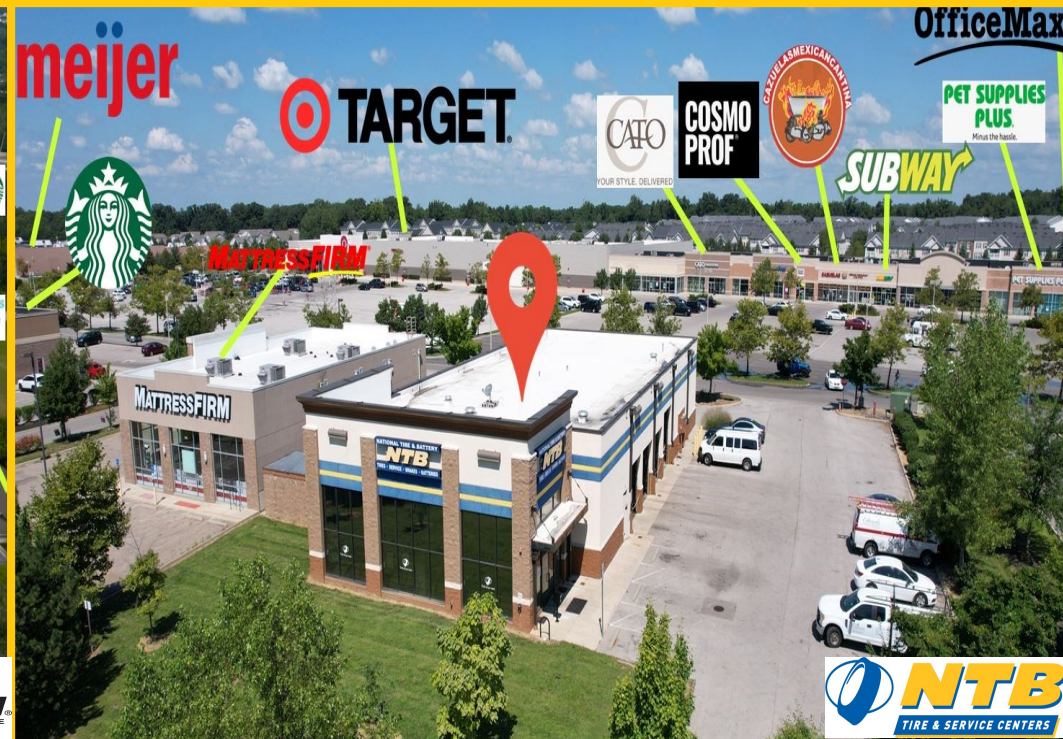




6602 Gunn Hwy Tampa, FL 33625



8160 E Broad St, Reynoldsburg, OH
Columbus Metro Area

Best Landlord Friendly Lease:

- Tenant must rebuild and pay rent in case of major weather disaster.
- Tenant is responsible for the 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

**Sold together as Portfolio
or Individually**


6602 Gunn Hwy Tampa, FL 33625
8160 E Broad St, Reynoldsburg, OH
 Columbus Metro Area

Investment Highlights

- Long term lease—14.5 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

Property Address	Price	Cap Rate	Current Annual Rent	Lease Type	Lease Commence	Term Remaining
6602 Gunn Hwy Tampa, FL	\$4,296,551.00	4.35%	\$186,900	Absolute NNN	December 2012	14.5 Years
8160 E Broad St, Reynoldsburg, OH	\$4,459,550.56	4.45%	\$198,450	Absolute NNN	March 2013	14.5 Years
Total	\$8,756,101.56	4.40%	\$385,350			

Property Summary

Triple Net Investment Group is proud to present the Tire Kingdom located on 6602 Gunn Highway, Tampa, FL and National Tire & Battery located on 8160 E Broad St, Reynoldsburg, OH. The tenants Tire Kingdom and NTB initially signed a 25 year NNN lease, leaving over 14.5 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 and the NTB is situated on 1.77+ Acres of land and has a building size of 7,298+ Sq ft. Both locations features strong demographics with an estimate of 226,005 population, 89,516 Household count, and an Average Household income of \$94,366 within 5 Miles of the Tire Kingdom Location. While the NTB location has a 138,490 population, 55,255 Household count, and an Average Household income of \$90,516 - all in a 5 mile radius. The Tire kingdom boasts a dense residential area that has 89,172 population within a 3 mile radius and is located 1 mile away from Citrus Park Mall and a Walmart Supercenter. The NTB Location has a dense retail corridor has many national tenants such as Target, Meijer, Lowe's, Aldi's, Sheetz, T. J. Maxx, Starbucks, Panda Express, Burger King, Chase Bank, PNC Bank, and many more.



