



**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** **RESTAURANT BREWHOUSE** **Starbucks**

**AaNeel**

**Galileo Montessori Academy**

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

**TIRE KINGDOM**  
SERVICE • BRAKES • BATTERIES • MORE

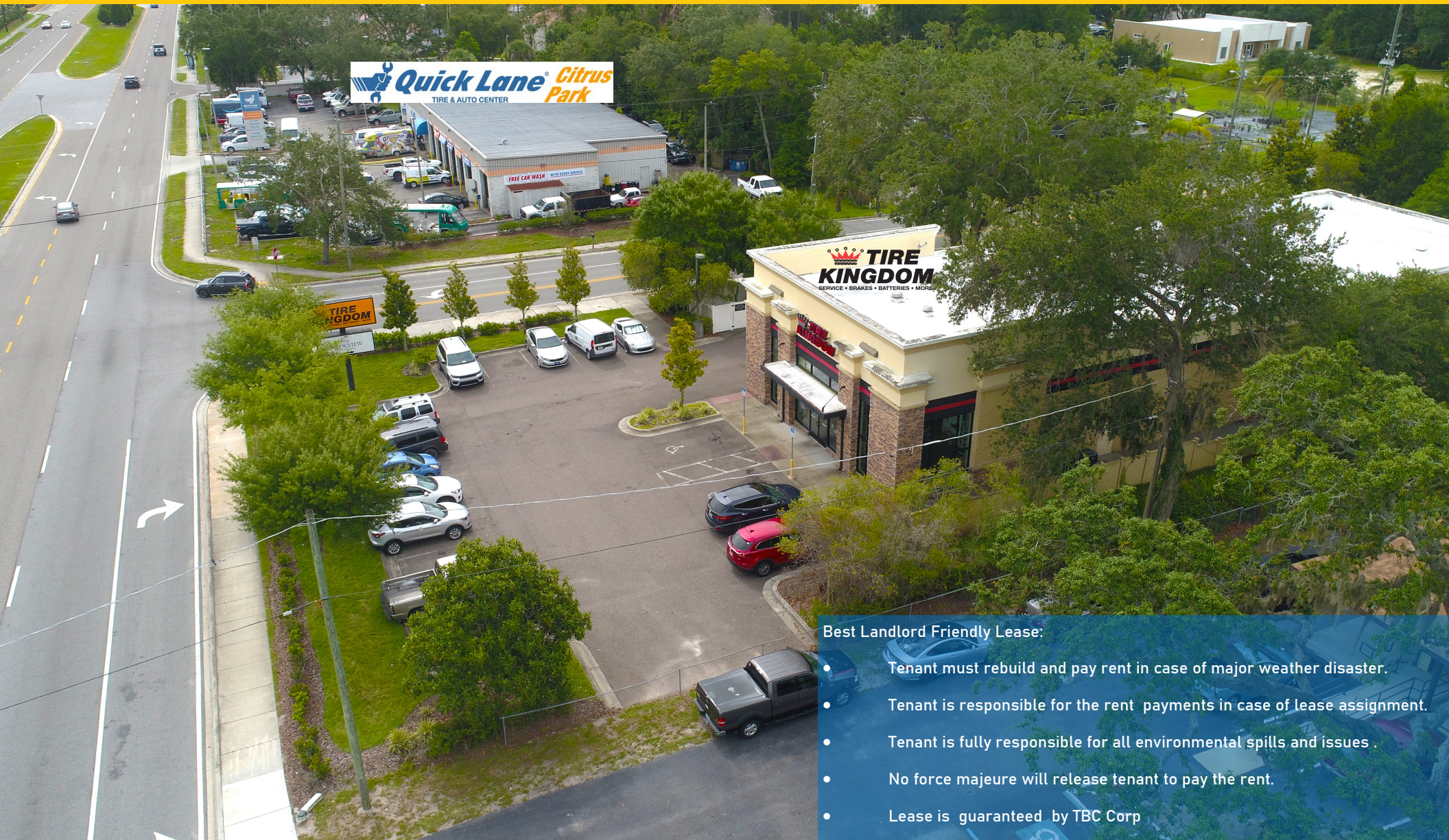
**Lauren Judith**  
Audiologist

**Quick Lane** Citrus Park  
TIRE & AUTO CENTER

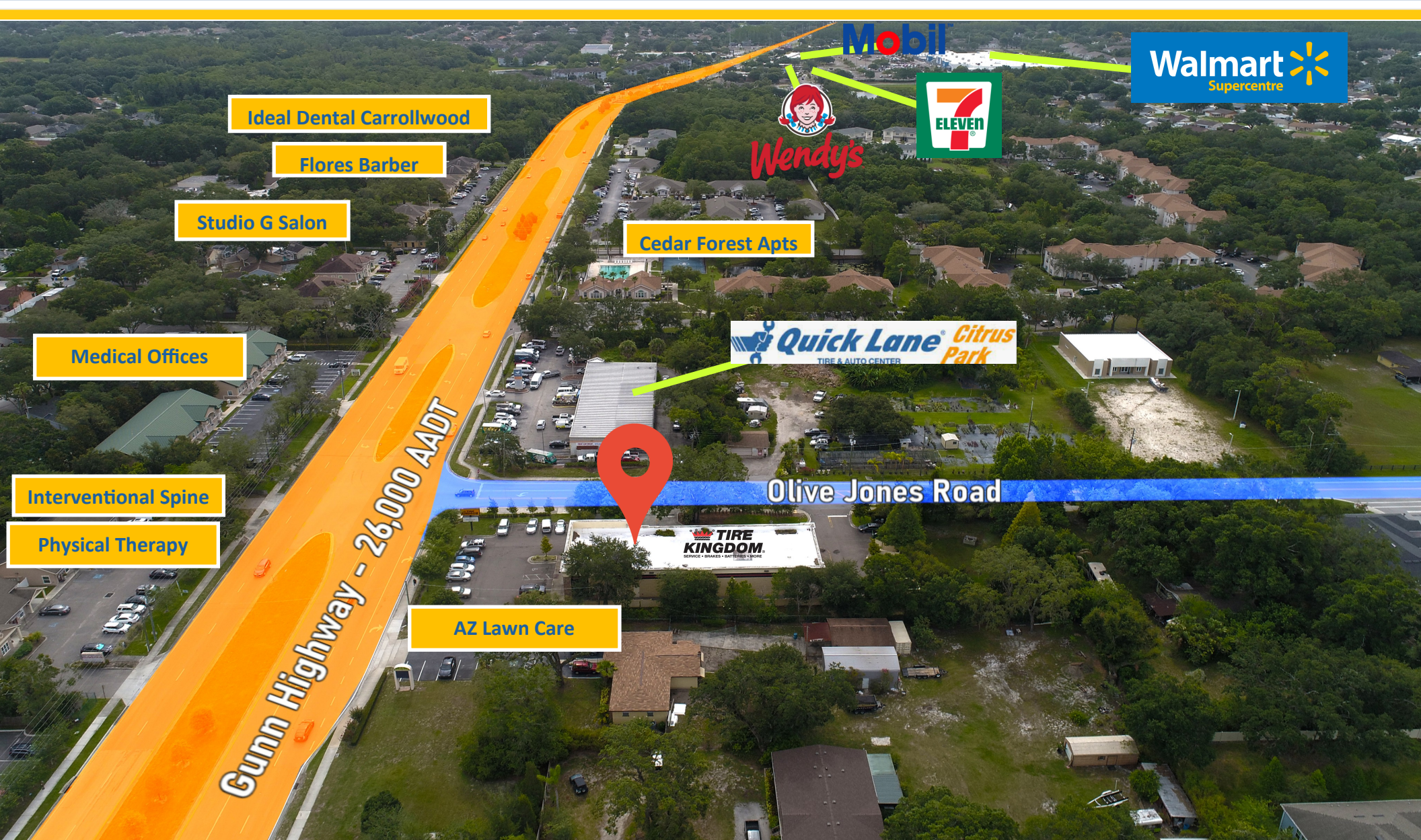
*Gunpowder Highway - 31,903 ADV*

**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



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## Investment Highlights

- Long term lease—12.7 Years remaining
- Corporately Guaranteed NNN 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 223,570+ population in a 5 mile radi-us, and a \$84,937 Average Household Income in a 5 mile radius
- Rent Rumps Every 5 years based on the CPI Capped at 12%
- Store is scheduled for remodel in coming months
- Dense Residential area with over 10,000 population in a 1 Mile Radius and located 1 mile from Citrus Park Mall



