

**872 N TOMOKA FARMS RD
DAYTONA BEACH, FL
TWO-TENANT INVESTMENT SALE**

**BRUNER
GROUP**
CORPORATE REAL ESTATE



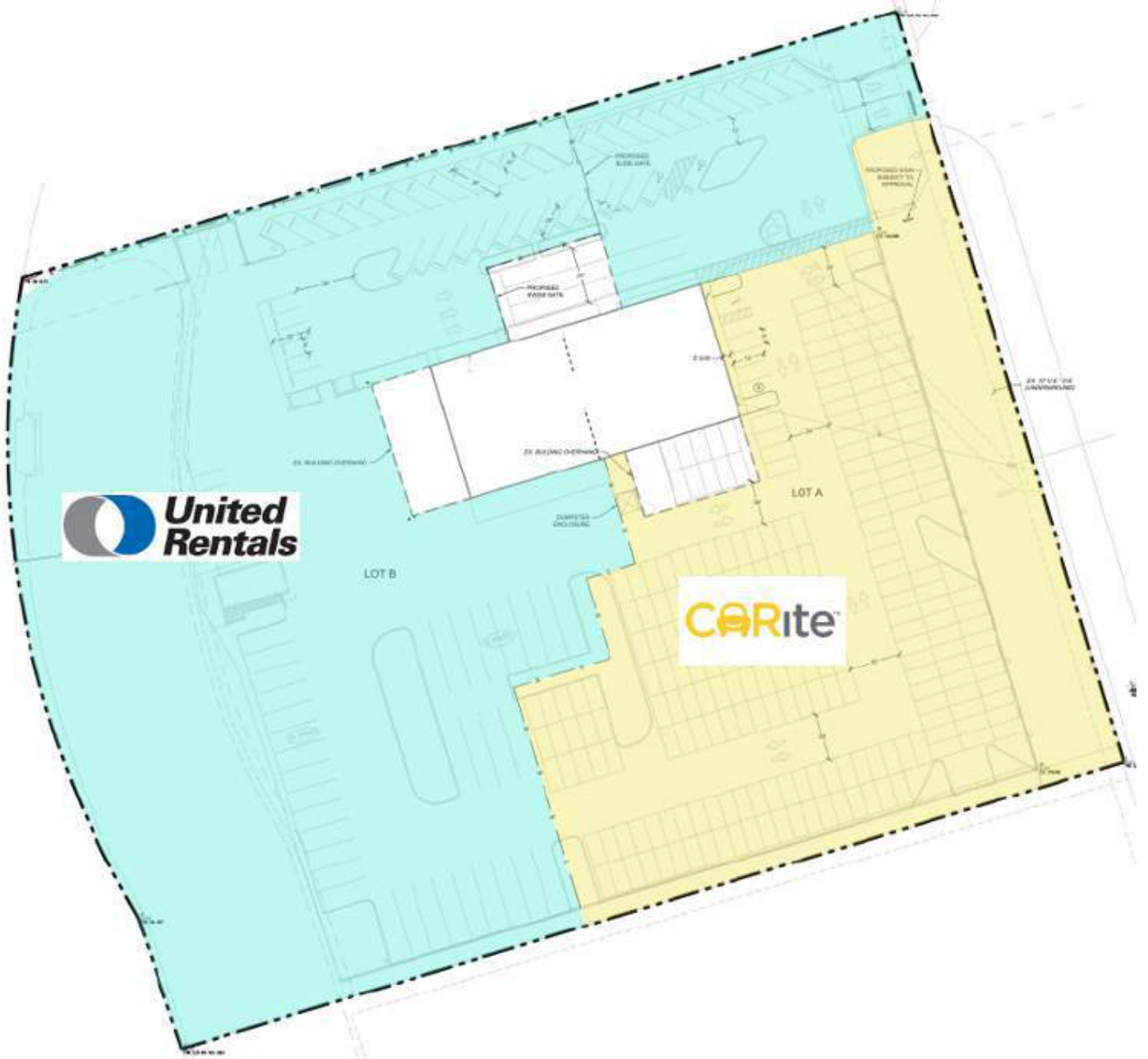
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INVESTMENT OVERVIEW

