

OFFERING MEMORANDUM

4065 SOUTH SUNCOAST BOULEVARD

Homosassa, Florida 34446

VALUE-ADD RETAIL OFFERING

Existing Income | NNN Lease-Up Opportunity



\$650,000
ASKING PRICE

±4,260 SF
BUILDING AREA

~\$153
PRICE PER BUILDING SF

\$29,826
EXISTING ANNUAL BASE RENT

SUITE 4073 ALSO AVAILABLE FOR LEASE

EXCLUSIVELY PRESENTED BY

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Broker of Record: Marcus & Millichap Real Estate Investment Services of Florida, Inc.



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By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, costs, expenses, or liability arising out of your investigation and/or purchase of this Net Lease property.

PROPERTY SUMMARY

4065 S. Suncoast Blvd, Homosassa, FL 34446

\$650,000 ASKING PRICE	\$29,826 EXISTING ANNUAL BASE RENT	±2,000 SF AVAILABLE AREA	~\$153 PRICE PER BUILDING SF	±4,260 SF BUILDING AREA
±0.29 AC LOT SIZE	±18 Spaces PARKING	3 Suites / 2 Occ. SUITES / OCCUPIED	~49.9% OCCUPANCY (RENT-ROLL)	4073 VACANT SUITE

Building area, parking, and lot size are approximate and subject to independent purchaser verification. Price per square foot is a broker calculation (asking price ÷ reported building area. Occupancy is calculated using the 3,990-square-foot rent-roll area; reported building area is approximately 4,260 square feet. All areas should be independently verified.

OFFERING OVERVIEW

4065 South Suncoast Boulevard is a three-suite retail property containing approximately 4,260 square feet along the US-19 commercial corridor in Homosassa. Two occupied suites totaling 1,990 square feet generate \$29,826 in existing annual base rent, while Suite 4073 provides approximately 2,000 square feet available for lease or owner occupancy. The property is offered at \$650,000.

INVESTMENT HIGHLIGHTS



NNN LEASE-UP OPPORTUNITY

Approximately 2,000 SF available for lease at \$16.00/SF NNN.



EXISTING IN-PLACE INCOME

Two operating tenants generate \$29,826 in existing annual base rent.



DIRECT US-19 FRONTAGE & VISIBILITY

Prominent frontage and visibility along South Suncoast Boulevard/US-19.



CONTRACTUAL RENT GROWTH

MJ's Barber Cutz increases to \$1,195 per month in Year 2, followed by 4% annual increases in Years 3–5.



ACQUISITION BASIS

Approximately \$153 per building SF based on the \$650,000 asking price.



OWNER-USER FLEXIBILITY

Suite 4073 provides approximately 2,000 SF for potential owner occupancy while the occupied suites generate existing income.



NEAR-TERM LEASE ROLLOVER

The Two Stars lease expires November 30, 2026, subject to its stated renewal option, creating a near-term lease decision for the purchaser.



LONGER-TERM EXPENSE RECOVERY

Future property-wide expense-recovery restructuring may provide additional long-term opportunity, subject to future lease negotiations.

THREE ACQUISITION STRATEGIES

1 NNN LEASE-UP STABILIZATION

\$43,597

ILLUSTRATIVE NNN LEASE-UP NOI

\$10,500

GROSS ESTIMATED ANNUAL EXPENSE REIMBURSEMENTS

Lease Suite 4073 on an NNN basis while maintaining income from the two occupied suites. The illustrative analysis reflects a 6.71% stabilized return at the \$650,000 asking price.

2 EXISTING-INCOME ACQUISITION

2 of 3

SUITES OCCUPIED

~49.9%

RENT-ROLL OCCUPANCY

Acquire the property with two income-producing suites and evaluate the upcoming Two Stars rollover in accordance with the existing lease and stated renewal option.

3 OWNER-USER WITH INCOME OFFSET

±2,000 SF

AVAILABLE FOR OCCUPANCY

\$29,826

EXISTING ANNUAL BASE RENT

Occupy Suite 4073 while receiving \$29,826 in existing annual base rent from the two occupied suites to offset ownership costs.

Approximately 2,000 SF available for NNN lease-up, supported by income from two existing tenants.

