



3702 E 3RD ST | PANAMA CITY, FL 32401

OFFERING MEMORANDUM



MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

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INVESTMENT OVERVIEW

- **Strong Tenancy**

With nearly **100 years of history**, the Taylor Group of Companies has 16 companies under its umbrella, and 1,807 employees worldwide. Taylor Power Systems specializes in engineering, manufacturing, and servicing power generation equipment. Operating in over **28 locations across 11 states**, Taylor Power had an annual revenue of \$165 million in 2023.

- **Favorable Rent Increases**

This lease provides rare **3.00% annual rent increases** providing advantageous and consistent cash flow to the owner.

- **Triple Net (NNN) Lease**

With a recently executed **5-Year Lease**, this opportunity provides a long-term and passive investment with **zero landlord responsibilities**.

- **Location Demographics**

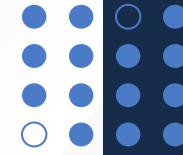
Florida is one of nine states with no state income tax, contributing to the 6.85% population increase from the latest 2020 census. Specifically in Panama City, the cities population has increased **11.35% since 2020**.

- **Strategic Location**

This investment is **±0.5 miles south of U.S. Highway 98**, which connects Panama City to other major Gulf Coast cities. Along with proximity to Route 22 and US Highway 231, these key transportation routes provide accessibility for major transportation and logistics operations.



PROPERTY SUMMARY



Property Summary

Tenant	Taylor Power Systems
Guarantor	Taylor Sudden Services, Inc.
Address	3702 E 3rd St
City / State	Panama City, FL 32401
Building Area	±8,008 SF
Lot Area (SF)	±76,090 SF
Lot Area (Acres)	±1.75 AC
Coverage	10.52%%
Year Built / Renovated	1999 / 2024



FINANCIAL OVERVIEW

PROPERTY OVERVIEW

Tenant	Taylor Power Systems
Address	3702 E 3rd St, Panama City, FL 32401
Building Sq. Ft.	±8,008 SF
Acres	±1.75 AC
Lot Sq. Ft.	±76,090 SF
Building/Lot Coverage	10.52%
Year Built / Renovated	1999 / 2023



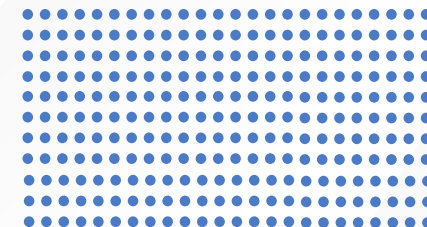
FINANCIAL SUMMARY

Price	\$1,215,000
Cap Rate	7.66%
Average Cap Rate	8.14%
Price/SF	\$151.72
Price/SF/Land	\$15.97

LEASE BREAKDOWN

Lease Expiration	12/31/2029
Lease Term Remaining	5+ Years
Monthly Rent	\$7,758.36
Annual Rent	\$93,100.32
Additional Monthly Income	\$504.29
Net Operating Income (NOI)	\$99,151.80
Rent/SF	\$11.63
Rental Increases	3.00% Annually
Lease Type	Absolute NNN
Tenant Responsibilities	Taxes, Insurance, CAM, Utilities, Roof & Structure
Landlord Responsibilities	None

* This list price is valued only on the base rental income paid by the tenant



LEASE TERM	ANNUAL RENT	MONTHLY RENT	RENT / SF	CAP RATE	% INCREASE
1/1/2025 - 12/31/2025	\$93,100.32	\$7,758.36	\$11.63	7.66%	-
1/1/2026 - 12/31/2026	\$95,893.33	\$7,991.11	\$11.97	7.89%	3%
1/1/2027 - 12/31/2027	\$98,770.13	\$8,230.84	\$12.33	8.13%	3%
1/1/2028 - 12/31/2028	\$101,733.23	\$8,477.77	\$12.70	8.37%	3%
1/1/2029 - 12/31/2029	\$104,785.23	\$8,732.10	\$13.09	8.62%	3%
RENEWAL OPTION					
1/1/2030 - 12/31/2030	\$107,928.79	\$8,994.07	\$13.48	8.88%	3%
1/1/2031 - 12/31/2031	\$111,166.65	\$9,263.89	\$13.88	9.15%	3%
1/1/2032 - 12/31/2032	\$114,501.65	\$9,541.80	\$14.30	9.42%	3%
1/1/2033 - 12/31/2033	\$117,936.70	\$9,828.06	\$14.73	9.71%	3%
1/1/2034 - 12/31/2034	\$121,474.80	\$10,122.90	\$15.17	10.00%	3%



PROPERTY PHOTOS



PROPERTY PHOTOS





KRATON™

EASTERN SHIPBUILDING PANAMA CITY FLORIDA



FAMILY DOLLAR



Goodwill Outlet

DOLLAR GENERAL

FAST AND FRIENDLY AUTO SALES LLC

SUBJECT PROPERTY

Little's Lunches
INVESTING IN CHILD NUTRITION

PANHANDLE LANDSCAPE SOLUTIONS

E 3RD ST ± 10,500 VPD

TENANT PROFILE



TENANT

TAYLOR POWER SYSTEMS, INC.

