SECURE
NET LEASE

100% Bonus Depreciation

CLICK FOR DRONE VIDEO

Subject Property

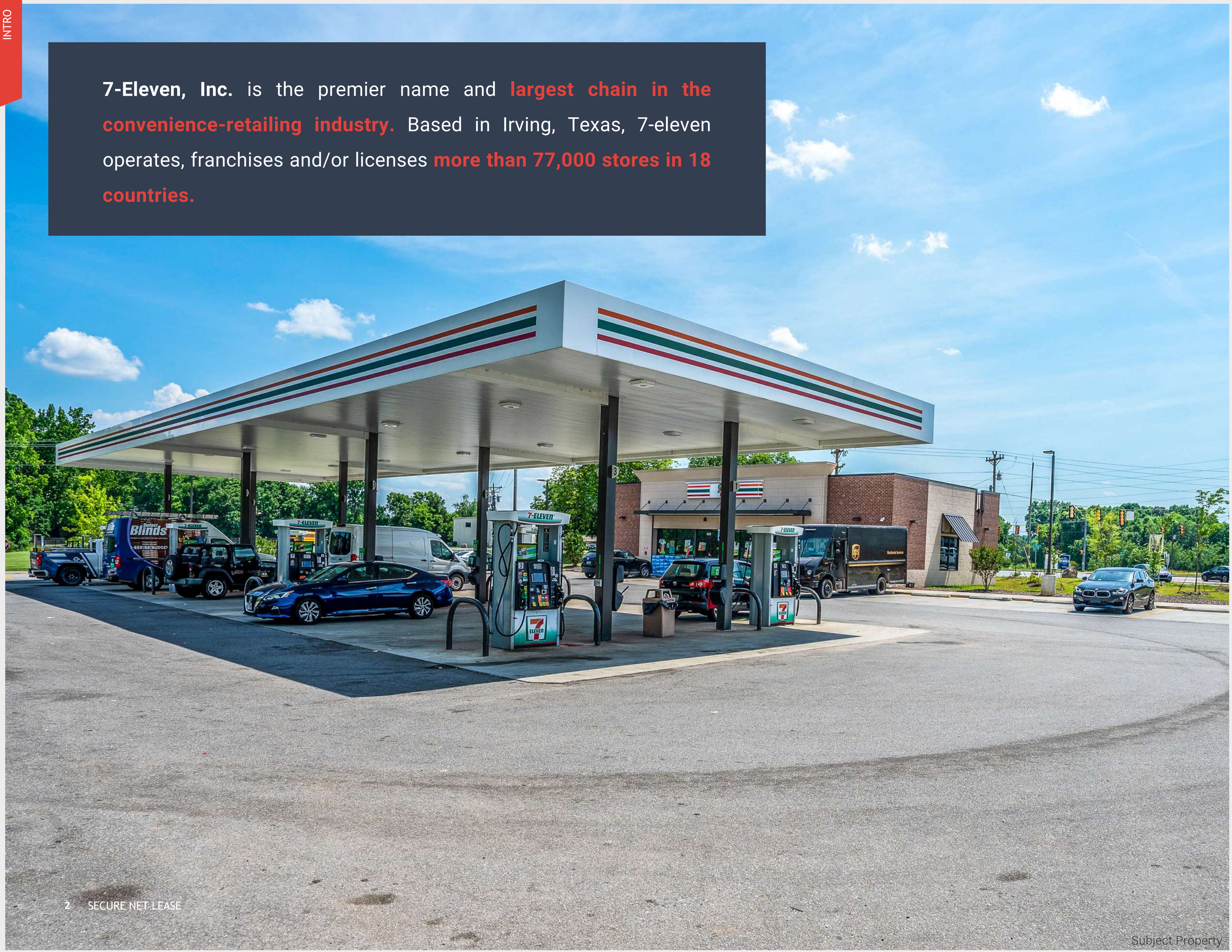
7-Eleven

$6,262,151 | 4.65% CAP

5990 Charlotte Hwy, Clover, SC 29710

- **9+ Years** Remaining on NNN Lease
- **Affluent Lake Community** minutes from Lake Wylie
- **20 Miles** from Downtown Charlotte
- Eligible for **Accelerated Depreciation**
- Attractive **Assumable Debt**
- High Traffic Location on Hard Corner (43,000+ VPD)

7-Eleven, Inc. is the premier name and **largest chain in the convenience-retailing industry.** Based in Irving, Texas, 7-eleven operates, franchises and/or licenses **more than 77,000 stores in 18 countries.**



Subject Property

OVERVIEW

INVESTMENT OVERVIEW

7-ELEVEN CLOVER, SC



Subject Property

$6,262,151

4.65% CAP

NOI

$291,190*

Building Area

±3,010 SF

Land Area

±1.11 AC

Year Built

2020

Lease Type

Absolute NNN

Occupancy

100%

- **9+ Years Remaining on Absolute NNN Corporate Lease,** with 7.5% rental increases every 5 years in both the Primary Term and (4) 5-Year Option Periods.
- **7-Eleven (S&P Rated A)** operates in 20 countries across 85,000 stores, 15,304 of which are in North America, making it the largest chain store operator in the world.
- **Excellent highway location at the signalized intersection of State Highway 49 -** Location sees approximately 43,000 vehicles per day.
- **Subject Property is strategically located minutes from Lake Wylie.** Lake Wylie is a 12,455 acre man-made lake on the South Carolina/North Carolina border. It is operated by Duke Energy and is known for summer water sports.
- **Clover, SC is located 20 miles from Downtown Charlotte.** The Charlotte MSA has a population of over 2.8 million people and home to several large corporations including: Bank of America, Truist and the East Coast Headquarters for Wells Fargo, along with many other financial institutions, making it the second largest bank center is the US.

