

NET LEASED INVESTMENT



7222 Augusta National Drive
Orlando, FL
Orange County
www.hooters.com
PRICE: \$3,379,200

**INVESTMENT SUMMARY:**

- CAP Rate: 6.25%
- Tenant: Hooters Restaurant
- Lessee: Hooters of America (Parent Company)
- Building Size: 3,910 square feet
- Land Area: 2.38 acres (includes 1/2 acre storm retention)
- Year Built: 2001
- NOI: \$211,200
- Lease Term: 14 years remain on a 20 year lease
- Lease Options: Two (2) five (5) year options
- Increases: 10% every five (5) years
- Lease Type: Absolute NNN

For additional Information

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RETAIL INVESTMENT GROUP, LLC

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Hooters — 7222 Augusta National Drive — Orlando, FL



Hooters of America, Inc. is an Atlanta based operator and franchiser of over 435 Hooters locations, which includes 120 corporate units, in 46 States as well as several international locations. The Hooters system employs over 25,000 people.

Hooters first opened October 4, 1983, in Clearwater, Florida. The restaurant is a casual beach-themed establishment featuring 50's and 60's jukebox music, sports on television and a menu that includes seafood, sandwiches, salads and spicy chicken wings. Hooters generate 72% of its sales from food, 5% from merchandise and 23% from beer and wine, although most Hooters do not serve liquor. Sales are generated from a customer base that is 68% male between the ages of 25-54.

Location Information

This location is in Orlando, Florida, immediately north of the Orlando International Airport (MCO) in the LeeVista Center development. LeeVista Center is a 1,890 acre master-planned corporate community, and the most highly visible business park in all of Central Florida. The subject site benefits from its prominent location in the development with excellent freeway visibility and ideal access from within the complex. This property is just three minutes from the airport in an area that has experienced explosive growth in population. Within 3 miles, the average household income is exceeding \$47,000 with a population of 43,666 people in the same 3 mile ring.

Located minutes from the Orlando International Airport and bounded by the Beeline Expressway to the Space Coast and State Road 436 to all of greater Orlando, LeeVista is home to a growing number of corporate headquarters. It is also a major hospitality center offering a variety of hotels, fine restaurants and convention/conference facilities.

LeeVista quick facts

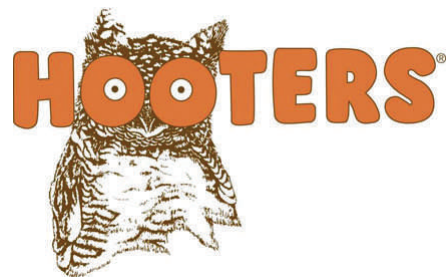
3,900 hotel / motel rooms
4,000,000 square feet of industrial space
1,200,000 square feet of commercial space
2,400,000 square feet of office space

15 minutes from downtown Orlando
Championship Golf Course
Tenants include: Oracle, Xerox, Motorola, USPS, P&G
On Site Fire Station, Daycare & Private School

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Outstanding location Adjacent to Orlando International Airport (MCO)
The 12th busiest airport in the United States and is the 21st busiest in world

Absolute NNN - Zero Landlord Obligations

10% increases every 5 years

Rare Corporate Lease with 14+ years remaining on the current term

Right off the freeway (freeway visibility) excellent access within LeeVista

Part of the 1,890 acre LeeVista Center which is a Major Business and Travel Hub

Adjacent to 3,900 hotel rooms, 3,000 residential apartment units, 2,400,000 square feet of office space and 4,000,000 square feet of industrial space

