



CITRUS PARK TOWN CENTER

Burlington **FIVE BELOW** **OLD NAVY**

DOLLAR TREE **STOP & SHOP** **CHIPOTLE MEXICAN GRILL**

ROSS **BEST BUY** **BIG LOTS!** **ULTA BEAUTY**

macy's **PANDORA**

Pepper's **Olive Garden** **ETHAN ALLEN** **T Mobile** **McDonald's**

JCPenney **DICK'S SPORTING GOODS**

H&M **BJ'S RESTAURANT BREWHOUSE** **Starbucks**

AaNeel

Galileo Montessori Academy

Fielder & Company, CPAs
Solving the Tax and Accounting Puzzle
- Since 1976 -

TIRE KINGDOM
SERVICE • BRAKES • BATTERIES • MORE

Lauren Judith
Audiologist

Quick Lane Citrus Park
TIRE & AUTO CENTER

Gunpowder Highway - 31,903 ADV

Best Landlord Friendly Lease:

- Tenant must rebuild and pay rent in case of major weather disaster.
- Tenant is responsible for rent payments in case of lease assignment.
- Tenant is fully responsible for all environmental spills and issues.
- No force majeure will release tenant to pay the rent.
- Lease is guaranteed by TBC Corp



REGIONS

Mobil

Walmart
Supercentre

OCANA
MEDICAL CENTER

PEDIATRIC HEALTH CARE ALLIANCE, P.A.
"Your Child's Medical Home"

Wendy's

7 ELEVEN

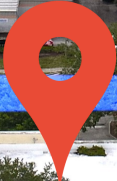
TAMPA BACK INSTITUTE

Fielder & Company, CPAs
Solving the Tax and Accounting Puzzle
- Since 1976 -

Citrus Park Dermatology
Healthy Skin is Beautiful Skin

Lauren Judith
Audiologist

Quick Lane Citrus Park
TIRE & AUTO CENTER



Olive Jones Road

Gunn Highway - 31,903 ADV

AaNeel

Galileo Montessori Academy

Investment Highlights

- Long term lease—13.5 Years remaining
- Corporately Guaranteed Lease—U.S. parent company guarantee from TBC Corporation plus a guarantee from Sumitomo of America, the parent of TBC Corporation.
- Absolute NNN Lease - Zero Landlord Responsibilities
- Strong Demographics with 89,172 population in a 3 mile radius, and a \$95,032 Average Household Income in a 3 mile radius
- Rent bumps Every 5 years based on the CPI
- Dense Residential area with over 226,005 population in a 5 Mile Radius and located 1 mile from Citrus Park Mall and a Walmart Super Center



Property Summary

Triple Net Investment Group is proud to present the Tire Kingdom located on 6602 Gunn Highway, Tampa, FL. The tenant Tire Kingdom initially signed a 25 year NNN lease which commenced on December 2012, leaving over 13.5 years remaining on the lease. The Tire Kingdom property is situated on a lot size of 1.19 Acres and has a building size of 6,922 Sq ft. This location features strong demographics with an estimate of 226,005 population, 89,516 Household count, and an Average Household income of \$94,366 - all in a 5 mile radius. This dense residential area has 223,570 population within a 5 mile radius and is located 1 mile away from Citrus Park Town Center and a Walmart Super Center. Citrus Park Town Center has many national tenants such as Chipotle, Best Buy, McDonald's, Olive Garden, Macy's, Chili's, Starbucks, Dick's Sporting Goods and many more.

Property Information

Tenant	Tire Kingdom with a U.S. parent company guarantee from TBC Corporation
Property Address	6602 Gunn Highway Tampa, FL 33625
Lot Size	1.19 Acres +/-
Building Size	6,922 sf +/-
Purchase Price	\$3,934,736.84
Cap Rate	4.75%
NOI	\$186,900
Rent Commencement Date	12/17/2012
Lease Term	25 Years
Term Remaining	13.5 Years
Next Increase	2028 based on CPI, Capped at 12%
Rent Increase	Every 5 years





TIRE KINGDOM
SERVICE • BRAKES • BATTERIES • MORE

Tire Kingdom with a U.S. parent company guarantee from TBC Corporation plus a guarantee from Sumitomo of America, the parent of TBC Corporation.



