

FLUENT (TENANT) IS SCHEDULED TO BEGIN THEIR BUILDOUT IN EARLY 2025



REPRESENTATIVE PHOTO

FLUENT
C A N N A B I S

848 W SAND LAKE RD

ORLANDO, FL 32809



MATTHEWS
REAL ESTATE INVESTMENT SERVICES

OFFERING MEMORANDUM

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THE FLORIDA MALL



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INVESTMENT HIGHLIGHTS



TROPHY ASSET

Strategically located in the heart of Orlando, this property is just steps from The Florida Mall, minutes from Orlando International Airport and I-4, and prominently fronts W Sand Lake Rd, which sees $\pm 48,500$ vehicles per day.



ABSOLUTE NNN LEASE

There are zero landlord responsibilities, making it a great investment opportunity for a passive investor.



LONG-TERM LEASE

There are 12 Years remaining on the base term of the lease, providing stability and security for investors.



ATTRACTIVE RENTAL INCREASE

Property includes 2.50% Annual Rental Increases.



RECENT RENOVATION

Throughout the first couple of months of 2025, the Tenant is allocating approximately \$650,000 towards renovations to make it suitable for their operations, demonstrating their commitment to the site.



STICKY TENANT

Cannabis dispensary tenants are less likely to relocate due to restrictive zoning regulations that limit where they can operate.





THE FLORIDA MALL

LOCATION HIGHLIGHTS

HIGH VISIBILITY: The subject property fronts Sand Lake Rd (SR 482), an east-west thoroughfare in Orlando that sees $\pm 48,500$ vehicles per day (VPD). Sand Lake Rd provides direct connectivity to the Florida Turnpike, I-4, and the Martin Andersen Beachline Expressway.

CLOSE PROXIMITY TO THE FLORIDA MALL: The subject property is located just steps from The Florida Mall, one of the largest single-story malls in the United States. Spanning 1.8 million square feet, the mall features over 250 retail, dining, and entertainment options and attracts more than 20 million visitors annually.

CLOSE PROXIMITY TO ORANGE COUNTY CONVENTION CENTER: The subject property is located about 6.5 miles from the Orange County Convention Center (OCCC), the second-largest convention facility in the United States. The OCCC hosts approximately 1.4 million attendees annually, contributing an estimated \$2.4 billion to the local economy each year.

CLOSE PROXIMITY TO ORLANDO THEME PARKS: The subject property is just minutes away from major Orlando theme parks, including SeaWorld Orlando, Universal Studios, Universal Islands of Adventure, Volcano Bay, and more.

STRONG RETAIL SYNERGY: The subject property is surrounded by some of the nation's largest retailers, including Chili's Grill & Bar, Target, Tesla, Chick-fil-A, Macy's, Burlington, Best Buy, Aldi, and more.

GROWING MARKET: Orlando, Florida, has experienced significant economic and population growth in recent years. In 2022, the Orlando metropolitan area's real Gross Domestic Product (GDP) expanded by 5.9%, surpassing the national average and adding over \$22 billion to the local economy. This robust economic performance is complemented by a steady population increase; as of 2024, the metro area population reached approximately 2.1 million, marking a 1.45% rise from the previous year. The region's growth is further underscored by projections anticipating the addition of more than 1,500 residents weekly over the next decade, aiming for a population of 5.2 million by 2030. This expansion reflects Orlando's dynamic economic environment and its appeal as a vibrant hub for both businesses and individuals.



OfficeMax®
WHOLESALE

THE FLORIDA MALL

JCPenney ★ macy's
Dillard's sears
OLD NAVY H&M HOME SERVICES
GameStop VICTORIA'S SECRET ZARA VANS
Apple Store Bath & Body Works
TESLA



528

± 89,800 VPD

S ORANGE BLOSSOM TRI
± 66,00 VPD

TERRACE SHOPPING MALL



SUBJECT PROPERTY



SAND LAKE RD ± 48,500 VPD



 **PALAZZO RESIDENCES**
APARTMENT COMPLEX

EVOIVE
MEDIA GROUP

 **NORTHERN**
TOOL + EQUIPMENT

DUNKIN'
RaceTrac

TERRACE SHOPPING MALL
   

SAND LAKE PLAZA

 **DISCOVERY CHURCH**
 **LANCASTER DENTAL**

 **7-ELEVEN**

 **ALDI**

 **HORMEL**

528

± 89,800 VPD

 **LAS PALMAS AT SAND LAKE**
CONDOMINIUMS

SUBJECT PROPERTY 

 **TARGET**

SAND LAKE RD ± 48,500 VPD



FINANCIAL SUMMARY



EXECUTIVE SUMMARY

List Price	\$3,724,137
Cap Rate	7.25%
NOI	\$270,000
GLA	±5,028 SF
Lot Size	±1.00 AC
Year Built / Renovated	1995 / 2025

