

CHECKERS BUILDING FOR SALE

3541 NW 8th Ave Pompano Beach, FL



This is a great investment opportunity for a passive cash flowing real estate asset. Checkers has been at this location for nearly 30 years and offers a steady and headache free investment opportunity with tons of upside and a strong corporate guarantee

The rent escalation takes this investment to a 4.62% cap within 1.5 years and to a 6% cap in 2025 (cap rates based on current lease terms and asking price). Not only are you buying a great investment, but you are also acquiring an outstanding piece of real estate in booming south Florida.

I-95 is less than half a mile from the site.

PROPERTY HIGHLIGHTS

- LOT SIZE: 0.46 acres
- BUILDING SIZE: 743 SF
- Price: \$1,300,000
- Zero landlord responsibilities, dense/high traffic area, corner location, no income tax

POPULATION



1 Mi	17,287
3 Mi	114,589
5 Mi	318,852

CARS PER DAY



Sample Road: 65,000

AVE. HH INCOME



1 Mi	\$38,660
3 Mi	\$39,642
5 Mi	\$49,700

EMPLOYEES



1 Mi	7,099
3 Mi	80,706
5 Mi	199,340

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ADDITIONAL INFORMATION

PRICE: \$1,300,000.00

ANNUAL RENT (years 1-5): \$60,000

CAP RATE: 4.62%

TENANT: Checkers

LEASE GUARANTOR: Corporate Guarantee

RENTAL INCREASES: 12% every 5 years

LEASE TERM: 10 years

OPTIONS: Two 5 year options, 12% increases

RENT COMMENCEMENT: April 1, 2015

LEASE EXPIRATION: March 31, 2025

TERM REMAINING: 7 Years

BUILDING SIZE: 743 square feet

LOT SIZE: 0.46 acres

YEAR BUILT: 1989

Option Periods	Increase	Rent Amount
Year 6-10 (04/01/20 - 03/31/25)	12%	67,000.00
Year 11-15 (04/01/25 - 03/31/30)	12%	75,264.00
Year 16-20 (04/01/30 - 03/31/35)	12%	84,295.68

