



DUNKIN'

26755 S Dixie Hwy, Homestead, FL 33032



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by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Edivial International Realty LLC Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

PRICE: \$1,870,968 | CAP: 4.65% | NOI: \$87,000

About the Investment

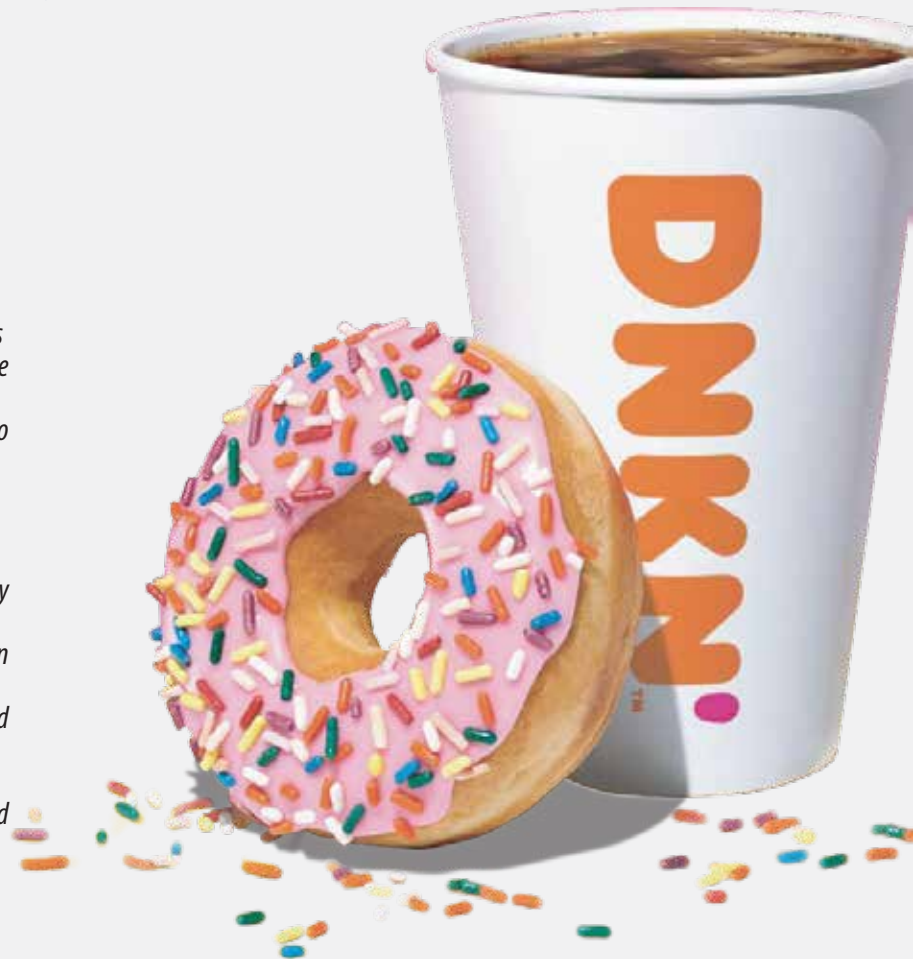
- ✓ Brand new 10 years absolute Triple -Net (NNN) lease contact, starting in 2023
- ✓ 10% rent increase every five years
- ✓ Four Five-Years tenant renewal options (20 years)

About the Location

- ✓ Outstanding Real Estate Fundamentals | Located directly along the high trafficked, South Dixie Highway
- ✓ Less Than Four Miles from Homestead Miami Speedway and Homestead Military Base
- ✓ Over 51,000 Vehicles Per Day on South Dixie Highway & Moody Dr (SW 268 St) | Outstanding Traffic Counts
- ✓ Robust Demographics & Rapidly Growing Market | Population Exceeds 177,000 Individuals Within a 5-Mile Radius and 84,000 Individuals Within a 3-Mile Radius
- ✓ Dense Retail Corridor | Surrounded By Walmart, McDonald's, Advance Auto parts, Mobil, AutoZone Auto Parts, Burger King, Dollar Tree, Jiffy Lube, Tire Kingdom, Exxon, Popeyes, and More

