SECURE
NET LEASE

CLICK FOR AERIAL VIDEO

100% Bonus Depreciation

SUBJECT PROPERTY

7-Eleven with Car Wash

$6,771,097 | 4.65% CAP

12204 Balm Riverview Road, Riverview, FL 33579

- **9+ Years Remaining on Initial** 15-Year NNN Lease with 7-Eleven, Inc.
- **Riverview Ranked as One of the** 'Best Small Cities to Live in' by CNN Money
- **Located Minutes from Tampa,** the 3rd Largest City in Florida and One of the Fastest Growing in the US
- **Qualifies for** Accelerated Depreciation
- High Traffic Location on Hard Corner (29,500+ 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 85,000 stores in 20 countries.**

SUBJECT PROPERTY

OVERVIEW

INVESTMENT OVERVIEW

7-ELEVEN RIVERVIEW, FL

CONTACT FOR DETAILS

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FL Broker of Record:
Stephen Noyola (#BK3051175)

$6,771,097

4.65% CAP

NOI	$314,856
Building Area	±3,010 SF
Land Area	±1.87 AC
Year Built	2020
Lease Type	NNN
Occupancy	100%

- **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, 15,000 of which are in North America.
- **7-Eleven Ranked #1 on Entrepreneur Magazine's Top 500 Franchises List and** one of Fast Company magazine's World's Top 10 Most Innovative Companies in Retail
- **Located at Balm Riverview Rd. & Rhodine Rd, one of Riverview's main intersections.** 25,500 VPD on Balm Riverview Rd.
- **Minutes from Downtown Tampa, the third-largest city in Florida. Top Employers:** Publix (13,000+ employees), University of South Florida (9,000+ employees), WellCare (6,000+ employees)
- **More than 50K people move to Tampa Bay area each year-making the region** one of the fastest growing in the nation
- **Neighboring Tenants Include:** Publix, McDonald's, Starbucks, Buffalo Wild Wings, Sprint, AT&T, Walgreen's, Tractor Supply, Panda Express.
- **CNN Money Ranked Riverview** as One of the 100 Best Small Cities to Live in the U.S.

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 RIVERVIEW, FL

7-Eleven

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.

REVENUE
$81.3 B

CREDIT RATING
A

STOCK TICKER
SVNDY

LOCATIONS
85,000+

7-eleven.com

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 approximately 85**,000 stores in 20 countries**, of which approximately 15,000 are in the U.S. and Canada. These stores see approximately **65 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 **50 million members**, place an order in the 7NOW® delivery app in over **2,000 cities,** or rely on 7-Eleven for bill payment service, self-service lockers, and other convenient services.

SUBJECT PROPERTY

IN THE NEWS

7-ELEVEN RIVERVIEW, FL

7-Eleven Charges Forward with Installation of 500 Electric Vehicle Ports by End of 2022, Providing Convenient Charging Options that Drive a More Sustainable Future

JUNE 1, 2021 (7-ELEVEN CORPORATE)

Owned and operated by 7-Eleven, the new DCFC ports will increase convenient charging options for EV drivers by adding to the company's existing 22 charging stations located at 14 stores in four states.

Once this expansion is complete, the company will have **one of the largest and most compatible fast-charging systems** of any retailer in the U.S. "7-Eleven has always been a leader in new ideas and technology to better serve the needs of our customers," said 7-Eleven President and CEO Joe DePinto.

7-Eleven, Inc. is accelerating its environmental ambitions. The iconic retailer is undertaking a massive installation project, with a goal of building at least 500 Direct Current Fast Charging (DCFC) ports at 250 select U.S. and Canada stores by the end of 2022.

Additionally, the company recently **"doubled-down"** on its original commitment and pledged to meet a **50 percent reduction of CO2** emissions by 2030. 7-Eleven set ambitious and measurable sustainability goals in 2016 as part of the company's commitment to operating a globally sustainable business. To help address the challenge created by climate change, the company planned to achieve a **20% reduction of CO2 emissions** from its stores by 2027. Instead, 7-Eleven reached this **20% reduction goal in 2019**, eight years ahead of schedule. This CO2 reduction equals the carbon sequestered by more than **349,000 acres** of U.S. forests in one year.

