

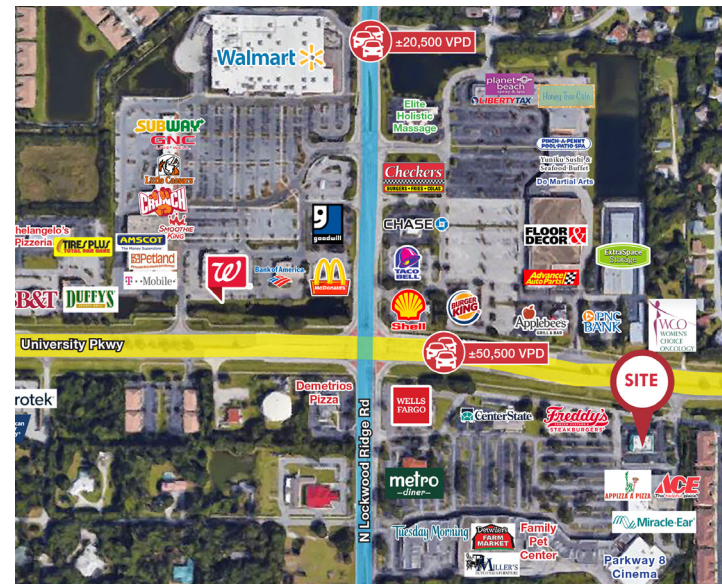


**INVESTMENT HIGHLIGHTS**

- **Strong Store Sales:** 2018 & 2019 Sales were 17% above the national average for Outback locations in the U.S.
- **All 2020 Rents Current Despite COVID:** Bloomin' Brands saw its carryout and delivery business triple during the months of March-May 2020
- **Open For Business:** The Sarasota location is currently open for business at 50% capacity
- **Absolute Net Lease:** Zero landlord responsibilities generating true "mailbox money" making it an ideal management-free investment
- **Corporate Location and Guaranty:** Lease guaranteed by OSI Restaurant Partners, LLC
- **Healthy NOI Growth:** 1% annual rental increases throughout the primary term and option periods
- **High-Quality Construction:** The building underwent a \$350K renovation in 2016
- **Access to Population Density:** Strong customer base of 165,258 residents and 71,938 households within 5 miles with a historical 1.44% annual growth rate
- **High-Trafficked Retail Corridor:** University Parkway averages 50,500 VPD with neighboring tenants including Walmart & Publix

**INVESTMENT SUMMARY**

<b>List Price:</b>	\$5,010,000
<b>Cap Rate:</b>	5.45%
<b>NOI:</b>	\$273,005
<b>Lease Term Remaining:</b>	±11 Years
<b>Rent Bumps:</b>	1% Annually
<b>Lease Structure:</b>	Absolute Net



**INVESTMENT TEAM**

**Peter Couchell, ccim**  
Managing Director/Shareholder  
864 678 5923  
couchell@furmanacap.com

**Rob Schmidt**  
Vice President  
864 678 5995  
rschmidt@furmanacap.com

**Jimmy Wright**  
Director/Shareholder  
864 678 5927  
jwright@furmanacap.com



All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

A division of **NAI Earle Furman**