AERIAL & US-19 RETAIL CORRIDOR

4065 S. Suncoast Blvd, Homosassa, FL 34446



AERIAL & US-19 RETAIL CORRIDOR

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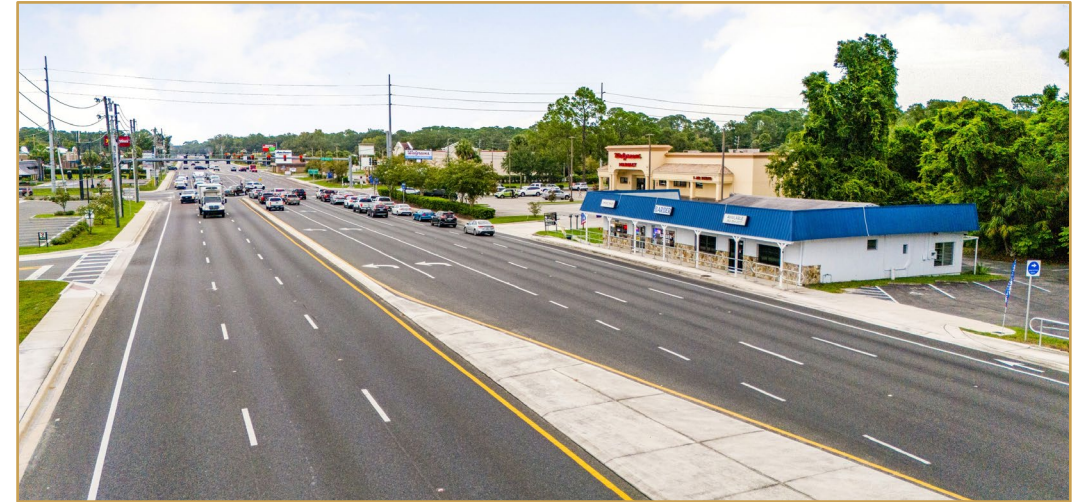
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PROPERTY PHOTOGRAPHY

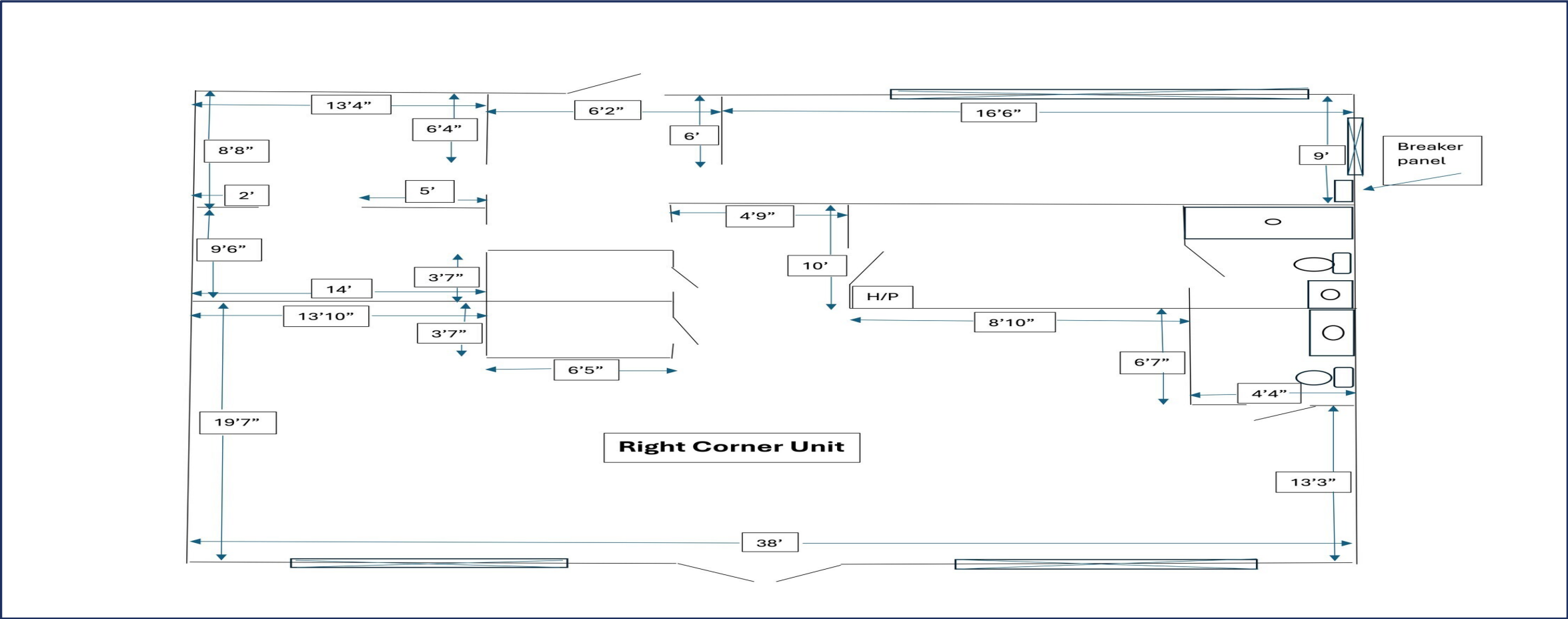
4065 S. Suncoast Blvd, Homosassa, FL 34446