***Rent Begins November 2025. Seller to give rent credit between closing and rent bump.**

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bob@securenetlease.com

SC Broker of Record:
William Batson (#2528)

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SECURE NET LEASE

TENANT OVERVIEW

7-ELEVEN CLOVER, SC

7-Eleven

REVENUE
$81.3B

CREDIT RATING
S&P: A

Stock Ticker
SVNDY

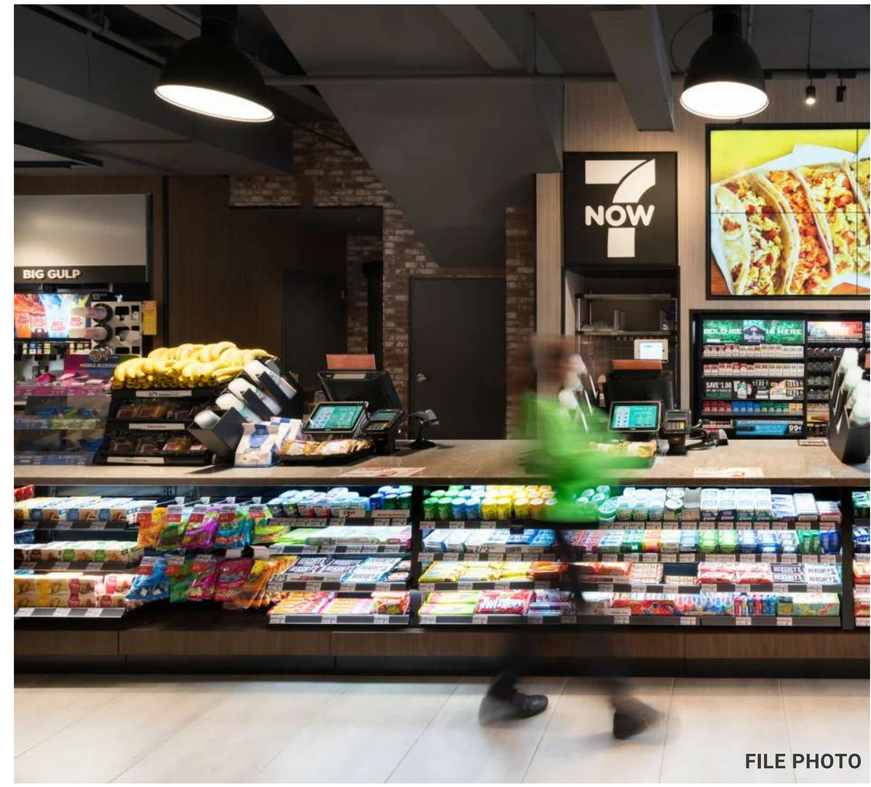
LOCATIONS
85,000+

7-eleven.com

7-Eleven is part of an international chain of convenience stores, operating under Seven-Eleven Japan Co. Ltd, which in turn is owned by Seven & I Holdings Co. of Japan.

Founded in 1927, 7-Eleven **focuses on** providing a broad selection of fresh, **high quality products** at everyday fair prices, serving over **seven million customers** per day in North America alone. According to their company website, approximately 25% of the U.S. population lives within one mile of a 7-Eleven Store. Today, 7 Eleven is the **world's largest convenience store** chain with more than 85,000 stores in 20 countries, of which approximately 15,300 are in the U.S. and Canada. These stores see approximately **64 million** customers per day.

The name 7-Eleven originated in 1946 when the stores were open from 7 a.m. to 11 p.m. Today, offering busy shoppers **24-hour convenience** seven days a week is the cornerstone of 7-Eleven's business. 7-Eleven **focuses on** meeting the needs of convenience-oriented guests by providing a broad selection of fresh, **high-quality products** and **services** at everyday fair prices, speedy transactions and a clean, friendly shopping environment. Each store's selection of about **2,500 different products** and **services** is tailored to meet the needs and preferences of local guests.7-Eleven offers customers industry-leading private brand products under the 7-Select™ brand including healthy options, decadent treats and everyday favorites at an outstanding value. Customers can earn and redeem points on various items in **stores nationwide** through its 7Rewards® loyalty program with more than 40 million members, place an order in the 7NOW® delivery app in **over 1,300 cities,** or rely on 7-Eleven for bill payment service, self-service lockers, and other convenient services.



FILE PHOTO



FILE PHOTO



FILE PHOTO

IN THE NEWS

7-ELEVEN CLOVER, SC

7-Eleven to add 1,300 stores in North America by 2030

APRIL 17, 2025 (MOBILITY PLAZA)

7-Eleven is accelerating its growth strategy in North America with plans to open 1,300 new stores by 2030, according to parent company Seven & i Holdings' latest earnings presentation.

The move marks a **significant expansion** for the convenience store giant as it prepares for a 2026 initial public offering of its North American business. Incoming CEO Stephen Dacus also announced that the brand aims to **nearly double** the number of stores featuring quick-service restaurants (QSRs), increasing from 1,080 to 2,100 by the end of the decade.

The 1,300-store goal comes just months after 7-Eleven shared a four-year plan to open 600 new locations, with 500 scheduled between 2025 and 2027. That number has now been bumped up to 550, signaling a more aggressive pace of expansion in the lead-up to the planned spin-off.

If fully realized, the expansion would represent about **10% growth** over the 12,963 North American stores the brand operated as of February.

To meet its QSR growth target, 7-Eleven will need to **significantly increase** its rollout pace after 2025. With just 50 new QSR-equipped stores planned this year, the company will have to accelerate expansion to reach its goal of 2,100 locations by 2030.

EXPLORE ARTICLE

Seven & i Says It's Looking at Growth in New Regions

JANUARY 9, 2025 (NACS)

Seven & i Holdings, parent company of 7-Eleven, is developing initiatives to "unlock its North American convenience-store business's potential value as well as optimal capital relations with its banking unit," the Wall Street Journal reported today.

"The retail giant said it will accelerate **expansion to new regions** to seek growth in markets worldwide. … The company plans to complete its strategic restructuring this fiscal year to **achieve profit growth** in the coming years, it said Thursday," wrote the WSJ.

Last month, NACS Daily reported that Seven & i Holdings plans to open 500 new convenience stores in the United States and Canada through 2027.

"A company spokesman confirmed an earlier report by Kyodo News about the plan for convenience stores in North America, adding that it was part of Seven & i's strategy to **grow to 100,000 stores in 30 countries** and regions by 2030," according to Reuters.

