

Kirkman Point I + II - Orlando Opportunity

Acquisition of 258,406 SF of Class A Silver LEED Office Space and parking garage w/ Additional Land

STRONG SPONSORSHIP:



Over the last 35 years, the Mason family has invested in over 100 real estate projects with more than \$1.5BN in aggregate value and this portfolio of investments has generated in excess of a 25% IRR to date with many of the investments still being owned.



LPC will handle all leasing and management. They previously managed Building I and know the buildings well. Scott Stahley (leads LPC Florida) was previously the corporate head of real estate for Disney and LPC now handles all of Disney's externally managed facilities in Florida and California.

FINANCIAL HIGHLIGHTS

ACQUISITION COST	\$75,230,531
DEBT	\$42,129,098
PREF	\$12,055,328
EQUITY	\$21,046,106
HOLD PERIOD	5-7 years
PROJECT IRR	+/-19%
EQM	+2.14X
ROE	+10.2%
DSCR	+2.2x
GOING IN CAP RATE	+6.36%

Unique Financing Proposition: Nysa Capital, LLC ("Nysa") has been engaged to arrange Pref/LP equity financing for the acquisition of an investment grade, two-building office portfolio known as Kirkman Point I & II located in the tourist corridor of Orlando near the intersection of International Drive and South Kirkman Road.



Property Overview:

- The 7.5-acre property is currently under contract to purchase. Senior debt has been arranged 3.75%.
- Building I was built in 2012 and Building II was completed in 2018. The property uniquely includes structured parking – one of only 3 properties in the submarket.
- The property is currently 97% leased to six tenants including Walt Disney and Lockheed Martin. Further, 93% of the tenancy carries investment-grade credit rating, thus mitigating impact of COVID19.
- Both buildings house mission critical business units of Disney and Lockheed. The property benefits from predictable escalating income w/ staggered lease expiry – only 6% rollover until 2023.
- The property includes additional land that will be sold by Sponsor post-closing. Multifamily buyer has been pre-arranged.

Risk Mitigation Attributes:

- Supply-constrained market with limited availability. Submarket office vacancy is 2.9%.
- Located within a 10-mile radius of 1/3 of all jobs in Orlando.
- Universal Studios has assembled over 575 acres surrounding the property for its new theme park.

For Information Contact:

NYSA CAPITAL
 Monarch Tower
 3424 Peachtree Road NE
 Suite 1150
 Atlanta, GA 30326
ProjectTeam@NysaCapital.com
 Phone: (404) 239-2222