EXPLORE ARTICLE

7-Eleven Expands Mobile Checkout Feature to Thousands of US Stores

JULY 13, 2021 (7-ELEVEN CORPORATE)

The frictionless shopping experience is a benefit of 7-Eleven's award-winning 7Rewards® loyalty program where members (rather, more than 50 million of them) can earn and redeem points on product purchases and receive coupons and promotional pricing.

As an incentive to try Mobile Checkout, for a limited time, 7-Eleven **is offering 10x the rewards** points for every purchase made using the new feature in the app.

7-Eleven was the **first convenience store** chain to develop proprietary technology for a full frictionless shopping experience from start to finish. Mobile Checkout works on both Android and iOS devices and is available for most **7-Eleven merchandise that has a bar code.** The company plans to expand Mobile Checkout to all US **stores by the end of 2022.**

7-Eleven, Inc. has expanded its new Mobile Checkout contactless shopping solution to an additional 2,500+ stores across the U.S. Using the 7-Eleven app, customers can quickly scan items and pay for purchases without ever standing in a checkout line. Mobile Checkout is now available in more than 3,000 participating 7-Eleven stores in 32 states including Washington, D.C.

"After over a year of living through the pandemic, Americans have a new perception of what convenience looks like. For many, it's a contactless **shopping experience without waiting in line**," says 7-Eleven Digital Senior Vice President Raghu Mahadevan. "Luckily, we were already testing Mobile Checkout and had begun **expanding 7NOW home delivery** to hundreds of markets before lockdowns occurred. It's what people expect from the world's leading convenience store — we plan to exceed those expectations and take the **in-store shopping experience to the next level."**

EXPLORE ARTICLE

LEASE OVERVIEW

7-ELEVEN RIVERVIEW, FL

Initial Lease Term	15-Years, plus (4) 5-Year Option Periods
Lease Expiration	August 2035
Lease Type	Absolute NNN
Rent Increases	10% Every 5-Years, including Option Periods
Annual Rent YRS 1-5	$286,223
Annual Rent YRS 6-10	$314,856
Annual Rent YRS 11-15	$346,341
Option 1	$380,976
Option 2	$419,073
Option 3	$460,980
Option 4	$507,078

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LOAN ASSUMPTION

7-ELEVEN RIVERVIEW, FL

Loan Balance	$3,388,281.92
Loan Maturity	12/28/30
LTV	52%
Equity	$3,084,347.76
Assessed Land Value	$250,070.00
Bonus Depreciation	$6,222,559.68
Bonus to Equity Ratio	202%