EXPLORE ARTICLE

LEASE OVERVIEW

7-ELEVEN CLOVER, SC

Initial Lease Term	15 years, Plus (4) 5-Year Renewal Options
Rent Expiration	October 2035
Lease Type	Absolute NNN
Rent Increases	7.5% Every 5 Years, in Primary Term & Options
Annual Rent Years 1-5	$270,875
Annual Rent Years 6-10	$291,190
Annual Rent Years 11-15	$313,029
Option 1	$336,507
Option 2	$361,745
Option 3	$388,875
Option 4	$418,041

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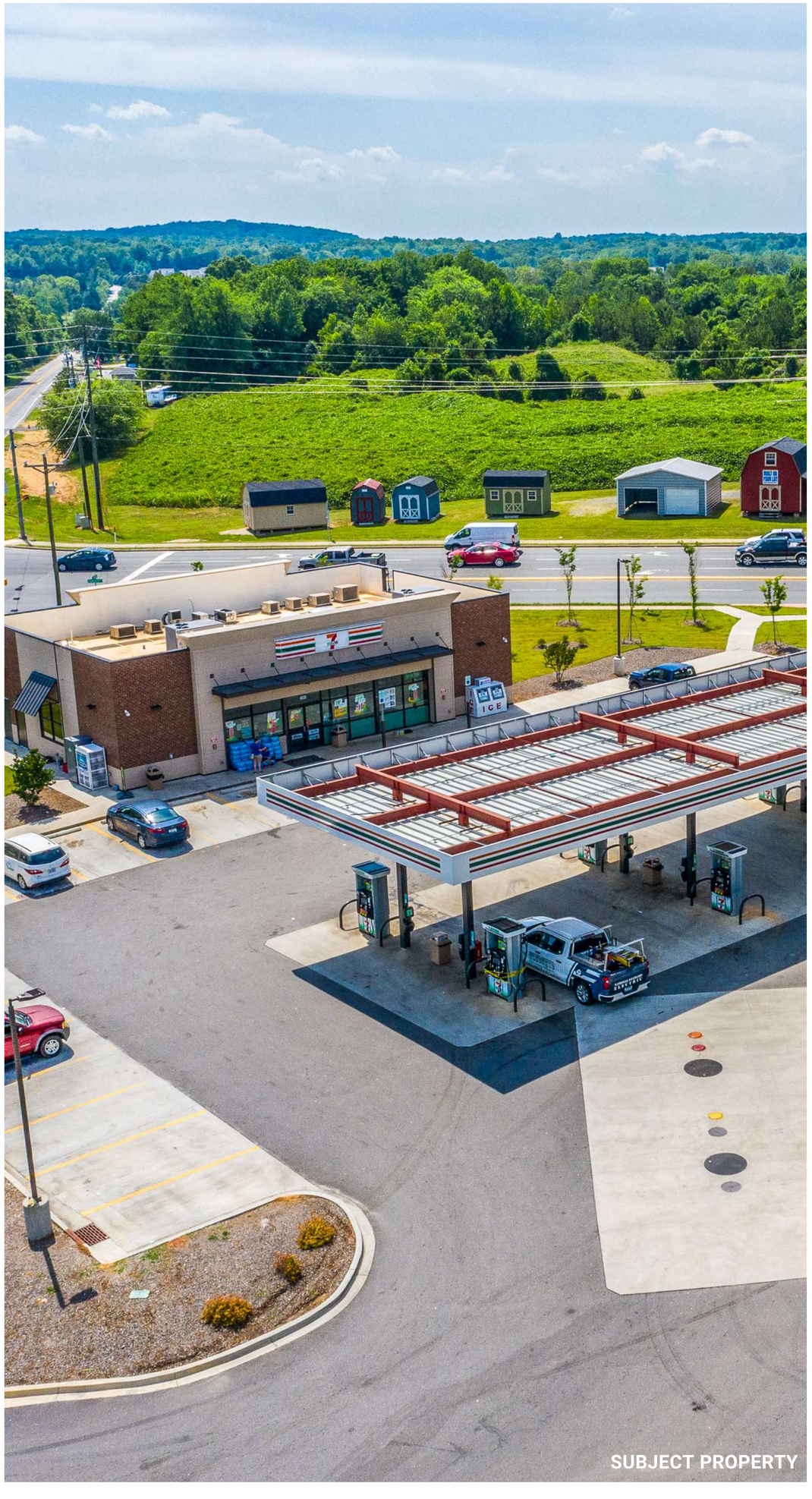


Subject Property

LOAN ASSUMPTION

7-ELEVEN CLOVER, SC

Loan Balance	$3,317,779.00
Loan Maturity	12/11/30
LTV	53%
Equity	$2,944,373.26
Assessed Land Value	$777,000.00
Bonus Depreciation	$5,485,152.26
Bonus to Equity Ratio	186%



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BONUS DEPRECIATION

7-ELEVEN CLOVER, SC

100% Bonus Depreciation for Qualifying Convenience Stores

What It Is

Full expensing of eligible property in the year it's placed in service—no depreciation over time. Permanently reinstated at 100% for qualifying assets under the One Big Beautiful Bill Act (OBBBA).