AVAILABLE SUITE FLOOR PLAN

Suite 4073 | Right Corner Unit | ±2,000 SF | Available

4073 SUITE	Available STATUS	±2,000 SF APPROX. AREA
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Conceptual Floor Plan — Not to Scale. All dimensions and areas are approximate and must be independently verified.

AVAILABLE FOR LEASE

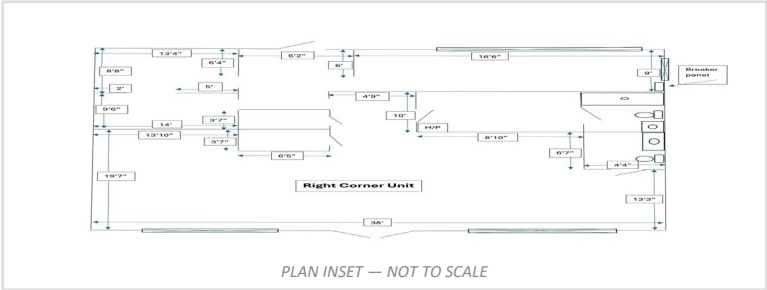
Suite 4073 | 4065 South Suncoast Boulevard, Homosassa, FL 34446

±2,000 SF
AVAILABLE

\$16.00/SF
NNN BASE RENT

Estimated NNN Expenses: \$5.25/SF annually	Estimated Total Occupancy Cost: \$21.25/SF	Est. Monthly Occupancy Cost: ~\$3,542 + Utilities
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Estimated NNN expenses are preliminary broker estimates only and are subject to annual reconciliation, tenant use and final negotiated lease terms. Tenant is responsible for separately metered utilities.



