

100% BONUS
DEPRECIATION



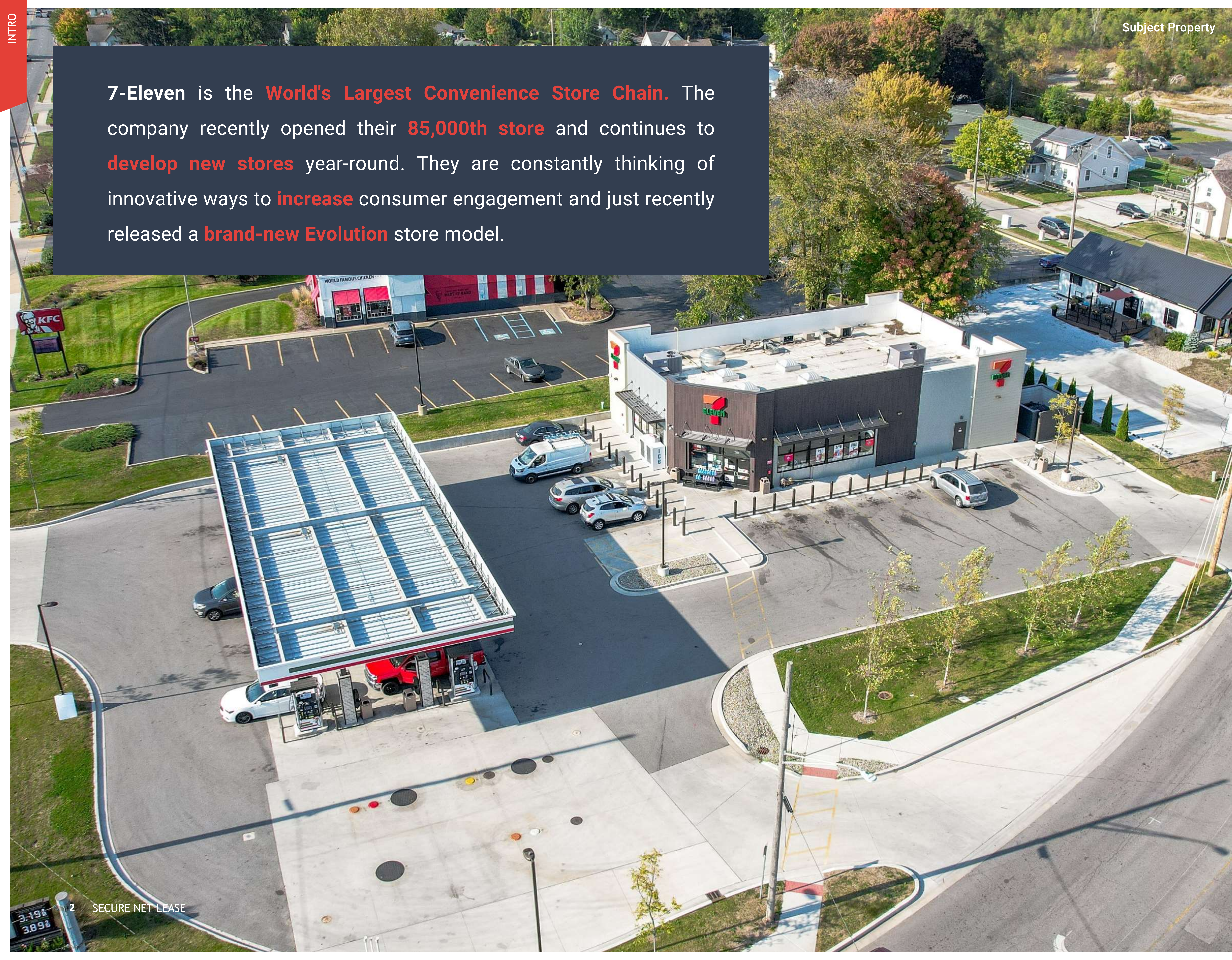
7-Eleven

\$5,382,000 | 4.85% CAP

201 Pine Lake Ave, La Porte , IN 46350

- ✓ 7-Eleven (S&P Rated A) is the Largest Chain Store Operator in the World
- ✓ Brand New 15-Year with 11+ Years Remaining Absolute NNN Lease with 10% Rent Bumps Every 5 Yrs.
- ✓ Great Traffic off Highway Location: Subject Property is Located Directly off Highway 35 (28,805+ VPD)
- ✓ Northwest Health - LaPorte is Just 5 Miles Away & Purdue University Northwest (Westville Campus) is Located Approx. 12 Miles Away
- ✓ La Porte, IN, is Located 10 Miles from the Larger Cities of Michigan City, 25 Miles from South Bend, and 50 miles from Chicago

7-Eleven is the **World's Largest Convenience Store Chain**. The company recently opened their **85,000th store** and continues to **develop new stores** year-round. They are constantly thinking of innovative ways to **increase** consumer engagement and just recently released a **brand-new Evolution** store model.



INVESTMENT OVERVIEW

7-ELEVEN LA PORTE, IN



Subject Property

CONTACT FOR DETAILS

Bob Moorhead

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Thomas House

Associate
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IN Broker of Record: Matt Chambers

License #: 481.000413

\$5,382,000

4.85% CAP | 5.33% Avg. Cap Over Initial Term

NOI

\$261,025

Building Area

±3,991 SF

Land Area

±0.79 AC

Year Built

2021

Lease Type

Absolute NNN

Occupancy

100%

- ✓ **Rent Commencement:** May 2021
- ✓ **7-Eleven (S&P rated A)** operates in 20 countries and employs over 167,000 people and is the largest chain store operator in the world with 85,000 stores, 15,304 of which are in North America.
- ✓ **The Site is Located Near U.S. Route 35 and About 5 miles from Interstate 94.** This offers direct routes to larger cities, including Chicago (approx. 50 miles away) and South Bend (approx. 25 miles away)
- ✓ **Close Proximity to Indiana Dunes National Park and Lake Michigan** (approximately 15 miles away), which attracts significant tourism.