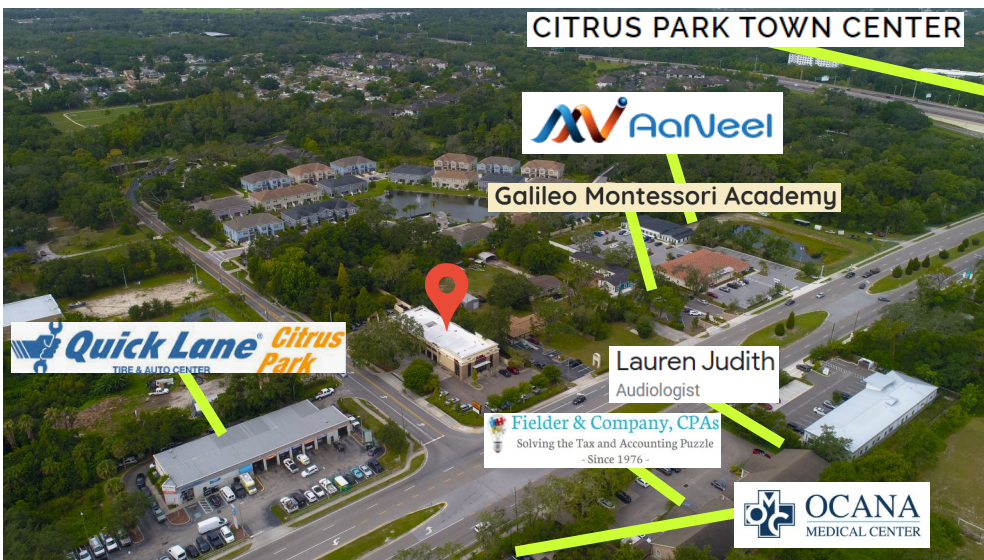
Mavis Tire Supply LLC acquired all of the issued and outstanding stock of TBC Retail Group, Inc. and will operate TBC's Tire Kingdom and NTB retail store locations. Mavis Dis-count Tire is the largest independent automotive platforms in the United States with around 2000 stores. For more than 50 years, Mavis has been saving people money on tires! While the company was founded as Mavis Tire Supply Corporation in 1972, its roots can be traced back to Vic's Cycle Shop in 1949. Mavis offers a menu of additional services including brakes, alignments, suspension, shocks, struts, oil changes, battery replacement and exhaust work.

About the Tenant:

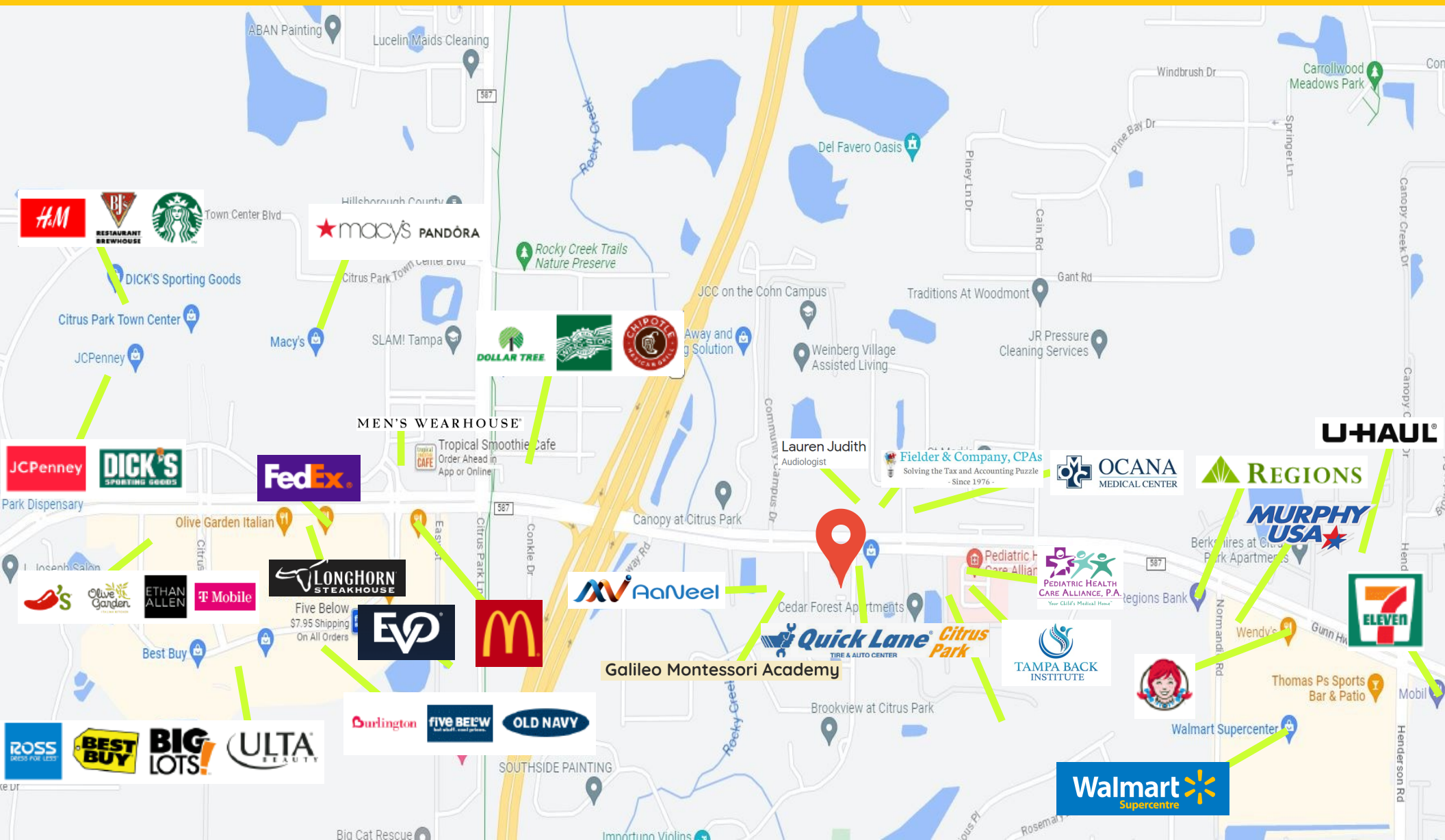
Tire Kingdom operates under the TBC Retail Group, a network of 800+ tire and automotive service centers under the brands: NTB, Tire Kingdom, Merchant's Tire & Auto, and Big O Tires. Together there are more than 12,000 locations in 41 states, plus Washington DC, Alberta & British Columbia, Canada. As an industry-leading tire retailer that specializes in tire and battery replacement. Tire Kingdom also offers aftermarket Tire purchase and replacement, tire installation, batteries, brakes, flat tire repair, oil changes, fluid services, steering/ suspension, tire rotations, and wheel alignments. Tire Kingdom offers a wide selection of nationally branded tires. TBC Corporation is one of the nation's largest marketers and distributors of tires for the automotive replacement market. TBC Corporation was purchased in 2005 by Sumitomo Corporation (S&P "A" rated) and is now their largest wholly-owned subsidiary.

