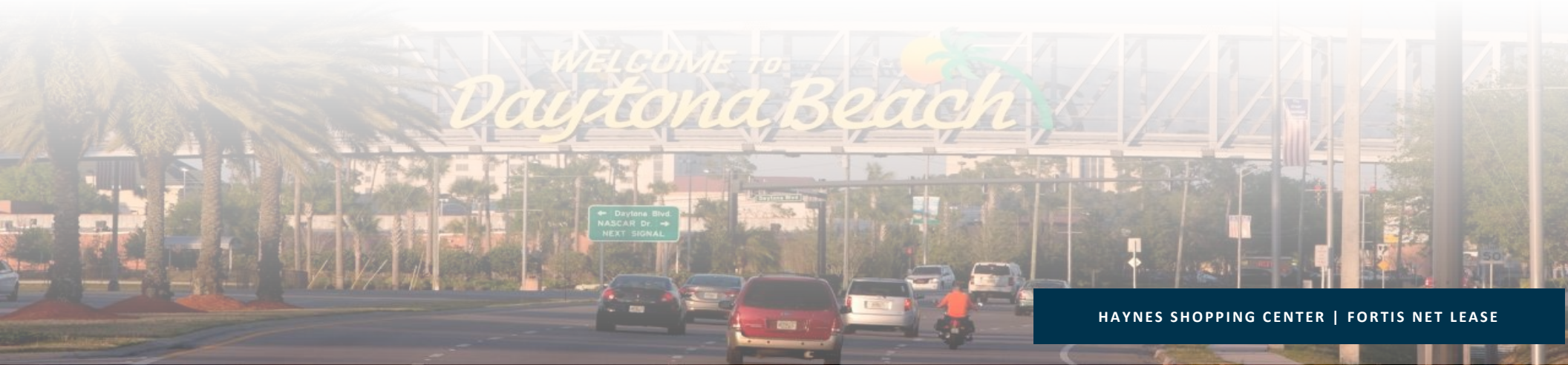
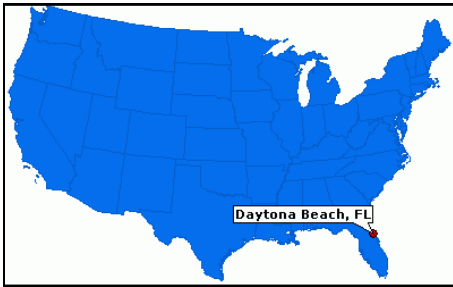
Daytona, FL

Daytona Beach is a city in Volusia County, Florida, United States. It lies about 51 miles northeast of Orlando, 86 miles southeast of Jacksonville, and 242 miles northwest of Miami. In the 2010 U.S. Census, it had a population of 61,005. It is a principal city of the Deltona–Daytona Beach–Ormond Beach, FL metropolitan statistical area, which was home to 590,289 people in 2010. Daytona Beach is also a principal city of the Fun Coast region of Florida.

The city is historically known for its beach where the hard-packed sand allows motorized vehicles to drive on the beach in restricted areas. This hard-packed sand made Daytona Beach a mecca for motorsports, and the old Daytona Beach Road Course hosted races for over 50 years. This was replaced in 1959 by Daytona International Speedway. The city is also the headquarters for NASCAR.

Daytona Beach hosts large groups of out-of-towners that descend upon the city for various events, notably Speedweeks in early February when over 200,000 NASCAR fans come to attend the season-opening Daytona 500. Other events include the NASCAR Coke Zero 400 race in July, Bike Week in early March, Biketoberfest in late October, and the 24 Hours of Daytona endurance race in January.

The Museum of Arts and Sciences is the primary cultural facility for Daytona Beach and Volusia County. Other museums located in the city include the Southeast Museum of Photography and the Halifax Historical Museum. The Museum of Arts and Sciences is actually a collection of museums and galleries and includes the Klancke Environmental Complex, the Cuban Museum, Root Family Museum featuring one of the largest Coca-Cola collections in the world, the Dow American Gallery and the Bouchelle Center for Decorative Arts which together form what is probably one of the finest collections of furniture and decorative arts in the Southeast. There are also changing exhibitions and a children's science center opened in 2008. Since 1952, the non-profit Daytona Beach Symphony Society has sponsored performances by U.S. and international orchestras, opera and dance companies each season at the Peabody Auditorium.