- ✓ **Northwest Health - LaPorte is Just 5 Miles Away** & Purdue University Northwest (Westville Campus) is located approximately 12 miles
- ✓ **7-Eleven Is the World's Largest Convenience Store Chain.** The company recently opened their 85,000th store and continues to develop new stores year-round. They are constantly thinking of innovative ways to increase consumer engagement and just recently released a brand-new evolution store model & plan to expand restaurant-containing stores across the country
- ✓ **LaPorte's Economy is Supported by a Mix of Manufacturing, Retail, and Healthcare Industries.** The presence of companies like American Licorice Company and O'Hare Material Supply

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE
NET LEASE

TENANT OVERVIEW

7-ELEVEN LA PORTE, IN

7-Eleven

Lessee: 7-Eleven, Inc.

REVENUE
\$81.3 B

CREDIT RATING
S&P: A

STOCK TICKER
SVNDY

LOCATIONS
85,000+



[7-eleven.com](https://www.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 **15,000** 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.

Subject Property



IN THE NEWS

7-ELEVEN LA PORTE, IN

7-Eleven Innovates to Redefine the Shopper Experience

MELISSA KRESS, JANUARY 22, 2024 (CONVENIENCE STORE NEWS)

Nearly 100 years after giving rise to the convenience store industry, 7-Eleven Inc. continues to be on the forefront of the channel, driven by its ability to tap into the wants and needs of the ever-changing consumer.

The Irving, Texas-based retail chain has a network of 13,000-plus convenience stores across multiple banners in North America and serves more than 12 million customers daily, according to Marissa Jarratt, executive vice president, chief marketing and sustainability officer at 7-Eleven.

EVP Marissa Jarratt details how the convenience retailer leverages consumer data at NRF 2024: Retail's Big Show.

Speaking at NRF 2024: Retail's Big Show on Jan. 14, Jarratt sat down with Lauren Wiener, managing director and partner at Boston Consulting Group, to talk about the retailer's ability to leverage customer data to create a better shopper experience and transform the company. Key to this is ICE: Immediate Consumption Ecosystem.