INDUSTRY

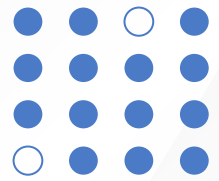
POWER GENERATION AND EQUIPMENT SERVICES

OF EMPLOYEES

1,800+ EMPLOYEES WORLDWIDE

OF LOCATIONS

28+ LOCATIONS NATIONWIDE



TAYLOR POWER SYSTEMS

Taylor Power Systems, established in 1986 and headquartered in Clinton, Mississippi, is a leading U.S.-based manufacturer of power generation equipment. As part of The Taylor Group of Companies, the company specializes in designing, engineering, and manufacturing high-quality diesel and natural gas/LP generators, mobile generators, and residential units. Taylor Power Systems caters to a diverse range of industries, including oil and gas, healthcare, telecommunications, agriculture, and municipal services. Known for its focus on reliability and innovation, the company provides robust solutions to meet the power generation needs of commercial and industrial clients.

With a strong service network, Taylor Power Systems operates 28 service and rental centers across 14 states, including Alabama, Texas, Florida, and Virginia. These locations support customers with generator rentals, routine maintenance, and technical services, ensuring minimal downtime for critical operations. The company's commitment to quality and customer service has earned it a trusted reputation in the power generation industry, positioning Taylor Power Systems as a go-to provider for dependable and customizable power solutions.

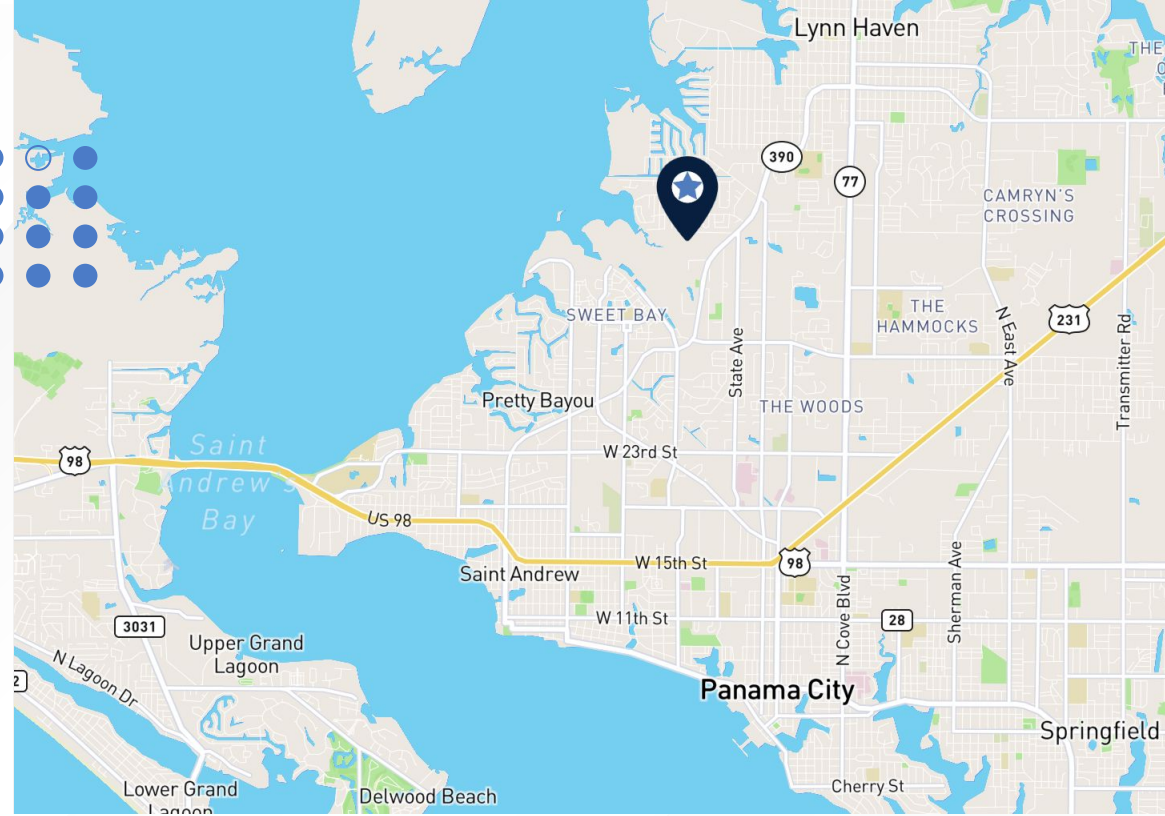
AREA OVERVIEW

PANAMA CITY, FL

Panama City is alive with activity as it houses quaint specialty shops and superb local dining establishments all within close proximity to some of the nation's most enticing beaches. The city has been listed as one of the best small art towns in America, consequently housing the Marina Civic Center and the Visual Arts Center, which provide a wide variety of cultural and entertainment opportunities for Panama City residents.

