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INDUSTRIAL INVESTMENT OPPORTUNITY

Eckler's Industries, INC.

7980 Grissom Parkway
Titusville, FL 32780



DISCLOSURE

This confidential Offering Memorandum was prepared by Garito and Company, LLC . It contains selected information pertaining to the Property and does not purport to be all-inclusive, nor to contain all the information that a prospective investor may desire. This presentation is not an offer to sell or a solicitation to buy any securities, and is subject; to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement, or advice as to the actual return on this investment.

Except for any historical information, such matters discussed herein are forward-looking statements that are subject to certain risks and uncertainties that could cause the actual results to differ materially from those projected, and could result in the loss of principal. Each prospective investor is to rely upon its own investigation, evaluation and judgment as to the advisability of the investment described herein.

Sources of information contained within this Offering Memorandum came from: CoStar, Integrated Realty Resources, Google, Esri and the US Census Bureau.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers and/or to terminate discussions with any party at any time with or without notice. The Owner shall have no legal commitment or obligation to any investor or Broker reviewing this Offering Memorandum or making an offer to invest in the Property unless a written agreement has been fully executed, delivered, and approved by the Owner and any conditions to Owner's obligations thereunder have been satisfied or waived.

This Offering Memorandum is the property of Garito and Company, LLC and may only be used by parties approved by Garito and Company, LLC. The Property is being privately offered and by accepting this Offering Memorandum, the party in possession hereof agrees that its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Garito and Company, LLC and Owner. The terms and conditions set forth apply to this Offering Memorandum in its entirety.

Closing Costs: Closing costs will be divided as customary and included in the contract.

PURCHASE CONTRACT:

Seller will prepare the purchase and sale agreement.

TRANSACTION:

- "As-Is, Where-Is" sale; Representations and Warranties Shall not survive closing
- Due Diligence period : 30 days or less
- Closing Period: 30 days or less
- Seller will provide draft of lease after fully executed LOI



OFFERED EXCLUSIVELY BY:

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OFFERING SUMMARY

INTRODUCTION

Garito and Company is pleased to offer for sale a the Eckler Industries building located at 7980 Grissom Pky, Titusville, FL 32780. The location was built in 2014 with Eckler's Industries as the current tenant. The Property is strategically located near several industrial parks, Space Coast Regional Airport, and many tourist attractions like Port Canaveral, NASA, and Port St. John.

INVESTMENT HIGHLIGHTS

Large International Tenant

- Eckler Industries is a multi-national company. The location in Titusville is used as their primary manufacturing and distribution location.

Well Maintained Building and Landscaping

- The building was constructed in 2014 and has since been leased to by Eckler Industries who have maintained an ideal property.

Strategic Location

- The Property is located near popular tourist destinations like The Kennedy Space Center, Port Canaveral, Titusville Mall, Port St. John, and the Space Coast Airport (which is a large distribution airport).

SITE SPECIFICATIONS

Address:	7980 Grissom Pky, Titusville, FL 32780
Total GLA:	179,499 SF
Land Area:	11.25± Acres
Number of Buildings:	1
Competitive Property Class:	A
Construction Type:	Metal

PRICING

Tenant Name:	Eckler Industries, INC.
General Property Type:	Industrial
Property Sub Type:	Distribution Warehouse
Ownership Type/Lease Type:	Fee Simple
Rentable Area (SF):	179,499
Percent Office Space:	3%
Year Built:	2014
Price:	\$15,000,000
Current NOI:	\$864,677
Annual Increases:	3%



FINANCIAL SUMMARY

INDUSTRIAL PROPERTY | INVESTMENT OFFERING

7890 Grissom Parkway, Titusville, FL 3278
\$15,000,000

ECKLER'S

SUMMARY

Tenant Name:	Eckler Industries, INC.
Square Footage:	179,499 SF
Year Built:	2014
Lease Term Remaining:	9 years
Rent Commencement:	September 1, 2014
Annual Rent:	\$864,677
Options:	Three options at 5 years each
Increases:	3% Annual Increases
Lease Expiration:	8/31/29