As Jarratt explained, ICE is composed of three elements:

- 1.Data insights and measurement tools
- 2.Awareness, trial and conversion
- 3.Inspiration, amplification and customer engagement

Breaking it down further, she explained that the first element is made up of three tools: C Shopper, a data insights and analytics platform that leverages purchase and shopper behavior; Brain Freeze Collective, 7-Eleven's proprietary consumer research tool comprised of more than 250,000 loyalty

EXPLORE ARTICLE

7-Eleven Strikes Nearly \$1B Deal With Sunoco for 204 Stores

ANGELA HANSON, JANUARY 11, 2024 (CONVENIENCE STORE NEWS)

7-Eleven Inc. will become the sole owner and operator of Stripes convenience stores and Laredo Taco Co. restaurants in the United States after acquiring 204 locations from Sunoco LP for \$950 million.

The stores are located across west Texas, New Mexico and Oklahoma, and will join the more than 13,000 7-Eleven, Speedway and Stripes locations that 7-Eleven operates, franchises and/or licenses across the United States and Canada.

7-Eleven International LLC Inks \$1.1B Acquisition Deal

"Stripes and Laredo Taco Co. have been a great addition to our family of brands since they initially joined us back in 2018," said 7-Eleven Inc. CEO Joe DePinto. "We're excited to welcome the remaining Stripes stores and Laredo Taco Co. restaurants to the family, and we look forward to serving even more customers across west Texas, New Mexico and Oklahoma."

The acquisition is part of a food-centric initiative to increase revenue and accelerate growth.

7-Eleven grew its U.S. store footprint by 12% when it acquired approximately 1,030 Sunoco c-stores for more than \$3 billion in early 2018. Under the terms of the deal, Sunoco entered into a 15-year take-or-pay fuel supply agreement with a 7-Eleven subsidiary, under which Sunoco agreed to supply approximately 2.2 billion gallons of fuel annually.

At the time, DePinto said the acquisition supported the company's growth strategy in key geographic areas, and that it could learn a great deal about how to cater to the Mexican-American customer base in south Texas.

EXPLORE ARTICLE

LEASE OVERVIEW

7-ELEVEN LA PORTE, IN

Initial Lease Term	15 Years, Plus (3), 5-Year Options to Renew
Projected Rent Commencement	May 2021
Projected Rent Expiration	May 2036
Lease Type	Absolute NNN
Rent Increases	7.5% Every 5-Years, Including Option Periods
Annual Rent (2021-2026)	\$197,700
Annual Rent (2027-2031)	\$212,528
Annual Rent (2032-2036)	\$228,467
Option 1 (2037-2041)	\$245,601
Option 2 (2042-2046)	\$264,022
Option 3 (2047-2051)	\$283,824

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



BONUS DEPRECIATION

— 7-ELEVEN LA PORTE, IN —

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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 **SUBJECT PROPERTY**
302 PINE LAKE RD.

PINE LAKE

FISHTRAP LAKE

INDIANA
39

TRUESDELL AVENUE
±2,777 VPD

INDIANA AVENUE
±28,805 VPD

35





























































HAILMANN
ELEMENTARY SCHOOL
(343 STUDENTS)

NORTHWEST
HEALTH



LINCOLN
ELEMENTARY SCHOOL
(272 STUDENTS)



PAUL F BOSTON
MIDDLE SCHOOL
(639 STUDENTS)






LAPORTE
HIGH SCHOOL
(1,875 STUDENTS)











MAPLE TREE
APARTMENTS
(160 UNITS)







HANDLEY
ELEMENTARY
SCHOOL
(391 STUDENTS)

LA PORTE
MIDDLE SCHOOL
(941 STUDENTS)




COUNTRY ACRES
APARTMENTS
(100 UNITS)







LA PORTE
MUNICIPAL
AIRPORT



Kroger
ANYTIME FITNESS

BUFFALO WILD WINGS

INDIANA 39

PAUL F BOSTON MIDDLE SCHOOL (639 STUDENTS)

NAPA

USPS.COM

Wendy's

LA PORTE MIDDLE SCHOOL (941 STUDENTS)

