SECURE
NET LEASE

CLICK FOR AERIAL VIDEO

100% Bonus Depreciation

Subject Property

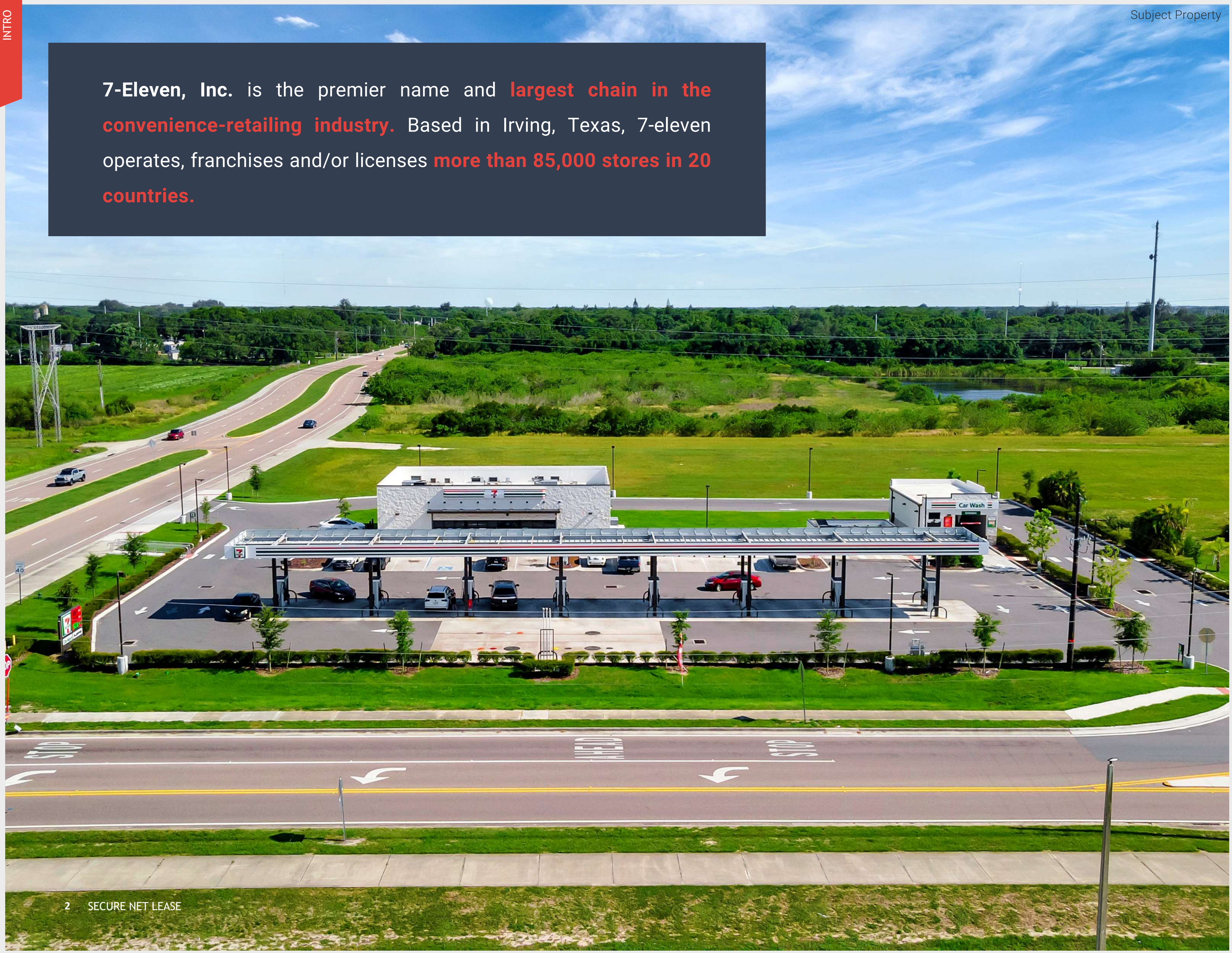
7-Eleven with Car Wash

$6,472,624 | 4.65% CAP

2371 E Shell Point Rd, Ruskin, FL 33570

- 9+ Years Remaining on **Absolute NNN Lease**
- **Large Site** with Car Wash (1.50+ Acres)
- Located less than **20 miles from Downtown Tampa**
- Eligible for **Accelerated Depreciation**
- **High Traffic Location on Hard Corner (11,000+ 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 85,000 stores in 20 countries.**



