

OFFERING MEMORANDUM

Dunkin' Donuts Ground Lease | Saint Johns, Florida

DUNKIN'
DONUTS
THRU



Representative Photo of Actual Prototype

6880 Longleaf Pine Parkway, Saint Johns, FL

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TRANSACTION SUMMARY

Purchase Price:	\$1,619,047
Cap Rate:	5.25%
Current Rent:	\$85,000



Representative Photo of Actual Prototype

Lease Summary

Tenant:	Dunkin' Donuts
Guarantor:	Franchisee (±15 Units)
Lease Type:	Absolute NNN Ground Lease
Landlord Responsibilities:	None
Initial Term:	20 Years
Options to Renew:	6 x 5 Year
Rent Increases:	10% Every 5 Years
Expected Opening Date:	November 2023 Estimated
Rent Commencement:	November 2023 Estimated

Property Specifications

Address:	6880 Longleaf Pine Parkway, Saint Johns, FL
Building Size:	±1,750 SF
Land Size:	±1.07 Acres
Year Built:	2023

Investment Highlights



Commitment: 20-year primary term with 6, five-year options



Location: Located along thriving growth corridor in St. Johns, FL. Situated as an outparcel of a large, 17-acre development and across from a new Publix-anchored shopping center



Zero Landlord Responsibilities: Absolute NNN ground lease with no landlord responsibilities



Credit: Experienced franchisee with approximately 15 units in Florida and Connecticut



Demographics: Average household incomes exceed \$180,000 within 5 miles of the site