LA PORTE MUNICIPAL AIRPORT

DOLLAR GENERAL
DOLLAR TREE
ACE Hardware

Dunham's
Rural King
Advance Auto Parts

Northwest Health La Porte (84 BEDS)

LILY LAKE

RILEY ELEMENTARY SCHOOL (296 STUDENTS)

TRACTOR SUPPLY CO

Northwest Health Urgent Care

OLLIE'S OUTLET
GOOD STUFF CHEAP

SMOOTHIE KING

Starbucks

RE/MAX HOME & RANCH

DUNKIN'

ALDI

McDonald's

TACO BELL

SUBWAY
PIZZA PAPA JOHN'S

TRUESDELL AVENUE (2,777 VPD)

7-Eleven

KFC

PINE LAKE AVENUE (28,805 VPD)

CLOCK

35

TRUE color

Arby's



Walmart
Supercenter
PET SUPPLIES PLUS

Walgreens

AL'S

Kroger
ANYTIME FITNESS

Northwest Health
La Porte
(84 BEDS)

CLEAR LAKE

THE BANKS
(194 UNITS)

Northwest Health
Urgent Care

OLLIE'S OUTLET
GOOD STUFF CHEAP

TRACTOR SUPPLY CO.

BUFFALO WILD WINGS

PNC

NAPA

Starbucks

SMOOTHIE KING

RE/MAX
HOME & RANCH

INDIANA
39

TRUESDELL AVENUE
(2,777 VPD)

TRUE color

7-Eleven

ALDI

DUNKIN'

McDonald's

KFC

TACO BELL

ROUND THE CLOCK

PINE LAKE AVENUE
(28,805 VPD)