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BONUS DEPRECIATION

7-ELEVEN RIVERVIEW, FL

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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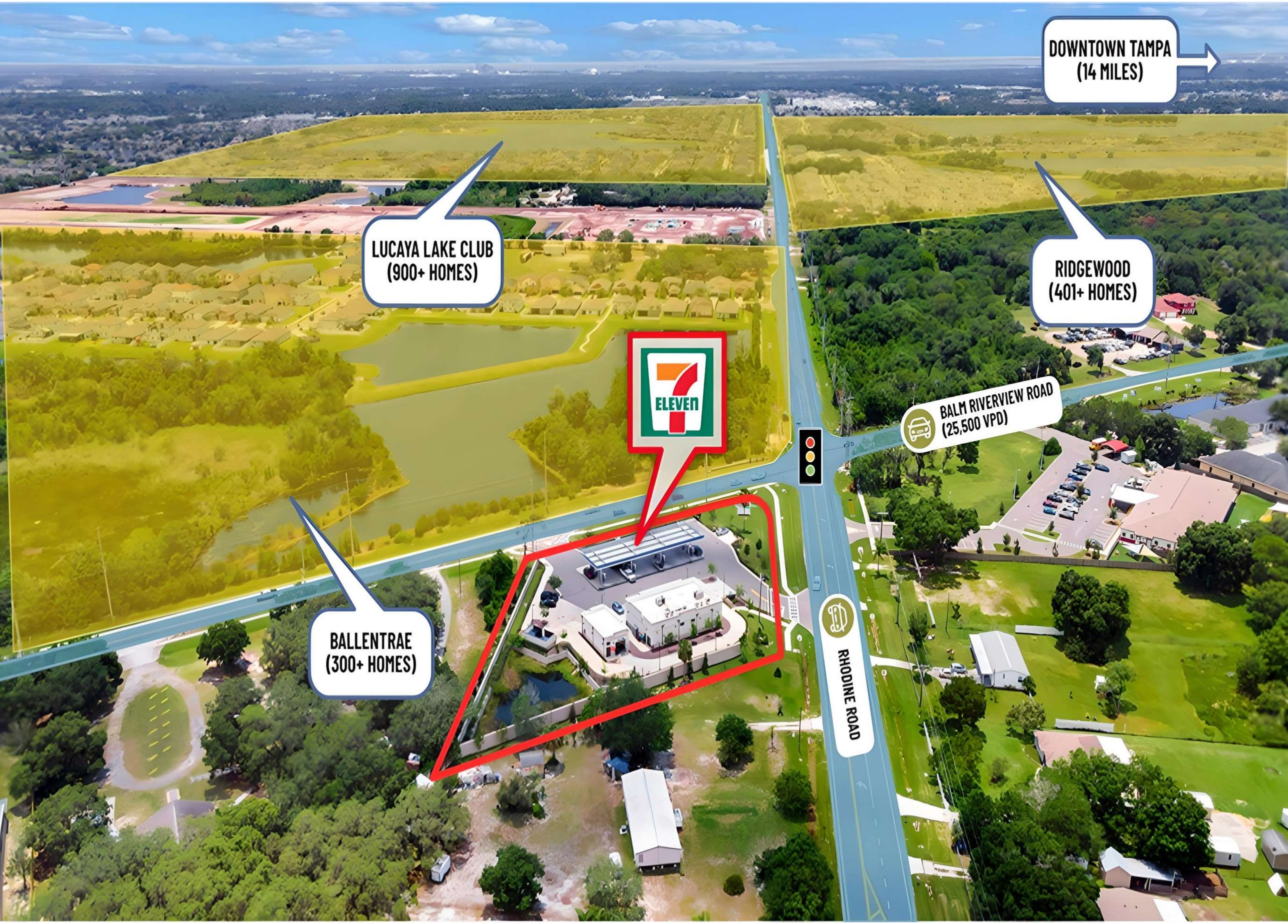
Copart
FedEx
RHODINE ROAD
CENTURY storage
SUNOCO
LUCAYA LAKE
SUBJECT PROPERTY
12204 BALM RIVERVIEW RD.
INTERSTATE 75
93A
±245,098 VPD
±44,658 VPD
SOUTH POINTE PARK
301
RIVERVIEW REGIONAL HOSPITAL
COLLINS ELEMENTARY SCHOOL (983 STUDENTS)
Hide-Away Storage Made Easy!
CUBESMART self storage
SPROUTS FARMERS MARKET
LONGHORN STEAKHOUSE
Subs
SUMMERFIELD CROSSING ELEM SCHOOL (854 STUDENTS)
SUMMERFIELD ELEMENTARY SCHOOL (796 STUDENTS)
RE/MAX
Advance Auto Parts
Wendy's
KAY
the Y
Chick-fil-A
TEXAS ROADHOUSE
IHOP
MOE'S SOUTHWEST GRILL
DOLLAR TREE
ANYTIME FITNESS
Marshalls
BEALLS
PAPA JOHNS
Publix
SUBWAY
TACO BELL
BALM RIVERVIEW ROAD
±25,500 VPD
SOUTHSHORE CHARTER ACADEMY K-8 (987 STUDENTS)
DOLLAR GENERAL
FIREHOUSE SUBS
DUNKIN'
672
Chevron
LOLA APARTMENTS (264 UNITS)
ST. JOSEPH'S HOSPITAL- SOUTH (114 BEDS)
ALDI
TSC TRACTOR SUPPLY CO
Applebee's GRILL + BAR
SONIC
Culver's
PANDA EXPRESS
goodwill
orangetheory FITNESS
ACE Hardware
Jersey Mike's SUBS
Pizza Hut
Walgreens
Firestone COMPLETE AUTO CARE
Walmart Neighborhood Market
Sam's CLUB
BURGER KING
AutoZone
LESLIE'S
BUFFALO WILD WINGS
Winn-Dixie
POPEYES LOUISIANA KITCHEN
GOODYEAR
Panera BREAD
Little Caesars
CRUNCH
DQ
CREEKSIDE CHARTER ACADEMY (617 STUDENTS)
BELMONT ELEMENTARY SCHOOL (1,050 STUDENTS)
SUMNER HIGH SCHOOL (2,317 STUDENTS)
SOUTHFORK LAKES COMMUNITY CENTER PARK