15 minutes to downtown Orlando

INCOME SCHEDULE

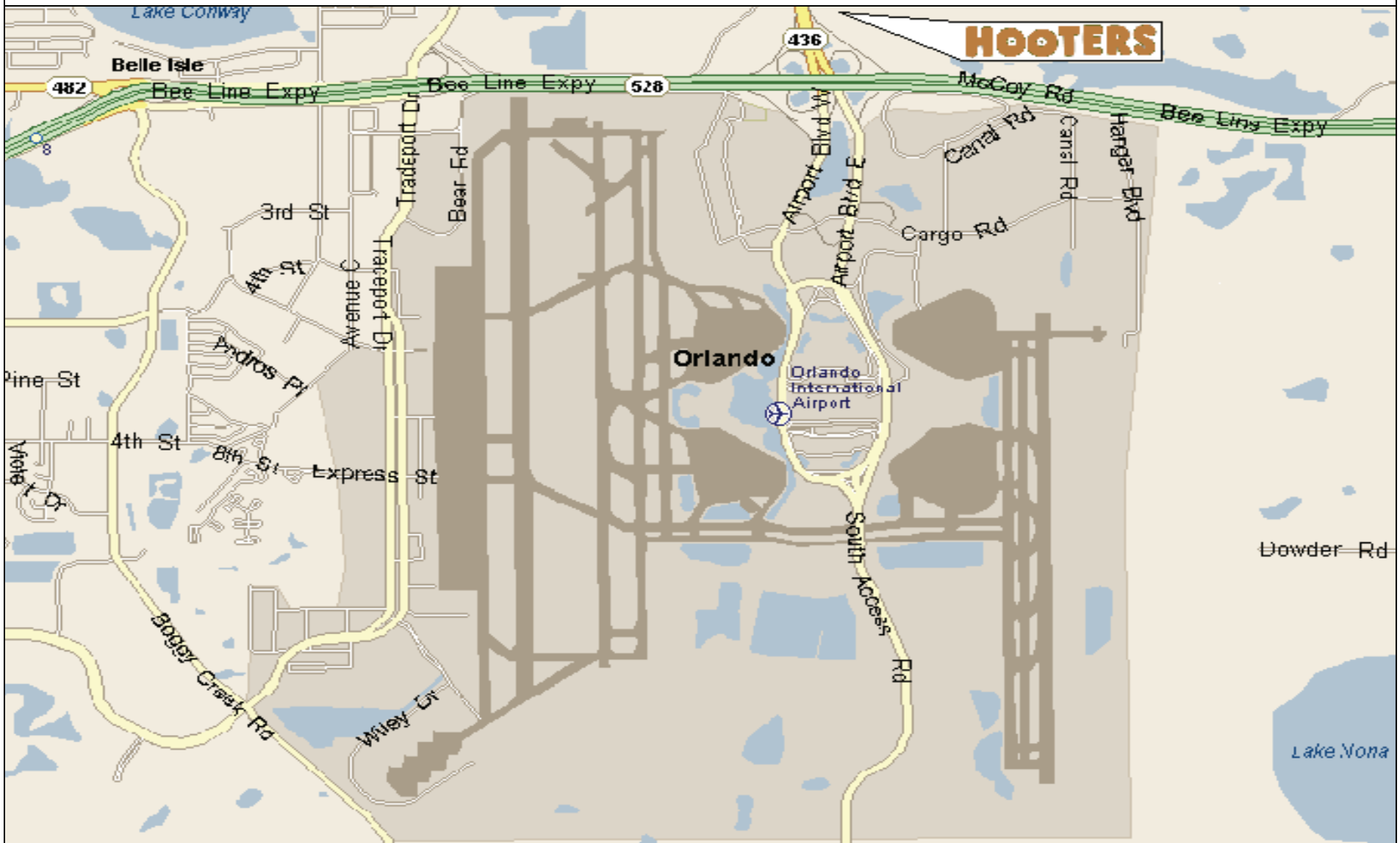
	2/14/2001 – 7/13/2006	\$192,000
	7/14/2006 – 7/13/2011	\$211,200 – current period
	7/14/2011 – 7/13/2016	\$232,320
	7/14/2016 – 7/13/2021	\$255,552
<i>option 1</i>	7/14/2021 – 7/13/2026	\$281,107
<i>option 2</i>	7/14/2026 – 7/13/2031	\$309,218