About the Tenant / Brand

- ✓ Operator is HZ Coffee Group LLC a Dhanani Group company, one of the largest QSR operators in the country handling multiple national brands like Burger King, Popeyes and Dunkin'.
- ✓ Dunkin' Donuts Operates More Than 12,000 Restaurants in 36 Countries and Serves Over Three Million Customers Per Day
- ✓ Dunkin' Donuts' Products Include: Doughnuts, Bagels, Other Baked Goods, and a Variety of Hot and Iced Beverages
- ✓ Publicly Traded on the NASDAQ Stock Exchange Under the Ticker Symbol 'DNKN'
- ✓ Dunkin' Donuts Has Earned the Number One Ranking for Customer Loyalty in the Coffee Category by Brand Keys for 11 Years Running



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Property Description		Lease Summary		Rent Schedule		
Property	Dunkin' Donuts	Tenant / Guarantor	HZ Coffee Group LLC / Dhanani Group	Lease Year(s)	Annual Rent	Monthly Rent
Property Address	26755 S Dixie Hwy, Homestead, FL 33032	Ownership Type	Private	Year 1	\$ 87,000	\$7,250
City, State, ZIP	Naranja, FL 33032	Original Lease Term	10 Years	Year 2	\$ 87,000	\$7,250
Year Built / Renovated	Under construction	Lease Commencement	2023 (Under Construction)	Year 3	\$ 87,000	\$7,250
Building Size	1.650 sqf	Lease Expiration	2033	Year 4	\$ 87,000	\$7,250
Lot Size	0.659 AC	Lease Type	NNN Ground Lease	Year 5	\$ 87,000	\$7,250
Type of Ownership	Single Tenant / Ground Lease	Roof & Structure	Tenant & Roof Contractor Responsible	Year 6	\$ 95,700	\$7,795
The Offering		Rental Increases	10% Every 5 Years	Year 7	\$ 95,700	\$7,795
		Options to Renew	Four, Five-Year Options	Year 8	\$ 95,700	\$7,795
				Year 9	\$ 95,700	\$7,795
				Year 10	\$ 95,700`	\$7,795
Purchase Price	\$1,870,968					
CAP Rate	4.65%					
Annual Rent	\$87,000					
Rent / SF	\$52,72					

INVESTMENT SUMMARY

Edivial International Realty LLC is pleased to present the exclusive listing for a Dunkin Donuts located at 6755 S Dixie Hwy, Homestead, FL 33032. The site, currently under project/construction, consists of roughly 1650 rentable square feet of building space on estimated 0.659 acre parcel of land.

Dunkin Donuts is subject to a 10-year triple-net (NNN) lease, starting in 2023. The annual rent is \$87,000 and increases by 10 percent every five years since the initial term and including the extension option periods. There are four, five-year tenant renewal options.

Extended Terms

Term	Lease Years	Base Rent (Per Annum)	Base Rent (Per Month)
First Extended Term	11-15	\$105,270.00	\$8,772.50
Second Extended Term	16-20	\$115,797.00	\$9,664.92
Third Extended Term	21-25	\$127,376.70	\$10,614.73
Fourth Extended Term	26-30	\$140,114.37	\$11,676.19



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About Dunkin' Donuts

Dunkin' Donuts is an American global doughnut company and coffeehouse chain. The first Dunkin' Donuts was opened in 1950 by Bill Rosenberg and is currently based in Canton, Massachusetts.

Dunkin' Donuts has grown to become the world's leading baked goods and coffee chain, serving more than three million customers per day. Dunkin' Donuts sells 52 varieties of donuts and more than a dozen coffee beverages as well as an array of bagels, breakfast sandwiches and other baked goods. Dunkin' Donuts has earned the No. 1 ranking for customer loyalty in the coffee category by Brand Keys for nine years running.