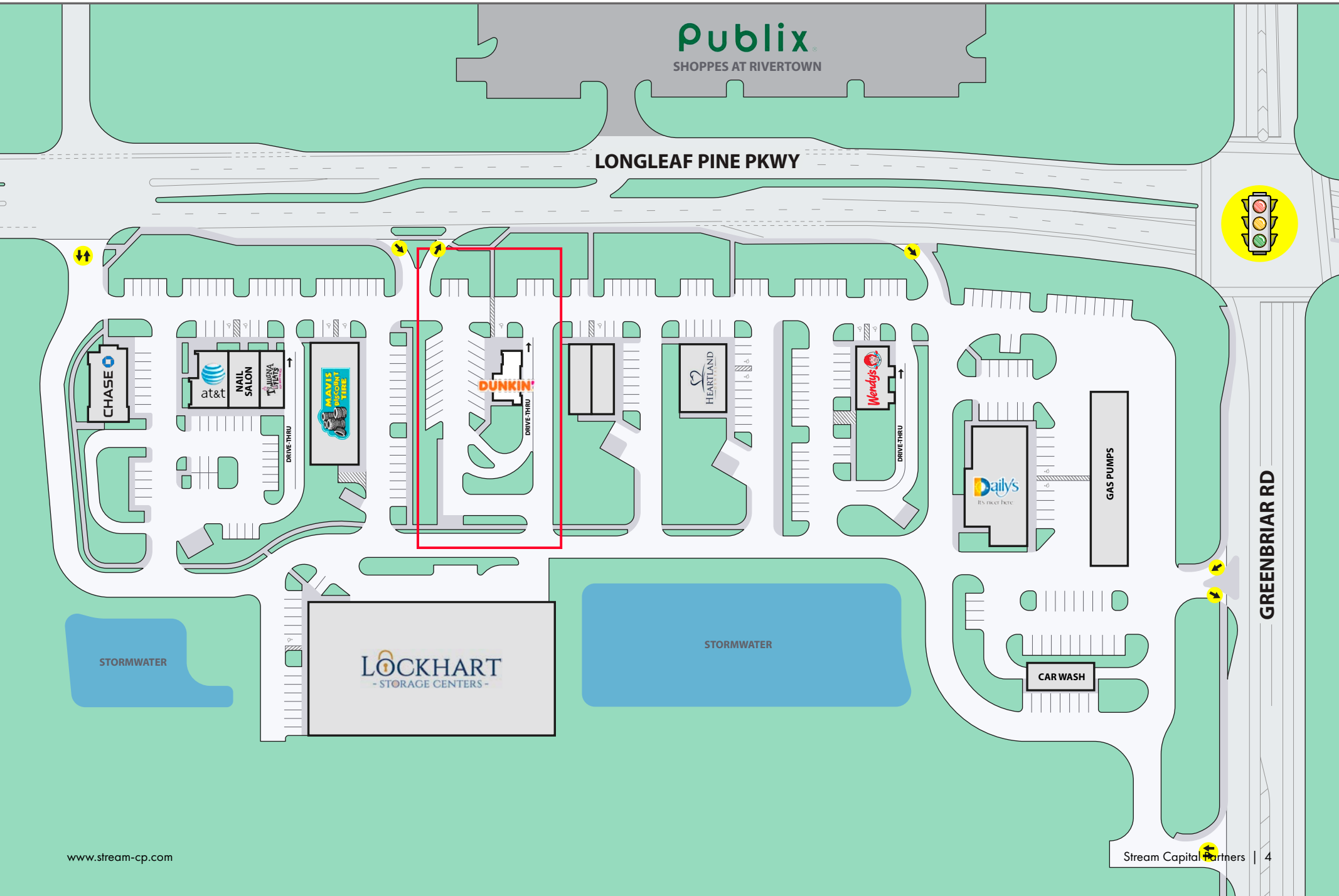


Proximity to Jacksonville: St. Johns is a thriving community located just 22 miles from Jacksonville

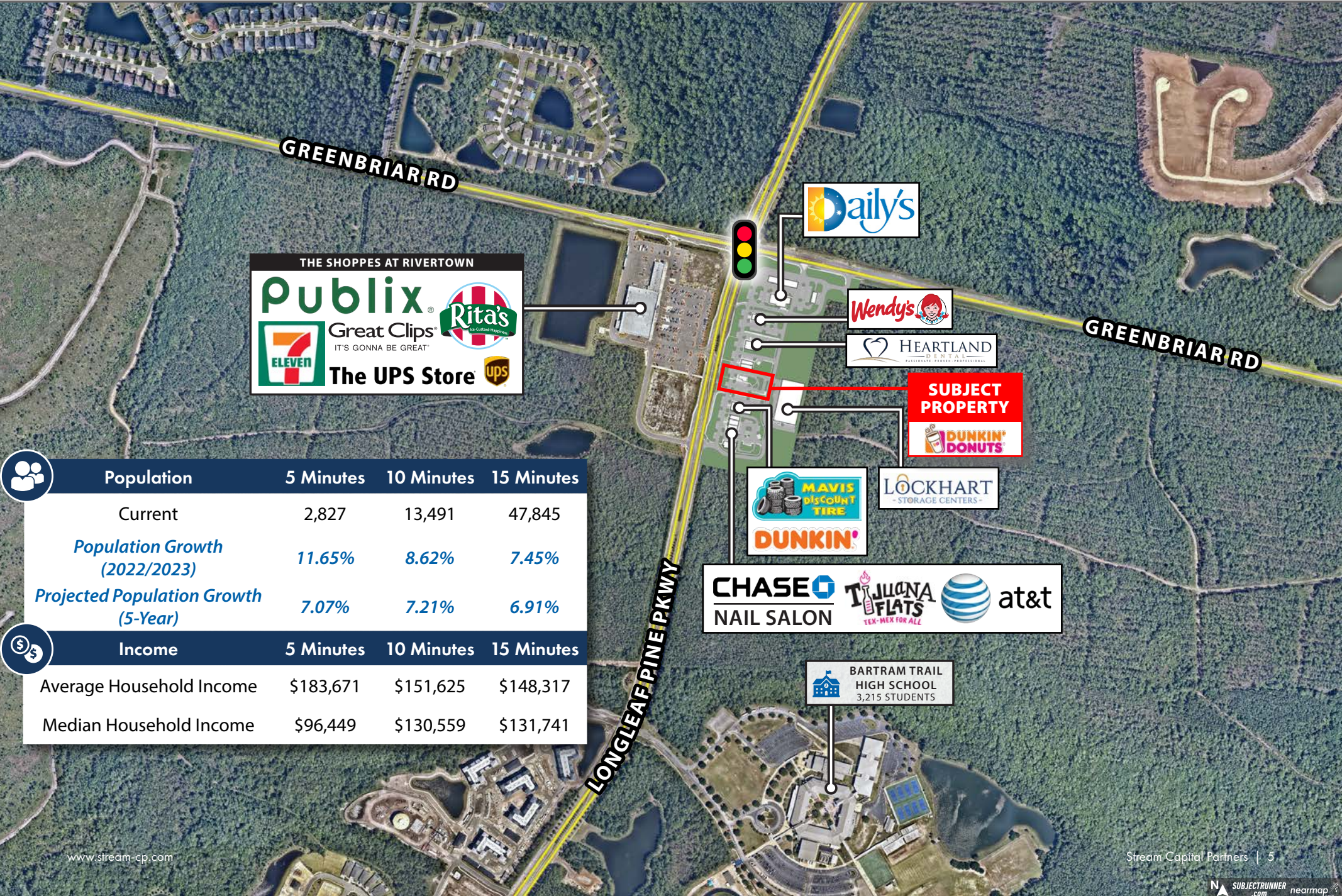


Extremely Strong Population Growth: Over 11.5% growth within 5 miles of the site from 2022-2023. St Johns County is the 4th-fastest growing county in the nation.