SUITE FEATURES

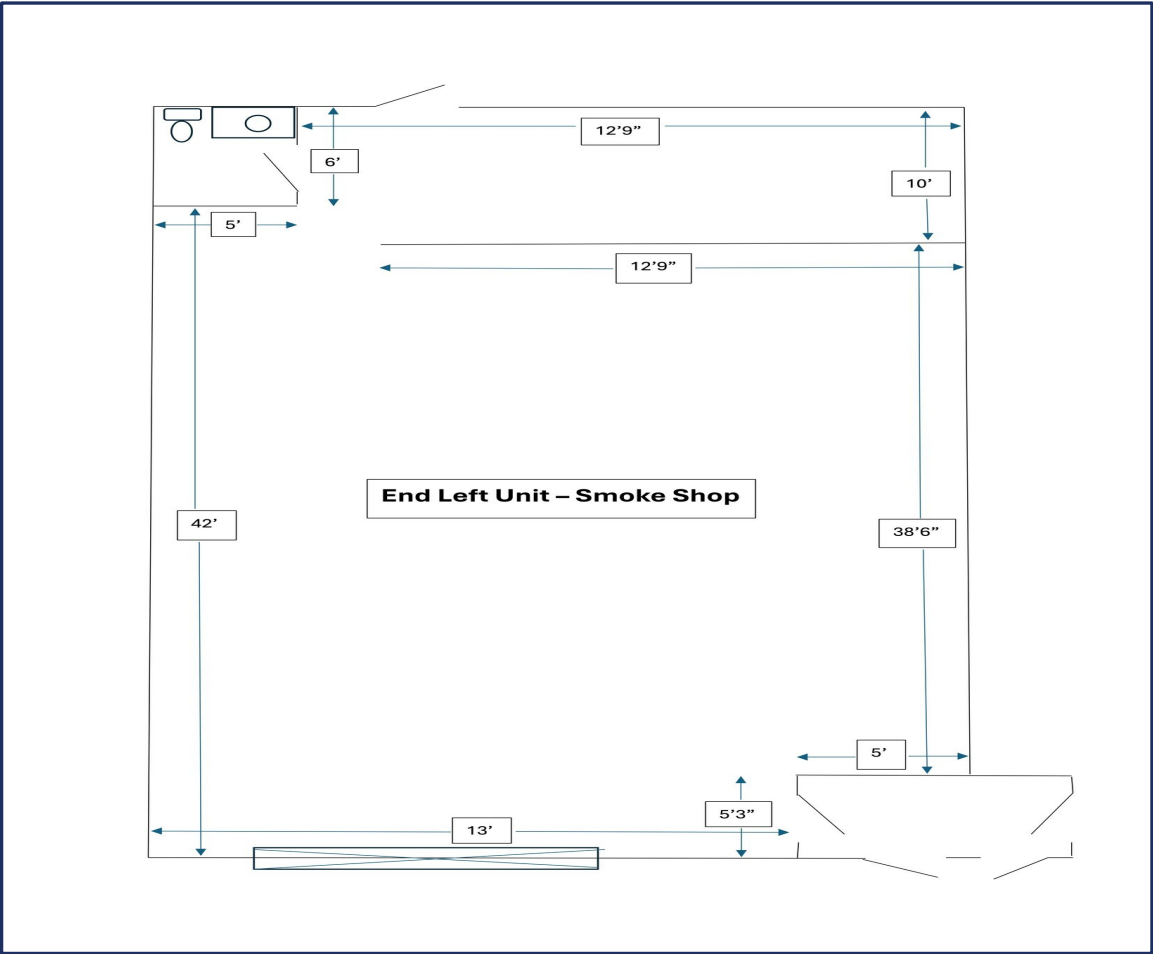
- ▶ Large open showroom or workspace
- ▶ Highway-facing storefront windows
- ▶ Direct exterior entrance
- ▶ Multiple private rooms or offices
- ▶ Kitchenette / break area
- ▶ Signage opportunity, subject to approval
- ▶ Direct US-19 visibility; shared parking with convenient access
- ▶ Flexible retail, office, or service use

Suite area and dimensions are approximate and must be independently verified. Prospective tenants must independently verify zoning, permitted use, utility service, wastewater capacity and the condition and suitability of all building systems for their intended use.

