



CURALEAF - 6600 INTERNATIONAL DRIVE

ORLANDO, FL



Single tenant building with a corporately backed lease

Located adjacent to Interstate 4 • In premier tourist corridor and retail node of Orlando MSA



CURALEAF - INTERNATIONAL DRIVE

Single Tenant Building featuring a corporate backed lease to Curaleaf, who is publicly traded (CNSX: CURLF) and is the nations leader in medicinal marijuana. The lease includes desirable rental escalations during initial term and option periods. The building is strategically located within a high traffic location with outstanding demographics. The adjacent national credit retail and restaurants and nearly 10,000 hotel rooms help create a synergistic tenant mix. With close proximity to Universal Studios, this property benefits from Orlando being the largest tourism destination in the U.S. Orlando is also the 3rd largest MSA in Florida.

INVESTMENT HIGHLIGHTS



PRICE: **\$3,692,361**

CAP: **7.00%**

NOI: **\$258,465.32**

LEASE TYPE: **Corporate**

AVG CAP RATE: **7.51%**

GLA: **4,798 SF**

LAND AREA: **0.46 AC**

YEAR BUILT: **1997**

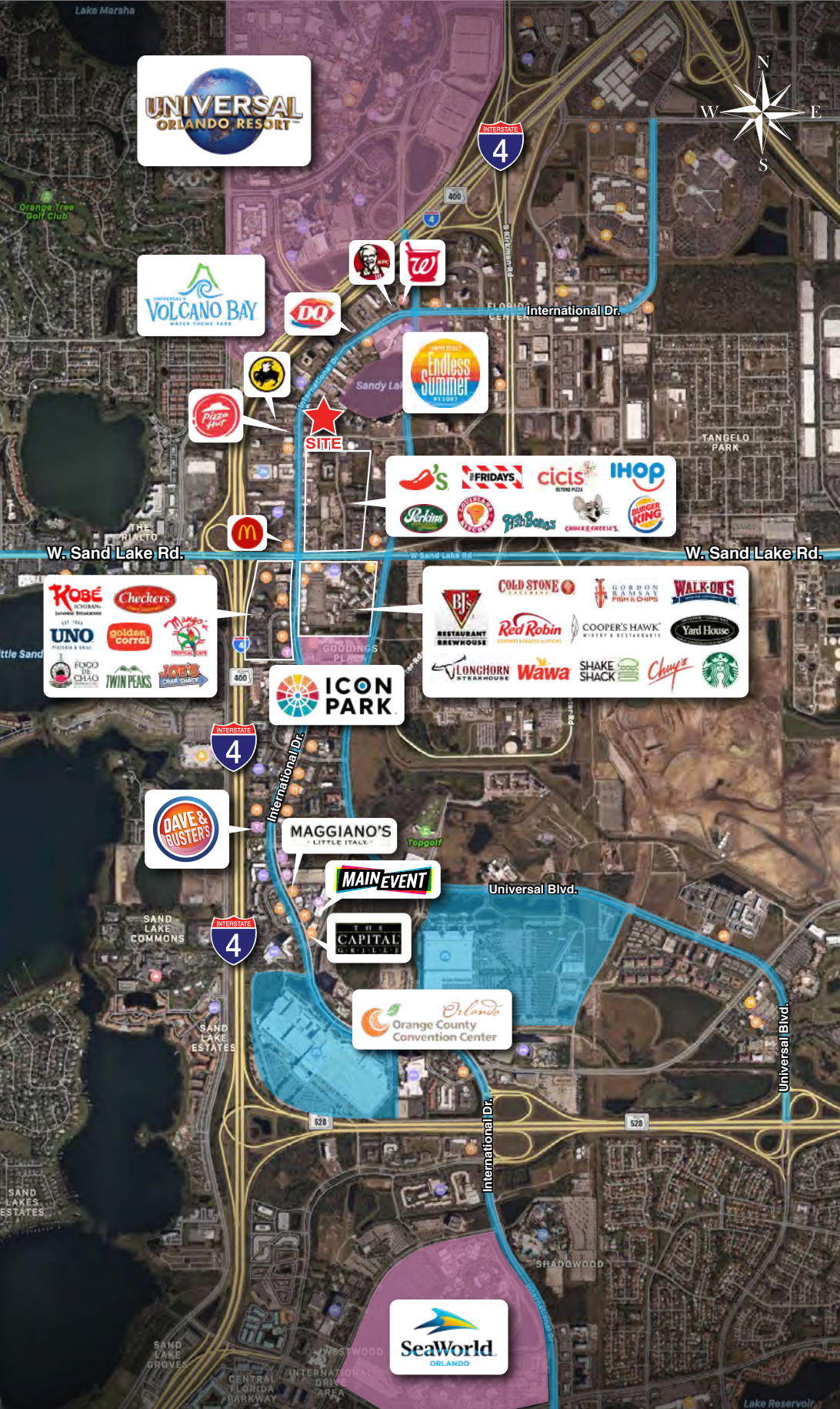
YEAR RENOVATED: **2022**

THE RETAIL MARKET - The subject property is at the heart of a robust retail and tourist node which offers a dynamic mix of national and regional retail and restaurants as well as tourist destinations. Surrounding tenants include BJ's Brewhouse, Cooper's Hawk Winery and Restaurant, McDonald's, Starbucks, and Chuy's. 6600 International Drive is located just two and a half miles from Universal Studios which attracts over 10 million visitors annually. The property is also minutes away from tourist destinations including Andretti Indoor Karting, Top Golf, Ripley's Believe It Or Not, Main Event, and Dave and Buster's. Just down the road from the subject property is the Orange County Convention Center that hosts over 200 events a year with 1.4 million attendees.

