



TD BANK
1190 NE 163RD ST
NORTH MIAMI BEACH, FL 33162

OFFERING SUMMARY

Price	\$6,750,000
Net Operating Income	\$308,000
Capitalization Rate	4.56%
Price/SF	\$1,443.54
Net Cash Flow After Debt Service	4.13% / \$122,780
Down Payment	44% / \$2,970,000
Loan Amount	\$3,780,000
Loan Type	Financed - New Loan
Interest Rate / Amortization	4.90% / 10 Years
Cash on Cash Return	-5.75%
Rent/SF	\$65.87
Gross Leasable Area	4,676 SF
Year Built/Renovated	2012
Lot Size	0.96 acre(s)


LEASE SUMMARY

Tenant	TD Bank
Credit Rating	S&P : AA-
Lease Type	Ground Lease
Lease Commencement	10/13/2012
Lease Expiration	10/31/2037
Lease Term Remaining	18.8 Years
Options	Lease Year 6 - 10 \$308,000 Lease Year 11 - 15 \$338,800 Lease Year 16 - 20 \$372,680 Lease Year 21 - 25 \$409,948



EXCLUSIVELY LISTED BY:

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RENT SCHEDULE				
Annual Rent	Annual Rent/SF	Monthly Rent	Year	Percent Increase
\$308,000	\$65.87	\$25,667	Current	N/A
\$338,800	\$72.46	\$28,233	Year 11 - 15	10.00%
\$372,680	\$79.70	\$31,057	Year 16 - 20	10.00%
\$409,948	\$87.67	\$34,162	Year 21 - 25	10.00%



INVESTMENT HIGHLIGHTS

- Investment Grade Credit Tenant with an AA- Rating by S&P
- Absolute Triple Net TD Bank Ground Lease with 18.8 Years Remaining
- Strong Rental Increases and Renewal Options
- Zero Landlord Responsibility
- Corner Lot located directly on 163rd Street and NE 12th Ave, Which Combined Have High

	DEMOGRAPHICS		
	1 Miles	3 Miles	5 Miles
2017 Population	29,729	211,904	483,552
2010 Population	27,325	193,352	442,528
2017 Households	8,758	74,420	172,897
2010 Households	8,290	68,690	159,945
Average HH Income	\$50,711	\$59,932	\$66,076