Subject Property

2200 W International Speedway Blvd





 **DAYTONA**
STATE COLLEGE

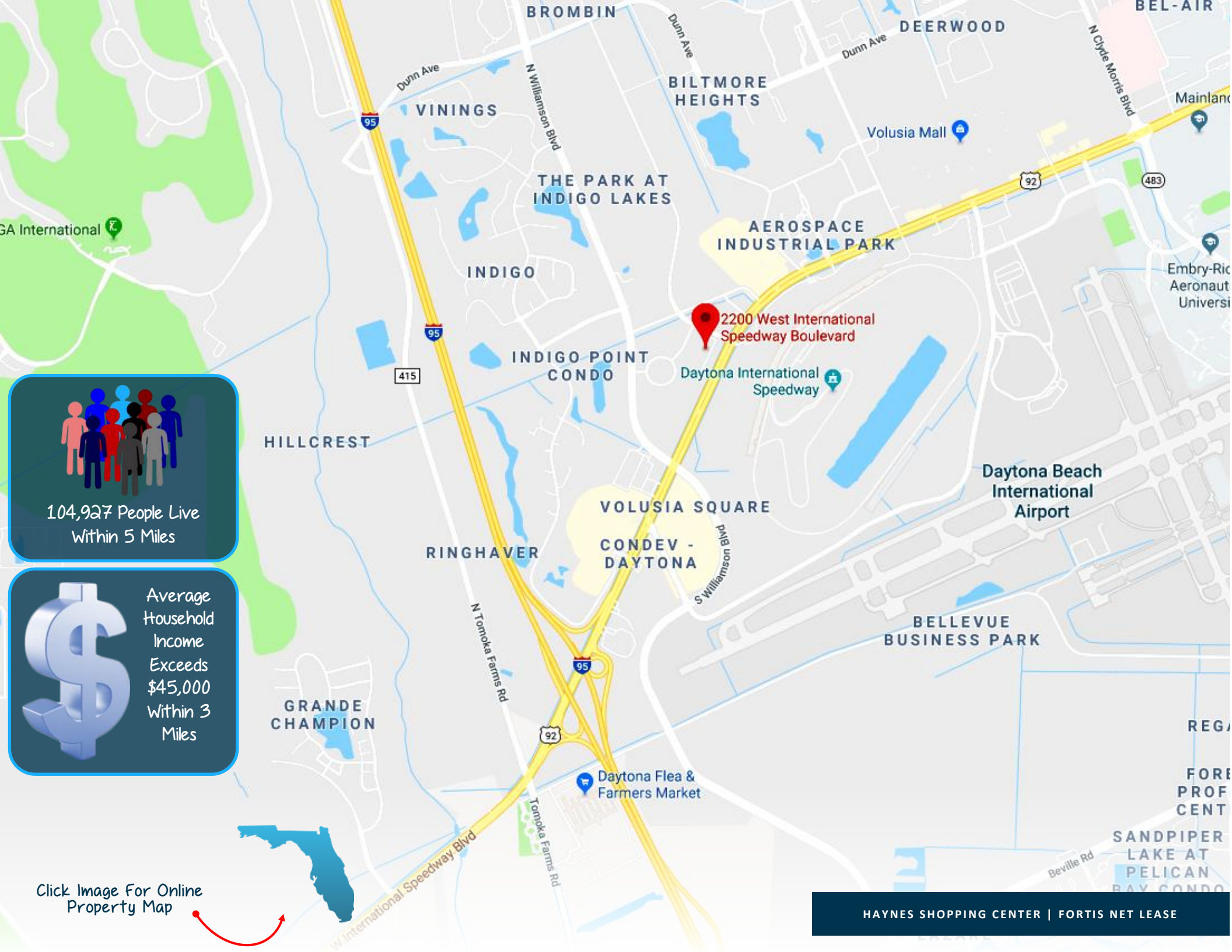
VOLUSIA
MALL

EMBRY-RIDDLE
Aeronautical University

Subject Property

 **DAYTONA**
INTERNATIONAL SPEEDWAY

DAYTONA
BEACH
INTERNATIONAL AIRPORT



104,927 People Live
Within 5 Miles

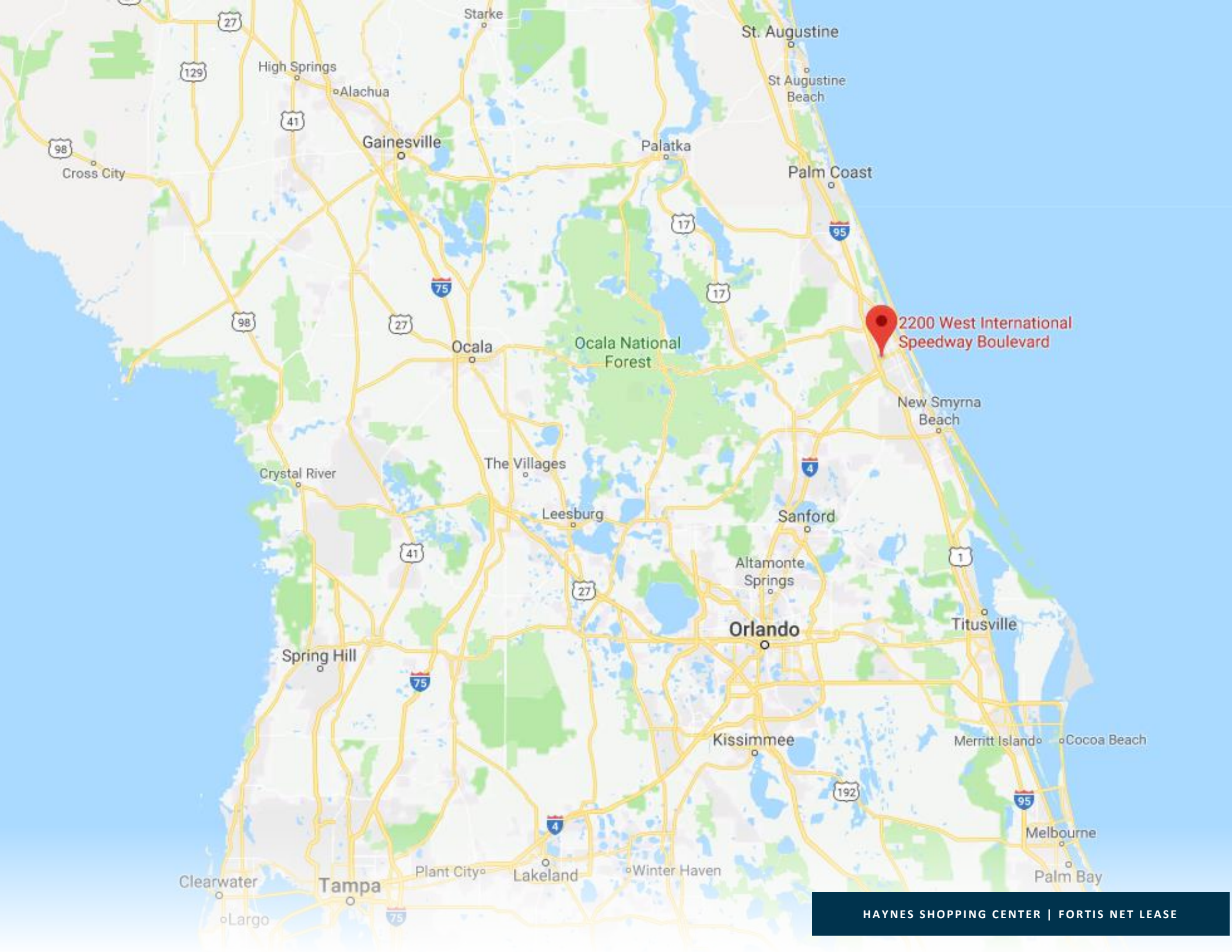


Average
Household
Income
Exceeds
\$45,000
Within 3
Miles

Click Image For Online
Property Map

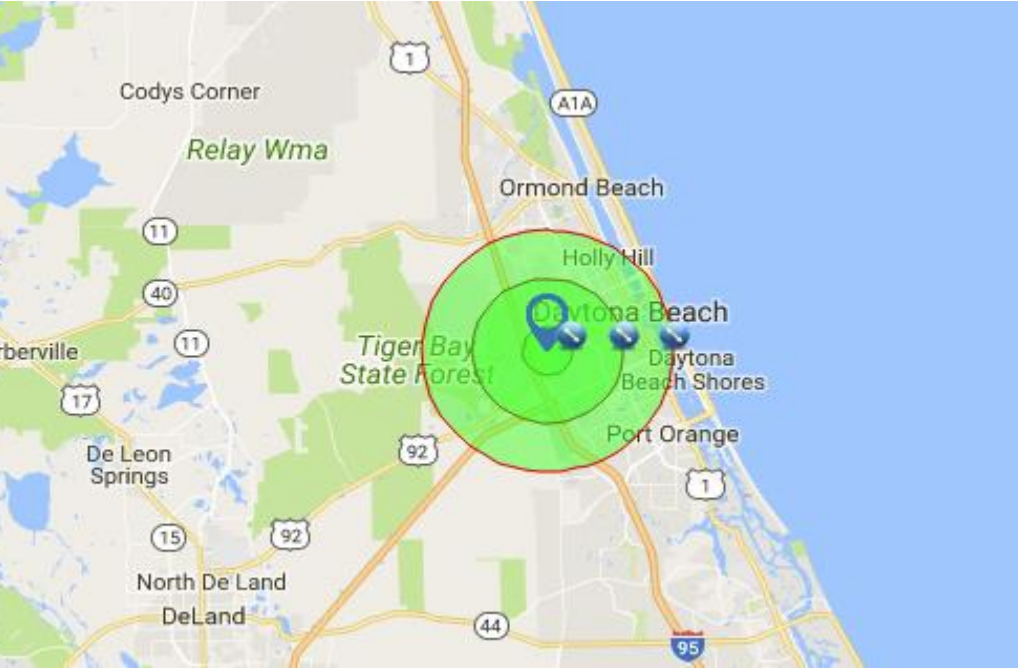


HAYNES SHOPPING CENTER | FORTIS NET LEASE



2200 West International
Speedway Boulevard

| Population | 1 Mile | 3 Miles | 5 Miles |
|------------------------|-----------|-----------|-----------|
| 2017 Total Population: | 1,281 | 32,975 | 104,927 |
| 2022 Population: | 1,368 | 35,233 | 111,258 |
| Pop Growth 2017-2022: | 6.79% | 6.85% | 6.03% |
| Average Age: | 39.40 | 39.50 | 42.30 |
| Households | | | |
| 2017 Total Households: | 616 | 14,080 | 46,720 |
