

AVIS[®]

7060 Sumter Crossing
North Port, FL 34287



**Absolute NNN Retail Investment
Brand New Construction**

Offering Memorandum

MATTHEWS[™]

*Renderings of New Build

EXCLUSIVELY LISTED BY



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INVESTMENT HIGHLIGHTS

Property Highlights

- **Absolute NNN Lease:** A truly passive investment with zero landlord responsibilities, delivering hands-off ownership and stable income.
- **Institutional-Quality Tenant:** Leased to Avis Budget Car Rental, LLC, a core operating subsidiary of Avis Budget Group (NASDAQ: CAR)
- **Brand New Construction:** Scheduled for 2026 delivery, offering a pristine, low-maintenance asset.
- **Yearly Rent Escalations:** 3% annual rent increases throughout the entire lease term, delivering consistent income growth and a natural hedge against inflation.
- **Fee Simple Ownership:** Provides full ownership of the land and building, offering maximum control, long-term stability, and a depreciation benefits.
- **Attractive Percentage Rent Feature:** The lease includes a unique “greater of” structure, where rent is the higher of the base rent or 10% of Gross Sales—providing investors with direct participation in tenant performance. For example, \$1.5M in annual sales equates to \$150,000 in rent, translating to an approximate 7.88% cap rate at the list price.

Location Highlights

- **Located in Strong Retail Epicenter:** Strategically located off Tamiami Trail ($\pm 33,500$ VPD), this property sits within a prominent retail corridor anchored by Publix, Walmart, Home Depot, Dick’s Sporting Goods, Lowe’s, Hobby Lobby, T.J. Maxx, Bealls, and Aldi, offering excellent access and consistent consumer traffic drivers.
- **Fast-Growing Population Base:** North Port’s population is projected at over 101,500 in 2026 and growing at approximately 4.5% annually, significantly outpacing national averages and signaling expanding consumer demand.
- **Daytime & Drive-In Generators:** Positioned in the heart of North Port’s primary growth corridor, the property benefits from immediate proximity to Heron Creek Towne Center (Publix-anchored) and a wave of planned residential and retail developments. This is one of the most desirable and rapidly expanding areas in the market.