35

SUBWAY
PIZZA
PAPA JOHN'S

Arby's

SITE OVERVIEW

7-ELEVEN LA PORTE, IN

 Year Built | 2021

 Building Area | ±3,991 SF

 Land Area | ±0.79 AC

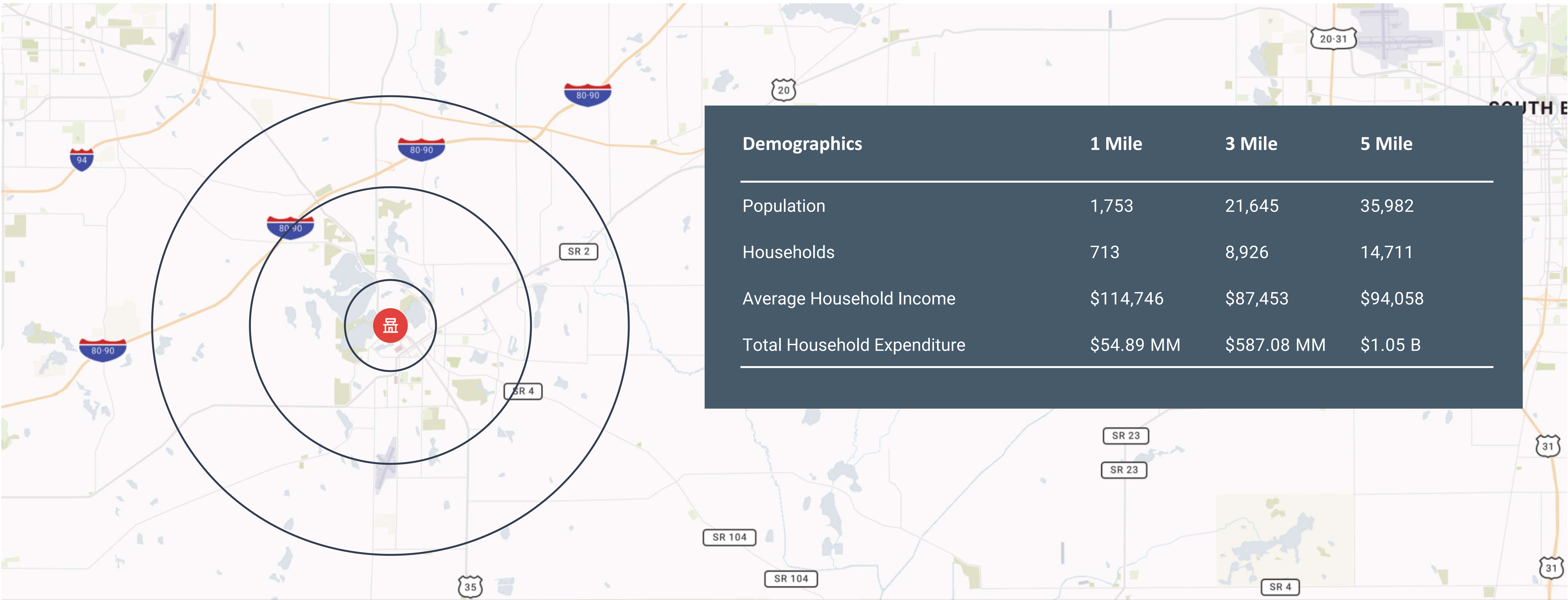
NEIGHBORING RETAILERS

- Walmart Supercenter
- Kroger
- Pet Supplies Plus
- CATO
- Aldi
- Dunham's Sports
- Ollie's Bargain Outlet
- Anytime Fitness
- Pet Supplies Plus
- Dollar General



LOCATION OVERVIEW

7-ELEVEN LA PORTE, IN



INDIANA ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Walmart Inc. (46,006)

2. U.S. Government (38,500)

3. Indiana University Health (32,306)

4. State of Indiana (31,106)

5. Indiana University (24,576)

6. The Kroger Co. (20,401)

7. Thor Industries (18,702)
8. Franciscan Alliance Inc. (16,572)

9. Purdue University (14,758)

10. Ascension St. Vincent (13,220)

11. FedEx Corp. (12,000)

12. Community Health Network (11,735)

13. Eli Lilly and Co. (10,463)

14. Cummins Inc. (10,100)
15. Cleveland-Cliffs (8,667)

16. Toyota Motor Manufacturing Indiana Inc. (7,550)

17. Cook Group Inc. (7,466)

18. Stellantis (7,100)

19. City of Indianapolis/Marion County (7,094)

20. Subaru of Indiana Automotive Inc. (6,500)

LOCATION OVERVIEW

7-ELEVEN LA PORTE, IN

La Porte Indiana

 112,215
Population

 \$66,854
Median Household Income



One of only 3 Counties
that has Access

THE GREAT
LAKES

Second least expensive
place to live in the U.S. by

WALL STREET
JOURNAL

LaPorte (French for 'The Door') is a city in LaPorte County, Indiana, United States, of which it is the county seat.

The City of LaPorte had a population of 22,273 as of July 1, 2020.

La Porte County communities blend Midwestern charm and big-city resources, offering opportunities to live, work and play. It was named the second least expensive place to live in the U.S. by Wall Street Journal. The low cost of living, top-notch schools and nationally ranked hospitals make La Porte County a smart place to live and a promising place to grow.

It is one of the two principal cities of the Michigan City-LaPorte, Indiana Metropolitan Statistical Area, which is included in the Chicago-Naperville-Michigan City, Illinois-Indiana-Wisconsin Combined Statistical Area.

The town was officially established in 1832, and incorporated in 1835. It became a city in 1852. La Porte, surrounded by lakes and walkable historic downtown, is the best-kept secret in Indiana. The City of La Porte is a community dedicated to outdoor recreation while fostering a vibrant downtown for businesses and remote workers. The largest industries in LaPorte, IN are Manufacturing, Health Care & Social Assistance, and Retail Trade, and the highest paying industries are Professional, Scientific, & Technical Services, Transportation & Warehousing, Transportation & Warehousing, and Utilities. LaPorte and nearby Attractions are Door Prairie Auto Museum, LaPorte County Historical Society and Museum, LaPorte County Symphony Orchestra, Kingsbury State Fish and Wildlife Area, Fox Memorial Park, Pine Lake. Self guided walking tours through the maple tree-lined Indiana and Michigan Avenues allow one to view many examples of historic architecture. LaPorte has been endowed with great natural beauty, which is evident through its numerous lakes and woodlands. The city hosts the LaPorte County Fair every July. This fair features activities like harness racing, arts and crafts, 4-H competitions and performances by nationally reputed entertainers. It attracts people from all over the country. Flights are available from the South Bend Regional Airport. Purdue University, Valparaiso University and Andrews University offer facilities for higher education.

