

SECURE

NET LEASE

Subject Property



7-Eleven

\$9,192,000 | 5.10% CAP

1007 US Highway 41, Inverness, FL (Orlando/Tampa) 34450

- ✓ **10 Years Remaining on Absolute NNN Corporate Lease** with 10% Rent Bumps Every 5 Years
- ✓ **Strong Corner Location Along Two of the Regions Major Thoroughfares** with a combined 50,000+ Vehicles Per Day
- ✓ **Neighbors Publix Anchored Shopping Center** with several national credit tenants (AT&T, Panera, Jersey Mikes, Spectrum and more)
- ✓ **Strong Daily Activity** with immediate proximity to Citrus High School and Withlacoochee Technical College
- ✓ **Bonus Depreciation Eligible, Check with CPA**



CITRUS COUNTY SCHOOLS
(15,413 STUDENTS)

WITHLACOOCHEE
TECHNICAL COLLEGE
(345 STUDENTS)

Culver's

CENTURY 21

Winn-Dixie

KEY TRAINING CENTER
Kindness, Love, Dignity and Respect

AutoZone

Pizza Hut

44

7-ELEVEN

Trulieve

Spectrum
AT&T
Panera BREAD
Jersey Mike's SUBS

Publix

W MAIN STREET
(35,348 VPD)

DAVIDSON AVENUE

RE/MAX

US HIGHWAY 41
(15,211 VPD)

41

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**.



INVESTMENT OVERVIEW

7-ELEVEN INVERNESS, FL



Subject Property

CONTACT FOR DETAILS

Matthew Scow

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Bob Moorhead

Managing Partner
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bob@securenetlease.com

FL Broker of Record: Stephen Noyola

License #: BK3051175

\$9,192,000

5.10% CAP

NOI

\$468,762

Building Area

±3,476 SF

Land Area

±1.52 AC

Year Built

2020

Lease Type

Absolute NNN

Occupancy

100%

- ✓ **Open & Operating** - Rent Commenced in November of 2020.
- ✓ **10 Years Remaining on Absolute NNN** Corporate Lease with 10% Rental Increases Every 5 Years in both the Primary Term and (4) 5-Year Options. Store Features the 7-Eleven Laredo Taco Concept as well.
- ✓ **Strong Corner Location Along Two of the Regions Major Thoroughfares** with a combined 50,000+ Vehicles Per Day. Main Street and Highway 41 are the primary thoroughfares which direct traffic to Tampa and Orlando.
- ✓ **Neighbors Publix Anchored Shopping Center** with several national credit tenants (AT&T, Panera, Jersey Mikes, Spectrum and more)
- ✓ **Strong Daily Activity** with immediate proximity to Citrus High School and Withlacoochee Technical College
- ✓ **Inverness Is a Key City in Citrus County, FL**, which has a population of over 150,000
- ✓ **World's Largest Convenience Store Chain** - 7-Eleven is the global leader in convenience retail, with over 85,000 locations worldwide, including 15,000+ in the U.S. The company is backed by an "A" credit rating from S&P, ensuring financial stability and a strong tenant profile for investors.

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 INVERNESS, FL

7-Eleven

Lessee: 7-Eleven, Inc.