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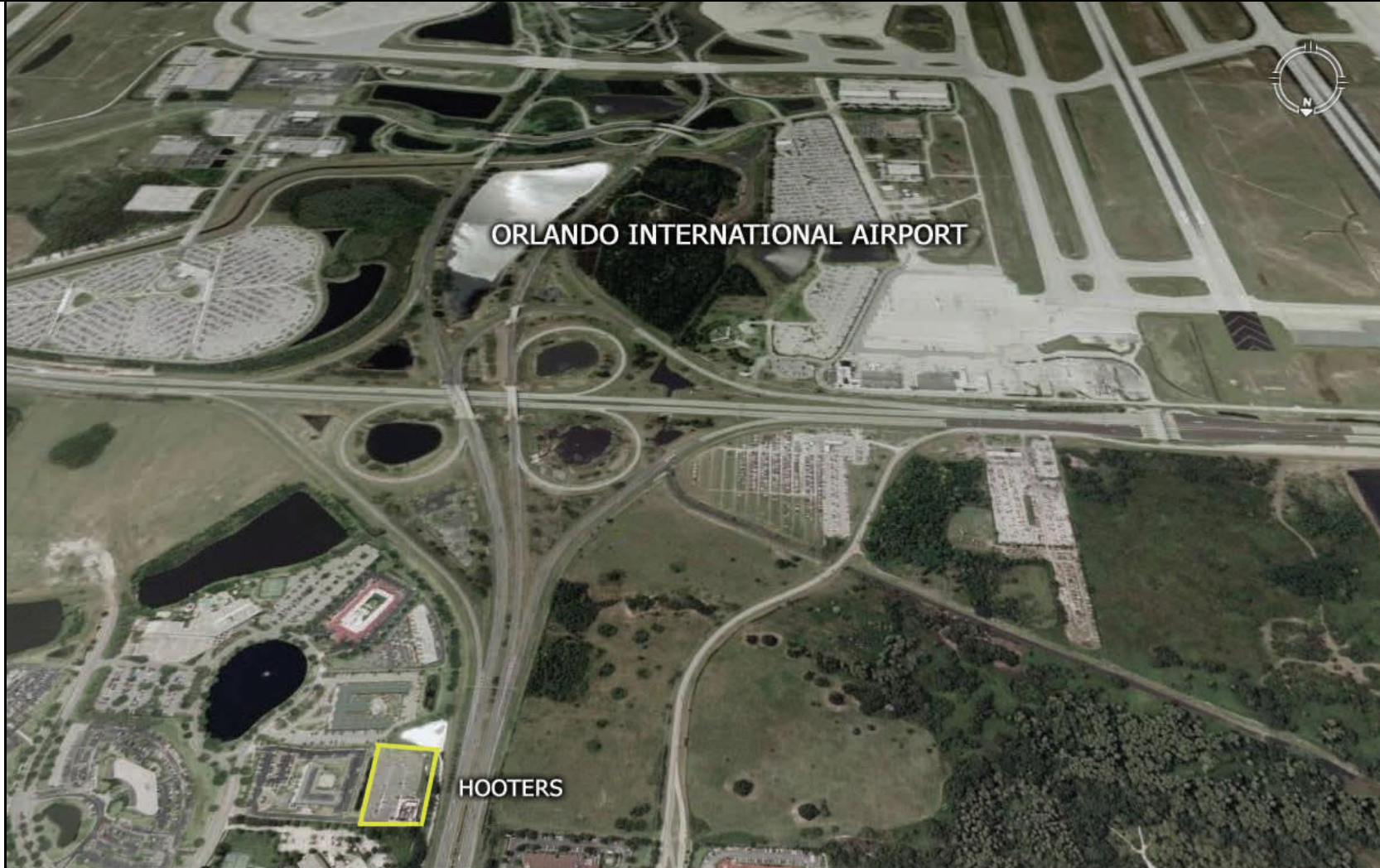
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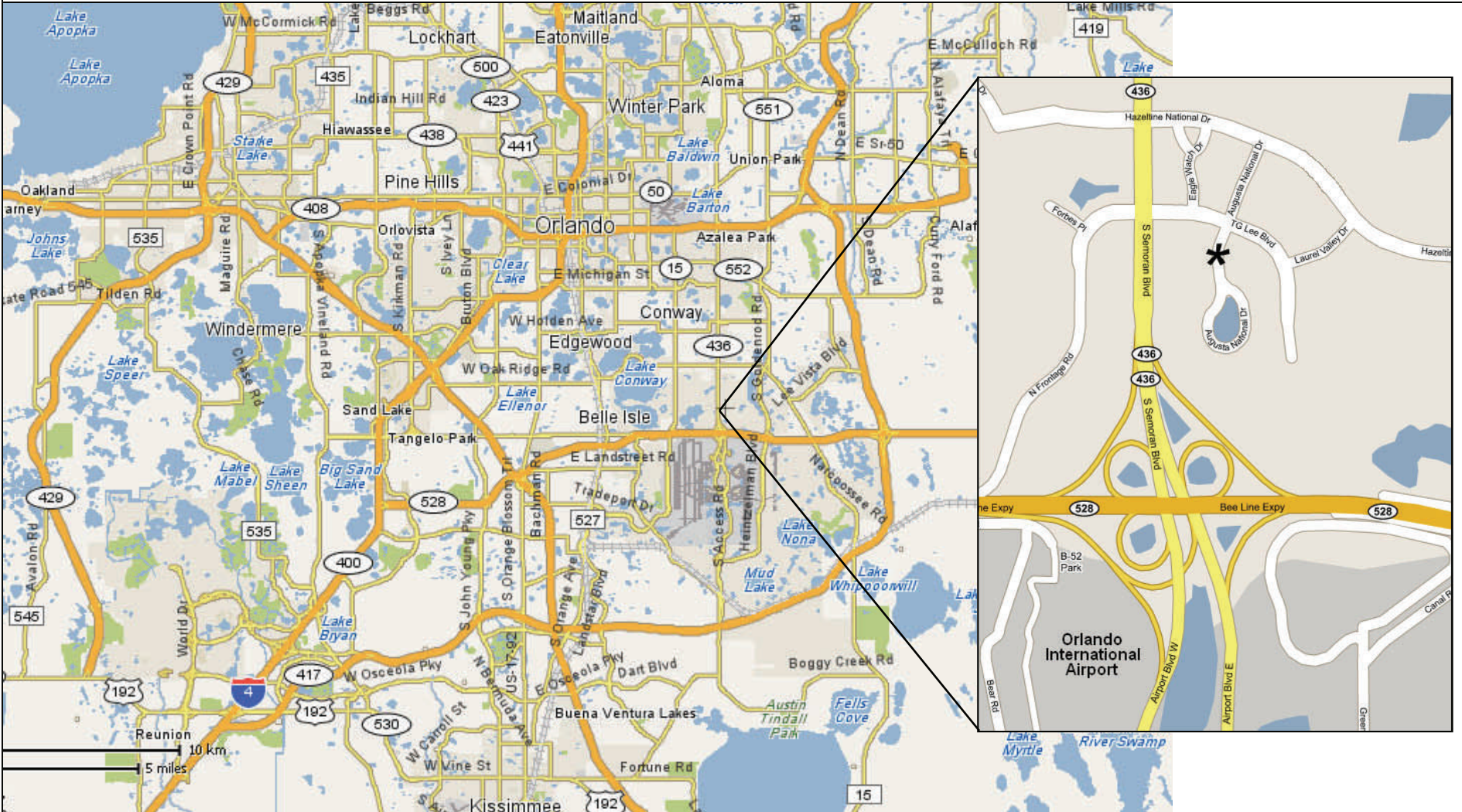