DOWNTOWN TAMPA
(14 MILES)
LUCAYA LAKE CLUB
(900+ HOMES)
RIDGEWOOD
(401+ HOMES)
7 ELEVEN
BALM RIVERVIEW ROAD
(25,500 VPD)
BALLENTRAE
(300+ HOMES)
RHODINE ROAD

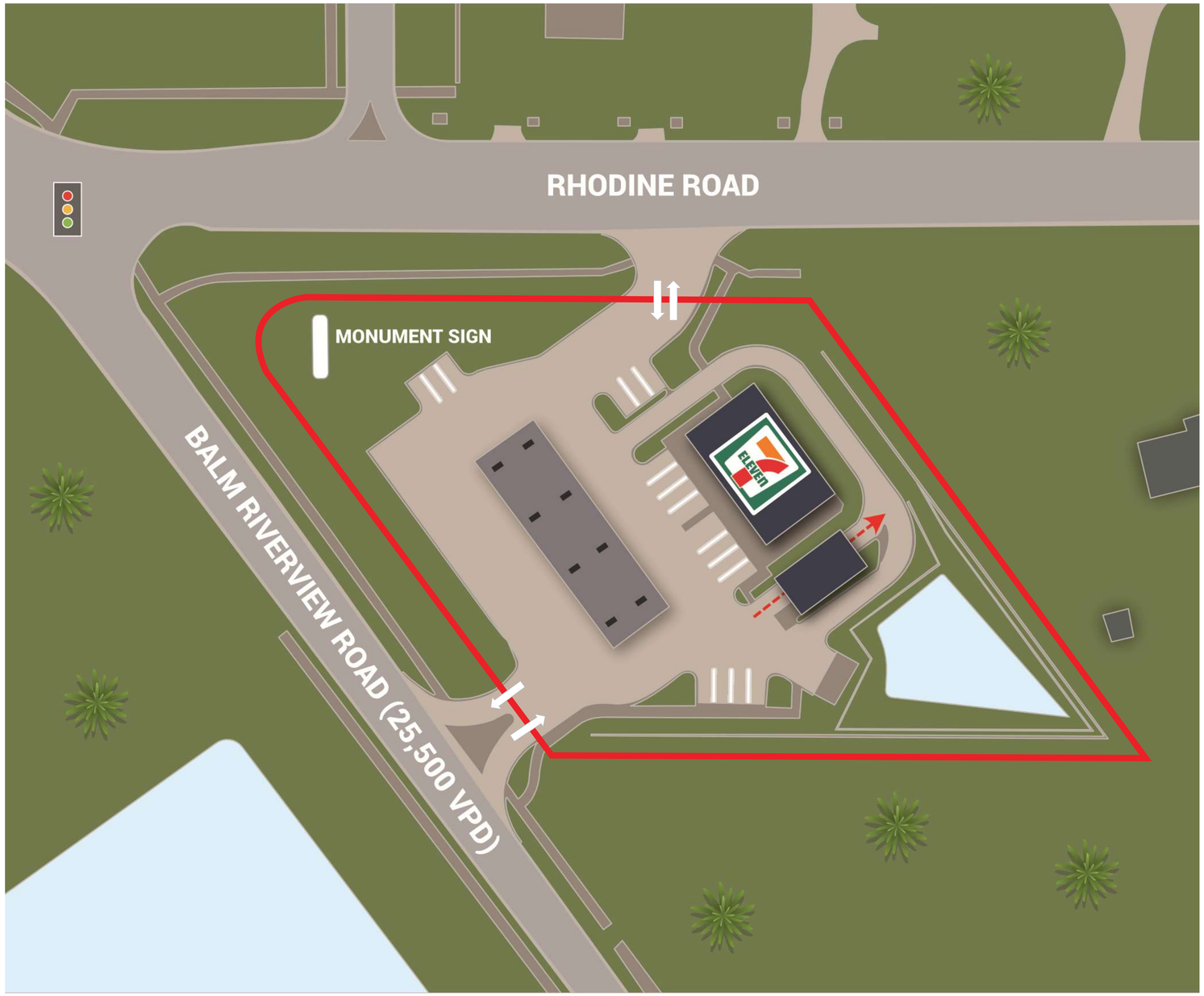
SITE OVERVIEW

7-ELEVEN RIVERVIEW, FL

Year Built	2020
Building Area	±3,010 SF
Land Area	±1.87 AC
Pumps	8
Fueling Positions	16