Cocoplum Village Shops



Publix
 Top 5% of National Locations
 Source: AlphaMap

Fairway Villas
 150+ Villas | \$130K — \$190K Median Home Value

Walmart Supercenter
 Top 1% of National Locations
 Source: AlphaMap



Top 1% of National Locations
 Source: AlphaMap




Sumter Crossing Dr



Chancellor Blvd

Future Purpose Use




± 33,500 VPD



7060 Sumter Crossing
North Port, FL 34287

3%

Annual Rental Escalations

2026

Year Built

±33,500

Vehicles Per Day

Absolute NNN

Lease Type

±0.67 AC

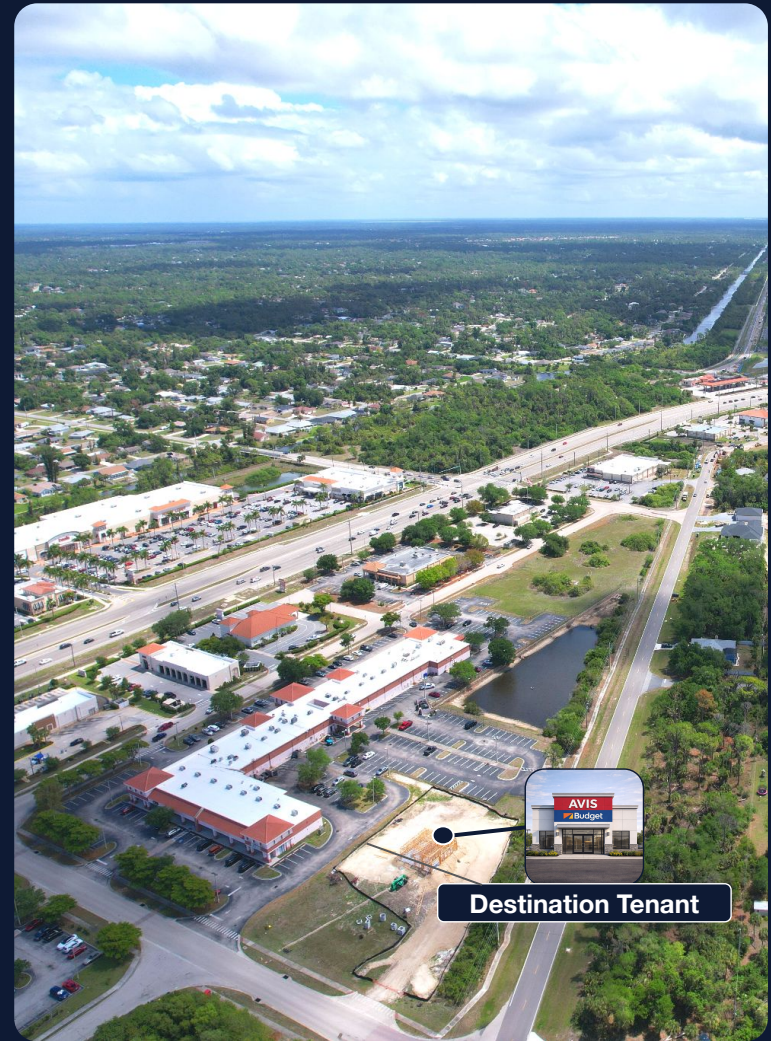
Lot Size



PROPERTY PHOTOS



*Renderings of New Build



Destination Tenant



*Renderings of New Build

FINANCIAL SUMMARY



\$1,904,761

List Price

5.25%

Cap Rate

±7 Years

Lease Term Remaining

**Greater of \$100,000
Or 10% of Revenue
NOI**

Tenant Summary

Tenant Trade Name	Avis Budget Car Rental
Type of Ownership	Fee Simple
Lease Guarantor	Avis Budget Car Rental, LLC (Corporate Subsidiary)
Lease Type	Absolute NNN
Roof and Structure	Tenant
Rent Commencement Date	9/1/2026
Lease Expiration Date	08/31/2033
Original Lease Term	7 Years
Term Remaining on Lease	±7 Years
Increase	3% Annually
Options	2 X 5-Year Options

Annualized Operating Data

Date	Monthly Rent	Annual Rent	Increases	Cap Rate
Year 1	\$8,333.33	\$100,000.00	-	5.25%
Year 2	\$8,583.33	\$103,000.00	3.00%	5.41%
Year 3	\$8,840.83	\$106,090.00	3.00%	5.57%
Year 4	\$9,106.06	\$109,272.70	3.00%	5.74%
Year 5	\$9,379.24	\$112,550.88	3.00%	5.91%
Year 6	\$9,660.62	\$115,927.41	3.00%	6.09%
Year 7	\$9,950.44	\$119,405.23	3.00%	6.27%
Options				
Year 8	\$10,248.95	\$122,987.39	3.00%	6.46%
Year 9	\$10,556.42	\$126,677.01	3.00%	6.65%
Year 10	\$10,873.11	\$130,477.32	3.00%	6.85%
Year 11	\$11,199.30	\$134,391.64	3.00%	7.06%
Year 12	\$11,535.28	\$138,423.39	3.00%	7.27%
Option 2				
Year 13	\$11,881.34	\$142,576.09	3.00%	7.49%
Year 14	\$12,237.78	\$146,853.37	3.00%	7.71%
Year 15	\$12,604.91	\$151,258.97	3.00%	7.94%
Year 16	\$12,983.06	\$155,796.74	3.00%	8.18%
Year 17	\$13,372.55	\$160,470.64	3.00%	8.42%

TENANT SUMMARY

AVIS[®]

Year Founded
1946

Headquarters
Parsippany, NJ

Ownership Status
Public (NASDAQ: CAR)