Sumitomo Corporation of America

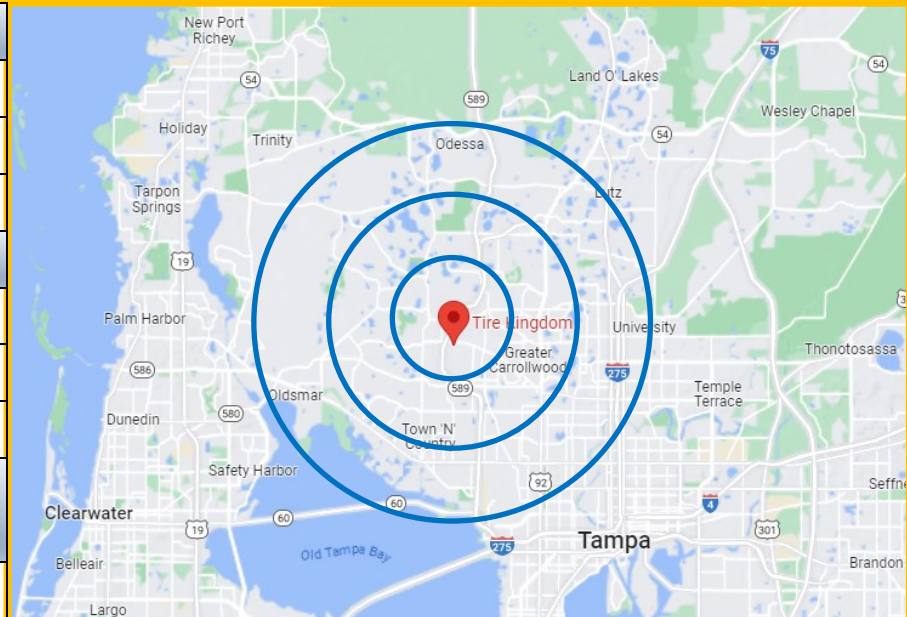
SCOA is the largest wholly owned subsidiary of Sumitomo Corp., one of the world's largest traders of goods and services. With annual revenues of about \$1.7 billion, SCOA has interests in industries as diverse as transportation systems, raw materials like plastics, steel, chemicals and petroleum, real estate, computer technology and digital content, foodstuffs, fertilizer and aerospace. Sumitomo Corp. of America (SCOA) has signed a definitive agreement to buy TBC Corp. for about \$1.1 billion. (Sept. 19, 2005) TBC is now a subsidiary of SCOA and its parent, Sumitomo Corp. of Japan. "This is the single largest investment that SCOA has made and complements our portfolio of operating companies," said Susumu Kato, SCOA president and CEO in a prepared statement.







Population	1 Mile	3 Mile	5 Mile
2028 Projection	12,078	88,271	225,978
2023 Estimate	10,742	89,172	223,570
2010 Census	9,261	79,685	207,821
Households	1 Mile	3 Mile	5 Mile
2028 Projection	4,341	34,509	89,702
2023 Estimate	4,243	34,356	89,516
2010 Households	3,284	30,594	80,996
Average Household Income	1 Mile	3 Mile	5 Mile
	\$82,792	\$95,032	\$94,366



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In association with: ANDREW KNIGHT of New
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