Investor Benefits

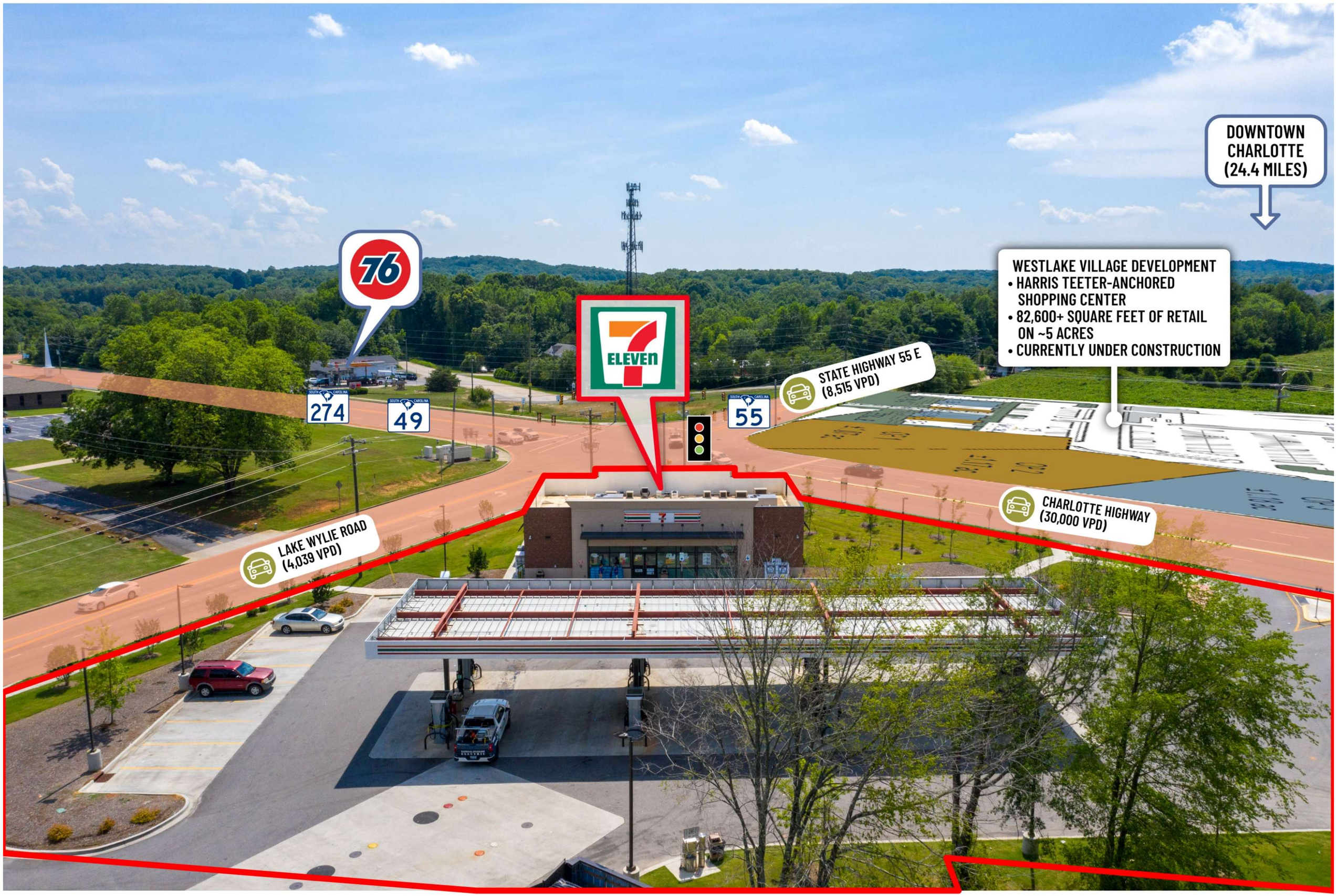
- **Tax Benefit:** Investors can deduct 100% of qualified property costs in the year placed into service. There is no expiration or phase-out.
- **Strategic Flexibility:** With bonus depreciation no longer time-sensitive, acquisition decisions can focus on fundamentals and timing that align with investor goals.
- **Convenience stores stand out for their bonus depreciation advantages: 7-Eleven** is the most viable net lease option currently eligible for bonus depreciation, as other corporate c-store brands typically sign ground leases that don't qualify.



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OAKRIDGE ELEMENTARY SCHOOL
(648 STUDENTS)
OAKRIDGE MIDDLE SCHOOL
(954 STUDENTS)
Walgreens
ZAXBY'S
Walmart Supercenter
Pep Boys
GOODYEAR
PIZZA PAPA JOHNS
Jersey Mike's SUBS
LOWE'S
Bank of America
WELLS FARGO
SUBWAY
Pizza Hut
FOOD LION
REVERE AT LAKE WYLIE
(444 UNITS)
Publix
Wendy's
O'Reilly AUTO PARTS
MOE's SOUTHWEST GRILL
ups
THE VILLAGE AT LAKE WYLIE
(392 UNITS)
Public Storage
Arby's
MARATHON
CVS pharmacy
Exxon
U-HAUL
REDWOOD LAKE WYLIE
(146 UNITS)
BOWL N' BOUNCE
SHERWIN WILLIAMS.
U-HAUL
Exxon
DOLLAR TREE
ReStore
Habitat for Humanity of York County
QT QuikTrip
SOUTH CAROLINA 49
AutoZone
DUNKIN'
NTB
TACO BELL
ANYTIME FITNESS
WAFFLE HOUSE
Domino's
the YMCA
VILLAS AT MARLIN BAY
(240 UNITS)
CROWDERS CREEK ELEMENTARY SCHOOL
(745 STUDENTS)
FIELD DAY PARK
TSC TRACTOR SUPPLY CO
CHARLOTTE HIGHWAY
±30,000 VPD
WESTLAKE VILLAGE DEVELOPMENT
• HARRIS TEETER-ANCHORED SHOPPING CENTER
• 82,600+ SQUARE FEET OF RETAIL ON ~5 ACRES
• CURRENTLY UNDER CONSTRUCTION
NASCAR CarWash
Pelican's SNOBALLS
SOUTH CAROLINA 55
STATE HIGHWAY 55 E
±8,515 VPD
SUBJECT PROPERTY
5990 CHARLOTTE HWY.
7-ELEVEN
76
EASON ROOFING
LAKE WYLIE EURO
GRAMMAR Chic Inc.
SOUTH CAROLINA 274
LAKE WYLIE ROAD
±4,039 VPD
FAVOR PIEDMONT FACES AND VOICES OF RECOVERY
CROWDERS CREEK