Subject Property

OVERVIEW

INVESTMENT OVERVIEW

7-ELEVEN RUSKIN, FL

$6,472,624

4.65% CAP

NOI	$300,977
Building Area	±3,010 SF
Land Area	±1.50 AC
Year Built	2020
Lease Type	NNN
Occupancy	100%

- **9+ Years Remaing on Absolute NNN Corporate Lease,** with 10% 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 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.
- The Subject Property is located less than **20 miles from Downtown Tampa.** Tampa is the third-most populated city in Florida after Jacksonville and Miami and is the 52nd most populated city in the United States. The city is part of the Tampa-St. Petersburg-Clearwater, Florida MSA which is a four-county area composed of roughly 3.1 million residents, making it the second-largest MSA in the state and the fourth largest in the Southeastern United States.
- The Site is Strategically Located at the intersection of **E. Shell Point Rd. and 24th Street NE. (24,500+ VPD).**
- Less than a mile from a **new Amazon Fulfilment Centre that employs over 3,000 people.**
- The Subject Property is located near many **new residential developments**: Hawks Landing (400+ homes), Hawks Point (800+ homes) and Wellington North (200+ homes).

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SECURE NET LEASE

TENANT OVERVIEW

7-ELEVEN RUSKIN, FL

7-Eleven

REVENUE
$64.74 B

CREDIT RATING
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 **15,000 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.

IN THE NEWS

7-ELEVEN RUSKIN, 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 RUSKIN, FL

Initial Lease Term	15-Years, Plus (4) 5-Year Renewal Options
Lease Expiration	November 2035
Lease Type	Absolute NNN
Rent Increases	10% Every 5 Years, in Primary Term & Options
Annual Rent YRS 1-5	$273,615
Annual Rent YRS 6-10	$300,977
Annual Rent YRS 11-15	$331,074
Option 1	$364,182
Option 2	$400,600
Option 3	$440,660
Option 4	$484,726

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LOAN ASSUMPTION

7-ELEVEN RUSKIN, FL

Loan Balance	$3,551,678.84
Loan Maturity	12/4/30
LTV	52%
Equity	$3,219,417.93
Assessed Land Value	$439,777.00
Bonus Depreciation	$6,331,319.77
Bonus to Equity Ratio	197%

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BONUS DEPRECIATION

7-ELEVEN RUSKIN, 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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Winn✓Dixie
marco's Pizza
41
S TAMIAMI TRAIL
±17,391 VPD
93A
±459,305 VPD
SHIELDS MIDDLE SCHOOL
(1,411 STUDENTS)
INTERSTATE 75
Publix
PAPA JOHNS
BURGER KING
TACO BELL
CIRCLE K
DOLLAR TREE
SUNOCO
7 ELEVEN
24TH STREET NE
amazon
SHADETREE APARTMENTS
(260 UNITS)
SUBWAY
Advance Auto Parts
Winn✓Dixie
AutoZone
O'Reilly AUTO PARTS
DOLLAR GENERAL
UNITED STATES POSTAL SERVICE
SHERWIN WILLIAMS
FAMILY DOLLAR
E SHELL POINT ROAD
LENNARD HIGH SCHOOL
(2,902 STUDENTS)
THOMPSON ELEMENTARY SCHOOL
(830 STUDENTS)
HILLSBOROUGH COMMUNITY COLLEGE - SOUTHSHORE CAMPUS
(42K+ STUDENTS)
HARBOR FREIGHT TOOLS
Quality Tools at Ridiculously Low Prices
BIG LOTS!
ups
goodwill
KFC
SUBWAY
Little Caesars
THE HOME DEPOT
DUNKIN'
tropical SMOOTHIE CAFE
bealls OUTLET
ANYTIME FITNESS
Pet Supermarket
enterprise
DaVita Kidney Care
BURGER KING
TACO BELL
CITGO
U-HAUL
Chevron
boost mobile
metro by T-Mobile
SUBJECT PROPERTY
2371 E SHELL POINT RD.
CIRCLE K
Holiday Inn Express
AN IHG HOTEL
Comfort INN
Pizza Hut
E COLLEGE AVENUE
±65,929 VPD
674
NAPA
Badcock&more
HOME FURNITURE
RUSKIN ELEMENTARY SCHOOL
(835 STUDENTS)
DOLLAR GENERAL
U-HAUL
Hampton by HILTON
GANNON UNIVERSITY RUSKIN CAMPUS
TNT FIREWORKS
DOLLAR GENERAL
POPEYES LOUISIANA KITCHEN
Bob Evans RESTAURANT
Denny's
Wendy's
SUNOCO