REVENUE
\$81.3B

CREDIT RATING
S&P: A

Stock Ticker
SVNDY

LOCATIONS
85,000+

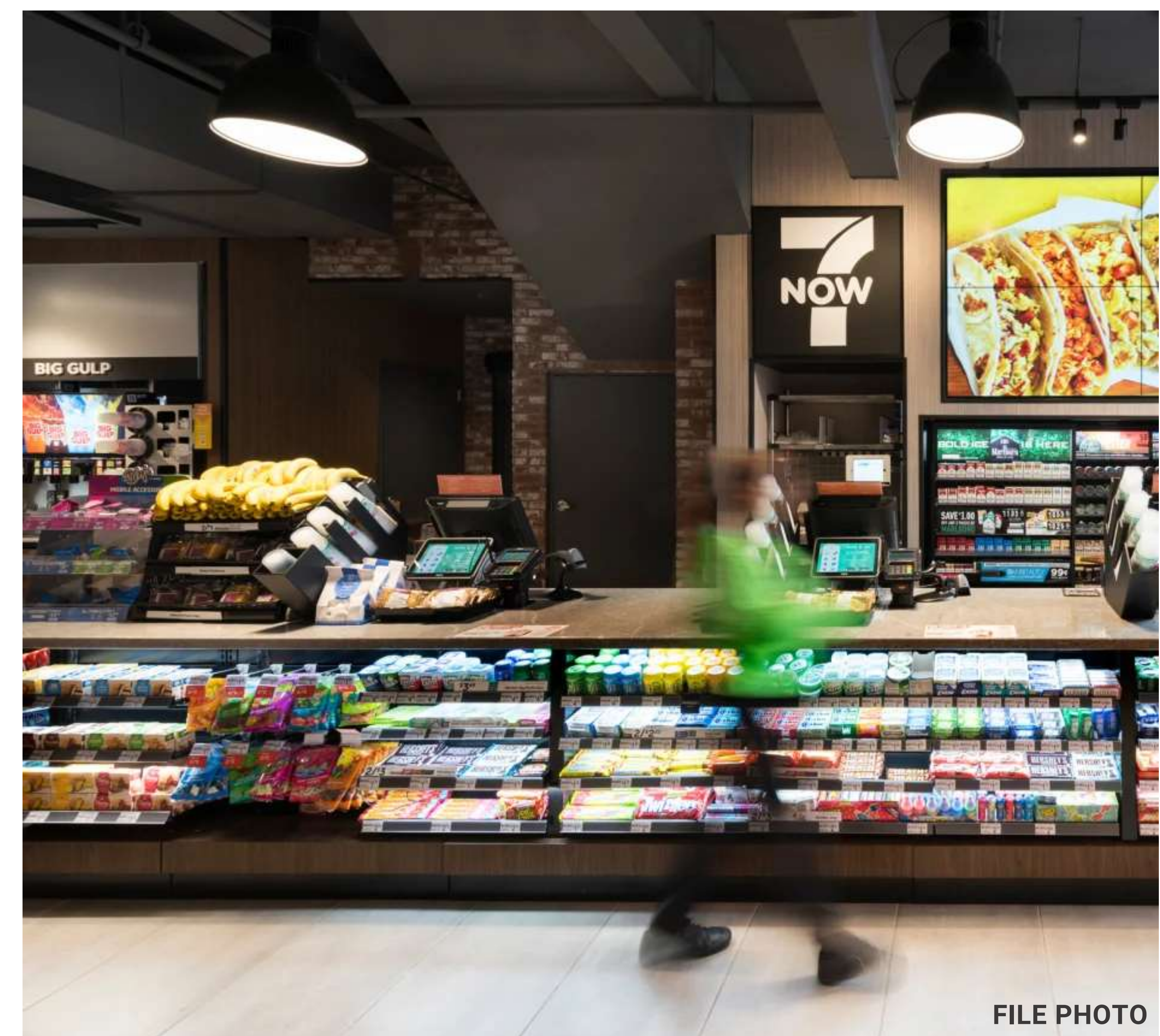


7-eleven.com

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

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 INVERNESS, FL

Initial Lease Term	15-Years, Plus (4) 5-Year Renewal Options
Rent Commencement	November 2020
Lease Expiration	November 2035
Lease Type	Absolute NNN
Rent Increases	10% Every 5 Years, in both Primary Term & Options
Annual Rent YRS 1-5	\$426,146.00
Annual Rent YRS 6-10*	\$468,761.00
Annual Rent YRS 11-15	\$515,637.00
Option 1	\$567,201.00
Option 2	\$623,313.00
Option 3	\$686,313.00
Option 4	\$754,945.00

*Rent Begins December 1, 2025 / Seller to give rent credit between closing and rent bump.

