

**Bealls Department Store
1441 Tamiami Trail
Port Charlotte, FL 33948**



Offering Summary

| | |
|------------------------------|-------------|
| List Price | \$7,400,000 |
| Current Net Operating Income | \$611,389 |
| Cap Rate | 8.26% |
| Gross Leasable Area (GLA) | 91,489 |
| Price/SF | \$80.88 |
| Rent/SF | \$7.24 |
| Down Payment | \$2,590,000 |
| Cash on Cash Return | 11.84% |
| Year Built | 1992 |
| Lot Size | 7.10 AC |

Annualized Operating Data

| | |
|----------------------|--------------------|
| Tenant | Bealls |
| Lease Type | Single Net |
| Lease Commencement | 1/13/2002 |
| Lease Expiration | 5/31/2022 |
| Lease Term Remaining | 6 Years |
| Options | (5) 5 Year Options |
| No. of Locations | 535 in 18 States |
| Web Site | www.beallsinc.com |

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 proud to present Bealls Department Store, a 91,489 square foot single-tenant department store located in Port Charlotte, FL. This property is located in the Port Charlotte Town Center, which is the premier shopping and dining center in Charlotte County drawing consumers from a 30-mile radius. The Port Charlotte Town Center is the only shopping mall in Charlotte County with a movie theater.

Investment Highlights

- Strong Corporate Tenant
- Located in the Port Charlotte Town Center
- Over \$16 Million in Annual Sales
- Tenant Has Been at Location Since 2002
- Located at Intersection of Tamiami Trail (US 41) and SR 776
- High Traffic Counts of 43,000 Vehicles per Day on Tamiami Trail (US 41)

Financing

| | |
|---------------------|-------------|
| Lender/Service | N/A |
| Loan Amount | \$4,810,000 |
| Loan Type | Fixed |
| Maturity Date | 10 Years |
| Interest Rate | 4% |
| Amortization | 25 Yrs |
| Annual Debt Service | \$304,667 |