DOWNTOWN TAMPA (17 MILES)
SOUTH HAVEN 250+ HOMES
LYNNWOOD MANORS 315+ HOMES
HILLSBOROUGH COMMUNITY COLLEGE - SOUTHSHORE CAMPUS (42,000+ STUDENTS)
AMAZON FULFILLMENT CENTER (2,500+ EMPLOYEES)
24TH STREET NE
E SHELL POINT ROAD
LENNARD HIGH SCHOOL (3,100+ STUDENTS)
7 ELEVEN

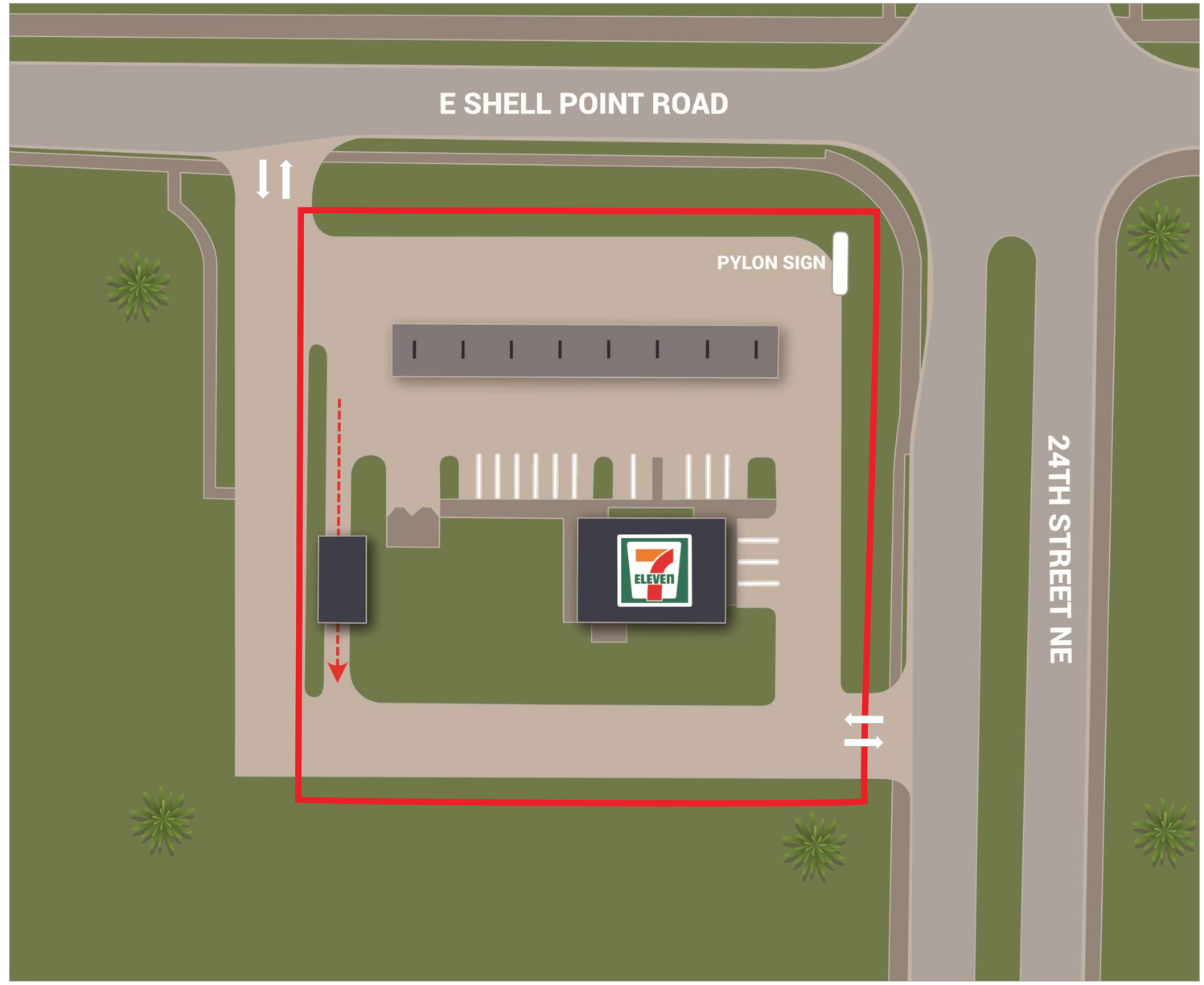
SITE OVERVIEW

7-ELEVEN RUSKIN, FL

Year Built	2020
Building Area	±3,010 SF
Land Area	±1.50 AC
Pumps	8
Fueling Positions	16

