

Banyan Crossing

FICTIONAL PROPERTY FOR TRAINING USE ONLY

Item	Detail
Property type	Neighborhood retail center, grocery anchored, north Palm Beach County
Gross leasable area	36,000 SF across 9 suites
Built / renovated	1998 / facade and parking lot renovated 2019
Parking	212 spaces
Traffic count	About 38,000 vehicles per day on the main road, per the owner's 2024 flyer (source not verified)
Lease structure	All leases NNN. Estimated 2026 CAM, taxes, and insurance: \$9.25 per SF
Occupancy	7 of 9 suites leased
Vacancies	Suite 102: 2,400 SF inline, asking \$30.00 per SF NNN Suite 106: 3,800 SF end-cap, former bank branch with a working drive-thru lane, asking \$38.00 per SF NNN
2025 net operating income	\$641,300, per the owner's 2025 operating statement
Owner's asking price	\$11,500,000, if he decides to sell
Current management	Self-managed by the owner since his last manager left in June 2026

The owner

Walter Price, Managing Member, Mariner Coast Holdings, LLC. Bought the center in 2014. Proud of it, impatient, and convinced it is worth more than the last broker told him. Hates surprises. Responds well to straight numbers and a clear plan. Has not decided between holding and selling, and wants to hear both.

Known issues the owner mentioned on the phone

- The end-cap has sat empty since the bank left in early 2026.
- His last manager “never chased insurance certificates.”
- He thinks “the dentist’s lease is up sometime soon” but is not sure when.

Rent Roll as of October 1, 2026

FICTIONAL TENANTS FOR TRAINING USE ONLY

Suite	Tenant	SF	Rent / SF	Annual base rent	Expires
100	Fresh Harbor Market (anchor)	14,000	\$18.00	\$252,000	03/31/2031
101	Coastline Dental	2,400	\$32.00	\$76,800	06/30/2027
102	Vacant	2,400	asking \$30.00	none	
103	Palm Nail Studio	1,600	\$30.00	\$48,000	12/31/2026
104	Tidewater Title Co.	3,000	\$28.00	\$84,000	09/30/2028
105	Gardens Fitness Studio	4,200	\$24.00	\$100,800	01/31/2029
106	Vacant (end-cap, drive-thru)	3,800	asking \$38.00	none	
107	Sunrise Bagel Co.	1,800	\$34.00	\$61,200	10/31/2027
108	Blue Heron Pet Supply	2,800	\$26.00	\$72,800	05/31/2030
Totals		36,000		\$695,600	

Exclusive uses on file: Suite 100, grocery; Suite 101, dental (see Source 4); Suite 107, bagels and coffee as a primary use.

Certificate of insurance log

Kept by the previous manager. Not updated since June 2026.

Suite	Tenant	Policy expires	Additional insured on file
100	Fresh Harbor Market	03/31/2027	Landlord and manager
101	Coastline Dental	06/30/2027	Landlord only
103	Palm Nail Studio	08/31/2026	Landlord and manager
104	Tidewater Title Co.	01/15/2027	Landlord and manager
105	Gardens Fitness Studio	11/30/2026	No endorsement on file
107	Sunrise Bagel Co.	10/31/2026	Landlord and manager
108	Blue Heron Pet Supply	05/31/2027	Landlord and manager

What Walter Sent Over

FICTIONAL EMAIL FOR TRAINING USE ONLY

From: Walter Price, Mariner Coast Holdings

Subject: Banyan Crossing, for Friday

Glen and team,

Thanks for making time Friday. Quick background so you are not walking in cold. Banyan Crossing is basically full, the tenants are solid, and NOI is right around \$760,000 this year. At \$11.5 million that is better than a 6.5 cap, which is a bargain for a grocery-anchored center up here, so I do not want to hear anybody tell me it is worth less.

That said, I have not made up my mind. If you can show me how to lease the last spaces and run it properly, I might hold it another five years. My last manager was useless on the paperwork side. Never chased the insurance certificates, never told me when anything was coming up. I think the dentist's lease comes up for renewal soon but I honestly do not know when.

The bank space on the end is the one that keeps me up at night. It has had a drive-thru since the day it was built and nobody has figured out what to do with it.

Bring me something I can actually use. If it is good, you have the listing, the management, or both.

Walter

Before your pair uses this email, check it against the file

Compare what Walter claims with Sources 1, 2, and 4. Write down anything that does not match.

Why this page is here

An AI told to “use the owner’s numbers” will happily build a beautiful, confident teaser on top of a figure that cannot be true. The skill today is not getting AI to write. It is getting AI to check.

Suite 101 · Coastline Dental

FICTIONAL LEASE LANGUAGE FOR TRAINING USE ONLY

Lease between Mariner Coast Holdings, LLC (Landlord) and Coastline Dental, PLLC (Tenant) · Selected sections

Section 3. Term. The Term commences July 1, 2020 and expires June 30, 2027, unless extended under Section 4.

Section 4. Option to Extend. Tenant has two options to extend the Term, each for five years. To exercise an option, Tenant must deliver written notice to Landlord not less than 180 days and not more than 365 days before the expiration of the then-current Term. Rent during each option period shall be the greater of the rent in effect at expiration or 95 percent of fair market rent.

Section 5. Base Rent. Base Rent increases by 3 percent each July 1. Base Rent effective July 1, 2026 is \$32.00 per rentable square foot per year.

Section 9. Operating Expenses. Tenant pays its pro rata share of taxes, insurance, and common area maintenance. Increases in controllable common area maintenance charges shall not exceed 5 percent per year, on a non-cumulative basis.

Section 14. Insurance. Tenant shall maintain commercial general liability insurance of not less than \$1,000,000 per occurrence and \$2,000,000 aggregate, naming Landlord and Landlord’s property manager as additional insureds, and shall deliver a current certificate before each policy renewal.

Section 21. Exclusive Use. During the Term, Landlord shall not lease any other space in the Shopping Center for use as a general dentistry, orthodontic, or oral surgery practice.

Section 23. Assignment. Tenant may not assign this Lease or sublet the Premises without Landlord’s prior written consent, not to be unreasonably withheld.

This excerpt, the fact sheet, the rent roll, and the owner’s email are also in the Banyan Crossing property file at www.operatebigger.com/strategic, ready to upload into your Project.

Read it like a Checker

Before you ask any AI, answer these yourself. Then see if your AI gets the same answers.

LAST DAY TO EXERCISE THE OPTION	USES THE EXCLUSIVE BLOCKS	WHO MUST BE ADDITIONAL INSURED