| HH Growth 2017-2022: | 6.66% | 6.85% | 5.98% |
| Median Household Inc: | \$30,345 | \$31,379 | \$31,888 |
| Avg Household Size: | 1.90 | 2.10 | 2.10 |
| 2017 Avg HH Vehicles: | 1.00 | 1.00 | 1.00 |
| Housing | | | |
| Median Home Value: | \$151,630 | \$130,862 | \$101,399 |
| Median Year Built: | 1990 | 1983 | 1977 |



| Population: | 1 Mile | 3 Miles | 5 Miles |
|-----------------------------------|----------|----------|----------|
| 2022 Projection | 1,368 | 35,233 | 111,258 |
| 2017 Estimate | 1,281 | 32,975 | 104,927 |
| 2010 Census | 1,160 | 29,556 | 98,534 |
| Growth 2017-2022 | 6.79% | 6.85% | 6.03% |
| Growth 2010-2017 | 10.43% | 11.57% | 6.49% |
| 2017 Population Hispanic Origin | 76 | 2,348 | 7,274 |
| 2017 Population by Race: | | | |
| White | 747 | 17,676 | 71,126 |
| Black | 459 | 13,198 | 28,208 |
| Am. Indian & Alaskan | 5 | 95 | 466 |
| Asian | 40 | 1,200 | 2,731 |
| Hawaiian & Pacific Island | 1 | 15 | 57 |