CITRUS PARK TOWN CENTER

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

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

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

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

JCPenney **DICK'S SPORTING GOODS**

macy's **PANDORA**

H&M **PJ 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

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

Lauren Judith
Audiologist

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

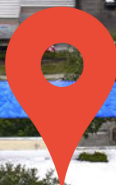
Wendy's

7 ELEVEN

TAMPA BACK INSTITUTE

Citrus Park Dermatology
Healthy Skin is Beautiful Skin

Quick Lane Citrus Park
TIRE & AUTO CENTER



Olive Jones Road

Gunn Highway - 31,903 ADV

AaNeel

Galileo Montessori Academy

Investment Highlights

- Long term lease—14.5 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 14.5 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	\$4,296,551
Cap Rate	4.35%
NOI	\$186,900
Rent Commencement Date	12/17/2012
Lease Term	25 Years
Term Remaining	14.5 Years
Next Increase	2028 based on CPI, Capped at 12%
Rent Increase	Every 5 years





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



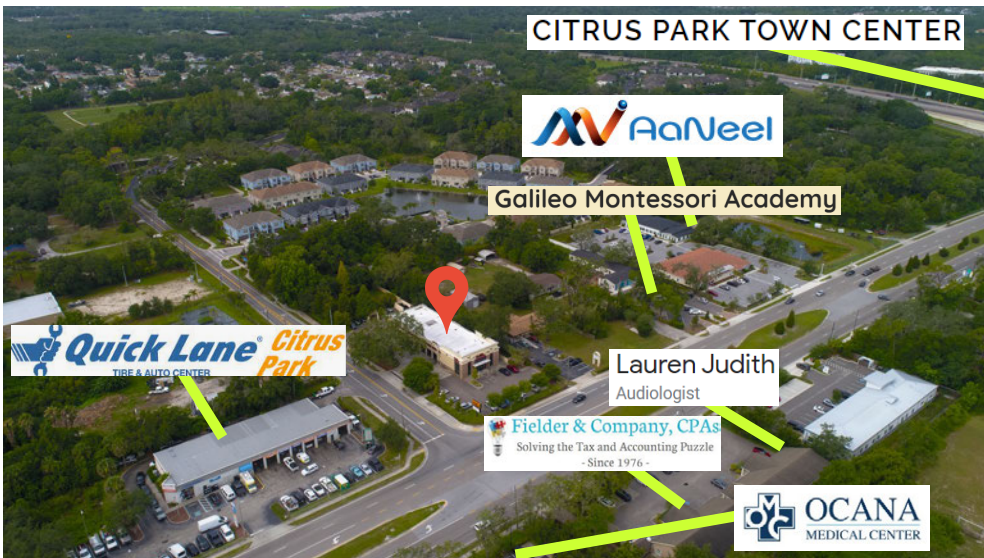
Mavis Tire Supply LLC acquired all of the issued and outstanding stock of TBC Retail Group, Inc. and will operate TBC's Tire Kingdom and NTB retail store locations. Mavis Discount Tire is the largest independent automotive platforms in the United States with around 2000 stores. For more than 50 years, 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:

