

FOR SALE

Lease Investment Opportunity



GOODYEAR

SERVICE CENTER

**Outlot #1C at River City Marketplace
Jacksonville, FL**

- Price: \$ 1,780,000
- Cap Rate: 7.75%
- Building: 6,864 sf
- Lot Size: 1.308 acres
- Lease Term: Twelve (12) Years
- Occupancy: May 2007

**FINANCING
AVAILABLE!**



**For more information, please contact:
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Embree Asset Group, Inc.
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The Goodyear Tire & Rubber Company, incorporated in 1898, is engaged in the development, manufacture, distribution and sale of tires and related products and services worldwide. Goodyear manufactures and sells tires under the Goodyear brand, the Dunlop brand, the Kelly brand, the Fulda brand, the Debica brand, the Sava brand and various other Goodyear-owned house brands and the brands of certain customers. In addition, to providing light automotive repair services and miscellaneous other products and services, Goodyear operates more than 1,700 tire and auto service center outlets where it provides automotive repair and other auto-related services worldwide. Goodyear manufactures its products in more than 90 facilities in 28 countries. It has marketing operations in almost every country around the world.

Services provided at this location include New Tire Sales & Repair, Battery Sales; Oil, Lube & Filter Service, Brake Service, Tune-ups, Preventative Maintenance and Alignments.

River City Marketplace is strategically located at the interchange of I-95 and Airport Road, just north of I-295, in north Jacksonville, Florida. River City Marketplace is the largest shopping complex in the north Jacksonville market. Tenants include: Wal-Mart, Lowes, Gander Mountain, Wallace Theaters, Best Buy, Bed Bath & Beyond, Michaels, PETSMART and OfficeMax.

Lease Summary

Tenant:	Goodyear Tire & Rubber Company
Property Address:	River City Marketplace • Jacksonville, FL
Lease Term:	Twelve (12) years
Schedule of Rents:	Years 1 - 12: \$ 138,000
Options:	Five (5) - 5 Year
Increases:	5% During Each Option Period
Taxes & Insurance:	By Tenant
Repairs:	Landlord responsible for Roof & Structure. Tenant responsible for all repairs and maintenance.

