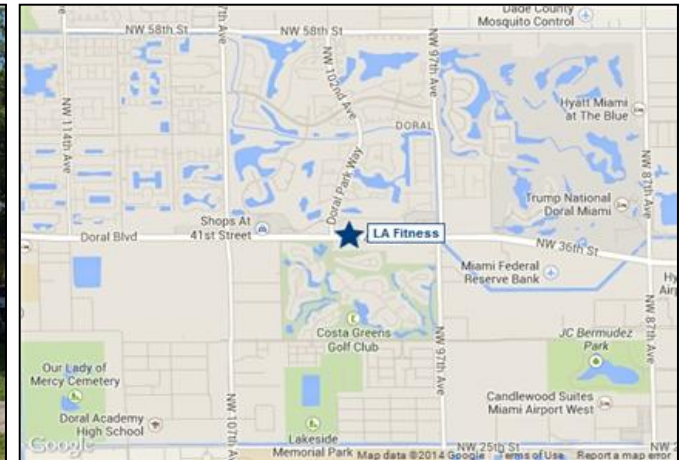




LA Fitness
10055 N.W. 41st Street
Doral, FL 33178



Offering Summary

Price	\$9,975,000
Current Net Operating Income	\$757,330
Cap Rate	7.59%
Gross Leasable Area (GLA)	37,500
Price/SF	\$266.00
Rent/SF	\$20.20
Down Payment	\$9,975,000
Cash on Cash Return	7.59%
Year Built	2001
Lot Size	2.3 AC

Annualized Operating Data

Tenant	Fitness International, LLC
Credit Rating	N/A
Lease Type	Triple Net (NNN)
Lease Commencement	03/01/2000
Lease Expiration	09/30/2016
Lease Term Remaining	30 Months
Options	(3) 5-Year
No. of Locations	600+
Web Site	www.lafitness.com
Exchange/Ticker	N/A

Offices Nationwide

5201 Blue Lagoon Drive, Suite 100
Miami, FL 33126 • Tel: (786) 522-7000 Fax: (786) 522-7010

www.marcusmillichap.com

Investment Overview

Marcus & Millichap is pleased to offer for sale this fee simple 37,500 square foot building situated on 2.29 acres in Doral, Florida. This investment is 100 percent leased to Fitness International, LLC under 15-year double net terms (landlord is responsible for roof and structure) with the lesser of 15 percent or CPI-based escalation every five years including renewal options.

Investment Highlights

- Suburban Miami Location
- Densely Populated Area - Over 84,000 Residents Within 3 Mile Radius
- Average Household Income Exceeds \$70,000
- Excellent Exposure with Over 66,000 Traffic Counts per Day
- Positioned Along Main Retail Corridor Neighboring Publix and Winn Dixie

Financing

Lender/Service	N/A
Loan Amount	\$0
Loan Type	N/A
Maturity Date	N/A
Interest Rate	0%
Amortization	0
Annual Debt Service	\$0

Demographics

	1 Mile	3 Miles	5 Miles
2010 Population	14,082	79,903	312,004
2010 Households	5,007	27,960	102,376
Average HH Income	\$99,417	\$71,225	\$58,660

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