IN THE NEWS

7-ELEVEN LA PORTE, IN

Microsoft announces \$1billion investment in LaPorte; eyeing more in St. Joseph County

ED SEMMLER, JUNE 4, 2024 (SOUTH BEND TRIBUNE)

On the heels of purchasing land for a data center complex in St. Joseph County, Microsoft announced plans Tuesday to invest \$1 billion to establish another in LaPorte, creating up to 200 new jobs by the end of 2032.

Microsoft will construct a new 245,000-square-foot data center on 489 acres at the Radius Industrial Park in LaPorte. The campus will help power widespread adoption of cloud computing and artificial intelligence.

The Microsoft announcement marks Indiana’s fourth strategically located major planned data center announcement in 2024. Together, these Fortune 500 businesses have made plans to invest \$14.8 billion in cloud computing and storage infrastructure in communities and regions across Indiana, creating 1,500 new jobs in Fort Wayne, Jeffersonville, LaPorte and St. Joseph County.

“Indiana is committed to being a central hub in the global economy of the future, and this latest announcement ensures Hoosier communities and talent will be key to widespread advancements in cloud and artificial intelligence technology,” Gov. Eric Holcomb said in a release.

“We’re excited to welcome Microsoft’s new data center to Indiana and look forward to the incredible value add impact this will have on our statewide data driven ecosystem, new career opportunities, specifically the greater northwest Indiana community,” Holcomb added. To support its growth in Indiana, Microsoft plans to hire a variety of positions, including environment engineers, IT technicians and managers, inventory and asset technicians and managers, security personnel, and site managers, according to the release.

EXPLORE ARTICLE

Amazon breaks ground on \$11B data center campus

HEATHER PFUNDSTEIN, OCTOBER 9, 2024 (NORTHWEST INDIANA BUSINESS)

Amazon Web Services welcomed state officials to the groundbreaking of its new data center campus in St. Joseph County.

Indiana Secretary of Commerce David Rosenberg and Gov. Eric Holcomb were among officials who met Sept. 30 in the Century Center's Discovery Ballroom in South Bend to celebrate the start of the \$11 billion investment.

The Indiana Enterprise Center includes 2,920 acres for tenants such as American Electric Power, Air Gas, Carris Reels, Edcoat, Five Star Sheet, Gavilon Grain, Helena Chemical,Cleveland-Cliffs Tek and Kote, Just Packaging, Navistar, R&L Carriers, Red Hen Turf Farm, St. Joseph Energy Center, Smith Ready Mix, and Alkegen.

“We appreciate the warm welcome to St. Joseph County and the state of Indiana,” said Kevin Miller, vice president of Global Data Centers at AWS, in a press release. “The strong spirit of partnership we’ve seen from local and state officials, community colleges and community organizations inspired great confidence as we developed our plans in the Region.”

The Indiana Economic Development Corp. said on its Facebook page that “AWS’s presence in New Carlisle will bolster Indiana’s economy of the future and provide at least 1,000 new career opportunities that Hoosiers deserve.”