ECKLER INDUSTRIES, INC. RENT

17890 GRISSOM PKY, TITUSVILLE, FL 32780 | RENT ROLL

RENT

RENT:	COMMENCES	EXPIRES	PSF	BASE RENT	OFFICE RENT	TOTAL RENT
BASE RENT:	9/1/14	8/31/15	\$4.00	\$720,000	\$30,000	\$750,000
CPI/RNT ADJ:	9/1/15	8/31/16	\$4.12	\$741,600	\$30,000	\$771,600
CPI/RNT ADJ:	9/1/16	8/31/17	\$4.24	\$763,848	\$30,000	\$793,848
CPI/RNT ADJ:	9/1/17	8/31/18	\$4.37	\$786,763	\$30,000	\$816,763
CPI/RNT ADJ:	9/1/18	8/31/19	\$4.50	\$810,366	\$30,000	\$840,366
CPI/RNT ADJ:	9/1/19	8/31/20	\$4.64	\$834,677	\$30,000	\$864,677
CPI/RNT ADJ:	9/1/20	8/31/21	\$4.78	\$859,718	\$30,000	\$889,718
CPI/RNT ADJ:	9/1/21	8/31/22	\$4.92	\$885,509	\$30,000	\$915,509
CPI/RNT ADJ:	9/1/22	8/31/23	\$5.07	\$912,074	\$30,000	\$942,074
CPI/RNT ADJ:	9/1/23	8/31/24	\$5.22	\$939,437	\$30,000	\$969,437
CPI/RNT ADJ:	9/1/24	8/31/25	\$5.38	\$967,620	\$30,000	\$997,620
CPI/RNT ADJ:	9/1/25	8/31/26	\$5.54	\$996,648	\$30,000	\$1,026,648
CPI/RNT ADJ:	9/1/26	8/31/27	\$5.70	\$1,026,548	\$30,000	\$1,056,548
CPI/RNT ADJ:	9/1/27	8/31/27	\$5.87	\$1,057,344	\$30,000	\$1,087,344
CPI/RNT ADJ:	9/1/28	8/31/29	\$6.05	\$1,089,065	\$30,000	\$1,119,065

Current NOI: \$864,677
Sales Tax: \$51,881
Current Annual Rent: \$916,558

PEOPLE & DEMOGRAPHICS BREVARD COUNTY

POPULATION	3 MILE	5 MILE	BREVARD	FLORIDA
Est. Population (2018)	25,941	47,866	589,162	20,600,000
Proj. Population (2023)	23,192	N/A	N/A	22,600,000
Proj. Annual Population Growth (2018-2023)	7.06%	N/A	N/A	1,988,319 (1.9%)
Est. Households (2018)	9,767	18,497	227,223	8,216,632
Average Home Value	\$143,824	\$149,202	N/A	452,452 (1.1%)
Median Age	44.2	45.4	47.3	41.0

HOUSEHOLD INCOME

Est. Avg. Household Income (2018)	\$57,051	\$54,188	\$71,756	\$72,504
Mean Family Income (2018)	\$75,278	\$74,985	N/A	\$89,263
Est. Median Household Income (2018)	N	N	\$51,184	\$52,516

EDUCATION

Some College	4,535	8,451	91.7%	58.5%
College Degree + (Bachelor Degree or Higher)	2,860	5,461	28.4%	28.4%