With numerous city parks hosting festivals, musical and theatrical performances, and markets, Panama City also hosts a multitude of other year-round events, including The Blessing of the Fleet, The Annual Spring Boat Show, A Classic Car Show, Spring Festival of the Arts, The Annual Independence Day Celebration, Oktoberfest, First Friday, and Concerts in the Park.

Furthermore, Panama City boasts rich opportunities for fishing, boating, and all varieties of water sports thanks to its Gulf Coast location. The Northwest Florida city also offers several golf courses and other opportunities for sports activities. The almost-perfect weather, friendly atmosphere, numerous activities, and exciting possibilities combine to make Panama City a great place to visit and an even better place to call home.



DEMOGRAPHICS

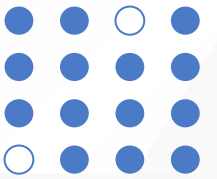
POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	2,811	15,896	18,997
Current Year Estimate	2,788	15,852	18,914
2020 Census	2,788	15,852	18,914
Growth Current Year-Five-Year	0.83%	0.28%	0.44%
Growth 2020-Current Year	0.83%	0.28%	0.44%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	2,811	15,896	18,997
Current Year Estimate	2,788	15,852	18,914
2020 Census	2,788	15,852	18,914
Growth Current Year-Five-Year	0.83%	0.28%	0.44%
Growth 2020-Current Year	0.83%	0.28%	0.44%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$68,100	\$74,719	\$77,906

ECONOMY

More than ever, Panama City is booming with events and activities. As the county seat of Bay County, Panama City encourages new or relocating industries and businesses to consider the area for there are many opportunities for growth and development. Panama City's main retail center is Pier Park on the beach and Panama City Mall across the Hathaway Bridge in town. Home to Tyndall Air Force Base and the U.S. Navy's Naval Support Activity Panama City, two military bases, Panama City has a large federal government presence.

Continued economic growth and success can be attributed to the Port of Panama City and the Panama City and St. Andrew's Marinas. Protected by St. Andrews Bay, Port Panama City is a growing port that handles a wide variety of cargo ranging from standard shipping containers to delicate cargo. Port Panama City is perfectly situated along Northwest Florida's Emerald Coast, providing a Gulf Coast gateway to shippers in Georgia, Alabama, Florida, Tennessee, and the Carolinas.





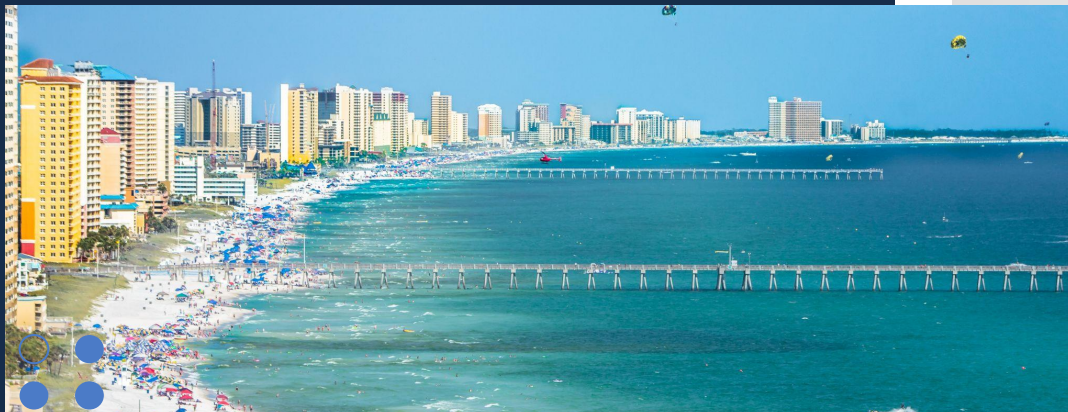
SHELL ISLAND

Shell Island is a ± 7 -mile stretch undeveloped barrier island running east to west between the Gulf of Mexico and the St. Andrew Bay. It features sand dunes, a coastal scrub forest, pine hammocks, and an inland lake where deer, shorebirds, and other coastal creatures like to hang out. It is a favorite spot for locals and visitors to unwind.



ST. ANDREW STATE PARK

Situated on the far eastern edge of Panama City Beach, St. Andrew State Park is one of Florida's most popular and most visited state parks due to its white-sand beaches, emerald, green waters, natural trails, and Shell Island boat tours.



AARON BESSANT PARK

Located within walking distance of the Gulf and Pier Park, Aaron Bessant Park is made up of ± 70 acres of lawns featuring a state-of-the-art amphitheater and walking trails. The park hosts several events and festivals each year making it the best park for outdoor recreation.

PIER PARK

Known for its annual New Year's Eve Beach Ball Drop, Pier Park is the premier shopping and entertainment destination in Panama City. The outdoor shopping center offers over 120 retail and dining amenities. Popular stores include Target, Dillard's, and JCPenney and popular restaurants include Margaritaville, Osaka Japanese Hibachi Steakhouse and Sushi Bar, and Back Porch Seafood and Oyster House.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **3702 E 3rd St, Panama City, FL, 32401** ("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 Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services 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.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

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 Real Estate Investment Services 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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