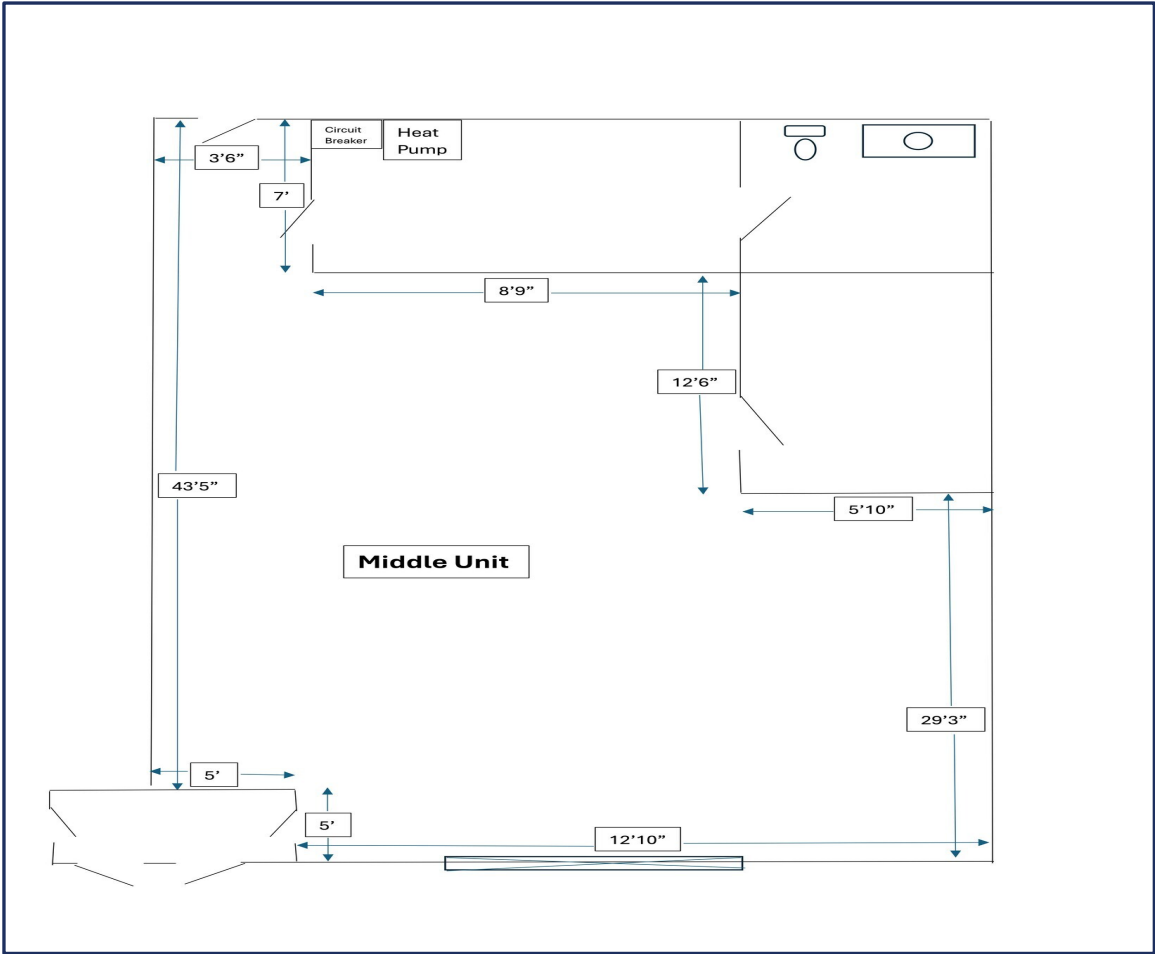
OCCUPIED-SUITE FLOOR PLANS

Suites 4065 & 4069

SUITE 4065 — END LEFT UNIT — TWO STARS SMOKE SHOP — ±1,130 SF



SUITE 4069 — MIDDLE UNIT — MJ'S BARBER CUTZ — ±860 SF



Conceptual Floor Plan — Not to Scale. All dimensions and areas are approximate and must be independently verified.

TENANT SUMMARY & RENT ROLL

4065 S. Suncoast Blvd, Homosassa, FL 34446

Suite	Tenant	SF	Lease Start	Lease Expiration	Term Remaining	Monthly Rent	Annual Rent	Annual Base Rent/SF	Renewal Options
4065	Two Stars Smoke Shop	1,130	12/1/2025	11/30/2026	0.27 Yrs	\$1,385.50	\$16,626	\$14.71	1 × 1-Year Option; +5%
4069	MJ's Barber Cutz	860	12/5/2025	12/4/2030	4.28 Yrs	\$1,100.00*	\$13,200*	\$15.35*	None
4073	Available	±2,000	—	—	—	—	—	\$16.00 Asking**	—
TOTAL		3,990				\$2,485.50	\$29,826	\$14.99	

*MJ's Year 2 base rent increases to \$1,195.00 per month, or approximately \$16.67/SF annually; Years 3–5 increase 4% annually.

**Suite 4073's \$16.00/SF figure represents the current NNN asking rent and is not existing contractual rent.

2.04 Years
WALT (OCCUPIED SUITES)

WALT is weighted by current annual base rent for occupied suites only and is calculated as of August 24, 2026.

Occupancy is calculated using the 3,990-square-foot rent-roll area. Reported building area is approximately 4,260 square feet. All areas should be independently verified.