Today, there are more than 11,300 Dunkin' Donuts restaurants worldwide, more than 8,000 Dunkin' Donuts restaurants in 41 states in the U.S. plus the District of Columbia, and more than 3,200 international restaurants in 36 countries. In 2006, Dunkin' Donuts began using the slogan "America Runs on Dunkin'" which continues to be used in the majority of their advertisement campaigns. Dunkin' Donuts is part of the Dunkin' Brands Group, Inc. (Nasdaq: DNKN) family of companies.

Rankings

*#1 in iced regular/decaf/flavored coffee**

*#1 in hot regular/decaf/flavored coffee**

*#1 in donut category**

*#1 in bagel and muffin category**

*#2 in breakfast sandwich servings**

#1 in customer loyalty in the coffee category since 2007 according to Brand Keys

**CREST data year ending December 2014*

About Dunkin' Brands



With more than 18,000 points of distribution in nearly 60 countries worldwide, Dunkin' Brands Group, Inc. (Nasdaq: DNKN) is one of the world's leading franchisors of quick service restaurants (serving hot and cold coffee and baked goods, as well as hard serve ice cream). At the end of 2013, Dunkin' Brands' nearly 100 percent franchised business model included nearly 11,000 Dunkin' Donuts restaurants and 7,300 Baskin Robbins restaurants. For the full year 2013, the company had franchisee reported sales of approximately 9.3 billion. Dunkin' Brands Group, Inc. is headquartered in Canton, Mass.