Employees
25,000+

Locations
10,000+

Annual Revenue
\$12 Billion

Tenant Overview

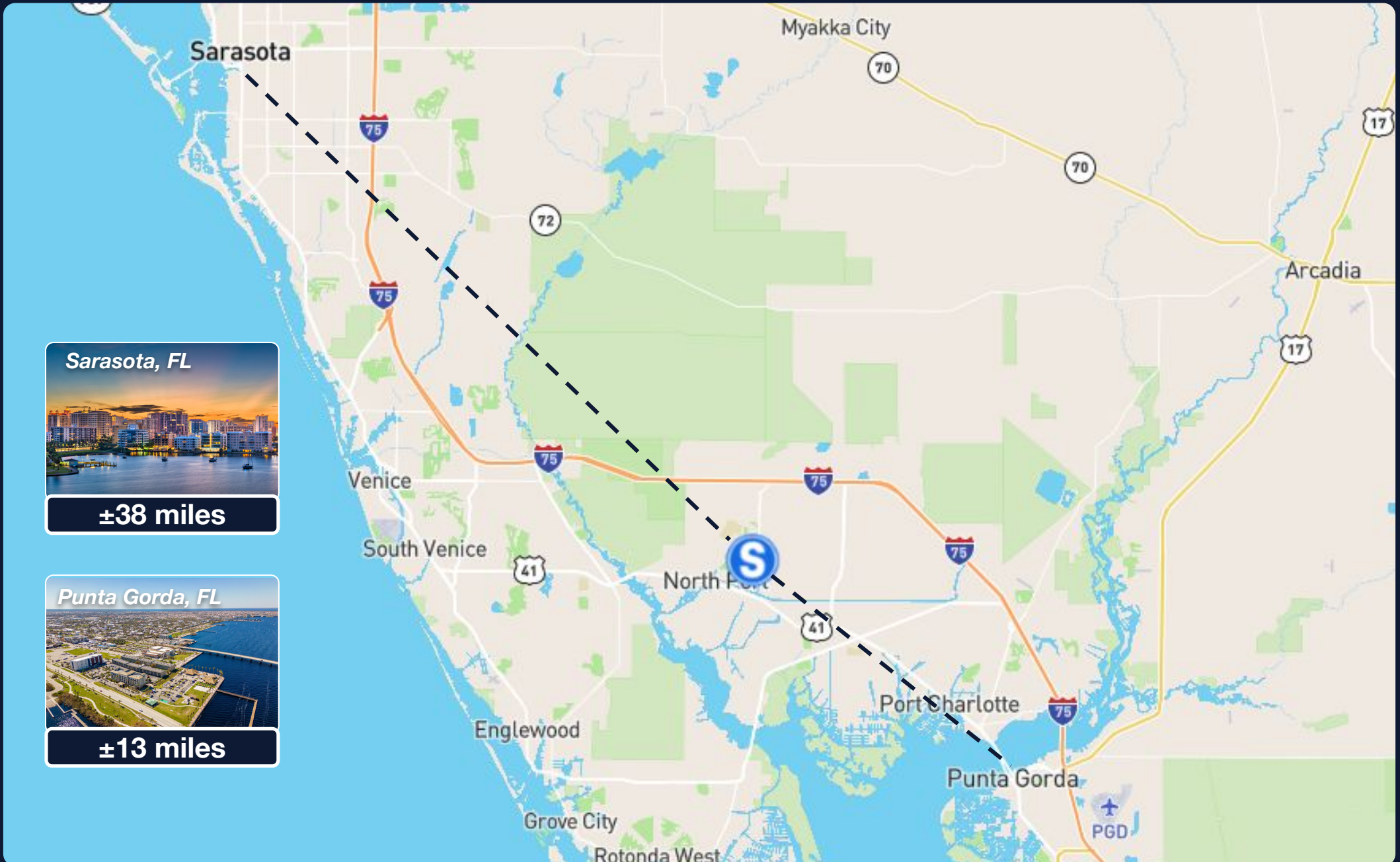
Avis Budget Group, Inc. is a globally recognized provider of mobility solutions, operating one of the most established car rental brands in the world. With a strong presence across airport and urban markets, Avis has built a reputation for reliability, premium service offerings, and a diversified fleet catering to both business and leisure travelers. The brand benefits from long-standing corporate partnerships and a significant share of the travel-related services sector, positioning it as a key player in the global transportation and mobility industry.

Founded in 1946 and headquartered in Parsippany, New Jersey, Avis Budget Group, Inc. is a publicly traded company listed on the NASDAQ under the ticker symbol CAR. The company operates multiple brands, including Avis, Budget, and Zipcar, and maintains a network spanning approximately 10,000 rental locations across more than 180 countries through a combination of company-operated and licensed locations. Avis is widely regarded as a premium-tier brand within the portfolio, targeting business travelers and higher-end consumers. In recent years, the company has demonstrated strong financial recovery following pandemic-related disruptions, driven by disciplined fleet management, pricing optimization, and growing demand for travel and mobility services.

Why Invest in AVIS ?

- **Global Scale & Market Leadership:** Operates approximately 10,000 locations across 180+ countries, positioning Avis as one of the largest and most recognized vehicle rental platforms worldwide with a dominant presence in airport-based travel markets.
- **Strong Revenue Recovery & Pricing Power:** Generated approximately \$12.0 billion in annual revenue, supported by disciplined fleet management and dynamic pricing strategies that have enhanced margins in a post-pandemic travel environment.
- **Diversified Mobility Platform:** Benefits from a multi-brand portfolio (Avis, Budget, Zipcar) that captures a broad customer base—from premium business travelers to value-oriented renters and urban car-sharing users—driving resilience and long-term growth potential.
- **Established Brand with Corporate Loyalty Programs:** Avis benefits from long-standing brand recognition and a robust loyalty ecosystem (Avis Preferred), which drives repeat business from corporate clients and frequent travelers, supporting stable demand and customer retention.