TSC TRACTOR SUPPLY Co
Insight SATELLITE
SOUTH CAROLINA 49
WESTLAKE VILLAGE DEVELOPMENT
• HARRIS TEETER-ANCHORED SHOPPING CENTER
• 82,600+ SQUARE FEET OF RETAIL ON ~5 ACRES
• CURRENTLY UNDER CONSTRUCTION
MountainView Mulch & Stone
DOCKMASTERS
CHARLOTTE HIGHWAY
±30,000 VPD
OP 4 ±.02 ac
Harris Teeter ±61,000 sf
OP 3 ±1.18 ac
OP 2 ±1.17 ac
OP 1 ±1.07 ac
RETAIL A
RETAIL B
Pelican's SNOBALLS
Pet Resort
NASCAR CarWash
LAKE WYLIE ROAD
±4,039 VPD
STATE HIGHWAY 55 E
±8,515 VPD
SOUTH CAROLINA 55
SUBJECT PROPERTY
5990 CHARLOTTE HWY.
76
SOUTH CAROLINA 274
LAKE WYLIE EURO
EASON ROOFING
INFINITE ATHLETICS SPORTS PERFORMANCE



Subject Property

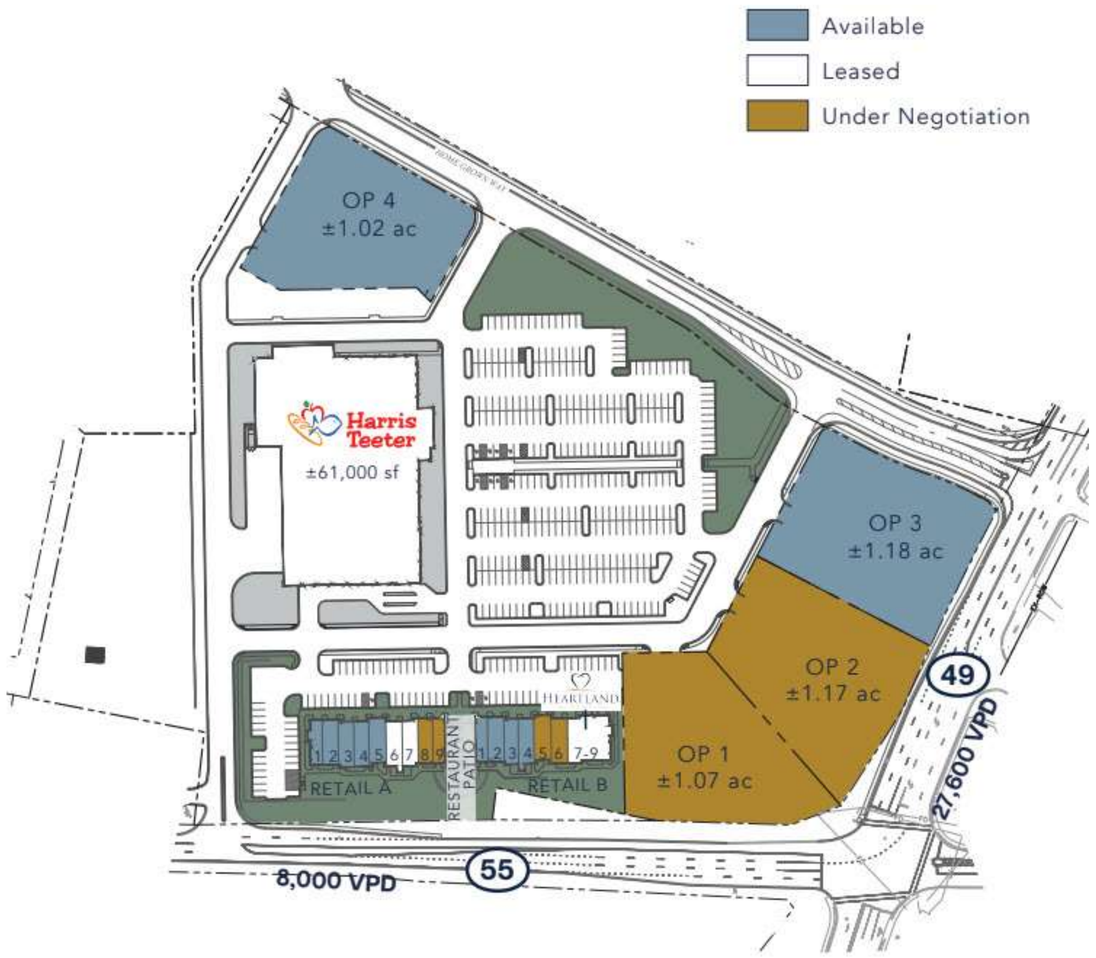
IN THE NEWS

7-ELEVEN CLOVER, SC

Westlake Village Development

Westlake Village is a retail development currently underway at the intersection of State Highway 55 and SC-49 in Lake Wylie, South Carolina, across the street from the subject property. The project will be anchored by a planned Harris Teeter grocery store and will offer a mix of shop space and outparcel opportunities. Designed with excellent visibility, full access, and a clean site layout, the center is positioned at a major signalized intersection in one of the fastest-growing submarkets of the Charlotte MSA.

With residential expansion occurring throughout the surrounding area, Westlake Village is set to become a key retail destination for nearby communities including Clover, York, and Rock Hill.