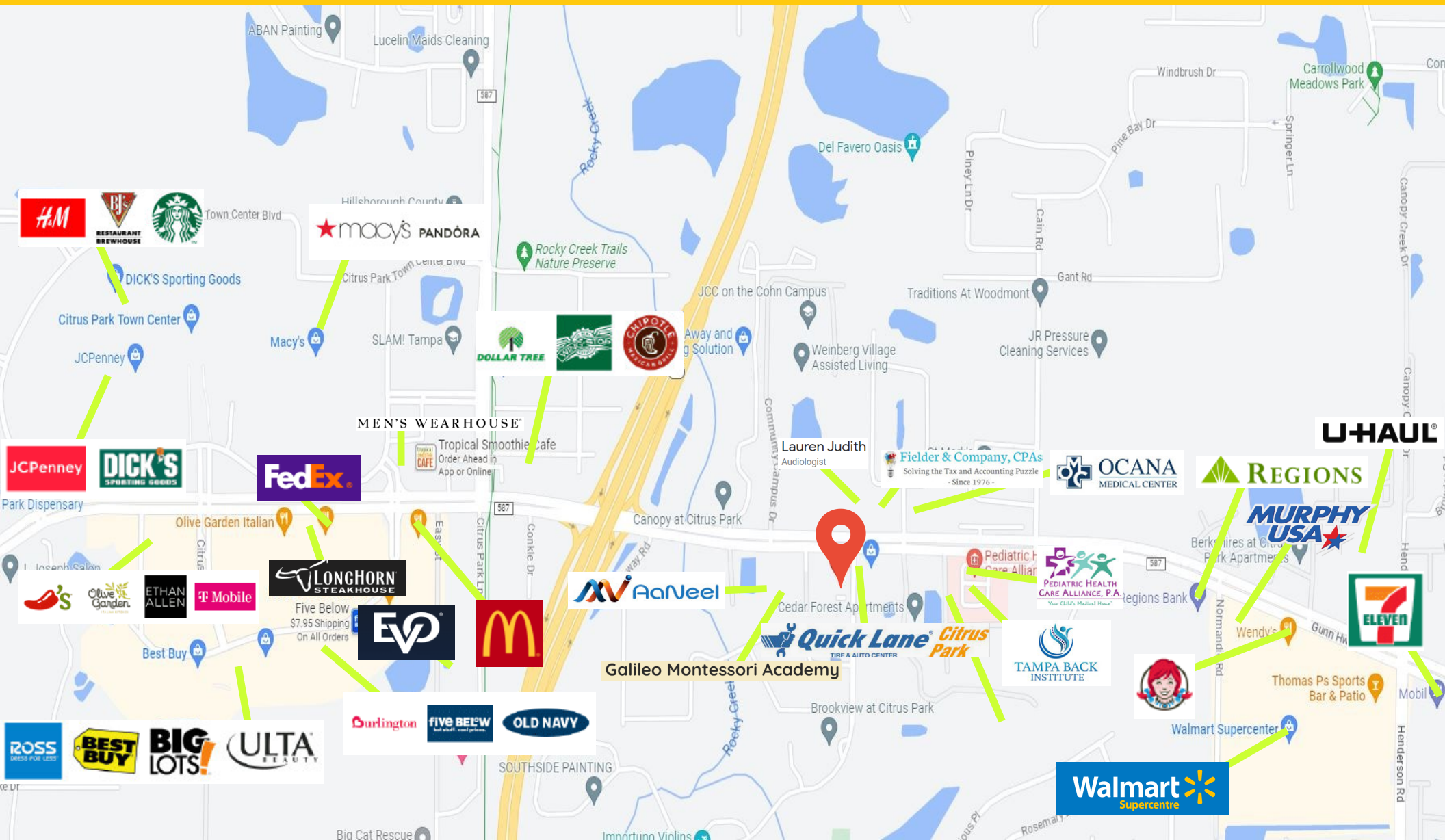
Tire Kingdom operates under the TBC Retail Group, a network of 800+ tire and automotive service centers under the brands: NTB, Tire Kingdom, Merchant's Tire & Auto, and Big O Tires. Together there are more than 12,000 locations in 41 states, plus Washington DC, Alberta & British Columbia, Canada. As 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