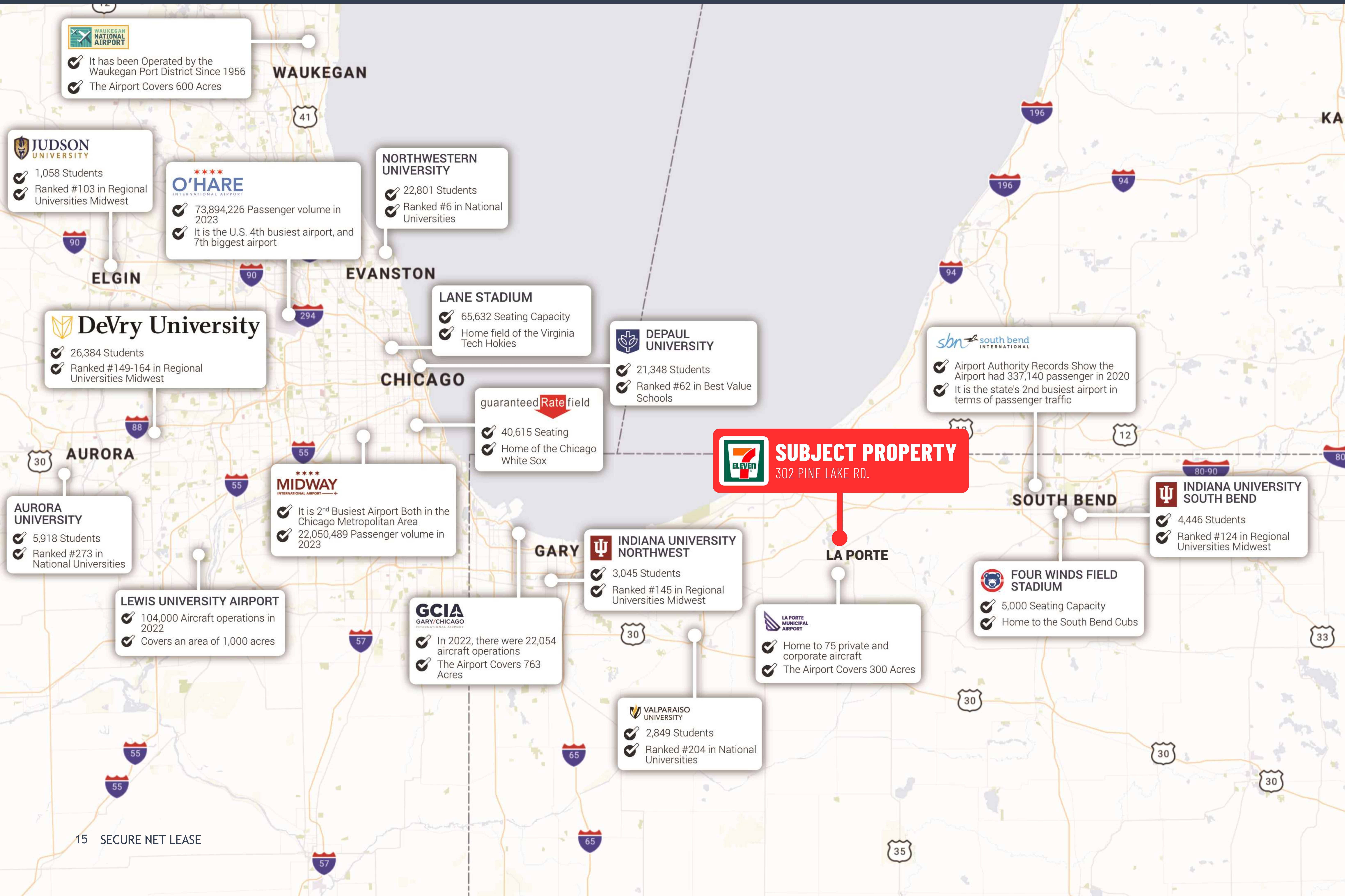
“This investment will include our continuing commitment to fostering workforce development and educational initiatives in areas where we operate, and we look forward to helping nurture the next generation of talent in the Hoosier State,” said Roger Wehner, AWS director of economic development, in a press release.

According to Amazon, the company has invested \$21.5 billion in Indiana since 2010 and created 26,000 full- and part-time jobs. It also has implemented four solar and one wind farm.

EXPLORE ARTICLE

METRO AREA

7-ELEVEN LA PORTE, IN



CALL FOR ADDITIONAL INFORMATION

Dallas

Office

10000 N Central Expressway
Suite 200
Dallas, TX 75231
(214) 522-7200

Los Angeles

Office

123 Nevada Street
El Segundo, CA 90245
(424) 320-2321

CALL FOR ADDITIONAL INFORMATION

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(214) 522-7210
bob@securenetlease.com

Thomas House
Associate
(214) 295-7848
thouse@securenetlease.com