LEASE ABSTRACTS

4065 S. Suncoast Blvd, Homosassa, FL 34446

SUITE 4065 — TWO STARS SMOKE SHOP	
Suite	4065
Tenant	Two Stars Smoke Shop
Area	1,130 SF
Commencement	12/1/2025
Expiration	11/30/2026
Remaining Term	0.27 Years (as of 8/24/2026)
Current Monthly Rent	\$1,385.50
Current Annual Rent	\$16,626
Lease Structure	Gross
Rent Escalations	None during initial term
Renewal Options	One one-year option at a 5% increase.
Expense Responsibility	Gross lease; expense obligations governed by the lease.
Landlord Termination Rights	No separate landlord termination right identified in lease review.

SUITE 4069 — MJ'S BARBER CUTZ	
Suite	4069
Tenant	MJ's Barber Cutz
Area	860 SF
Commencement	12/5/2025
Expiration	12/4/2030
Remaining Term	4.28 Years (as of 8/24/2026)
Current Monthly Rent	\$1,100 (Yr 1); \$1,195 (Yr 2)*
Current Annual Rent	\$13,200 (Yr 1)*
Lease Structure	Modified Gross
Rent Escalations	Year 2 to \$1,195/mo; +4% annually Years 3–5
Renewal Options	None
Expense Responsibility	Tenant pays proportionate share of increases in RE taxes & insurance above base year
Landlord Termination Rights	Six months' notice; contractual tenant compensation required

* MJ's Barber Cutz base rent increases to \$1,195.00/month (\$14,340/YR) in Year 2; Years 3–5 escalate 4% annually.

This summary is provided for reference only. Legal terms are governed by the executed lease documents; buyer must independently review and verify all lease terms. Suite 4073 (±2,000 SF) is currently vacant and available for lease — see the Available for Lease page for asking terms.

CURRENT OPERATING STATEMENT

4065 S. Suncoast Blvd | Annualized Current Rent | 2025 Expense Basis

	Amount	\$ / Occupied SF	\$ / Building SF
Occupied Annual Base Rent	\$29,826.00	\$14.99	\$7.00
Insurance	\$10,768.55	—	\$2.53
Property Management	\$2,700.00	—	\$0.63
Property Taxes	\$5,228.47	—	\$1.23
Repairs & Maintenance	\$2,428.00	—	\$0.57
Utilities	\$2,997.22	—	\$0.70
Annual Filing Fee	\$138.75	—	\$0.03
Operating Expenses Before Reserve	\$24,260.99	—	\$5.69
NOI Before Reserve	\$5,565.01	—	\$1.31
Replacement Reserve (\$0.20/SF)	\$852.00	—	\$0.20
Adjusted NOI After Reserve	\$4,713.01	—	\$1.11

Occupied base rent per square foot is calculated using 1,990 occupied rentable square feet. Building-level figures are calculated using the reported 4,260-square-foot building area. Occupancy is calculated using the 3,990-square-foot rent-roll area; all areas should be independently verified.

Adjusted NOI After Reserve (\$4,713.01) is the current-basis NOI carried forward consistently throughout the Illustrative NNN Lease-Up Analysis and Operating Scenario Comparison pages.

49.9%
OCCUPANCY

81.3%
EXP. RATIO (BEFORE RESERVE)

84.2%
EXP. RATIO (ADJUSTED)

\$5,565
NOI BEFORE RESERVE

\$4,713
NOI AFTER RESERVE

ILLUSTRATIVE NNN LEASE-UP ANALYSIS

4065 S. Suncoast Blvd, Homosassa, FL 34446

Existing Tenant Base Rent	\$29,826.00
Suite 4073 Base Rent — 2,000 SF × \$16.00	\$32,000.00
Potential Base Rental Income	\$61,826.00
Vacancy / Credit Loss — 5% of Potential Base Rental Income	(\$3,091.30)
Effective Base Rental Income	\$58,734.70
Current Property Expenses, Including Reserve	(\$25,112.99)
Modified-Gross Lease-Up NOI	\$33,621.71
Estimated NNN Reimbursements	\$10,500.00
Reimbursement Collection Allowance — 5% of Estimated Reimbursements	(\$525.00)
Net Estimated Reimbursements	\$9,975.00
Illustrative NNN Lease-Up NOI	\$43,596.71
Indicated Return at \$650,000	6.71%

Illustrative only. Assumes Suite 4073 is leased at \$16.00/SF NNN with estimated expenses of \$5.25/SF and a 5% vacancy/credit allowance. Excludes tenant improvements, leasing commissions, free rent, downtime, capital expenditures and changes in operating costs. The \$5.25/SF estimated NNN expense figure is a preliminary estimate and does not represent a fixed or guaranteed charge.