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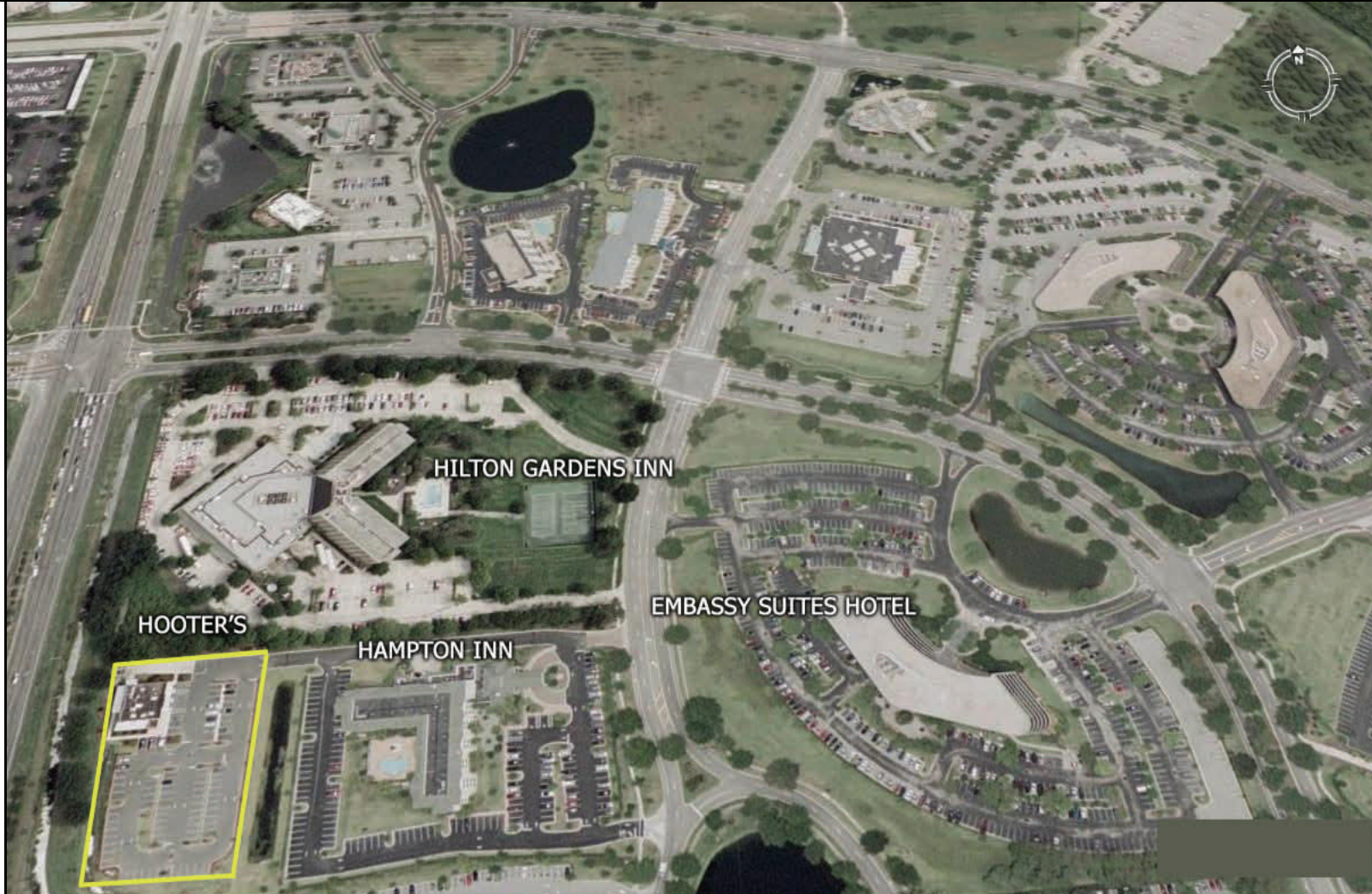