| Other | 29 | 790 | 2,339 |
| U.S. Armed Forces: | 0 | 25 | 144 |
| Households: | | | |
| 2022 Projection | 657 | 15,044 | 49,513 |
| 2017 Estimate | 616 | 14,080 | 46,720 |
| 2010 Census | 562 | 12,661 | 44,118 |
| Growth 2017 - 2022 | 6.66% | 6.85% | 5.98% |
| Growth 2010 - 2017 | 9.61% | 11.21% | 5.90% |
| Owner Occupied | 167 | 6,496 | 25,210 |
| Renter Occupied | 450 | 7,584 | 21,510 |
| 2017 Avg Household Income | \$39,752 | \$45,309 | \$43,376 |
| 2017 Med Household Income | \$30,345 | \$31,379 | \$31,888 |
| 2017 Households by Household Inc: | | | |
| <\$25,000 | 259 | 5,541 | 17,951 |
| \$25,000 - \$50,000 | 213 | 4,606 | 15,584 |
| \$50,000 - \$75,000 | 62 | 1,774 | 6,704 |
| \$75,000 - \$100,000 | 19 | 705 | 2,703 |
| \$100,000 - \$125,000 | 49 | 628 | 1,811 |
| \$125,000 - \$150,000 | 8 | 399 | 899 |
| \$150,000 - \$200,000 | 0 | 230 | 666 |
| \$200,000+ | 6 | 198 | 402 |



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