NEIGHBORING RETAILERS

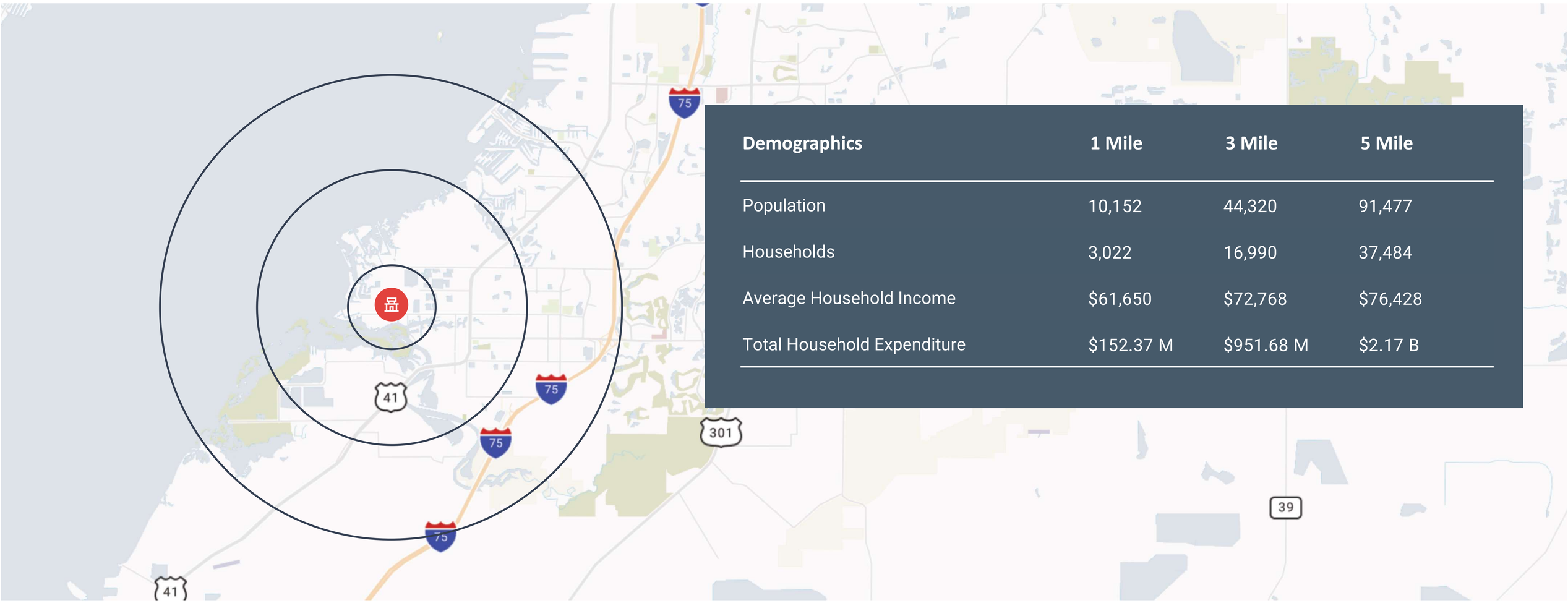
- The Home Depot
- Big Lots
- Bealls
- Winn-Dixie
- Publix
- Dollar General
- Badcock Home Furniture &more
- Goodwill
- O'Reilly Auto Parts
- Advance Auto Parts



Subject Property

LOCATION OVERVIEW

7-ELEVEN RUSKIN, FL



Demographics	1 Mile	3 Mile	5 Mile
Population	10,152	44,320	91,477
Households	3,022	16,990	37,484
Average Household Income	$61,650	$72,768	$76,428
Total Household Expenditure	$152.37 M	$951.68 M	$2.17 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 RUSKIN, FL

Ruskin

Florida

25,650
Population

$49,247
Median Household Income

Median Home Cost is $259,300

Home Appreciation up 18.9% in the last 12 Month

Ruskin is a historic community situated on the shores of Tampa Bay, the Little Manatee River and the Ruskin Inlet, approximately 16 miles southeast of Tampa. Ruskin has a 2020 population of 25,650.