OVERVIEW

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Curaleaf Logo



Curaleaf Opening



Curaleaf Interior

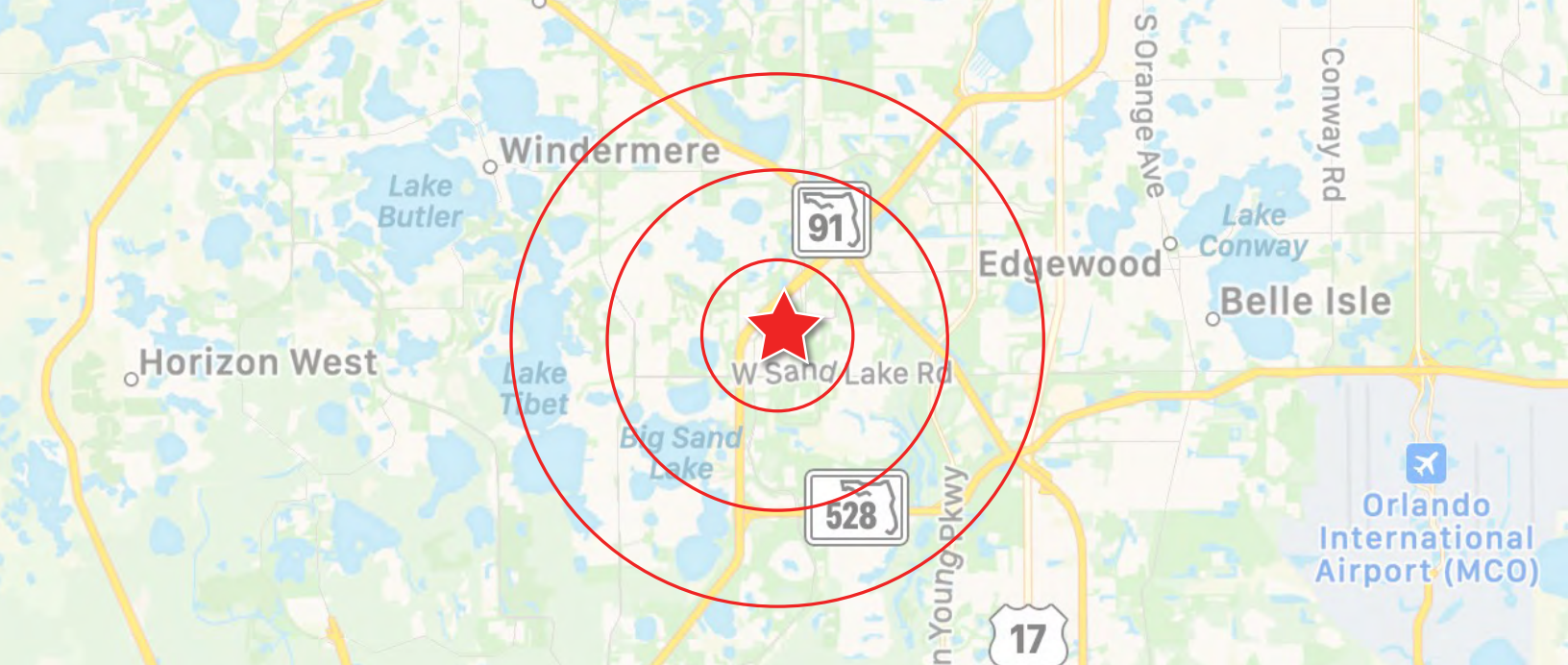


Curaleaf Exterior

AERIAL

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BUSINESS SUMMARY

TOTAL	1-MILE	3-MILES	5-MILES
Businesses	935	4,610	15,791
Employees	15,419	70,478	257,538
Residential Population	11,325	124,749	255,961

RETAILERS IN CLOSE PROXIMITY INCLUDE:

- Universal Studios
- The Capital Grille
- BJ's Brewhouse
- Cooper's Hawk Winery & Restaurant
- Orange County Convention Center
- Buffalo Wild Wings
- McDonald's
- Chuy's
- Walk On's
- Kobe Japanese Steakhouse
- Longhorn Steakhouse
- Kirkland's
- Yard House
- Shake Shack
- Gordon Ramsay Fish & Chips
- Dave & Buster's
- Main Event
- Maggiano's Little Italy