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NET LEASED INVESTMENT**Hooters — 7222 Augusta National Drive — Orlando, FL**

	1 Miles:	3 Miles:	5 Miles:
Population:			
Total Population	2,662	43,666	144,898
Male Population	54.30%	49.70%	49.20%
Female Population	45.70%	50.30%	50.80%
Median Age	31.1	36	36
Population Density (per sq. mi.)	847.5	1,544.40	1,844.90
Employees	3,161	16,884	49,866
Establishments	158	1,208	4,375
Income:			
Median HH Income	\$50,053	\$47,207	\$44,792
Per Capita Income	\$26,556	\$21,153	\$21,809
Average HH Income	\$49,995	\$53,544	\$55,448
Households:			
Total Households	1,402	17,054	56,880
Average Household Size	1.9	2.56	2.54
Household Growth 1990 - 2000	140.40%	30.80%	20.60%
Housing:			
Owner Occupied Housing Units	5.00%	57.90%	53.70%
Renter Occupied Housing Units	67.40%	29.90%	35.00%
Vacant Housing Units	27.60%	12.20%	11.40%
Race:			
White	74.70%	77.30%	75.60%
Black	10.90%	8.30%	9.40%
American Indian, Eskimo, Aleut	0.30%	0.30%	0.30%
Asian	4.80%	3.50%	3.30%
Hawaiian or Pacific Islander	0.00%	0.00%	0.10%
Other	6.10%	7.10%	7.90%
Multirace	3.30%	3.40%	3.40%
Ethnicity:			
Hispanic	27.70%	33.70%	36.00%
Non-Hispanic	72.30%	66.40%	64.00%



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