Ruskin is an unincorporated census-designated place in Hillsborough County, Florida.

Located 16 miles southeast of Downtown Tampa

Ruskin has a large industrial base for its population, the largest being the Amazon Distribution Center.

The majority of businesses are currently located along US 41 and College Avenue. Ruskin's office and retail markets are at the southern fringe of the Tampa/St. Petersburg region and is primarily oriented to the immediate community and limited to its immediate southern market.

Approximately 1,148 acres are designed as Natural Preservation, including significant lands along the Little Manatee River. Most commercial uses are along US 41 and College Avenue (primarily closer to I-75). The older "historic" portion of Ruskin is located east of US 41 along the Ruskin Inlet. The Bahia Beach resort is located on the shores of Tampa Bay at the western end of the community. South Shore Corporate Park is located on the eastern end of the community adjacent to the I-75/College Avenue interchange. Major roadways in Ruskin include US 41 and I-75 which connect Ruskin to communities in the north and south. College Avenue, Shell Point Road and 19th Avenue are the major east-west connectors. The South Shore Area Wife Plan identifies now north-south roadways, generally through the South Shore Corporate Park development, that will link College Avenue north to Big Bend Road. Hillsborough County, created in 1834 as Florida's 19th county, is located along the west coast of Florida. The county covers 1,266 square miles, of which 215 square miles cover water areas. Hillsborough County's 2019 population was 1,444,870. The community has a rich, vibrant history steeped in diverse traditions and cultures. County government fosters community prosperity for all residents by supporting a broad range of opportunities, including agriculture, manufacturing, arts, health, sciences, technology, innovation startups, small businesses and entrepreneurship.

IN THE NEWS

7-ELEVEN RUSKIN, FL

Metro Development Has 5 Of Tampa Bay's Most Popular Communities

MISSY HURLEY, NOVEMBER 16, 2021 (PATCH)

WESLEY CHAPEL, FL — Five Metro Development Group communities – Epperson, Mirada, Southshore Bay, Union Park and Cypress Creek – are among the 20 fastest-growing new-home communities in the Tampa Bay area, based on new data from Zonda, formerly Metrostudy.

Also, the Epperson community in Wesley Chapel **ranked No. 1** on the list, ranked by new home starts in the September 2020-September 2021 timeframe.

"Homebuyer interest in our **Metro Places communities** continues to be **extremely strong**, thanks to the convenient locations, the quality of our builder team, and the extensive and unique amenities we offer," said Vaike O'Grady, Vice President of Marketing & Communications of Metro Development Group. "Our communities are simply a great **value for homebuyers.**"

Cypress Creek, located in Ruskin, had 222 new home starts and 265 closings in the nearly-complete community.

Three of Metro Development Group's master-planned communities in the **top 20** are located in the Pasco County area of **Wesley Chapel: Epperson, Mirada and Union Park.**

The Tampa market reported a **38.9% year-over-year increase** in new housing activity for the 12 months ending September 30, Zonda reported.

"Demand in the **suburban areas of Pasco and Hillsborough counties** is coming from homebuyers moving to Florida from other areas of the country, from renters deciding to buy, and from people who simply want a new home," said Tony Polito, Zonda's regional director for Tampa and Central Florida. "We see this strong demand continuing into 2022."

EXPLORE ARTICLE

Built-for-rent houses coming to Tampa Bay suburbs as industry booms

EMILY L. MAHONEY, SEPTEMBER 29, 2021 (TAMPA BAY TIMES

Florida has long been home to the sprawl of suburbia — the landscapes of near-identical houses with emerald lawns are as quintessential to the state as its reptile-filled swamps.

But a new type of suburb is sprouting around **Tampa Bay**: those with new homes only for rent.

Even as the housing market has an insatiable demand of homes for sale, a **growing contingent of companies** is focusing on constructing built-for-rent subdivisions for what they describe as an equally hungry clientele that signs leases almost as quickly as the homes can be erected.

Tampa Bay is a particular hot spot, exploding so quickly with nearly 20 build-to-rent communities complete and many still in their early development stages.

"It's like a tidal wave that is just about to crash on the **beaches of Florida**," he said. "I see it suddenly hitting this year."

Within Florida, Tampa Bay is a particular **hot spot**. The industry is exploding so quickly that solid numbers on built-for-rent neighborhoods are hard to come by, but Hunter is tracking nearly **20 communities,** many still in their early development stages, from Ruskin to Port Richey.