SUBMARKET OVERVIEW

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INCOME & EXPENSE

		CURRENT		EXPENSE		P/SF	
Price:			\$3,692,361	CAM		(\$4.20)	(\$17,932.06)
Capitalization Rate:			7.00%	Insurance		(\$1.38)	(\$7,210.28)
Price Per Square Foot:			\$769.56	Property Taxes		(\$9.19)	(\$41,388.88)
Total Leased (SF):		97.58%	4,682	TOTAL OPERATING EXPENSES (\$14.77) (\$70,866.46)			
Total Vacant (SF):		2.42%	116				
Total Rentable Area (SF):		100.00%	4,798				
				NET OPERATING INCOME \$258,465.32			
INCOME		P/SF		**Seller will credit Purchase Price if closing is prior to 4/1/2024			
Scheduled Rent		\$55.20	\$258,465.32				
Expense Reimbursement			\$70,866.46				
EFFECTIVE GROSS INCOME			\$329,331.78				

****Seller will credit Purchase Price if closing is prior to 4/1/2024**

IN PLACE - RENT ROLL

TENANT INFO			LEASE TERMS		RENT SUMMARY		
TENANT	SQ. FT.	% OF GLA	TERM		MONTHLY RENT	ANNUAL RENT	RENT/FT
Curaleaf * Tenant has 2 Five Year Options with rent beginning at \$63.41/sf and increasing by 2% each year	4,682	97.58%	11/1/2022	3/31/2023	\$20,702.40	\$248,428.80	\$53.06
			4/1/2023	3/31/2024	\$21,116.45	\$253,397.38	\$54.12
			4/1/2024	3/31/2025	\$21,538.78	\$258,465.32	\$55.20
			4/1/2025	3/31/2026	\$21,969.55	\$263,634.63	\$56.31
			4/1/2026	3/31/2027	\$22,408.94	\$268,907.32	\$57.43
			4/1/2027	3/31/2028	\$22,857.12	\$274,285.47	\$58.58
			4/1/2028	3/31/2029	\$23,314.26	\$279,771.18	\$59.75
			4/1/2029	3/31/2030	\$23,780.55	\$285,366.60	\$60.95
			4/1/2030	3/31/2031	\$24,256.16	\$291,073.93	\$62.17
			4/1/2031	10/31/2032	\$24,741.28	\$296,895.41	\$63.41
OCCUPIED	4,682 SF	97.58%	TOTAL CURRENT		\$21,538.78	\$258,465.32	\$55.20
VACANT	116 SF	2.42%					
TOTALS	4,798 SF	100.00%					

INCOME & EXPENSE

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CURALEAF OVERVIEW

Curaleaf Holdings, Inc. (CSE: CURA) (OTCQX: CURLF) ("Curaleaf") is a leading international provider of consumer products in cannabis with a mission to improve lives by providing clarity around cannabis and confidence around consumption. As a high-growth cannabis company known for quality, expertise and reliability, the Company and its brands, including Curaleaf, Select, and Grassroots provide industry-leading service, product selection and accessibility across the medical and adult-use markets. In the United States, Curaleaf currently operates in 22 states with 142 dispensaries, 26 cultivation sites, and employs approximately 6,000 team members.

\$340M+

TOTAL 3RD QUARTER REVENUE IN FISCAL YEAR 2022

CURALEAF HISTORY

Originally, Curaleaf was known as PalliaTech and operated in New Jersey with a research center in Colorado.

In 2013, they received a significant investment from current Executive Chairman Boris Jordan and The Sputnik Group.

In 2018, the firm changed its name to Curaleaf and raised \$400 million by going public on the Canadian Securities Exchange (CSE) which is considered to be the largest stock offering in cannabis industry history.

Today, they trade on the CSE under \$CURA and \$CURLF on the US OTC exchange.



\$1.2 B

RECORD FISCAL YEAR 2021 REVENUE

TENANT MIX

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Boris Jordan, Executive Chairman of Curaleaf, commented, "2021 was another exceptional year for Curaleaf. We reached a significant milestone by generating over

90% revenue growth and exceeding \$1.2 billion of total revenue for the first time. We continued to deliver gross and Adjusted EBITDA margin expansion and ended the year with one of the strongest balance sheets in the industry to support our ongoing growth strategies. In addition, we announced strategic acquisitions that have strengthened our ability to continue gaining share in key U.S. markets as well as internationally. Looking to 2022, we remain focused on executing our plan for strong, above market revenue growth and margin accretion, and believe we are incredibly well positioned to benefit from significant near-term catalysts such as the anticipated launch of New Jersey's adult use market."

Joe Bayern, Chief Executive Officer of Curaleaf, stated, "In 2021, we made significant progress strengthening all areas of our business including growing our retail and wholesale distribution, introducing new products, expanding our cultivation and production capacity, and entering new markets such as Europe. I believe our focus and strong execution in 2021 set us up extraordinarily well for the significant growth opportunities that lie ahead in 2022 and beyond. I am incredibly proud of the hard work and dedication of all our team members who have made our continued success possible. I believe Curaleaf is better positioned than ever to capitalize on the massive and growing cannabis opportunity."



Live Life Well

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<https://ir.curaleaf.com/2022-03-03-Curaleaf-Reports-Fourth-Quarter-and-Fiscal-Year-End-2021-Results>

PRESS RELEASE

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