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Subject Property

BONUS DEPRECIATION

7-ELEVEN INVERNESS, FL

100% Bonus Depreciation for Qualifying Convenience Stores

What It Is

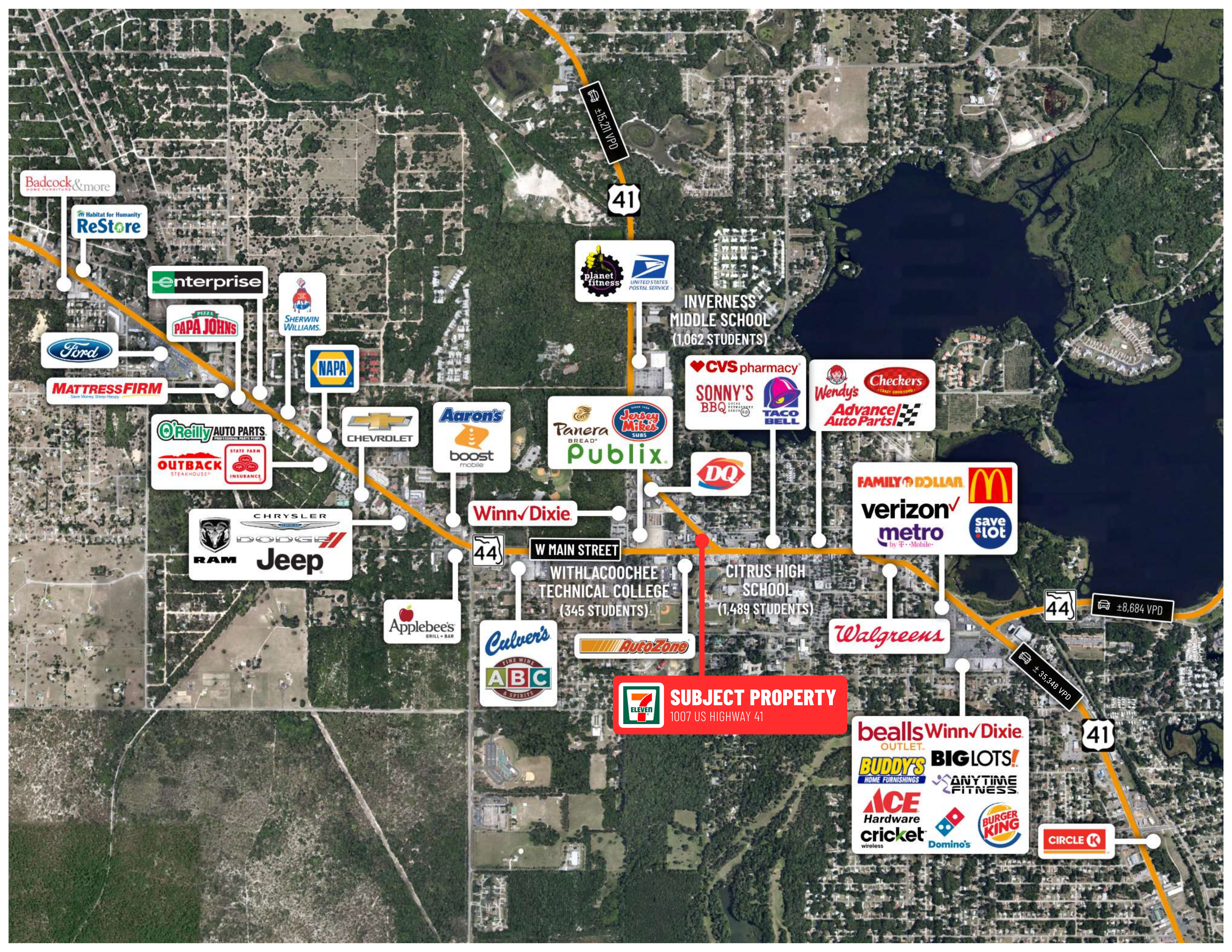
Full expensing of eligible property in the year it's placed in service—no depreciation over time. Permanently reinstated at 100% for qualifying assets under the One Big Beautiful Bill Act (OBBBA).

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.



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. Agent and its affiliates do not provide tax advice and nothing contained herein should be construed to be tax advice. Accordingly, any recipient of this offering summary or of the information should seek advice based on your particular circumstances from an independent tax advisor.



±15,211 VPD

41

Badcock & more

Habitat for Humanity
ReStore

enterprise

PAPA JOHN'S

SHERWIN
WILLIAMS

NAPA

Ford

MATTRESS FIRM

O'Reilly AUTO PARTS
OUTBACK STEAKHOUSE
STATE FARM INSURANCE

CHEVROLET

Aaron's
boost mobile

Panera BREAD
Publix
Jersey Mike's SUBS

CVS pharmacy
SONNY'S BBQ
TACO BELL

Wendy's
Checkers
Advance Auto Parts

CHRYSLER
DODGE
RAM
Jeep

Winn-Dixie

44

W MAIN STREET

WITHLACOOCHEE
TECHNICAL COLLEGE
(345 STUDENTS)