SITE PLAN



AREA MAP



THE SHOPPES AT RIVERTOWN

Publix
Great Clips
Rita's
IT'S GONNA BE GREAT

7-ELEVEN
The UPS Store
ups



SUBJECT PROPERTY

DUNKIN' DONUTS

MAVIS plus COUNT TIRE

DUNKIN'



CHASE
NAIL SALON

TIJUANA FLATS
TEX-MEX FOR ALL

at&t

BARTRAM TRAIL HIGH SCHOOL
3,215 STUDENTS

Population			
	5 Minutes	10 Minutes	15 Minutes
Current	2,827	13,491	47,845
<i>Population Growth (2022/2023)</i>	<i>11.65%</i>	<i>8.62%</i>	<i>7.45%</i>
<i>Projected Population Growth (5-Year)</i>	<i>7.07%</i>	<i>7.21%</i>	<i>6.91%</i>

Income			
	5 Minutes	10 Minutes	15 Minutes
Average Household Income	\$183,671	\$151,625	\$148,317
Median Household Income	\$96,449	\$130,559	\$131,741

AREA MAP

New Residential - 5 Miles

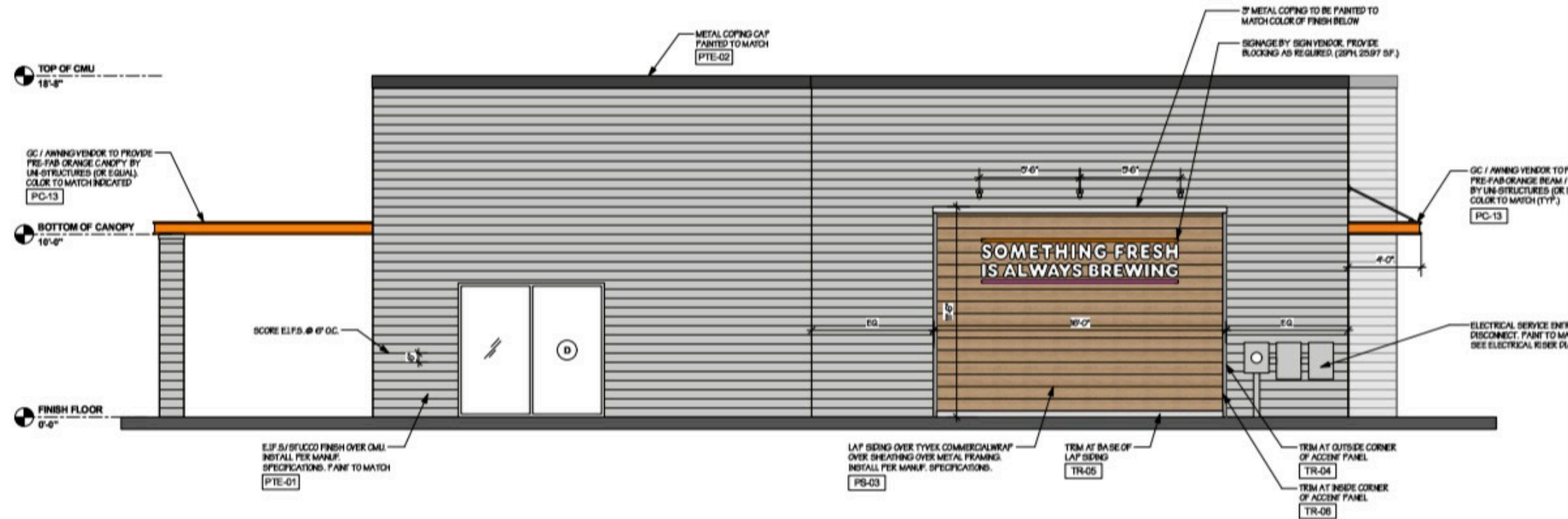
Map #	Project Name	Units Approved	Units Built	Percent Built
1	RiverTown PUD	4,500	1,967	5%
2	Rivertown PRD	23	21	91%
3	Bartram Trail PUD	48	48	100%
4	Bartram Plantation	150	144	96%
5	Anderson Greenbriar	365	108	30%
6	Winchester PUD	143	142	99%
7	Worthington Park PUD	170	149	88%
8	Greenbriar Preserve PUD	34	34	100%
9	Mill Creek Plantation PUD	39	37	95%
10	Lakes at Mill Creek Plantation PUD	66	66	100%
11	Worthington Estates PUD	180	179	99%
12	Mill Creek Landing	83	83	100%
13	Greenbriar Estates PRD	19	19	100%
14	Countryside PRD	24	21	88%
15	Whitelock Farms PRD	62	58	94%
16	Grande Creek PUD	400	372	93%
17	Equestrian Way	23	22	96%
18	Shearwater	2,703	1,612	60%
19	Mill Creek Forest PUD	305	72	24%
20	Oxford Estates PUD	321	289	90%
21	Aberdeen PUD	2,023	1,931	96%
22	Cunningham Creek Plantation	660	660	100%
23	Mallard Landing	163	162	99%
24	Julington Creek	6,097	6,065	100%
25	ICI - Middlebourne PUD	426	16	3%
26	Julington Lakes	512	457	89%
27	Veterans Parkway PUD	145	145	100%
28	Oakridge Landing PUD	196	187	95%
29	Durbin Crossing PUD	2,332	2,317	99%
30	Bartram Park PUD	646	634	98%
31	Durbin Creek Crossing	400	230	58%
32	Greenbriar Downs	818	130	16%
33	Cimarrone Golf & Country Club	768	768	100%
34	South Hampton PUD	779	769	99%
35	Johns Creek	583	583	100%
36	SilverLeaf Plantation PUD	16,300	1,863	11%
37	Bartram Downs PRD	76	59	78%
38	St. Johns Forest	545	529	97%
39	Southern Grove PUD	150	90	60%
40	Johns Glen	109	99	91%
41	The Vinings	88	87	99%
42	Stonehurst PUD	530	517	98%
43	Southlake PUD	200	200	100%
44	St. Johns Golf & Country Club	799	799	100%
45	Wingfield Glen PUD	635	482	76%
46	Plantation PUD	494	477	97%
47	Greenbriar Helow	3,500	0	0%
Totals		49,632	25,699	