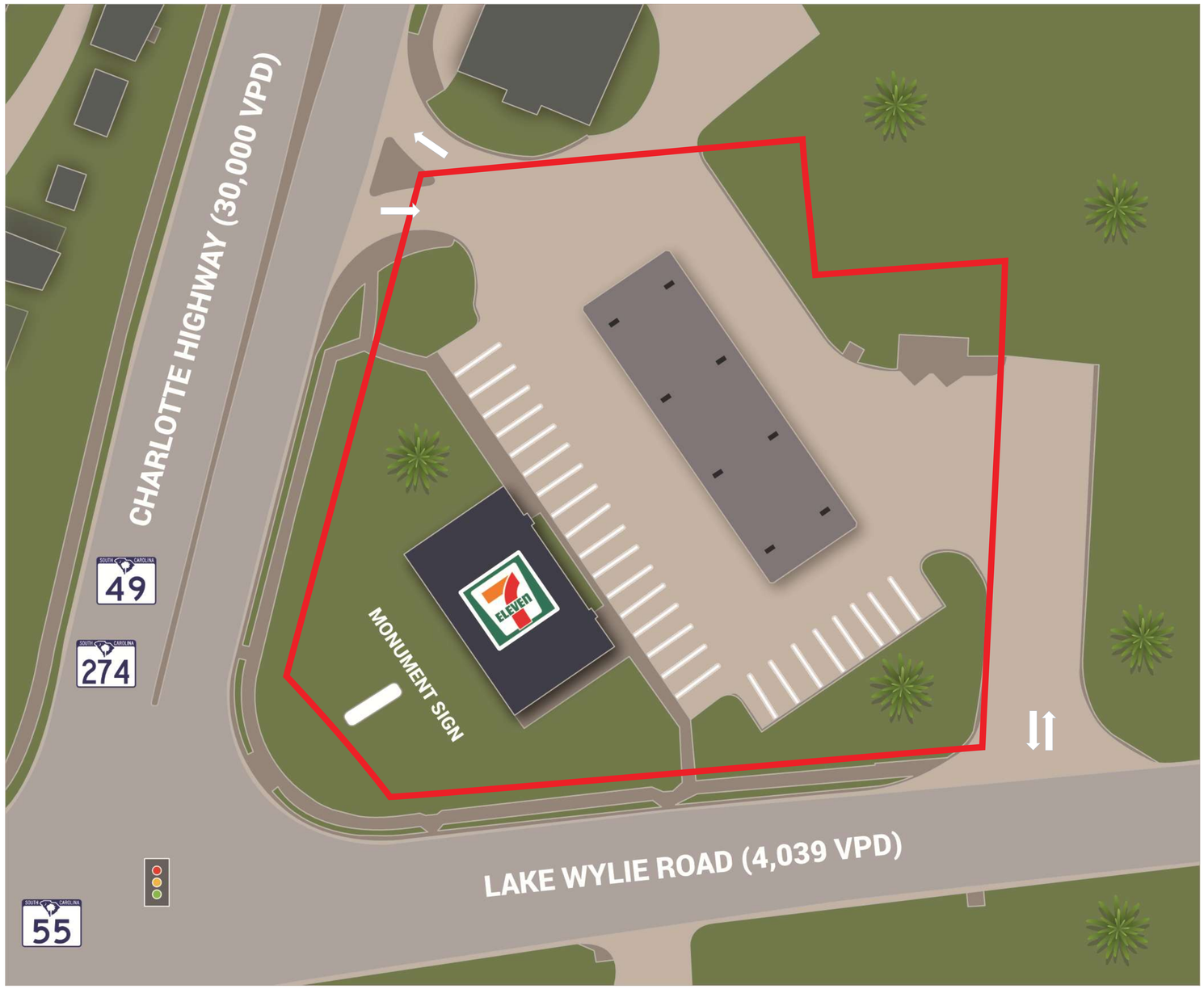
SITE OVERVIEW

7-ELEVEN CLOVER, SC

Year Built	2020
Building Area	±3,010 SF
Land Area	±1.11 AC
Pumps	8
Fueling Positions	16

NEIGHBORING RETAILERS

- Tractor Supply Co.
- Publix
- Wendy's
- Taco Bell
- Subway
- CVS Pharmacy
- Anytime Fitness
- Dollar Tree
- Walmart Supercenter
- Lowes