Applebee's
GRILL + BAR

Culver's
ABC
FINE WINE & SPIRITS

AutoZone

DQ

CITRUS HIGH
SCHOOL
(1,489 STUDENTS)

FAMILY DOLLAR
verizon metro
McDonald's
save a lot

Walgreens

44

±8,684 VPD

±35,348 VPD

41

7
ELEVEN


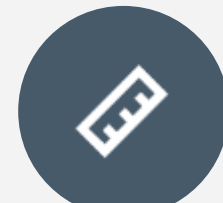


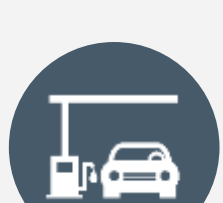
SUBJECT PROPERTY
1007 US HIGHWAY 41

bealls Winn-Dixie
OUTLET
BUDDY'S HOME FURNISHINGS
BIG LOTS!
ANYTIME FITNESS
ACE Hardware
cricket wireless
Domino's
BURGER KING

CIRCLE K

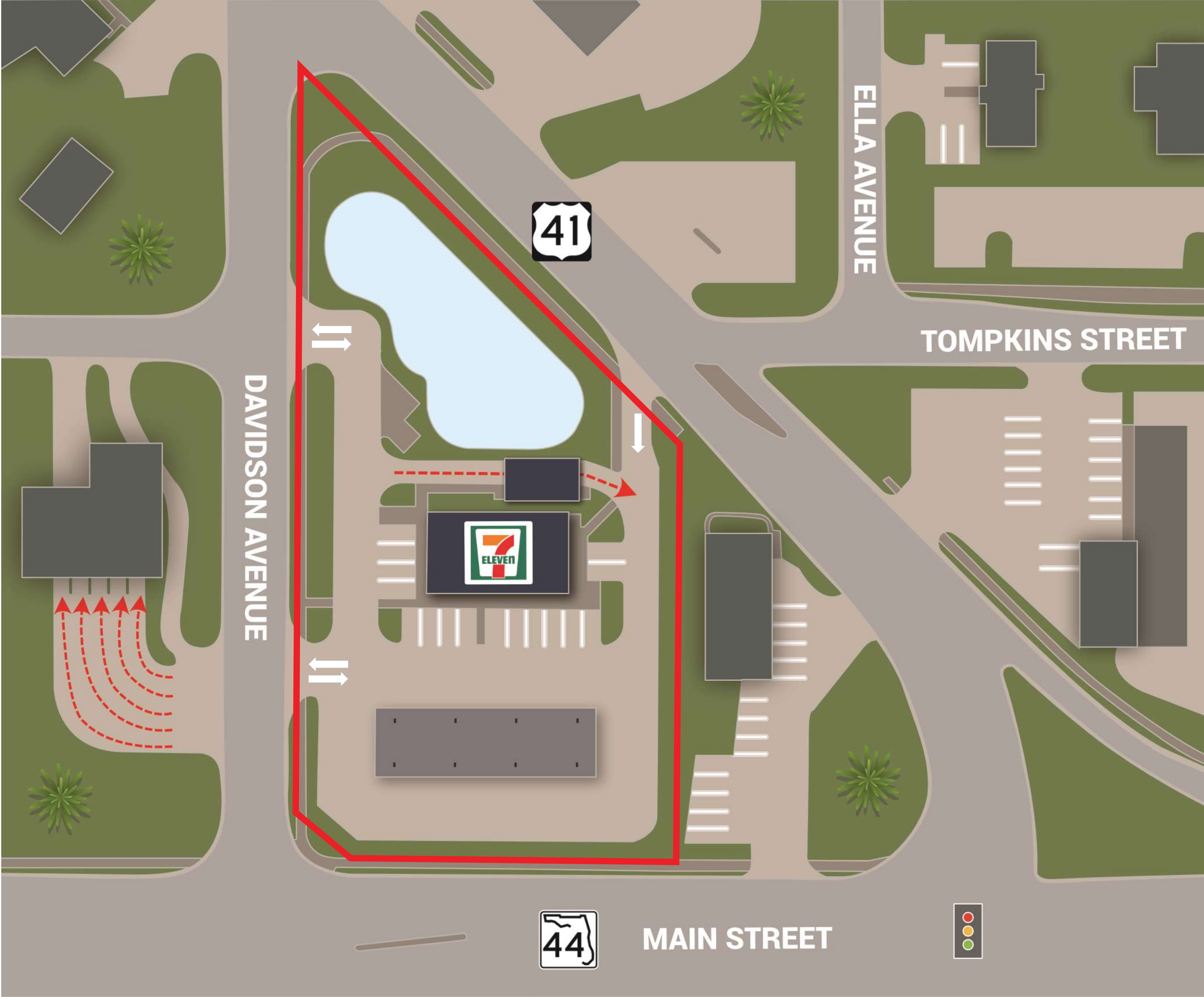