LEGEND

- 0 - 30% Complete
- 31 - 60% Complete
- 61 - 90% Complete
- 91 - 99% Complete
- 100% Complete

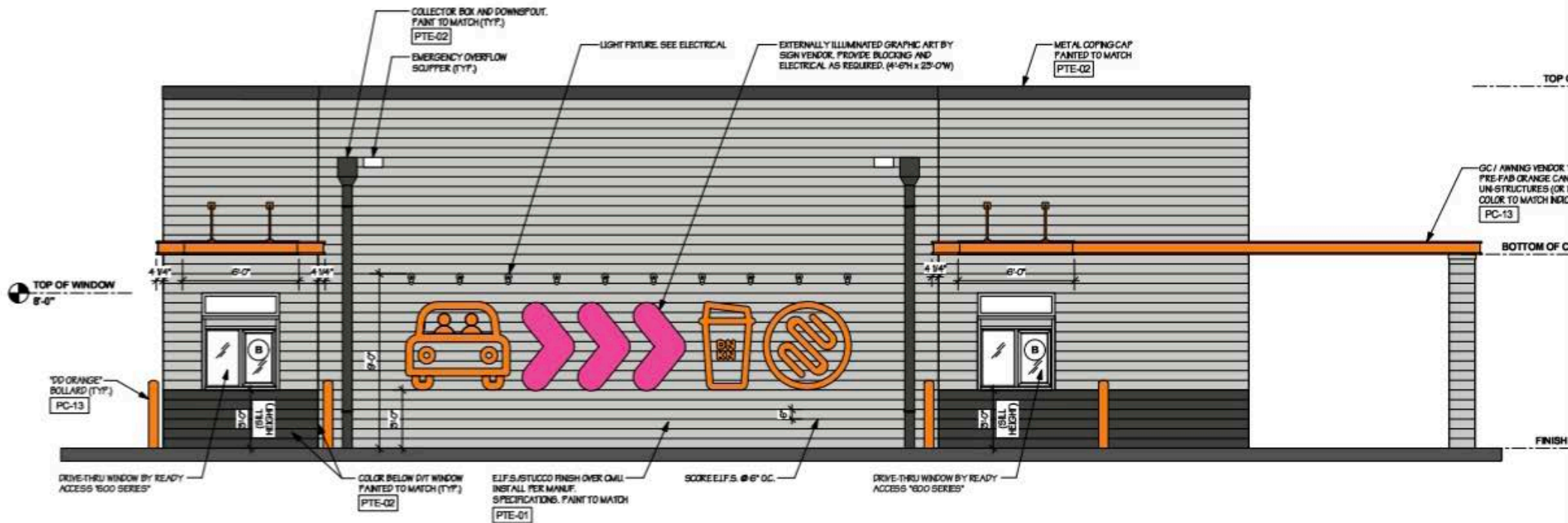
PROPERTY ELEVATIONS



2
 12/00
NORTH ELEVATION
 SCALE: 1/8" = 1'-0"