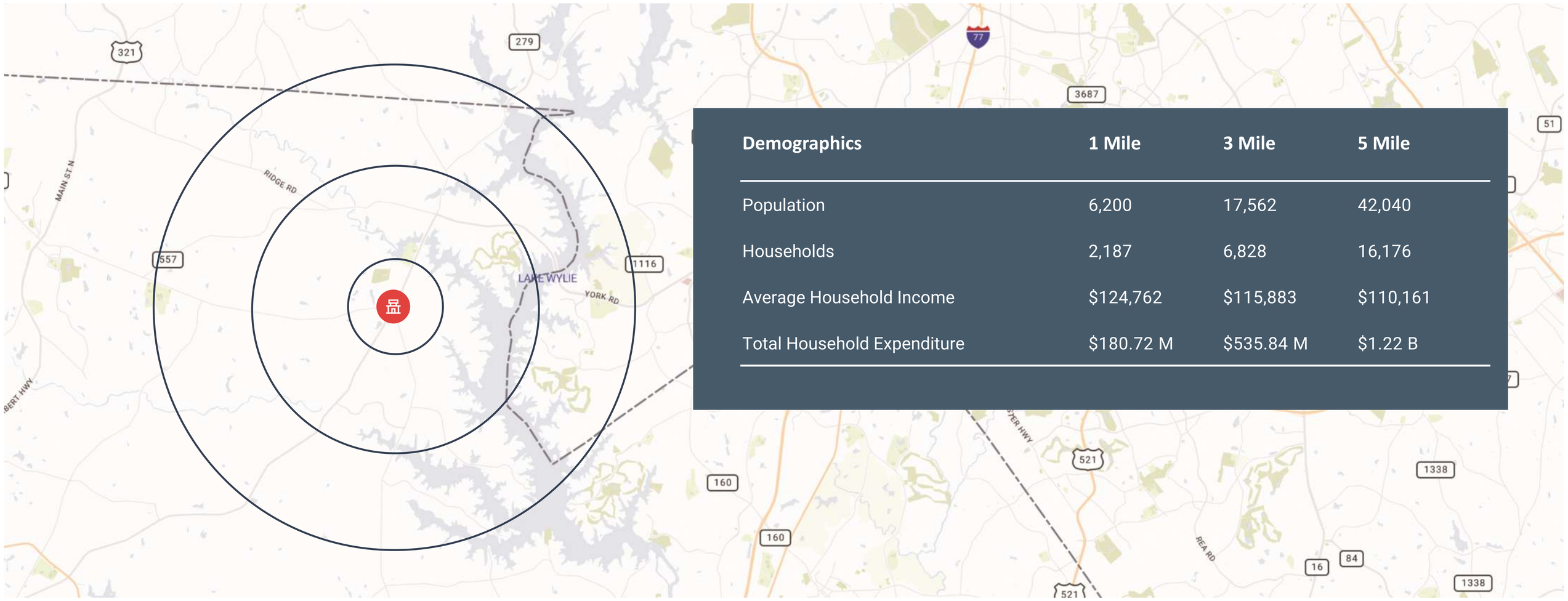




Subject Property

LOCATION OVERVIEW

7-ELEVEN CLOVER, SC



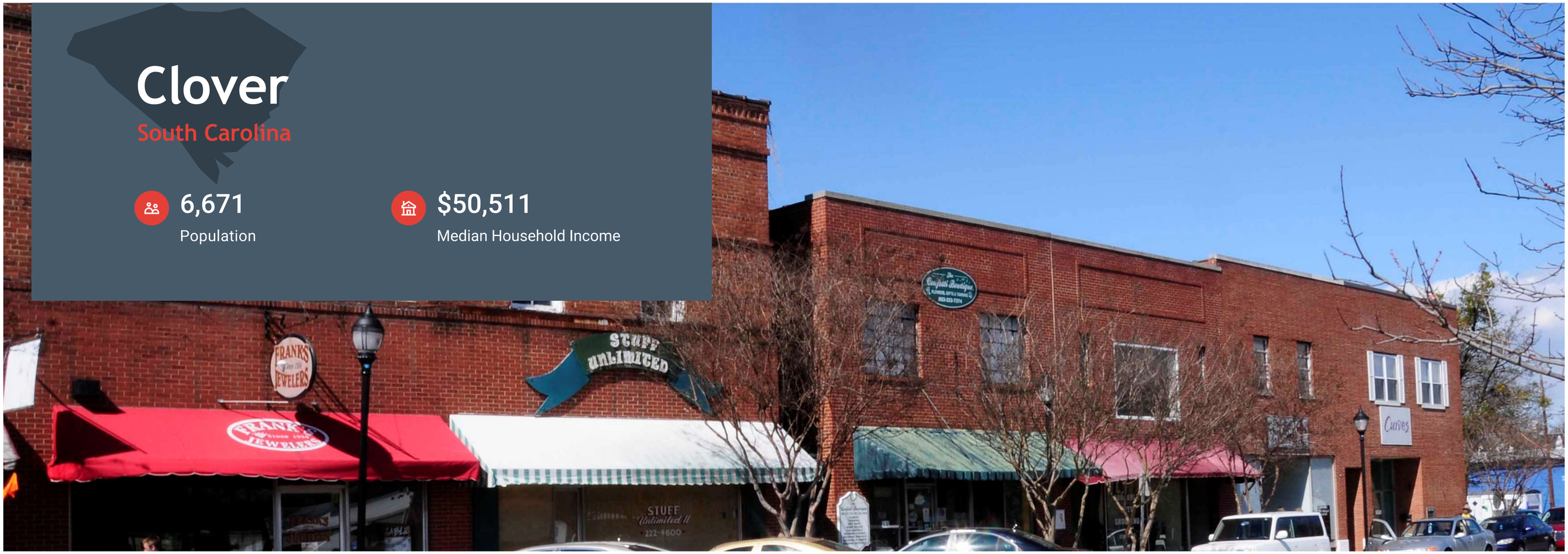
Demographics	1 Mile	3 Mile	5 Mile
Population	6,200	17,562	42,040
Households	2,187	6,828	16,176
Average Household Income	$124,762	$115,883	$110,161
Total Household Expenditure	$180.72 M	$535.84 M	$1.22 B

ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Atrium Health *(35,700)*
2. Wells Fargo *(23,500)*
3. Charlotte-Mecklenburg Schools *(18,495)*
4. Wal-Mart Stores *(17,100)*
5. Bank of America *(15,000)*
6. Novant Health/Presbyterian Regional Healthcare Corporation *(11,698)*
7. American Airlines *(11,000)*
8. Delhaize America *(9,078)*
9. Harris Teeter *(8,239)*
10. Lowe's Companies *(7,801)*

LOCATION OVERVIEW

7-ELEVEN CLOVER, SC



3 miles from Lake Wylie

20 miles from Downtown Charlotte

Chartered in 1887, the Town of Clover is located in north-western York County, South Carolina.

The small-town atmosphere combined with easy access to big city dining, shopping and entertainment make Clover an exceptional place to live.

The Clover School District is the second fastest growing district in the State.

Clover is a tight-knit community who remains focused as an agriculture and farming community with many large farms within its borders. However, the proximity of Clover to the rapidly growing Charlotte and Gastonia, NC, and Rock Hill, SC, urban areas provide a diverse job market and has created an opportunity for growth in Clover. Clover is 25 miles from Charlotte's center city, very close to Steele Creek area of Charlotte that borders Lake Wylie, and 15 miles from Gastonia, North Carolina.

The town officially began around the site of a 5,000-gallon water tank constructed to serve the steam engines of the Chester and Lenoir Narrow Gauge Railroad. According to local legend, excess water spilling on the ground caused patches of clover to spring up. Railroad workers began referring to the town as Clover Patch, a moniker which residents still affectionately use today. Clover became a booming textile community and textiles continue to play a part of the community's economy. Downtown Clover has a variety of retail shops, as well as restaurants. It is also home of Feis Chlobhair, a festival celebrating the area's Scots-Irish heritage. The town has since grown steadily, reaching a population of 6,519 in 2019.

IN THE NEWS

7-ELEVEN CLOVER, SC

South Carolina was among the fastest-growing states in 2024. Here's the reason why

DAVID SLADE DSLADE, DECEMBER 20, 2024 (THE POST AND COURIER)

South Carolina's population growth hit a fresh peak in 2024 as new residents continued to pour in from other states and nations.

Federal Census Bureau data shows the Palmetto State has been a top destination for people relocating from other parts of the U.S. for some time, with only **two states gaining** more residents over the past year from what's known as domestic migration.

Only three — Florida, Texas and Utah — saw their **total populations grow faster.**

South Carolina's population increased by an **estimated 91,001 people**, just slightly above the **90,600 in 2023.**

> **"The population of the U.S. is steadily moving towards the Southeast, and South Carolina is at the heart of this migration trend," said Joseph Von Nessen, research economist at University of South Carolina.**

"Moreover, this is a long-run trend," he added. "We expect to see more population growth in the Southeast than in any other region of the country over the next two decades."