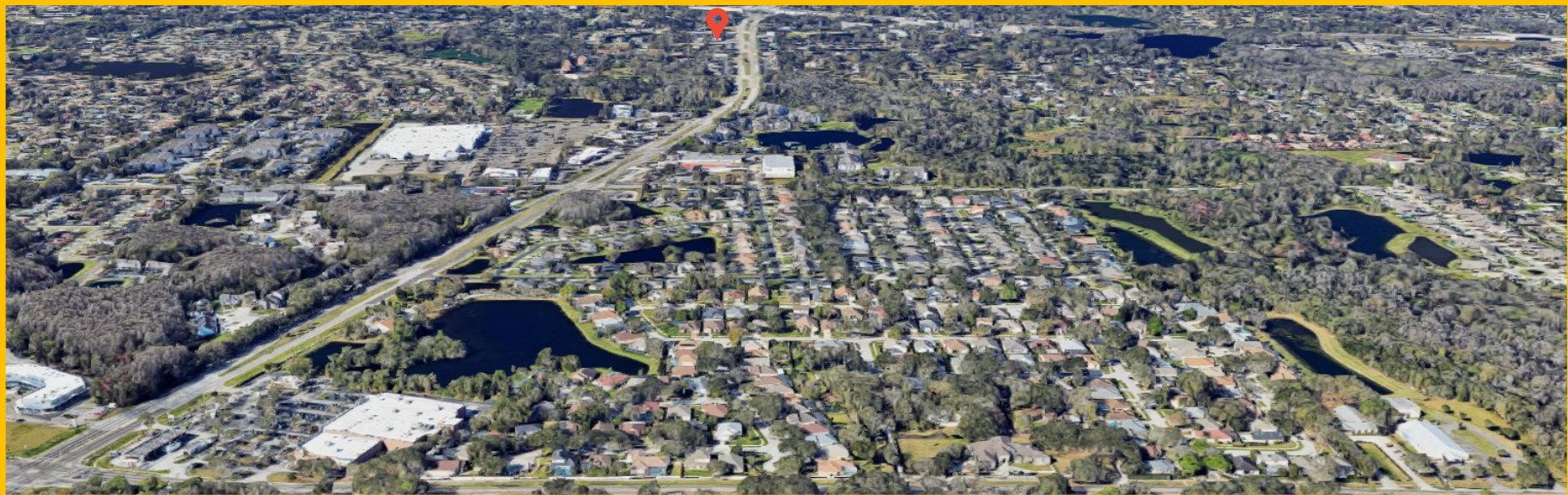
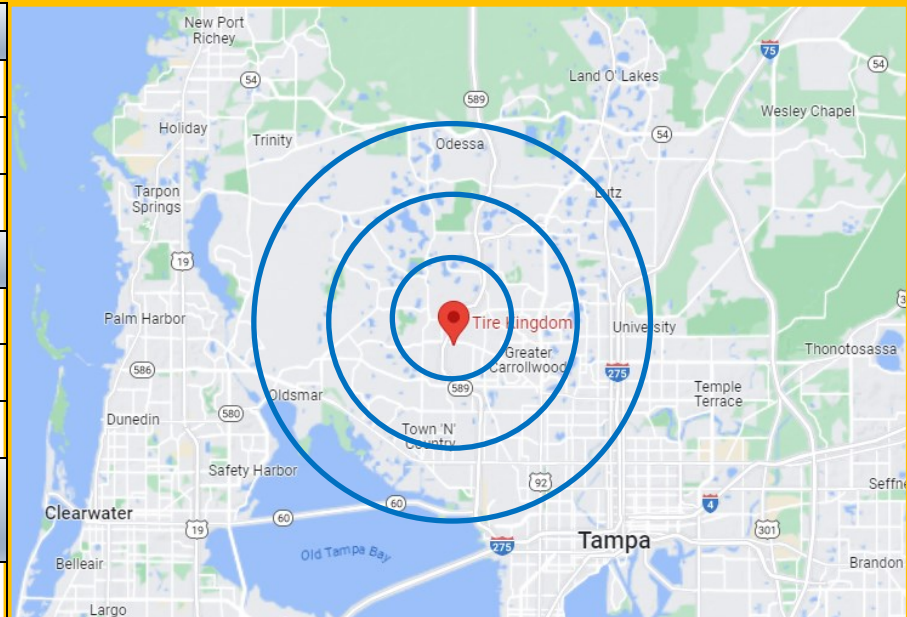
SCOA is the largest wholly owned subsidiary of Sumitomo Corp., one of the world's largest traders of goods and services. With annual revenues of about \$1.7 billion, SCOA has interests in industries as diverse as transportation systems, raw materials like plastics, steel, chemicals and petroleum, real 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
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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Email: info@nnnig.com

In association with: ANDREW KNIGHT of New
England Commercial



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PROF



OfficeMax

PET SUPPLIES
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Minus the hassle.