SITE OVERVIEW

7-ELEVEN INVERNESS, FL

	Year Built		2020
	Building Area		±3,476 SF
	Land Area		±1.52 AC
	Pumps		8
	Fueling Positions		16

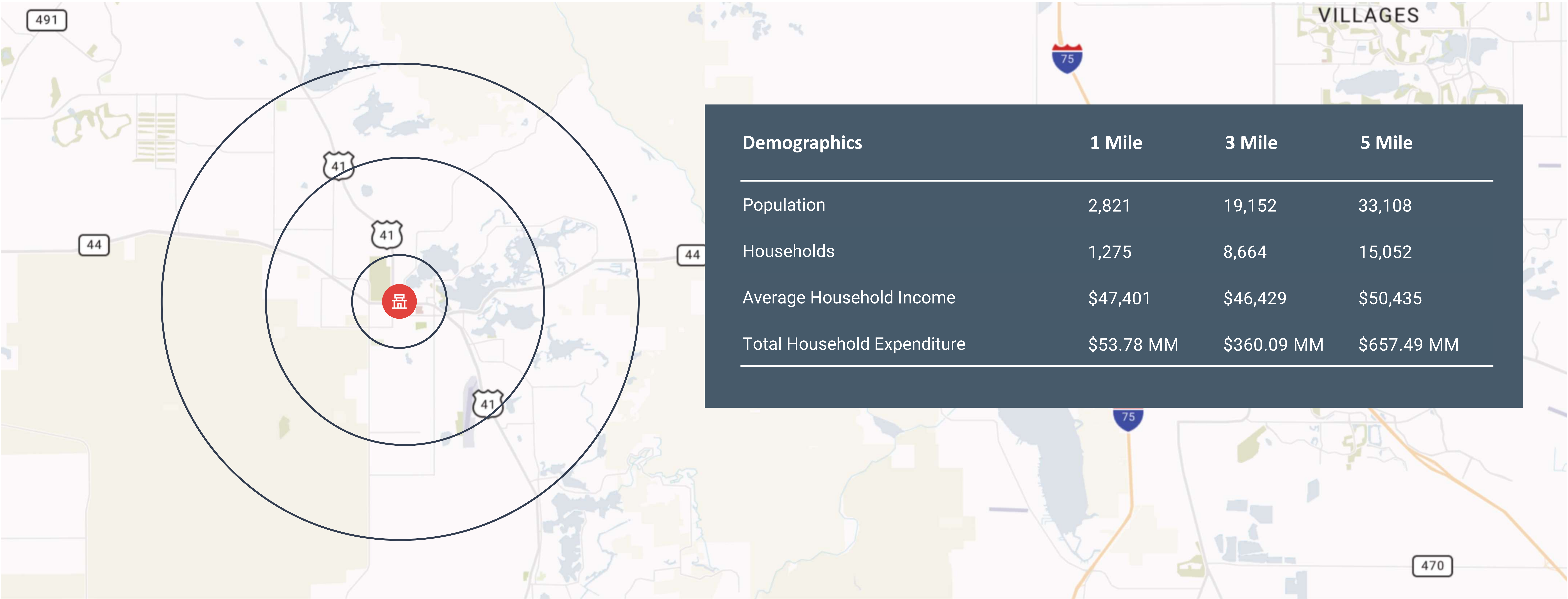
NEIGHBORING RETAILERS

- Bealls Outlet
- Aaron’s
- Planet Fitness
- Family Dollar
- CVS
- AutoZone Auto Parts
- Save-A-Lot
- Publix
- Big Lots!
- Anytime Fitness



LOCATION OVERVIEW

7-ELEVEN INVERNESS, FL



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1.

Citrus County School District (2,098)
2.