REGIONAL MAP



North Port, FL

Local Market Overview

North Port is one of the fastest-growing municipalities in Southwest Florida, benefiting from sustained in-migration, relative housing affordability, and proximity to major Gulf Coast employment centers. The city has experienced consistent population expansion driven by retirees, remote professionals, and families seeking lower-density living within reach of Sarasota and Fort Myers. Household incomes have steadily risen alongside new residential development, with a strong mix of middle- to upper-middle-income demographics supporting retail and service-oriented growth. The area’s appeal is reinforced by its *master-planned communities, access to outdoor recreation, and expanding healthcare infrastructure*.

The broader Sarasota–North Port–Bradenton region continues to attract both domestic and international migration, contributing to *job growth and economic stability*. North Port stands out for its large land availability, positioning it for continued residential and commercial expansion. Quality-of-life factors—including parks, nature preserves, and proximity to Gulf beaches—support long-term demand across property types. As development pushes south from Sarasota, North Port is increasingly viewed as a *strategic growth corridor* with strong fundamentals for investors targeting emerging submarkets.



Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	4,505	41,628	89,085
Current Year Estimate	4,187	38,128	82,725
2020 Census	4,159	34,463	75,363
Growth Current Year-Five-Year	7.58%	9.18%	7.69%
Growth 2020-Current Year	0.68%	10.63%	9.77%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	1,973	17,664	36,837
Current Year Estimate	1,846	16,315	34,627
2020 Census	1,876	14,821	31,449
Growth Current Year-Five-Year	6.85%	8.27%	6.38%
Growth 2020-Current Year	1.40%	1.50%	1.50%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$113,464	\$103,164	\$99,086

Punta Gorda, FL MSA

Local Market Overview

Punta Gorda is a waterfront community in Southwest Florida known for its steady population growth, high quality of life, and appeal among retirees and second-home buyers. Located along Charlotte Harbor, the city has benefited from sustained in-migration driven by its coastal lifestyle, relative affordability compared to Naples and Sarasota, and expanding residential development. Median household incomes reflect a stable base of retirees and professionals, while ongoing housing demand has supported consistent appreciation in property values. The area's walkable historic downtown, marina access, and planned communities contribute to its attractiveness for both residents and investors.

The broader Charlotte County and Southwest Florida region continues to experience economic expansion fueled by tourism, healthcare, and construction activity. Punta Gorda's strategic position along Interstate 75 enhances regional connectivity, supporting both commuting and commercial activity. The city has seen increased interest from developers targeting residential, hospitality, and mixed-use projects. With continued population inflows and infrastructure investment, Punta Gorda is positioned as a growing submarket offering long-term stability and lifestyle-driven demand fundamentals.

\$15 Billion+
Regional GDP

1.5 Million+ Annual Passengers
Punta Gorda Airport



Sarasota, FL MSA

Sarasota is a prominent Gulf Coast city in Florida and an increasingly vibrant economic and cultural destination. Known for its strong regional accessibility—supported by Sarasota-Bradenton International Airport and proximity to major interstate corridors—Sarasota provides convenient connectivity for businesses and residents alike. The area's diverse economy is fueled by industries such as healthcare, professional and financial services, tourism, real estate, and a growing base of technology and entrepreneurial ventures. With continued population growth, a pro-business environment, and sustained development activity, Sarasota combines coastal appeal, a skilled workforce, and an exceptional quality of life, positioning it as an attractive market for investment and long-term growth.

Retailers and businesses operating in Sarasota benefit from a steadily growing and affluent consumer base, consistent population gains, and sustained demand across both downtown and surrounding suburban communities. Strategically located along Florida's Gulf Coast, Sarasota is supported by strong regional connectivity, including convenient access to Interstate 75, Sarasota-Bradenton International Airport, and nearby deepwater port facilities—supporting continued commercial growth and economic resilience. The region continues to experience healthy in-migration trends, driven by corporate expansions, a growing professional and healthcare workforce, and Florida's tax advantages and lifestyle appeal. With its combination of purchasing power, tourism activity, and long-term residential growth, Sarasota offers a stable and attractive environment for retail and business investment.

Total Population
865,000+

Annual Visitors
2.8 Million

Tourism Economic Impact
\$4 Billion

GDP
\$32.55 Billion



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 7060 Sumter Crossing, North Port, FL, 34287 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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