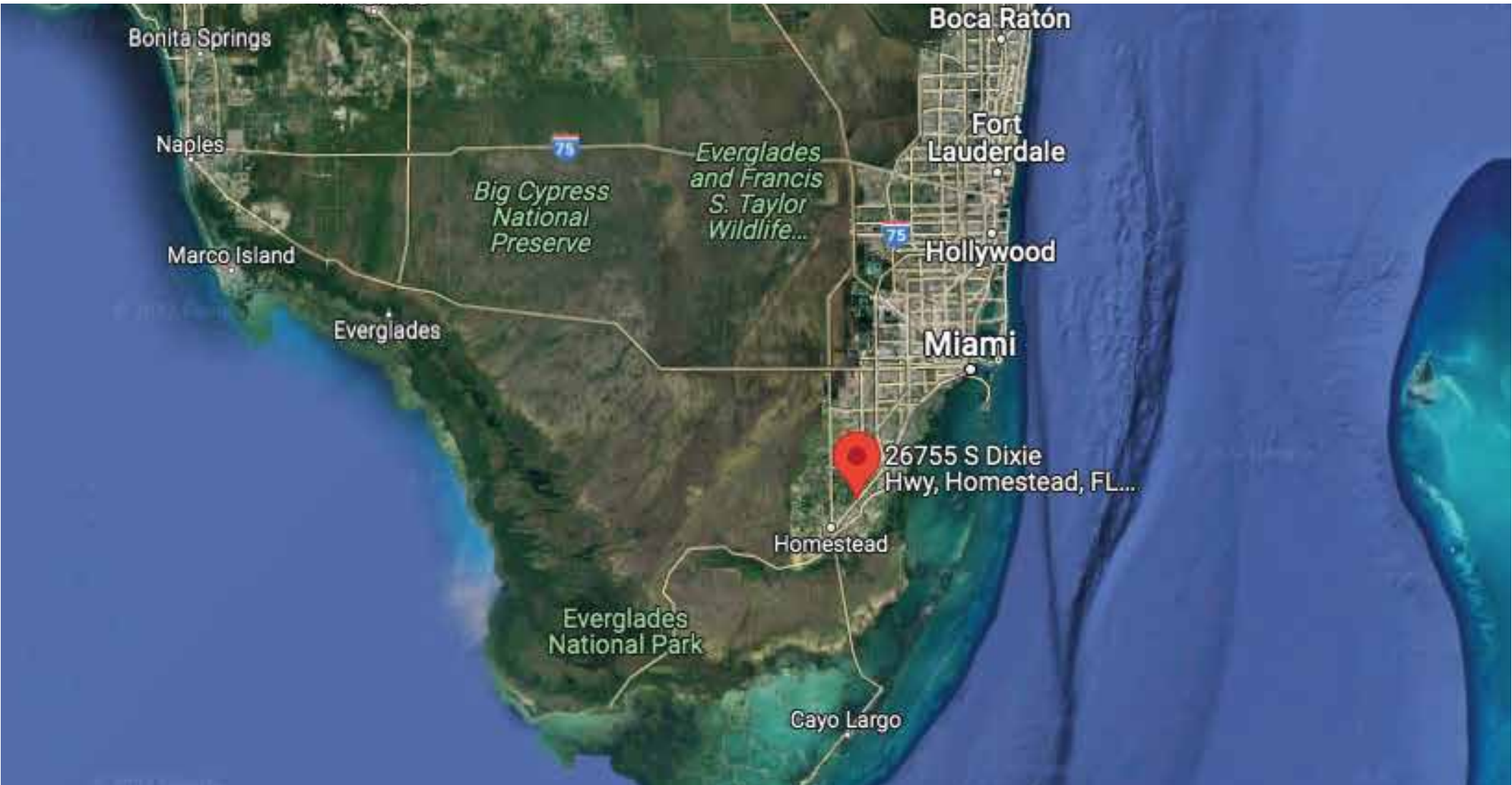


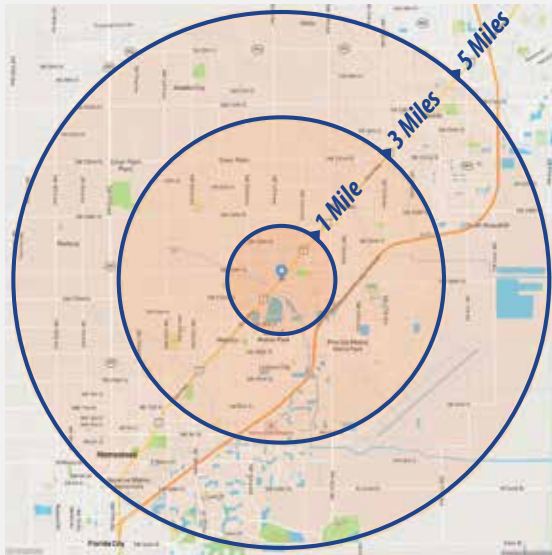
The Dunkin' Donuts property is situated on South Dixie Highway, which boasts an average traffic count of approximately 43,000 vehicles per day. At the location, South Dixie Highway intersects with the Moody Dr (SW 268 St), which brings an additional 9,000 vehicles into the immediate area on average daily. This Dunkin' Donuts property is in a densely populated area with approximately 9,126 individuals residing within a one-mile radius of the property and 61,553 individuals within a three-mile radius. The Dunkin' Donuts benefits from being well-positioned in a highly dense retail corridor consisting of national and local tenants, apartment complexes all within proximity of this property. Major national tenants include Walmart, Popeyes, Dollar Tree, Burger King, Mobil, Advance Auto Parts, McDonald's, Papa John's, AutoZone Auto Parts, Jiffy Lubes, Chevron, Tire Kingdom, Fresco Supermarket and more. There are multiple apartment and condominium complexes within proximity to this property and more than 5,000 new units from new projects in the pipeline which will be entering the market in the next 2 years. The Homestead Miami Speedway, the Homestead Military Base and the Baptist Health Hospital are located just within a 5 miles radio.

Perhaps one of the most interesting factors about this location is that the South Dixie Highway corridor, has recently upgraded with a Zoning Change which increase the density on all the Urban Centers along its way. The entire corridor is one of the most vibrant areas in the south Miami Dade County. As the housing and rental prices continue on the rise, the South Dixie corridor and all its Urban Centers along the way; Goulds, Princeton, Naranja, and Leisure City are experiencing a tremendous demographic growth due to its competitive comparative costs and the South Miami Busway which runs parallel all along the Dixie Highway and offsets many of the commuting costs.