SUBWAY

MATTRESSFIRM

MATTRESSFIRM

NATIONAL TIRE & BATTERY
NTB
TIRE - SERVICE - BATTERIES



Best Landlord Friendly Lease:

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



Investment Highlights

- Long term lease—14.5 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
- Strong Demographics with 138,490+ population in a 5 mile radius, and a \$93,164 Average Household Income in a 3 mile radius
- 3 – 5 Year Renewals Options
- Dense Retail Corridor, nearby tenants include Target, Meijer, Lowe’s, Aldi’s, Sheetz, T. J. Maxx, Starbucks, Panda Express , Burger King, Chase Bank, PNC Bank, and many more



Property Summary

Triple Net Investment Group is proud to present the NTB - National Tire & Battery located on 8160 E Broad St, Reynoldsburg, OH. The tenant NTB initially signed a 25 year NNN lease which commenced on April 2013, leaving over 14.5 years remaining on the lease. The NTB property is situated on 1.77+ Acres of land and has a building size of 7,298+ Sq ft. This location features strong demographics with an estimate of 138,490 population, 55,255 Household count, and an Average Household income of \$90,516 - all in a 5 mile radius. This dense retail corridor has many national tenants such as Target, Meijer, Lowe’s, Aldi’s, Sheetz, T. J. Maxx, Starbucks, Panda Express , Burger King, Chase Bank, PNC Bank, and many more.

Property Information

Tenant	National Tire and Battery with a U.S. parent company guarantee from TBC Corporation plus a guarantee from Sumitomo of America , the parent of TBC Corporation.
Property Address	8160 E Broad St, Reynoldsburg, OH
Land Size	1.774 acres +/-
Building Size	7,298 sf +/-
Purchase Price	\$4,459,550.56
Cap Rate	4.45%
NOI in march 2023	\$198,450.00
Rent Commencement Date	March 2013
Lease Term	25 Years
Term Remaining	14.5 Years
Options	3 – 5 Year Renewals
Rent Increase	Every 5 years succeeding rents every 5th year and during all renewals will be based on the CPI index not to exceed 12% every 5th year cycle.





National Tire and Battery 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:

National Tire & Battery 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 1,200 locations in 41 states, plus Washington DC, Alberta & British Columbia, Canada. As an industry-leading tire retailer that specializes in tire and battery replacement, National Tire & Battery also offers many enhanced mechanical services. The combination of fast, expert service, huge tire selection, state of the art equipment and an unending commitment to customer service has allowed NTB to earn a reputation for providing high quality auto care. NTB offers a wide selection of nationally branded tires. NTB is owned by TBC Corporation, one of the largest independent tire and automotive services retailers in the nation. 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

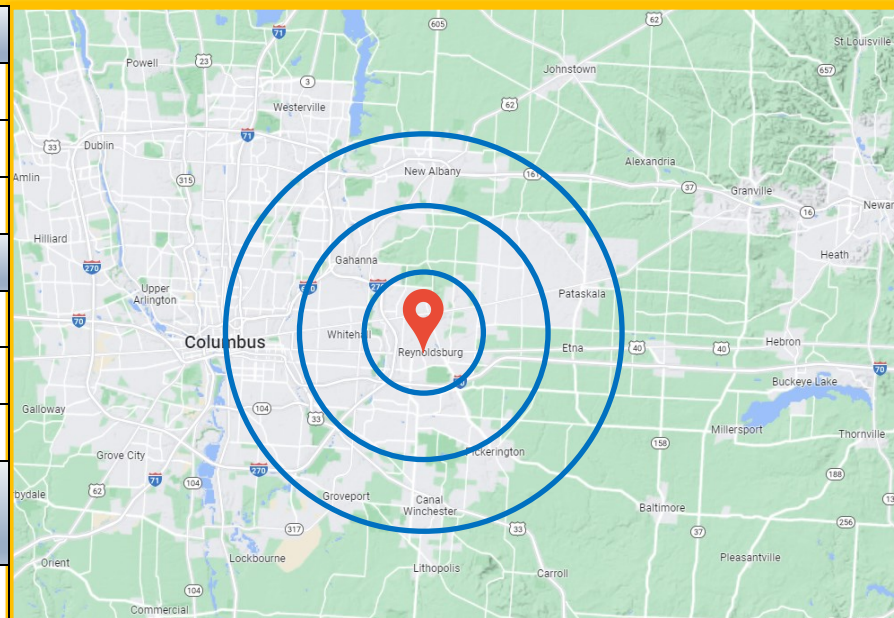
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Population	1 Mile	3 Mile	5 Mile
2027 Projection	9,655	67,676	145,401
2022 Estimate	9,251	64,590	138,490
2010 Census	8,373	57,759	125,389
Households	1 Mile	3 Mile	5 Mile
2027 Projection	3,777	26,607	85,650
2022 Estimate	3,630	25,424	55,255
2010 Census	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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