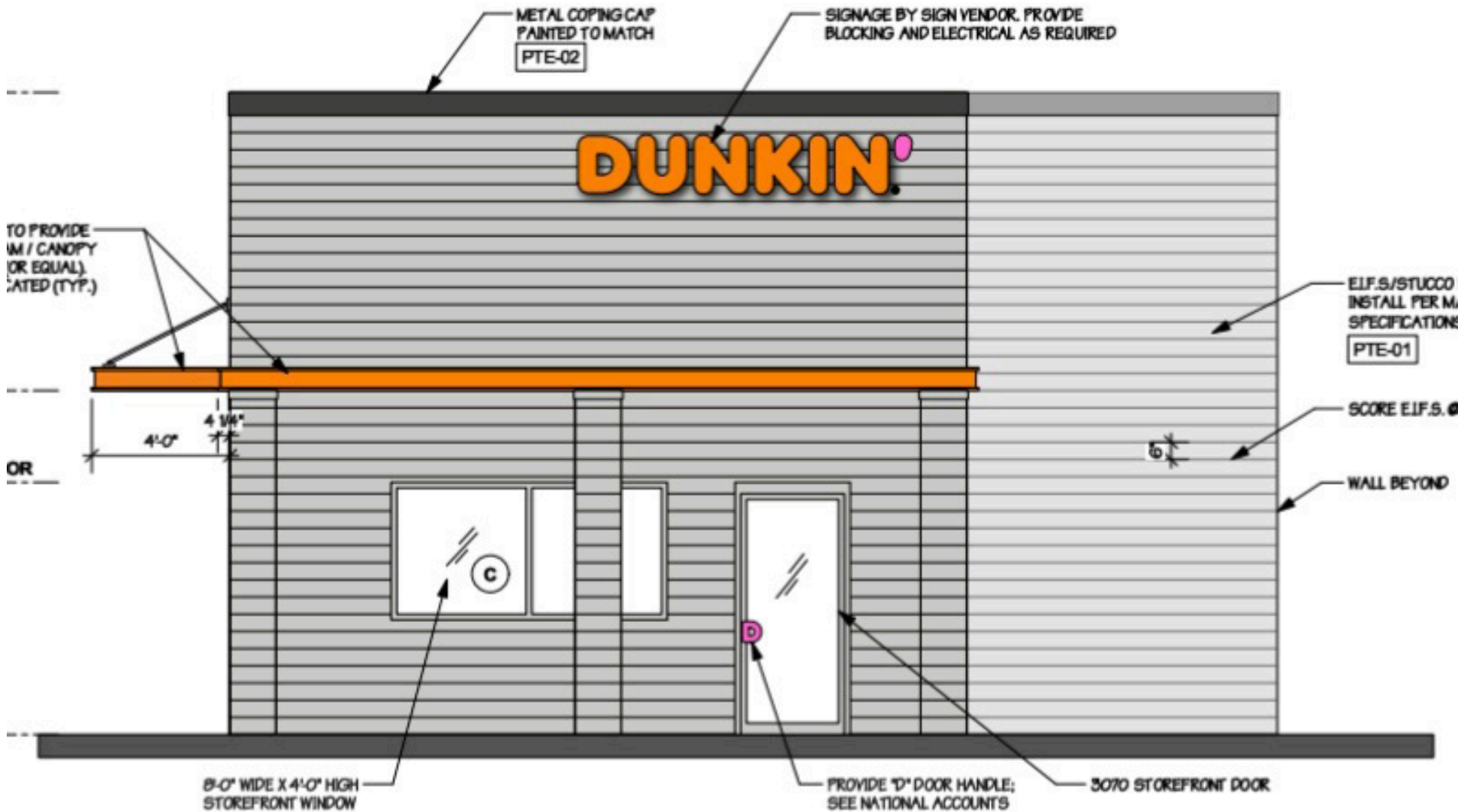


PROPERTY ELEVATIONS



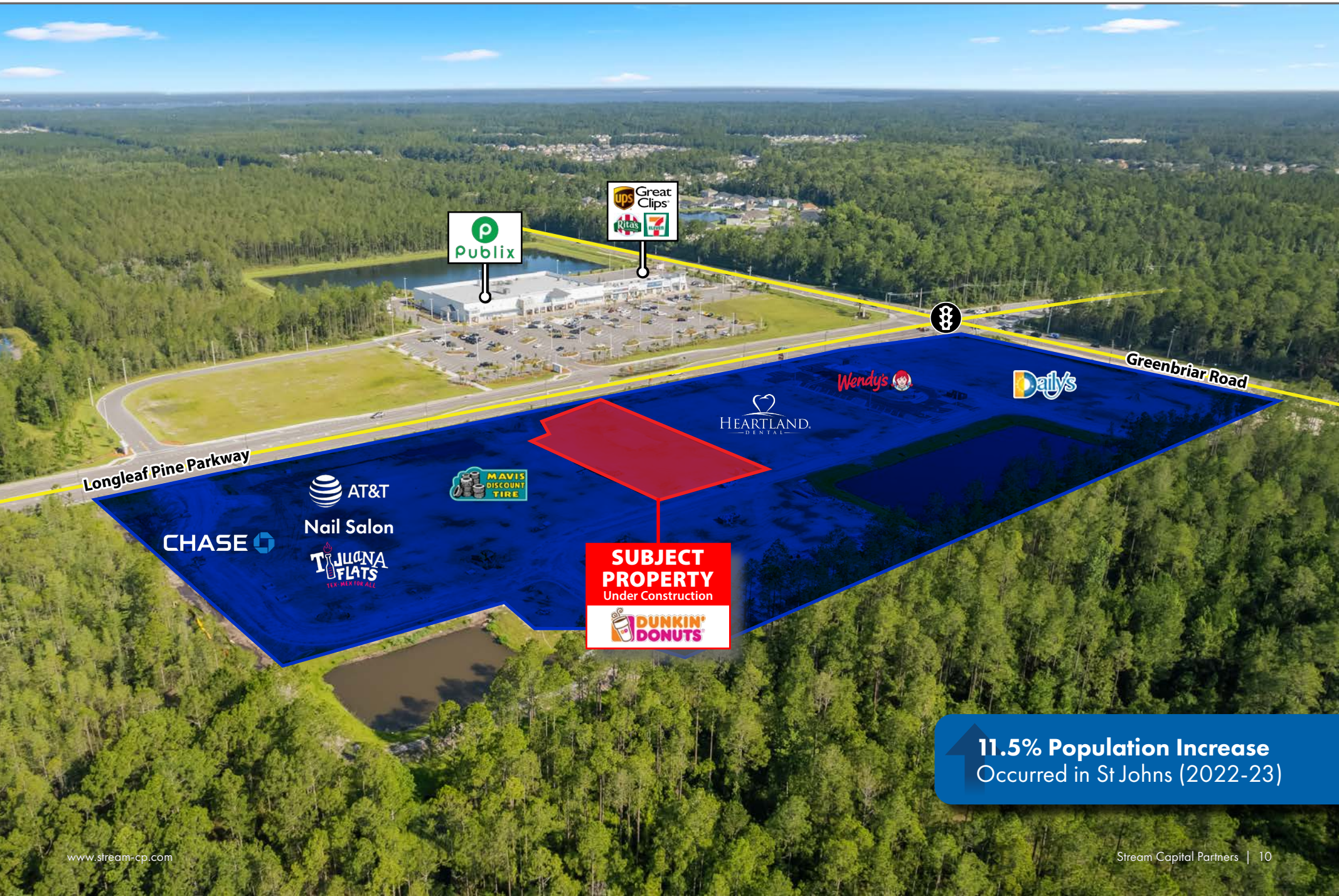
2 SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"

PROPERTY ELEVATIONS



1
A200 EAST ELEVATION
SCALE: 1/4" = 1'-0"

AERIAL VIEW



SUBJECT PROPERTY
Under Construction



11.5% Population Increase
Occurred in St Johns (2022-23)