872 N Tomoka Farms Rd | Daytona Beach, FL 32124

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22,479 SF Tilt Wall Building on 6.02 Acres

2007 Construction Renovated in 2020

Fully Leased to United Rentals & CARite

Long Term Leases (Commenced Q1 2020)

455' of I-95 Frontage (78,000 AADT)

High Barriers to Entry

Do Not Contact/ Disturb Tenants

Additional Information Available Upon Executed NDA

Offering Price: \$6,500,000

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ADDITIONAL PHOTOS

872 N Tomoka Farms Rd | Daytona Beach, FL 32124

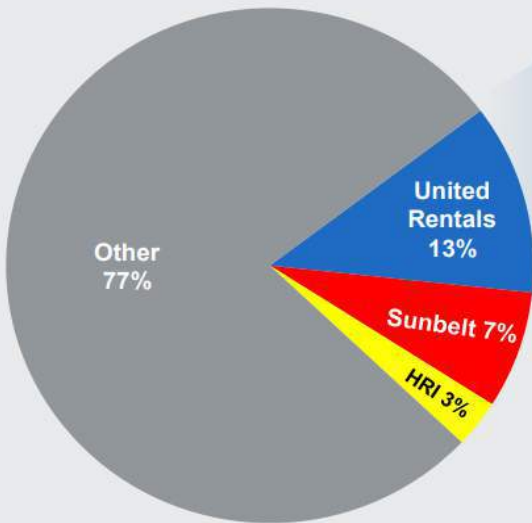
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TENANT PROFILES

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Company overview



#1 Market Share⁽¹⁾

- 2019 total revenue \$9.35 billion (+16.2% Y/Y)
- 2019 adjusted EBITDA⁽²⁾ \$4.36 billion (+12.7% Y/Y; 46.6% margin)

1,164 locations across North America⁽³⁾

- 1,024 branches in the U.S.; locations in 49 of 50 states
- 140 branches in Canada; locations in all 10 provinces
- 11 European branches in France, Germany, the United Kingdom and the Netherlands

\$14.6B of fleet comprised of ~665,000 units⁽⁴⁾

Highly diversified product and end-market mix

Team of approximately 19,100 employees⁽⁵⁾

United Rentals is the North American equipment rental leader

(1) North American market share is based on 2019 rental revenues and ARA industry estimates

(2) Adjusted EBITDA is a non-GAAP measure. See the tables provided elsewhere in this presentation for reconciliations to the most comparable GAAP measures.

(3) As of December 31, 2019. Excludes 11 European branches in France, Germany, the United Kingdom and the Netherlands. Total branch count 1,175.

(4) As of December 31, 2019. Average fleet age 49.5 months.

(5) As of December 31, 2019.



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CARite™

-Multi-unit operator/franchisee under CARite brand (25+ franchisees/assigned territories. 10,000+ cars sold in 2019).



LOCATION OVERVIEW

872 N Tomoka Farms Rd | Daytona Beach, FL 32124

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- Located along “Dealership Row” consisting of 18 Auto Dealerships, Hotels & Over 100,000 SF of High End Furniture Showrooms adjacent to the Tanger Outlets and just north of the Daytona International Speedway & Daytona Beach International Airport.
- Sam’s Club opens new store on LPGA. Only new store built by Sam’s Club nationally in 2019, an illustrative example of the strength of the I-95 retail corridor in the North Daytona Beach Submarket.
- Highly desirable logistics/distribution point due to access to Orlando & Tampa via I-4 & I-95 access up and down the east coast.
- Ranked #7 Nationally “Most Popular Places to Move in 2018” US News & World Report
- 10,000 New Residences Approved/Under Construction within 5 Mile Radius www.news-journalonline.com

BENJAMIN BRUNER
President
561-277-0174 x 112
ben.bruner@brunergroupcre.com

HUNTER CAMPBELL
Corporate Real Estate Advisor
561-277-0174 x 113
hunter.campbell@brunergroupcre.com