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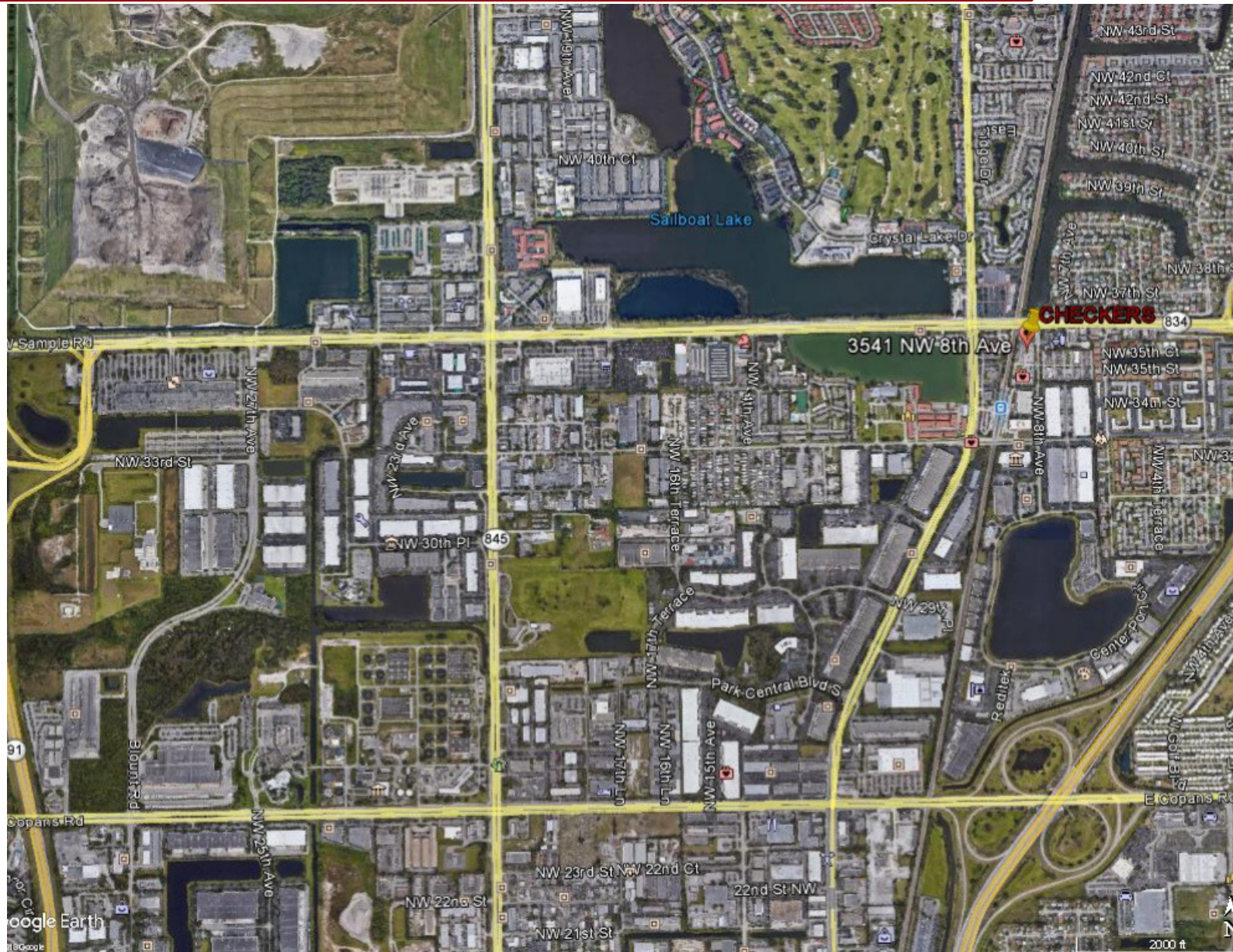
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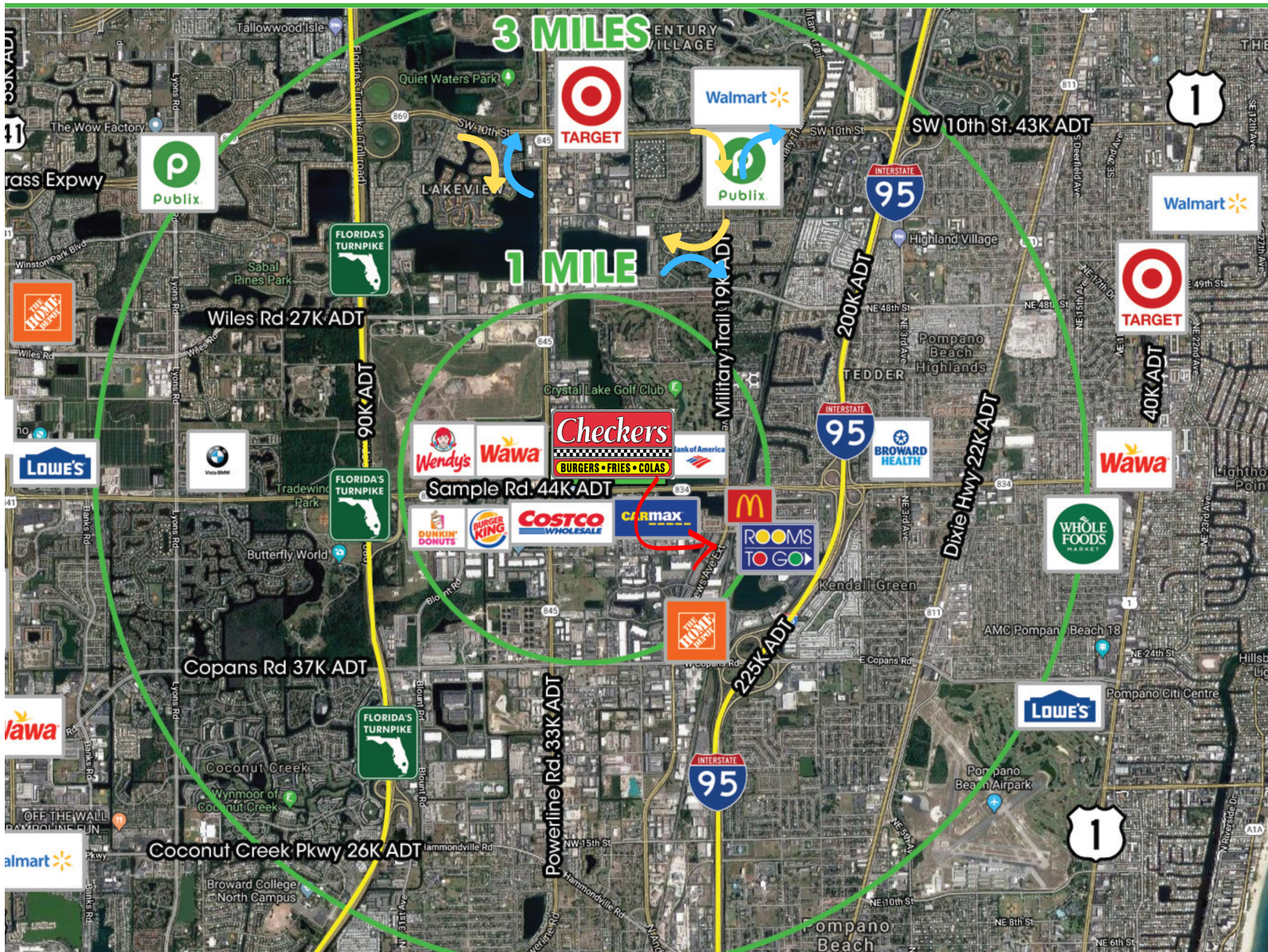
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