TENANT SUMMARY

Tenant Trade Name	Fluent
Type of Ownership	Fee Simple
Lease Guaranty	Corporate
Lease Gaurantor	Cansortium Holdings LLC
Lease Type	Absolute NNN
Roof and Structure	Tenant Responsible
Original Lease Term	12 Years
Term Remaining on Lease	±12 Years
Increase	2.50% Annually

ANNUALIZED OPERATING DATA

LEASE YEARS	MONTHLY BASE RENT	ANNUAL BASE RENT	CAP RATE
Year 1	\$22,500.00	\$270,000.00	7.25%
Year 2	\$23,062.50	\$276,750.00	7.43%
Year 3	\$23,639.06	\$283,668.75	7.62%
Year 4	\$24,230.04	\$290,760.47	7.81%
Year 5	\$24,835.79	\$298,029.48	8.00%
Year 6	\$25,456.69	\$305,480.22	8.20%
Year 7	\$26,093.10	\$313,117.22	8.41%
Year 8	\$26,745.43	\$320,945.15	8.62%
Year 9	\$27,414.07	\$328,968.78	8.83%
Year 10	\$28,099.42	\$337,193.00	9.05%
Year 11	\$28,801.90	\$345,622.83	9.28%
Year 12	\$29,521.95	\$354,263.40	9.51%
OPTION 1			
Year 13	\$30,260.00	\$363,119.98	9.75%
Year 14	\$31,016.50	\$372,197.98	9.99%
Year 15	\$31,791.91	\$381,502.93	10.24%
Year 16	\$32,586.71	\$391,040.50	10.50%
Year 17	\$33,401.38	\$400,816.52	10.76%
OPTION 2			
Year 18	\$34,236.41	\$410,836.93	11.03%
Year 19	\$35,092.32	\$421,107.85	11.31%
Year 20	\$35,969.63	\$431,635.55	11.59%
Year 21	\$36,868.87	\$442,426.44	11.88%
Year 22	\$37,790.59	\$453,487.10	12.18%

TENANT PROFILE



CANSORTIUM

FLUENT
CANNABIS



30+
NUMBER OF DISPENSARIES



YEAR FOUNDED
2015



WEBSITE
<https://investorsgetfluent.com/>



Cansortium is a vertically-integrated cannabis company with licenses and operations in Florida, Pennsylvania and Texas. The Company operates under the FLUENT™ brand and is dedicated to being one of the highest quality cannabis companies for the communities it serves. This is driven by Cansortium's unrelenting commitment to operational excellence in cultivation, production, distribution and retail. The Company is headquartered in Tampa, Florida.

Cansortium Inc.'s common shares trade on the CSE under the symbol "TIUM.U" and on the OTCQX Best Market under the symbol "CNTMF".

ORLANDO

ORLANDO, FL

Orlando, located in central Florida, is renowned for its vibrant tourism industry and diverse entertainment options. As the home to world-famous theme parks like Walt Disney World, Universal Orlando Resort, and SeaWorld, the city attracts millions of visitors each year. Beyond the parks, Orlando boasts a thriving cultural scene with attractions such as the Orlando Museum of Art and the Dr. Phillips Center for the Performing Arts. Its warm climate and abundant recreational opportunities, including nearby lakes and golf courses, contribute to its appeal as a year-round destination. In addition to its tourism-driven economy, Orlando is a growing hub for technology and innovation.

The city has seen significant development in sectors such as simulation, optics, and aerospace, partly due to the presence of institutions like the University of Central Florida and its research programs. Orlando's real estate market is also flourishing, with a variety of housing options and new developments catering to its expanding population. This blend of entertainment, culture, and economic growth makes Orlando a dynamic and attractive place to live and visit.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2029 Population Projection	9,037	60,781	193,689
2024 Population	8,747	59,187	187,54
2020 Population	8,650	60,503	185,949
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2029 Household Projection	2,752	20,807	71,248
2024 Households	2,664	20,255	68,960
2020 Households	2,649	20,721	68,417
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$67,284	\$64,035	\$75,030