OPERATING SCENARIO COMPARISON

4065 S. Suncoast Blvd, Homosassa, FL 34446

1 CURRENT ADJUSTED NOI

\$4,713

NET OPERATING INCOME

NOI/SF: \$1.11 Cap at \$650,000: 0.73%

Two suites occupied; one vacant. Reflects actual current income and expenses.

2 ILLUSTRATIVE NNN LEASE-UP

\$43,597

ILLUSTRATIVE NET OPERATING INCOME

NOI/SF: \$10.23 Indicated Return: 6.71%

Modified-gross lease-up NOI of \$33,621.71 plus 95% of Suite 4073's estimated \$10,500 annual NNN reimbursements (\$9,975).

3 LONG-TERM T&I RECOVERY SENSITIVITY

\$48,819

ILLUSTRATIVE NET OPERATING INCOME

NOI/SF: \$11.46 Indicated Return: 7.51%

LONGER-TERM OPTIONALITY — NOT CURRENT ECONOMICS

The Long-Term T&I Recovery Sensitivity applies 95% recovery to total property taxes and insurance, requires future lease restructuring across the entire property, and is separate from the Suite 4073 NNN lease-up scenario. The existing tenants do not currently owe this level of recovery under their leases, and leasing Suite 4073 alone does not produce this outcome — it is presented as longer-term optionality, not current or near-term economics.

Estimated NNN operating expenses for Suite 4073 are broker estimates only and are subject to annual reconciliation and the final negotiated lease terms. All illustrative scenarios use the current normalized property-level expense estimate and do not account for tenant improvements, leasing commissions, additional downtime, or potential changes in utilities, maintenance and management costs.

OWNER-USER OPPORTUNITY

4065 S. Suncoast Blvd, Homosassa, FL 34446

The available Suite 4073 (±2,000 SF) gives an owner-user the ability to occupy dedicated space along US-19 while the two existing tenants at Suites 4065 and 4069 continue to generate \$29,826 in annual base rent — income that can be applied toward carrying costs from day one.



OCCUPY

Take possession of the ±2,000 SF available suite for an owner-operated business or professional use.



COLLECT

Continue receiving \$29,826 in existing annual base rent from Two Stars Smoke Shop and MJ's Barber Cutz.



CONTROL

Hold a US-19 real estate asset outright, with future flexibility to lease the third suite.



HOMOSASSA TRADE AREA OVERVIEW

5-Mile Trade Area | 4065 S. Suncoast Blvd, Homosassa, FL 34446

4065 South Suncoast Boulevard sits within an established residential trade area along US-19/South Suncoast Boulevard, Homosassa's primary north–south commercial corridor. The surrounding five-mile trade area is a mature consumer base rather than a high-growth market, with a median age of 55.0 and population age 65+ at nearly 35% — characteristics that support steady service-retail and personal-care demand rather than rapid rooftop-driven growth.

Walmart and Publix rank among the largest nearby employers and support daily-needs retail activity within the trade area, alongside Citrus County School District facilities and area healthcare and hospitality employers. Homosassa Springs Wildlife State Park and broader Nature Coast destinations contribute additional visitor activity to the trade area.

POPULATION (2025)

23,989

2030 Proj.: 24,474 • +2.0%

HOUSEHOLDS (2025)

