

Charley's Case Study

Recovering, protecting, and growing value in a net lease investment.

The Challenge

A net lease investor found himself in a dire situation after his tenant vacated and left the building with expensive deferred maintenance.

The asset, located at 9080 Ulmerton Road in Largo, Florida, was a former Dairy Queen.

The asset was dilapidated and sat vacant for seven months putting strain on the landlord's finances.

Confidant Asset Management was engaged to reposition the property after said seven months of vacancy.



The Action

Confidant Asset Management immediately began leveraging existing national and regional tenant relationships.

This focused and connected marketing resulted in three national brands submitting letters of intent.

An executed lease was in place within five months.



The Result

New national tenant

15 year increase in base lease term

Increase in guarantor net worth by \$5,000,000

36%+ increase in NOI

About Confidant Asset Management

Confidant Asset Management manages over 270,000 sf of net lease properties for individual property owners, net lease investment funds, and publicly traded REITs.

We offer full service and proactive property management, including vacancy prevention, market repositioning, and tenant compliance, to maximize return on investment.

Please visit camnetlease.com or contact Noah Shaffer at nshaffer@camnetlease.com for more information.



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