NEIGHBORING RETAILERS

- Marshalls
- Publix
- Sam's Club
- Culver's
- Tractor Supply Co.
- Dollar Tree
- Walmart Neighborhood Market
- Orangetheory
- Sprout's Farmer Market
- Dollar General



LOCATION OVERVIEW

7-ELEVEN RIVERVIEW, FL

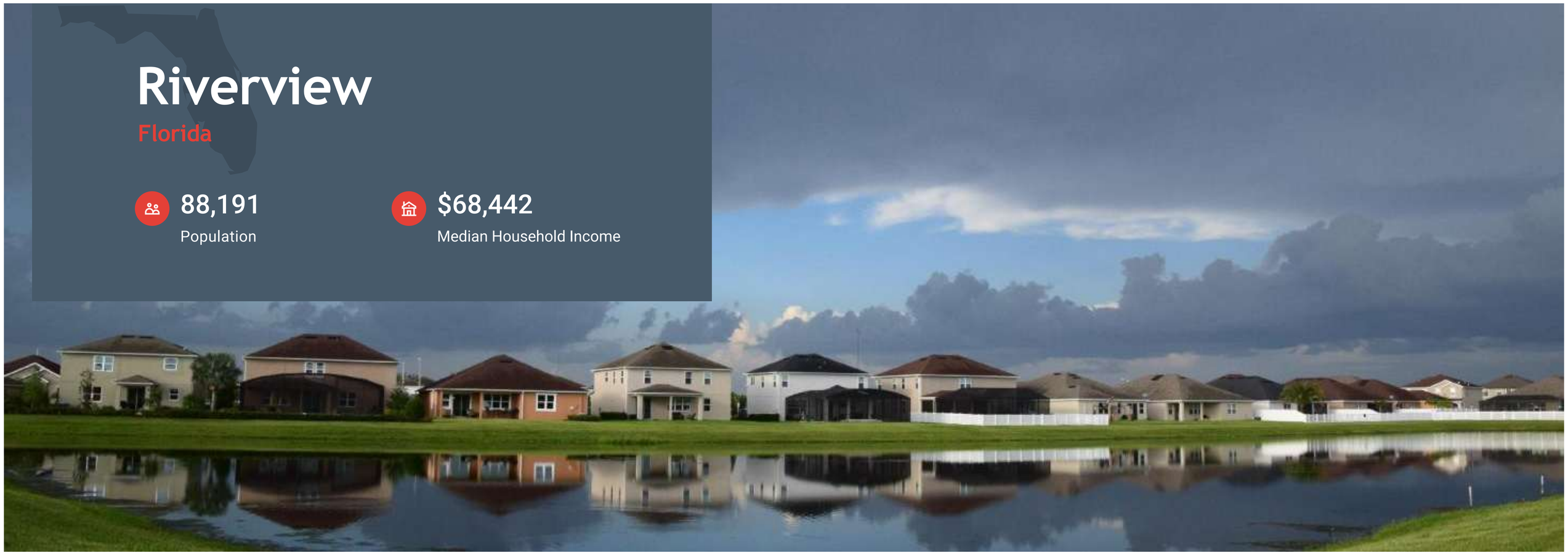
Demographics	1 Mile	3 Mile	5 Mile
Population	5,957	72,583	157,730
Households	1,882	24,092	52,960
Average Household Income	$83,646	$83,188	$86,871
Total Household Expenditure	$117.89 MM	$1.49 B	$3.37 B

ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. BayCare Health System *(28,357)*
2. Publix Super Markets, Inc. *(26,000)*
3. Hillsborough County School Board *(24,000)*
4. HCA West Florida Division *(18,000)*
5. University of South Florida *(16,277)*
6. MacDill Air Force Base *(15,000)*
7. Advent Health West Florida Division *(12,000)*
8. Hillsborough County Government *(10,394)*
9. State of Florida *(10,000)*
10. Citigroup *(8,400)*

LOCATION OVERVIEW

7-ELEVEN RIVERVIEW, FL



Riverview

Florida

88,191
Population

$68,442
Median Household Income

#33 Ranked by CNN Money in best places to Live

42.6% Predicted future growth over the next 10-years

Riverview is a suburb of Tampa located in Hillsborough County, and is consistently labeled one of the best places to live in Florida.