WORKFORCE

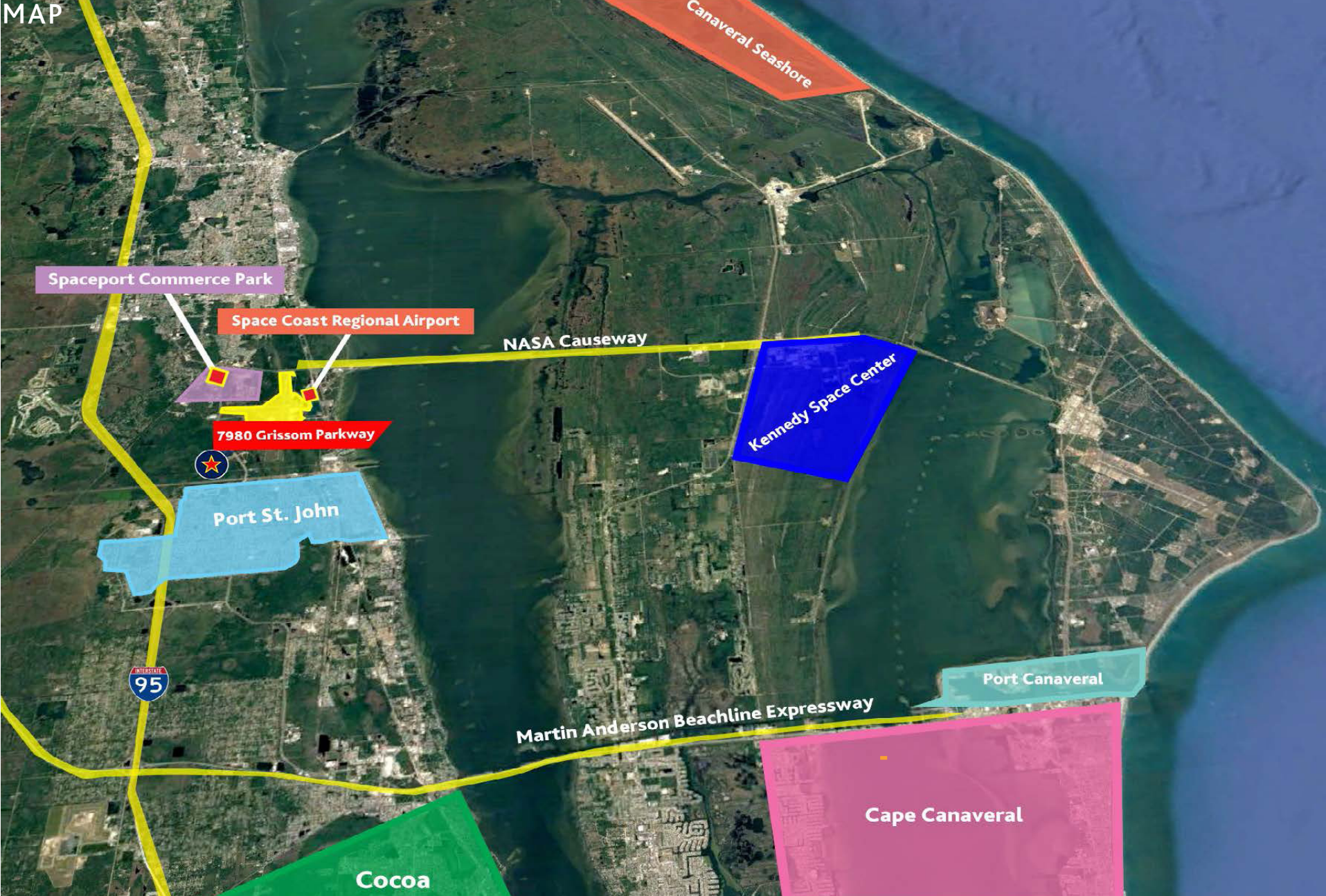
Civilian Employed	12,403	20,817	54.4%	n/a
Civilian Unemployed	1,272	2,240	3.30%	n/a
Civilian Not In Labor Force	7,810	17,024	N/A	n/a
Armed Forces	2	32	2,900	92,249