It's not coincidental that Amazon had recently acquired a 45 AC lot, less than 3 miles from the location, to establish what will become the largest distribution center in south Florida and the Danish company Bluehouse Salmon built the largest Salmon Farm in the country to serve the US market, just right there in the same neighborhood.







Population	1 mile	3 miles	5 miles
Population	13,220	84,014	177,108
Income	1 mile	3 miles	5 miles
Median Household Income*	\$36,973	\$49,499	\$51,212
Mean Household Income*	\$47,155	\$61,966	\$65,641
Households	3,535	22,111	46,975
Less than \$25,000	1,096 31%	5,349 24%	10,604 23%
\$25,000 to \$49,999	1,052 30%	5,796 26%	12,376 26%
\$50,000 to \$74,999	714 20%	4,645 21%	9,302 20%
\$75,000 to \$99,999	449 13%	2,674 12%	5,868 12%
\$100,000 to \$199,999	201 6%	3,213 15%	7,637 16%
\$200,000 or more	24 1%	433 2%	1,188 3%

Age	1 mile	3 miles	5 miles
Median Age	29	33	33
Population	13,220	84,014	177,108
9 & under	2,717 21%	13,454 16%	28,777 16%
10 to 19	2,112 16%	14,105 17%	27,784 16%
20 to 29	1,893 14%	10,747 13%	23,779 13%
30 to 39	1,990 15%	11,832 14%	26,682 15%
40 to 49	1,747 13%	12,464 15%	25,510 14%
50 to 59	1,188 9%	9,491 11%	20,582 12%
60 to 69	1,052 8%	6,984 8%	13,165 7%
70 & over	522 4%	4,937 6%	10,828 6%
Race & Ethnicity	1 mile	3 miles	5 miles
Population	13,220	84,014	177,108
White	739 6%	7,558 9%	17,917 10%
Black	3,697 28%	15,789 19%	32,032 18%
American Indian	0 0%	38 0%	54 0%
Asian	226 2%	1,284 2%	2,081 1%
Pacific Islander	0 0%	2 0%	9 0%
Other race	0 0%	177 0%	569 0%
Two or more races	352 3%	662 1%	1,469 1%
Hispanic	8,206 62%	58,505 70%	122,947 69%
Educational Attainment	1 mile	3 miles	5 miles
Population 25 years & Over	7,519	51,175	109,567
No high school diploma	1,635 22%	12,000 23%	25,934 24%
High school graduate or equal	2,550 34%	15,510 30%	32,456 30%
Some college	1,379 18%	7,546 15%	17,234 16%
Associate's degree	632 8%	5,806 11%	11,549 11%
Bachelor's degree	932 12%	7,443 15%	15,975 15%
Masters, doctorate, professional	392 5%	2,870 6%	6,419 6%

Employment Status	1 mile	3 miles	5 miles
Population 16 years & Over	9,124	61,553	130,999
In labor force	6,172 68%	40,449 66%	86,609 66%
Civilian labor force	6,172 68%	40,285 65%	86,278 66%
Employed	5,663 62%	36,859 60%	80,155 61%
Unemployed	509 6%	3,426 6%	6,123 5%
In armed forces	0 0%	164 0%	331 0%
Not in labor force	2,952 32%	21,104 34%	44,390 34%
Households	1 mile	3 miles	5 miles
Households	3,535	22,111	46,975
Family households	2,877 81%	18,035 82%	38,522 82%
Married couple family	1,176 33%	9,779 44%	22,156 47%
With own children under 18	528 15%	4,635 21%	11,415 24%
Other family	1,701 48%	8,256 37%	16,366 35%
Single male householder with own children under 18	268 8%	1,211 5%	2,670 6%
Single female householder with own children under 18	91 26%	3,712 17%	6,739 14%
Nonfamily households	658 19%	4,076 18%	8,454 18%
Housing Units	1 mile	3 miles	5 miles
Housing Units	3,680	23,462	50,209
Occupied Housing Units	3,535	22,111	46,975
Owner occupied units	1,079 31%	12,343 56%	26,037 55%
Renter occupied units	2,456 69%	9,768 44%	20,939 45%
Housing Unit Value	1 mile	3 miles	5 miles
Owner Occupied Housing Units	1,079	12,343	26,037
Less than \$100,000	217 20%	1,284 10%	2,287 9%
\$100,000 to \$199,999	401 37%	3,320 27%	6,42 25%
\$200,000 to \$299,999	326 30%	4,834 39%	10,079 39%
\$300,000 to \$399,999	77 7%	1,983 16%	4,820 19%
\$400,000 to \$499,999	18 2%	471 4%	1,431 5%
\$500,000 or more	39 4%	451 4%	1,001 4%