One of the oldest settlements in the state, Riverview was founded along the banks of the Alafia River.

> **The area's strong economic expansion has continued in 2020, once again among the nation's leaders for job and population growth rates.**

Today, Riverview boasts a population of over 100,000, attracted by the average of 244 sunny days a year.

Apollo Beach is just a short drive away for access to one of the states' many premium beaches. Animal lovers can check out the manatee viewing center to spot sea cows and other aquatic life or explore Florida's marshland at Alafia Scrub Nature Preserve with hiking trails, bird watching and a scenic overlook. Just 15 miles from Tampa, the area's strong economic expansion has continued in 2020, once again among the nation's leaders for job and population growth rates. The sustained, long-term job growth has tightened Tampa's labor market to one of the best in the U.S., which has ultimately driven up wages and incomes across the metro. Over the past two years, Tampa has posted some of the highest income growth in the country, increasing the market's buying power and personal consumption, which has provided ample fuel for both strong retail and industrial demand. With a laid back beach lifestyle and the amenities of a large metropolitan area, Riverview will continue to grow as a destination and most desired place to live.

IN THE NEWS

7-ELEVEN RIVERVIEW, FL

Phase 1 of Water Street Tampa district nears completion, developers look ahead to next phase

LARISSA SCOTT, JUNE 02, 2022 (ABC ACTION NEWS)

The Tampa City Council is holding the second public hearing on a development agreement for the next phase of Water Street Tampa, near downtown.

"Phase 1 is now **nearing completion.**
"The retail, the restaurants, the shops," said Lee Schaffler, Chief Portfolio Officer for Strategic Property Partners. The Water Street **Tampa district** has come to life.
"It is pretty **incredible to see the sheer size** of this project and the number of buildings that came out of the ground in the last two years," said Schaffler.

The newest building that just opened is Asher. It's the third and final residential, multi-family building in Phase 1. It has 490 units.

"It's our largest by unit count and also by amenity deck," said Schaffler.
"Asher is really, to me, the epitome of what we're trying to create with this sense of place and **ecosystem downtown** in the Water Street district," he added.
A hundred of the units at Asher are short-term, furnished rentals. This is something the developers say is unique for the area.
"There's been a lot of demand in the market for people coming down for a two-month assignment, a **three-month assignment**, a six-month stay," said Schaffler.
It now has multiple restaurants and places to shop, live, and even get ice cream.
"We really felt as a master planner, as a developer, of this district that if we built them one by one we would always feel like we were **living in a construction zone** and we wanted that instant impact. We wanted people to feel part of the district, part of the ecosystem from day one," said Schaffler.

EXPLORE ARTICLE

10 projects to watch in 2022 as building boom continues in Tampa

CHERYL ROGERS, JANUARY 18, 2022 (83 DEGREES)

As the building boom continues in Tampa and the surrounding area, several architecturally significant developments in Hillsborough County -- from West Tampa to Ybor City to Plant City -- are worth watching in 2022.

In the works: **affordable housing** for West Tampa, more apartments for the Ybor City area, and a brand new hospital to replace the old one in Plant City.
"The trend is still for people to relocate," says Jerel McCants, President of **American Institute** of Architects Tampa Bay. "All that is playing a factor with **development** on the west coast of Florida."