HOUSING

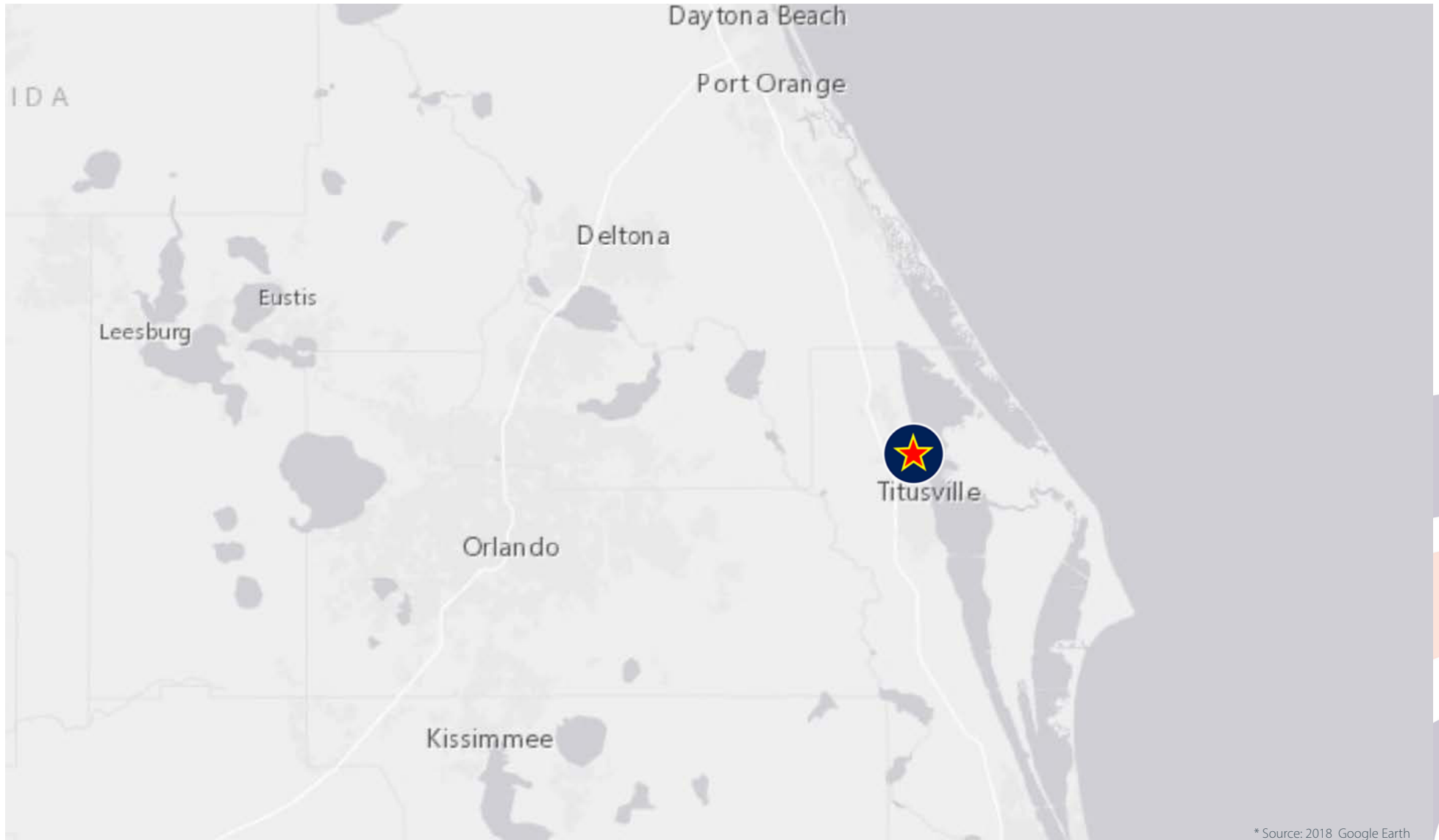
Owner-Occupied Median Home Value	\$126,520	\$127,239	\$162,400	\$180,290
Housing Units Owner-Occupied	7,958	14,383	72.0%	66.6%
Housing Units Renter-Occupied	1,809	4,114	N/A	33.4%



* Source: 2018 US Census Report



MAP SITE LOCATION



* Source: 2018 Google Earth

TENANT OVERVIEW

ECKLER'S INDUSTRIES

Eckler's Industries is known as a leader in car restoration and the ongoing consolidation of the direct-to-consumer automotive after-market. Headquartered in Orlando, Florida the company has an incredible reach including their locations in Florida and New York. They have purposefully placed themselves as an expert in the field of automotive restoration and in doing so, their services are sought after across the globe.