PROPERTY PHOTOS



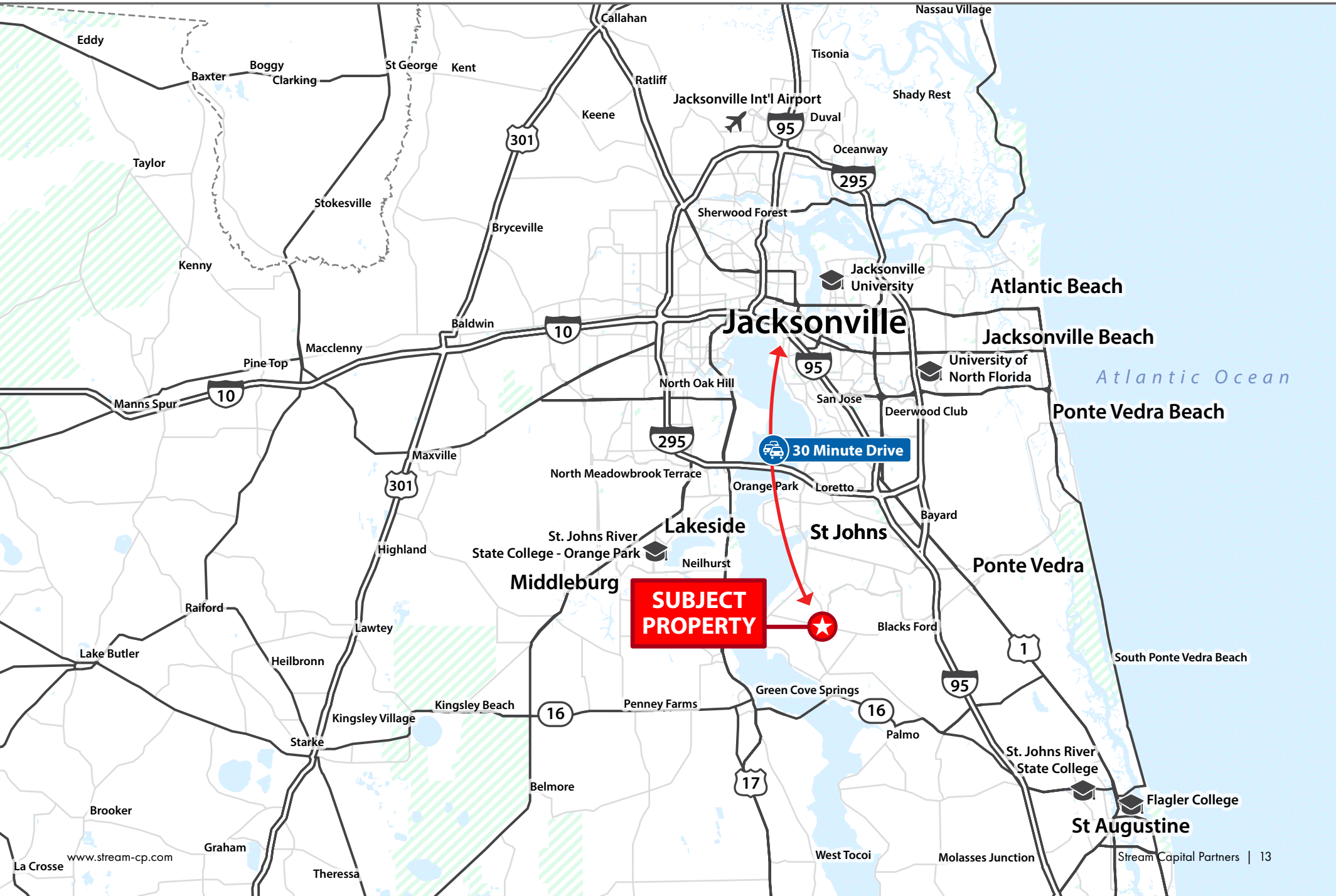
Representative Photo of Actual Prototype

PROPERTY PHOTOS



Representative Photo of Actual Prototype

REGIONAL MAP



**SUBJECT
PROPERTY**

30 Minute Drive

Atlantic Ocean

MARKET OVERVIEW

St. Johns, Florida



St. Johns County, Florida is one of the oldest counties in Florida and takes pride in its historical heritage and diverse communities. Notable areas within the county include the City of St. Augustine, the oldest city in the United States, as well as Ponte Vedra, Hastings, St. Johns, Nocatee, Vilano Beach, and West Augustine.

The county is experiencing rapid growth and is currently the fourth fastest-growing county in the United States. Along with its expanding population, St. Johns County offers a strategic location and a favorable business climate, positioning it for economic growth.