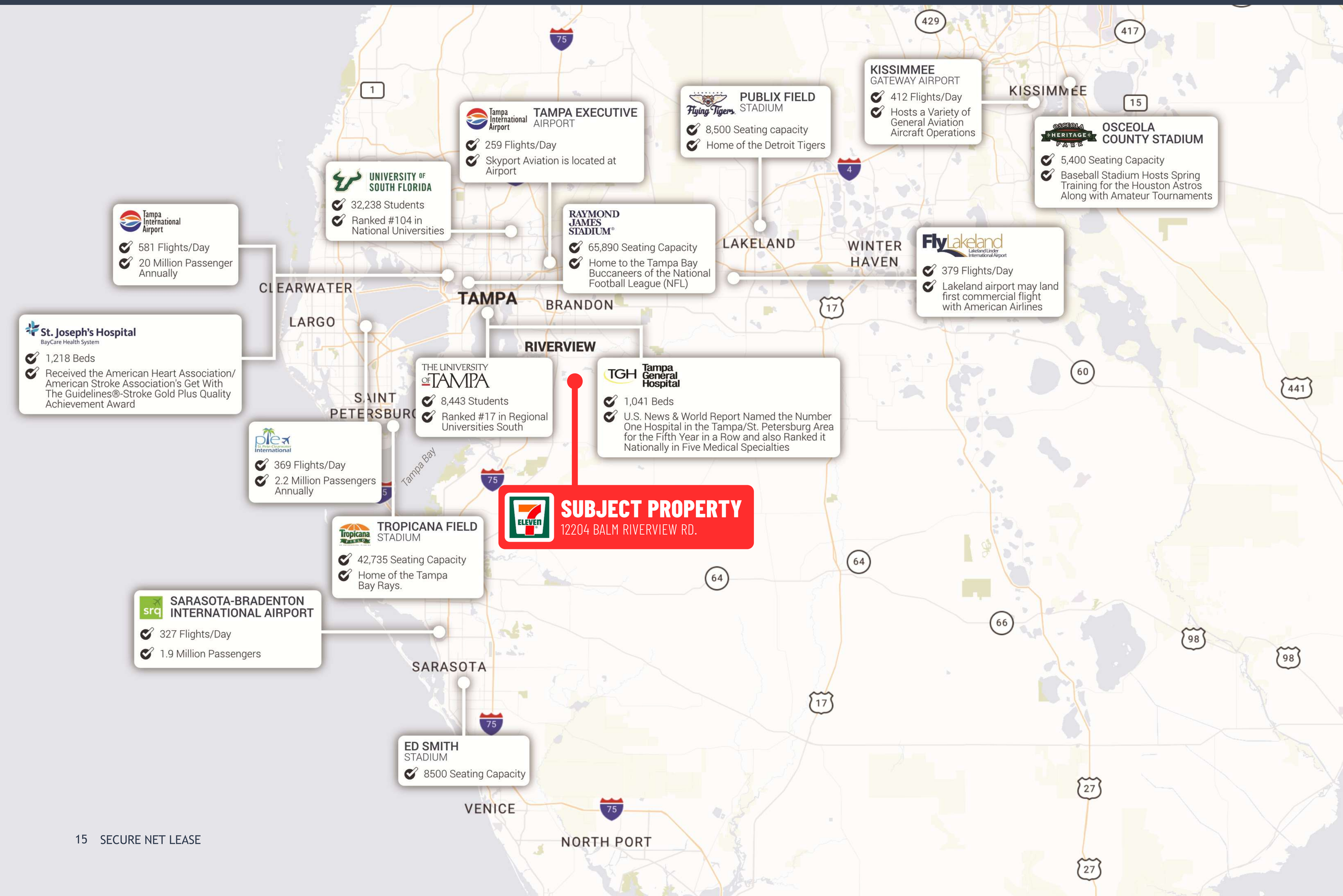
One project that is expected to transform the West Tampa area, and provide affordable housing, is Rome Yard, a $500 million mixed-use development by the Tampa Housing Authority and the Miami-based Related Urban Development Group.

Rome Yard is planned as a pedestrian-friendly neighborhood with multiple modes of public transportation, a Workforce Training Center, a Cultural Center, and an **Art Pavilion highlighting** West Tampa history. In about a year and a half, the Tampa Riverwalk is expected to cut through the property.
Related has made a commitment to hire **at least 40 percent** minority or women-owned businesses in the construction; that amounts to an estimated **$75 million** in contracts.
Rome Yard is to include **900-plus apartments** and roughly 50 townhomes, which will be available for purchase, says Pete Van Warner, Related's development manager in Tampa.
Construction is expected to begin as early as June at an **18-acre site** owned by the city of Tampa west of the Hillsborough River, east of Rome Avenue, south of Columbus Drive and north of Spruce Street in the West Tampa Community Redevelopment Area. The project is expected to take five to seven years to complete.

EXPLORE ARTICLE

TAMPA METRO AREA

7-ELEVEN RIVERVIEW, FL



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