HOTELS AND LODGING

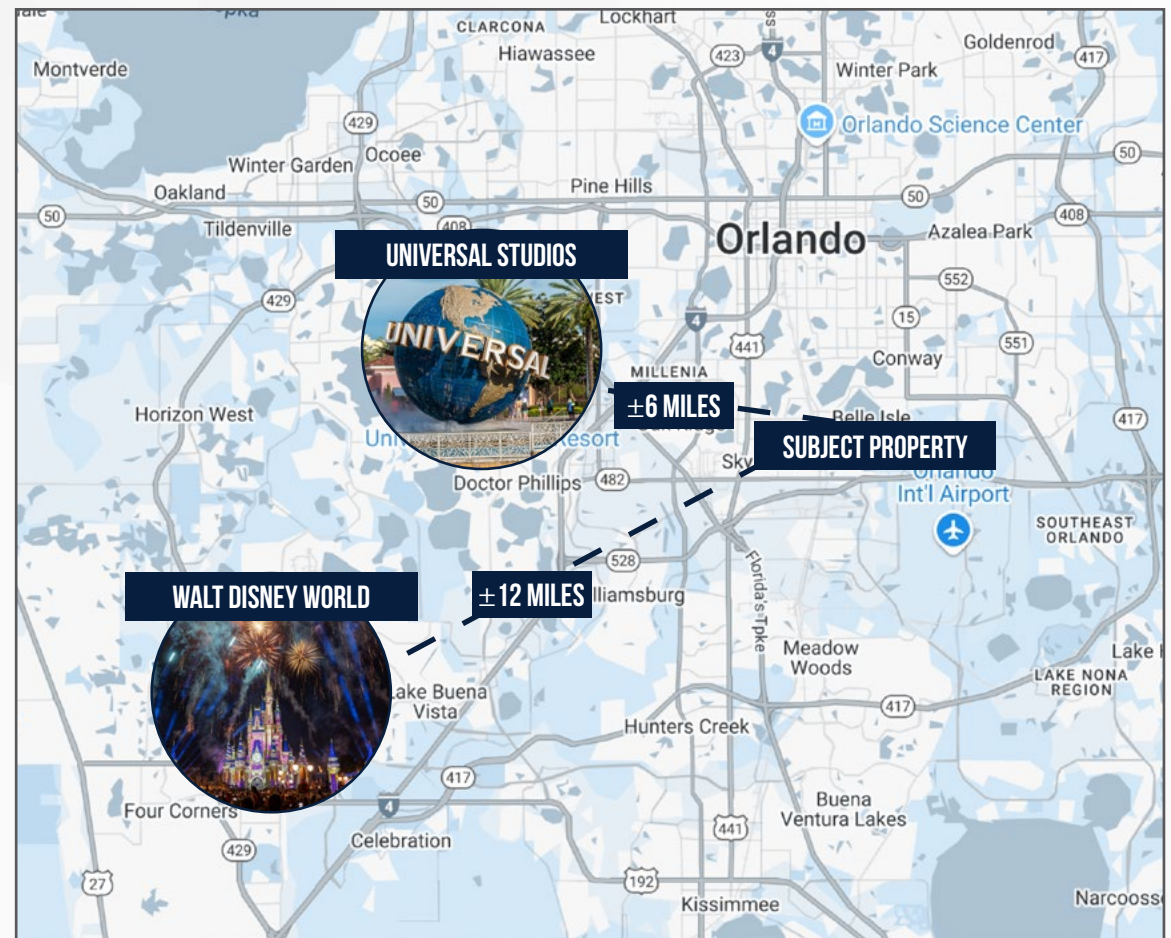
With approximately 450 hotels and more than 144,000 guest rooms - including 35 AAA Four-Diamond and Forbes Travel Guide Four-Star award recipients - Orlando offers more lodging options than nearly any destination in the world. Accommodations range from luxury resorts and themed hotels to charming bed and breakfasts, economy hotels/motels, and campgrounds. Vacation ownership units, private condominiums, and homes are also available.

THEME PARKS

Orlando is best known as home to the world's top theme parks and water parks including the four theme parks and two water parks at Walt Disney World Resort - Disney's Animal Kingdom, Blizzard Beach Water Park, Epcot, Disney's Hollywood Studios, Magic Kingdom, and Typhoon Lagoon; the two theme parks at Universal Orlando Resort - Islands of Adventure and Universal Studios Florida; three parks from SeaWorld Parks and Entertainment - SeaWorld Orlando, Aquatica - SeaWorld's Waterpark and Discovery Cove; and LEGOLAND Florida Resort.

SHOPPING CENTERS

The Orlando area features several major shopping centers. Two notable shopping malls are the Florida Mall and The Mall at Millenia. The Florida Mall is the largest mall in Orlando and the largest single-story mall in the United States. It features almost 300 stores and is right next to the Florida Hotel & Conference Center and M&M World. The Mall at Millenia is an upscale two-story mall with over 150 stores including luxury brands such as Chanel, Gucci, Louis Vuitton, Versace, and Prada.



CONFIDENTIALITY AGREEMENT AND 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 **848 W Sand Lake, Orlando, FL 32809** ("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.

Net Lease Disclaimer: There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

REPRESENTATIVE PHOTO



FLUENT
C A N N A B I S



INTERACTIVE OFFERING MEMORANDUM

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