One thing that's changed in the new population estimates is that South Carolina and the other rapidly growing states all saw more international migration **in 2024** than in the several preceding years.

For example, in both **2024 and 2023** South Carolina gained about 91,000 people, all due to migration. But in **2023 more than 80,000** of those people moved from other states, while in 2024 it was about **68,000,** with an increase in international migration making up the difference. (The countries of origin were not available in the data.)

EXPLORE ARTICLE

Finally, Fort Mill's newest Harris Teeter breaks ground. Here's what to expect

JOHN MARKS, APRIL 30, 2025 (THE HERALD)

Charlotte developer Aston broke ground on a long-awaited Harris Teeter shopping center Tuesday morning.

It'll open to shoppers in Fort Mill, but it's also a sign of **coming business** in Lake Wylie. Catawba Ridge Market is off Fort Mill Parkway. A similar project is slated for the Five Points area in Lake Wylie, on **S.C. 49 and S.C. 55**. Both sites will be anchored by new Harris Teeter grocery stores.

> **This time last year, project leaders had hoped for a fall 2026 opening. But there have been multiple town zoning changes needed for the project, and other variables like the planned widening of Fort Mill Parkway.**

A groundbreaking in Fort Mill on Tuesday will lead to construction at Catawba Ridge Market. That shopping center, plus another in Lake Wylie, will be anchored by new Harris Teeter grocery stores.

What's planned at Catawba Ridge Market?

Catawba Ridge Market sits on more than **45 acres,** across Fort Mill Parkway from the end of South Dobys Bridge Road. It runs from Catawba Ridge High School to North Dobys Bridge Road, tucked just south of Dobys Bridge Park.

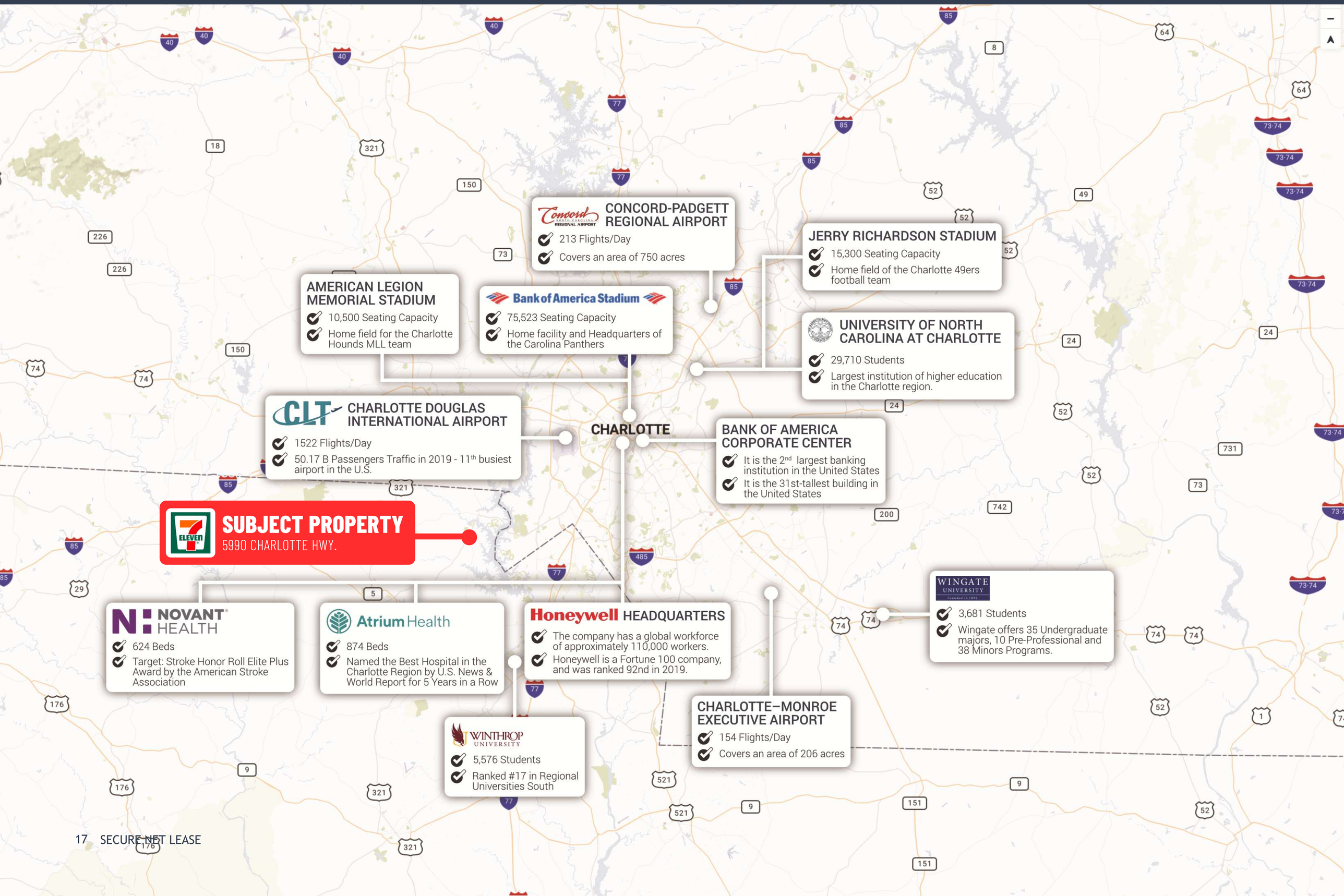
It'll have a **61,000-square-foot** Harris Teeter between South Dobys Bridge and Whites roads, adjacent to the Nims Village subdivision. Across the main parking lot from the grocery store, and situated along Fort Mill Parkway, Catawba Ridge Market will have a shopping area with **13 storefronts.** They range from about **1,200** to more than 2,500 square feet.

There are **eight more outparcel spaces** along Fort Mill Parkway, North Dobys Bridge Road or a new internal road set for construction. Those outparcel lots range from half an acre to more than 2 acres.

EXPLORE ARTICLE

GREATER CHARLOTTE

7-ELEVEN CLOVER, SC



SECURE
NET LEASE

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