11,206

2030 Proj.: 11,513 • +2.7%

MEDIAN AGE

55.0

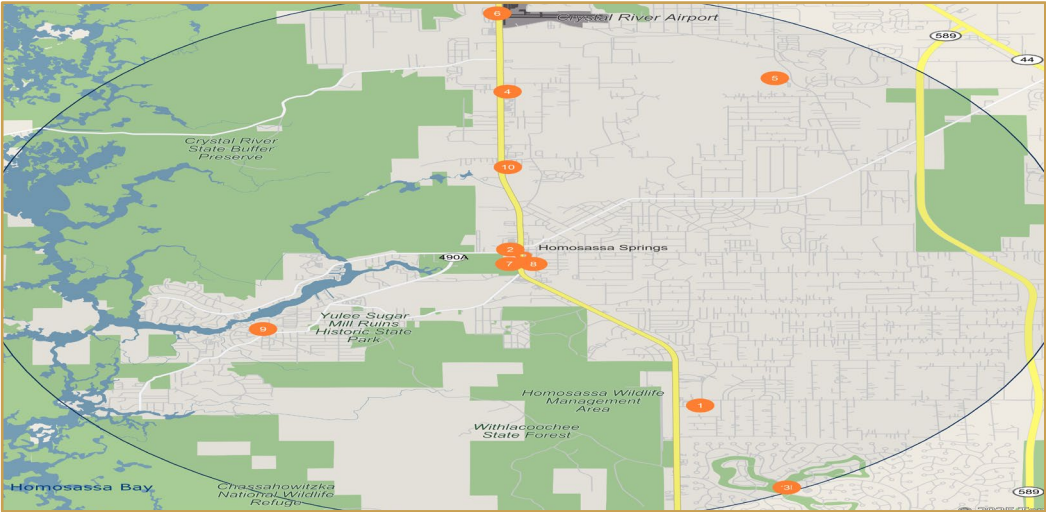
U.S. Median: 40.0

MEDIAN HH INCOME

\$51,482

Avg. HH Income: \$65,425

MAJOR EMPLOYERS — TRADE AREA	
Employer	Employees
Walmart	165
Publix Super Markets	152
Sugarmill Woods Country Club	135
Crystal Jeep	108
Rock Crusher Elementary School	106
Sibex Systems Division	104

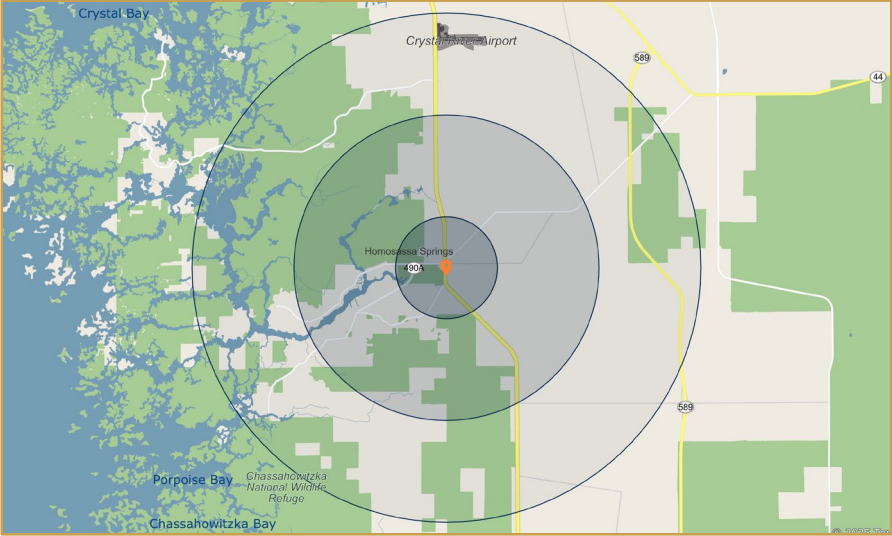


Source: 2025 Third-Party Demographic Report provided by broker; radii measured from the subject property.

SITE DEMOGRAPHICS

1-, 3- and 5-Mile Radii | 4065 S. Suncoast Blvd, Homosassa, FL 34446

	1 Mile	3 Miles	5 Miles
POPULATION			
2025 Population	1,098	10,627	23,989
2030 Population	1,116	10,786	24,474
Daytime Population (2025)	888	8,774	22,347
HOUSEHOLDS			
2025 Households	482	5,015	11,206
2030 Households	493	5,124	11,513
INCOME & SPENDING			
Average Household Income	\$50,511	\$60,995	\$65,425
Median Household Income	\$42,226	\$46,212	\$51,482
Per Capita Income	\$24,090	\$29,283	\$31,077
Avg. Household Retail Expenditure	\$43,495	\$48,353	\$52,054
POPULATION PROFILE			
Population Age 65+	34.2%	33.7%	34.8%
Median Age	53.0	54.0	55.0



1-, 3- and 5-Mile Radii from Subject Property

Source: 2025 Third-Party Demographic Report provided by broker; radii measured from the subject property.



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±2,000 SF

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