ECKLER INDUSTRIES

Founded: 1961

No. Of Stores: 2

Headquarters: Orlando, Florida

Website: <https://www.ecklers.com/>

Founded in 1961, what started as a one-man body shop in Illinois has now expanded into a business empire in the car restoration industry. Management has successfully acquired and integrated numerous businesses ranging in size and product offerings as the company continues to leverage its scale and experience to absorb new titles.



TITUSVILLE, FLORIDA

Titusville, Florida is a city located in Northern Brevard County, Florida along an area popularly known as the “Space Coast”. It was incorporated in 1887. The city's population is roughly 49,000, with Northern Brevard population reaching over 150,000 residents. Many of Brevard County's largest employers are aerospace companies, which include NASA, SpaceX, Blue Origin, Boeing, and United Launch Alliance. Titusville's largest employers are Parrish Medical, Knight's Armament Company, & Kennedy Space Center. The City is prominently located adjacent to the newly reinvigorated space industry, which is experiencing massive growth as private space companies are leasing launch pads from NASA. This has sparked development in Titusville as large employers move in, creating jobs and housing needs.

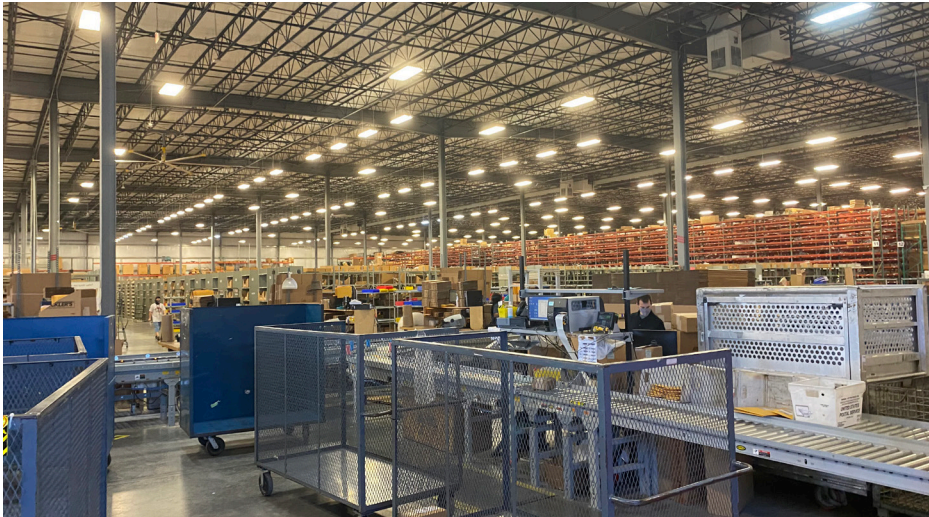
Major North-South arterial roads in Titusville and Northern Brevard Counties are US-1, which runs along the Eastern Florida Coast, and SR 405 which sweeps through Titusville providing a major access route to Kennedy Space Center, and parallels major I-95. Highway 50 runs East- West and provides an artery from the East Coast of Florida, through Orlando, to the West Coast of Florida in Weeki Wachee.

IMMEDIATE TRADE AREA

Eckler's Industries boasts many industrial manufacturing neighbors with big name reach. Manufacturers like Boeing, NASA, Lockheed Martin, McDonald Douglas, Space X, Blue Origin, North Rop Grumman, Sesna, and General Electric all have large manufacturing locations near Eckler's Industries. This strategic placement has made 7980 Grissom Parkway an excellent location for Eckler's and any manufacturing tenant.



INTERIOR PHOTOS



* Source: www.thecrossingatwinterpark.com

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