Statewide, **roughly 600 units were developed** for rent last year, according to Hunter, who's based in West Palm Beach.

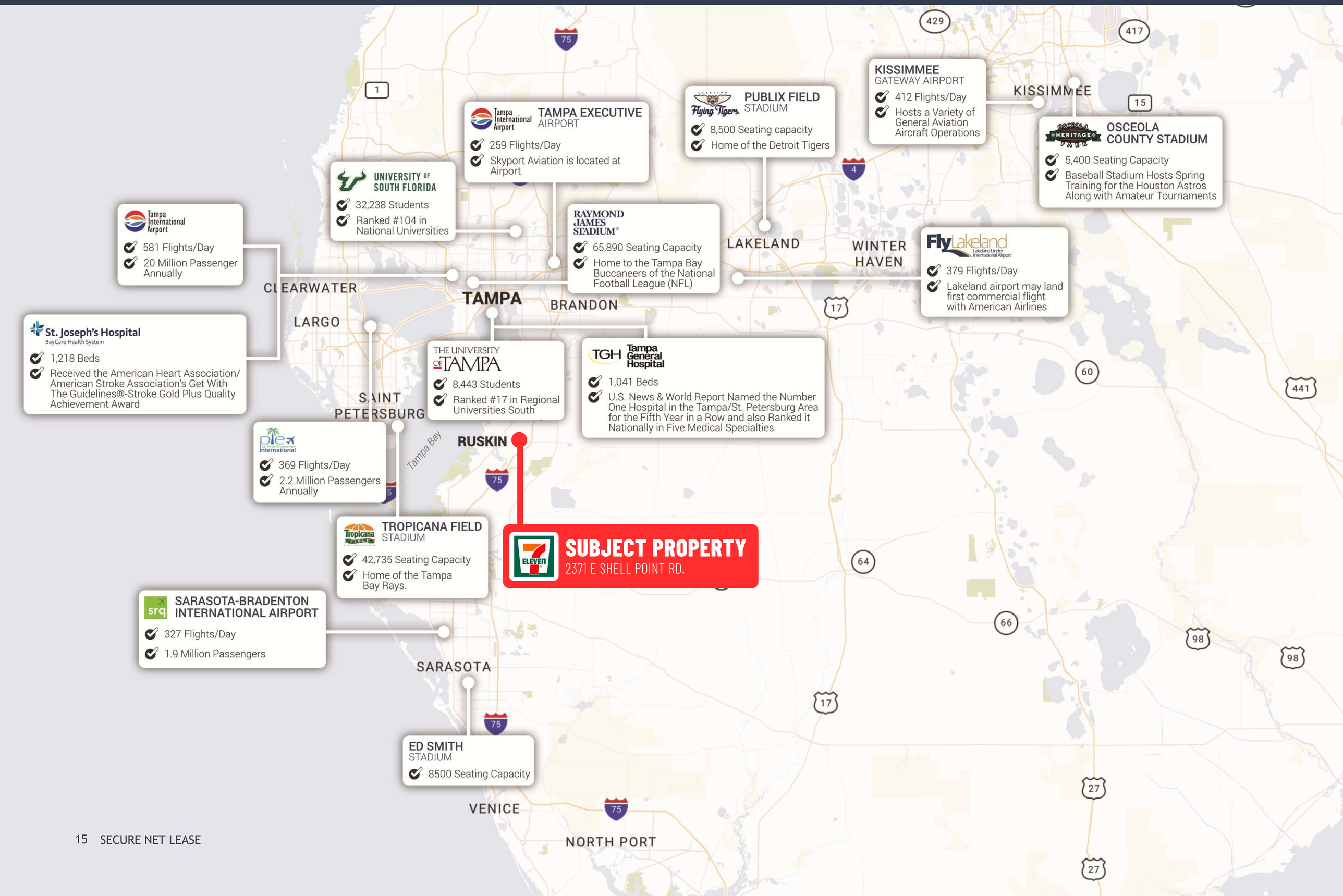
"This year, it's **going to be multiples** of that, and in **2022** it's going to be magnitudes greater," he said.

When the housing market recovered and cheap houses became harder to find, the built-for-rent concept was born. Hunter said the industry first started around 2012, but the past **five years** is when it's **picked up the most speed**.

EXPLORE ARTICLE

TAMPA METRO AREA

7-ELEVEN RUSKIN, FL



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