Detailed Age	1 mile	3 miles	5 miles
Population	13,220	84,014	177,108
Male	6,438 49%	41,604 50%	88,351 50%
Under 5 years	1,000 8%	4,151 5%	7,961 4%
5 to 9 years	624 5%	3,560 4%	7,530 4%
10 to 14 years	644 5%	4,000 5%	7,614 4%
15 to 17 years	309 2%	2,299 3%	4,405 2%
18 and 19 years	116 1%	1,351 2%	2,761 2%
20 years	31 0%	607 1%	1,181 1%
21 years	61 0%	379 0%	926 1%
22 to 24 years	193 1%	1,606 2%	3,480 2%
25 to 29 years	518 4%	2,748 3%	6,826 4%
30 to 34 years	601 5%	2,673 3%	6,265 4%
35 to 39 years	292 2%	2,496 3%	6,523 4%
40 to 44 years	617 5%	3,692 4%	7,177 4%
45 to 49 years	256 2%	2,645 3%	5,612 3%
50 to 54 years	199 2%	2,316 3%	5,445 3%
55 to 59 years	259 2%	1,918 2%	4,263 2%
60 and 61 years	238 2%	732 1%	1,295 1%
62 to 64 years	97 1%	815 1%	1,823 1%
65 and 66 years	58 0%	611 1%	1,187 1%
67 to 69 years	57 0%	765 1%	1,449 1%
70 to 74 years	121 1%	849 1%	2,104 1%
75 to 79 years	48 0%	713 1%	1,328 1%
80 to 84 years	96 1%	480 1%	771 0%
85 years and over	2 0%	198 0%	424 0%

Detailed Age	1 mile	3 miles	5 miles
Population	13,220	84,014	177,108
Female:	6,782 51%	42,410 50%	88,757 50%
Under 5 years	671 5%	3,220 4%	6,994 4%
5 to 9 years	422 3%	2,522 3%	6,293 4%
10 to 14 years	560 4%	3,259 4%	6,688 4%
15 to 17 years	365 3%	2,290 3%	4,090 2%
18 and 19 years	117 1%	905 1%	2,226 1%
20 years	277 2%	714 1%	1,264 1%
21 years	24 0%	442 1%	921 1%
22 to 24 years	285 2%	1,533 2%	3,208 2%
25 to 29 years	503 4%	2,719 3%	5,974 3%
30 to 34 years	625 5%	3,492 4%	7,237 4%
35 to 39 years	472 4%	3,170 4%	6,657 4%
40 to 44 years	426 3%	3,130 4%	6,599 4%
45 to 49 years	447 3%	2,997 4%	6,121 3%
50 to 54 years	206 2%	2,495 3%	5,327 3%
55 to 59 years	524 4%	2,763 3%	5,547 3%
60 and 61 years	132 1%	750 1%	1,421 1%
62 to 64 years	190 1%	1,446 2%	2,355 1%
65 and 66 years	103 1%	732 1%	1,377 1%
67 to 69 years	177 1%	1,134 1%	2,258 1%
70 to 74 years	33 0%	778 1%	2,190 1%
75 to 79 years	125 1%	678 1%	1,474 1%
80 to 84 years	77 1%	767 1%	1,478 1%
85 years and over	20 0%	474 1%	1,059 1%



Dunkin' Facade