306,000+
Total Residents



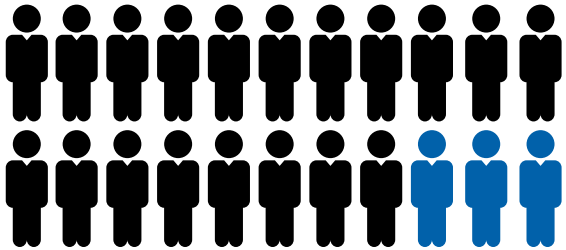
\$100,000+
Average Household Income

St. Johns is the
4th fastest
growing
county in the
United States



**Home to an enviable K-12
public school district** and
has been recognized as the
healthiest county in the state.

JACKSONVILLE MARKET SNAPSHOT



1.3 MILLION+

Total Jacksonville MSA Population

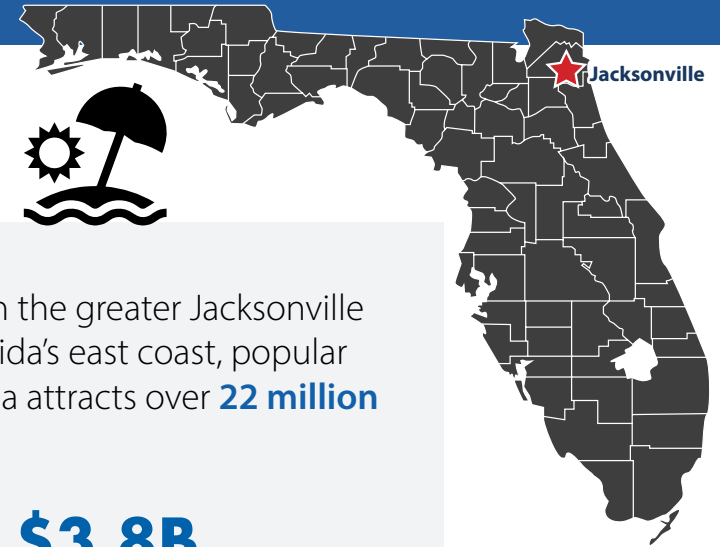
The Jacksonville Region encompasses seven distinctive counties in Northeast Florida – Baker, Clay, Duval, Flagler, Nassau, Putnam and St. Johns.

Jacksonville boasts the most Fortune 500 companies in Florida.

Due to Northeast Florida's competitive business climate and highly-skilled talent base, top companies have chosen to locate their regional, national, and global headquarters in the Jacksonville region.



Jacksonville is home to a world-class health care system encompassing more than 20 high-profile health care facilities, research and innovation, and a rapidly growing biomedical community. The region's leading healthcare landscape consists of one of only three Mayo Clinics, one of six Baptist Cancer Centers, the UF Proton Therapy Institute, and cutting-edge medical companies.



Tourism

Tourism is the economic life-blood in the greater Jacksonville region. A leading destination on Florida's east coast, popular Jacksonville and the surrounding area attracts over **22 million people** each year.

22M

Annual Visitors to the Jacksonville area

\$3.8B

Annual Economic Impact to the Area

The Jacksonville region is one of the fastest-growing markets in America and a top city for millennials.

Ranked #1 Best City for U.S. job seekers, Jacksonville's top-rated schools, colleges, and universities breed a top-tier workforce that serves current and future job needs to create a vibrant, robust economy.

TENANT SUMMARY



Dunkin' Donuts, founded in 1950, is a globally recognized quick-service restaurant chain famous for its coffee and donuts with more than 13,200 locations. With a diverse menu, including breakfast items and sandwiches, Dunkin' Donuts has established a strong presence in numerous countries.

The brand's iconic branding and marketing campaigns emphasize convenience and its slogan, "America Runs on Dunkin'." The company offers franchise opportunities and prioritizes sustainability and innovation, with digital ordering options and a focus on environmentally friendly practices. Dunkin' Donuts is a beloved brand known for its quality products and global reach and is part of the Inspire Brands family of restaurants which boasts 32,000 restaurant locations, more than 650,000 team members, and 3,300+ franchisees in 56 global markets.



 **Canton, MA**
Headquarters

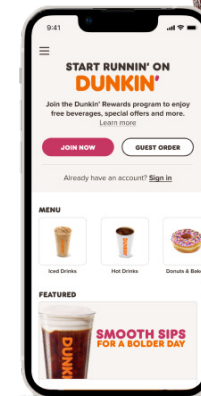
 **1950**
Year Founded

 **DunkinDonuts.com**
Company Website

AMERICA RUNS ON DUNKIN'®

With a commitment to quality, customer convenience, and sustainability, Dunkin' Donuts continues to expand its presence and delight customers around the world.

-  **270,000+ Employees**
-  **12,900+ Locations**
-  **40 Markets**
-  **10M+ Loyalty Members**





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