### 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 12.7 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 223,570 population, 89,604 Household count, and an Average Household income of \$84,937 - all in a 5 mile radius. The lease is Guaranteed by Tire Kingdom with a U.S. parent company TBC Corporation plus a guarantee from Sumitomo of America, the parent of TBC Corporation.

## Property Information

<b>Tenant</b>	<b>Tire Kingdom</b> with a U.S. parent company guarantee from <b>TBC Corporation</b>
<b>Property Address</b>	<b>6602 Gunn Highway Tampa, FL 33625</b>
<b>Lot Size</b>	<b>1.19 Acres +/-</b>
<b>Building Size</b>	<b>6,922 sf +/-</b>
<b>Purchase Price</b>	<b>\$3,738,000</b>
<b>Cap Rate</b>	<b>5%</b>
<b>NOI</b>	<b>\$186,900</b>
<b>Rent Commencement Date</b>	<b>12/17/2012</b>
<b>Lease Term</b>	<b>25 Years</b>
<b>Term Remaining</b>	<b>12.7 Years</b>
<b>Next Increase</b>	<b>2028 based on CPI capped at 12%</b>
<b>Rent Increase</b>	<b>Every 5 years</b>





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 Discount 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.

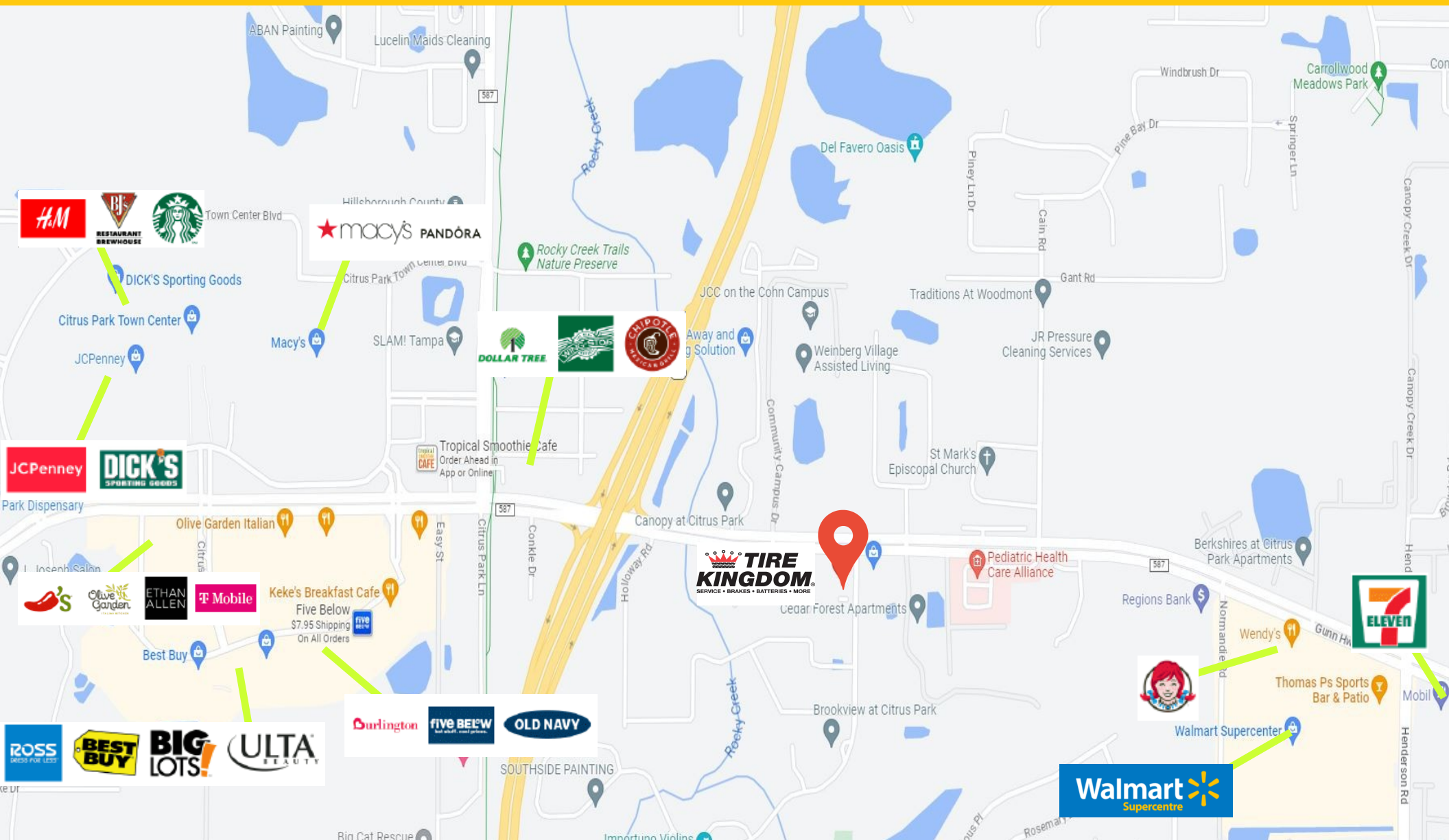
### **Sumitomo Corporation of America**

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.

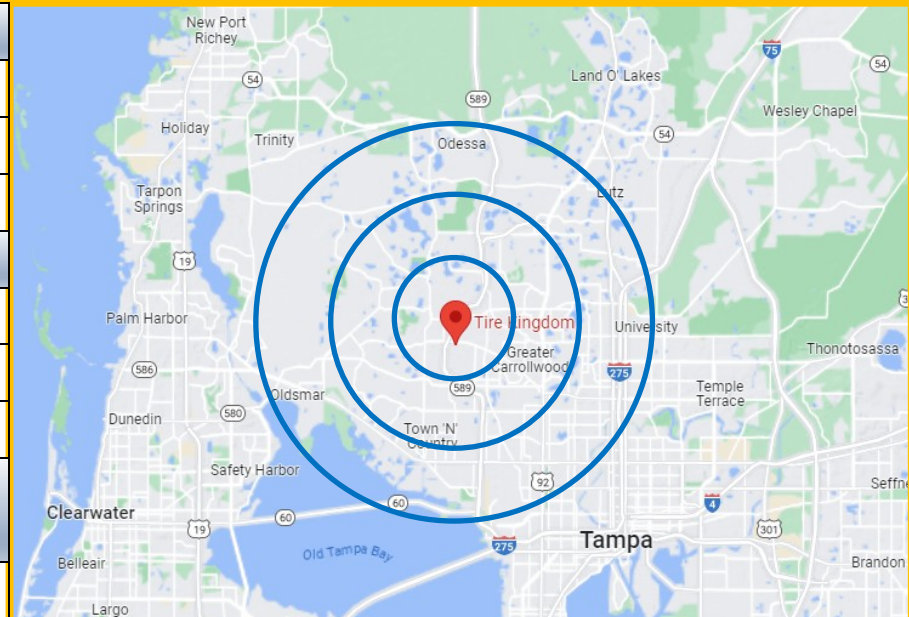








Population	1 Mile	3 Mile	5 Mile
2027 Projection	9,655	67,676	145,401
2023 Estimate	10,742	89,172	223,570
2010 Census	8,373	57,759	125,389
Households	1 Mile	3 Mile	5 Mile
2027 Projection	3,777	26,607	85,650
2022 Estimate	3,630	25,424	55,255
2010 Census	3,338	22,896	50,351
Average Household Income	1 Mile	3 Mile	5 Mile
	\$93,041	\$93,164	\$90,516



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