Citrus County (1,297)
3.

Citrus Memorial Health System (1,038)
4.

Lowe's Home Improvement (209)
5.

Publix Super Market (200)
6.

Winn-Dixie (174)
7.

Citrus Health & Rehabilitation (147)
8.

Arbor Trail Rehab & Nursing (115)
9.

Nick Nicholas Ford (109)
10.

Avante at Inverness (97)

LOCATION OVERVIEW

7-ELEVEN INVERNESS, FL



Inverness
Florida

7,281
Population

\$30,308
Median Household Income

Distance from Inverness
Airport to City Limits

1 Mile

Largest Employment
Industry in the City

Health Care

The City of Inverness is a pleasant, stable, small town in central Florida. Inverness is the County Seat for Citrus County.

The City is bordered on the north, south, and west by unincorporated Citrus County and on the east by Lake Tsala Apopka chain of lakes. Inverness is 70 miles northwest of Orlando and 65 miles north of Tampa.

Future job growth over the next ten years is predicted to be 29.0%

The City of Inverness enjoys a positive quality of life and desires to maintain its small town atmosphere. The city had a 2020 population of 7,498. Inverness is Florida's Small Town Done Right bringing together a lively downtown centered around historic Courthouse Square with a thriving walkable, bicycle friendly community full of great food choices, inviting pubs, and cozy shops.

The City's picturesque downtown thoroughfare features an array of eateries, retail, offices, antique stores and other sorts of diverse local businesses. Many of the buildings situated within the walkable Main Street Business District are nearly a hundred years old or older. The largest industries in Inverness, FL are Health Care & Social Assistance, Retail Trade, and Accommodation & Food Services. The City's bustling downtown, and a thriving business economy mixed with the advantage of a small town atmosphere, and a community focused on growth and supporting success helps Citrus County offer the best of both worlds for businesses and residents alike. Inverness is also an important center for shopping and community services featuring brand-named stores and restaurants travelers will be familiar with and an excellent locally-owned and well stocked natural and organic foods market with a café and freshly prepared foods. Citrus Memorial Hospital has become the second largest employer in Citrus County and the top most employer of the city. Inverness is always festive with multiple events, often free, scheduled throughout the year. The biggest is the Great American Cooter Festival at the end of October. The City is home to the renovated Valerie Theatre and the Historic Old Courthouse Museum. Liberty Park and Wallace Brooks parks are waterfront parks that are located along the Withlacoochee Trail that are open year round. There are also birding trails and camping sites nearby at Potts Preserve and Fort Cooper State Park. The Historic Old Courthouse Museum is home to the Citrus County Historical Society and houses special collection exhibits and hosts a number of special events throughout the year. The iconic building is known for its copper cupola and clock face on all four sides. Whispering Pines Park is 290-acres of natural beauty with three walking trails, Olympic size swimming pool, splash pad, tennis, disc golf, baseball and pavilions.

Population boom could come to Citrus County as demand for housing continues to rise

CALVIN LEWIS, AUGUST 28, 2025 (SPECTRUM NEWS)

A population boom could be coming in Citrus County. Earlier this week, commissioners got an overview of how other counties across the state are managing growth. It comes at a time when the demand for housing is at a high in the county.

For Eric Williams, Citrus County is a way of life. He knows this all too well, being the city manager of Inverness. “It is a high quality of life,” Williams said. “It’s a quiet life. The age dynamic is starting to shift, and you want to have that diversity. You’re naturally going to have growth in Florida, but I think it comes with a certain cost.” Under his leadership, the city has seen a variety of upgrades and changes throughout the years, which most recently includes a revitalization of the old historic Citrus County Courthouse.

There are countless projects that have been designed with the intent of reaching a larger audience in mind — in visitors and those who call it “home.”

“You also have infrastructure that comes with things like public safety and park systems,” said Williams. “Staying ahead of that and being able to understand what’s coming to you. That’s a big challenge. But if you get it right, or close to right, it really helps get development across the line.”

“The big hammer that we have is affordability,” said Judy McCoy, a realtor for Century 21 in Inverness. She says the housing market in Citrus County has seen a sizable increase within the last five years.

“You are living in Florida and you are paying a reasonable price,” says McCoy. “Everything is a little bit lower price than it is, you know, in the bigger cities and on the coast.” It’s a positive trend that may continue as more people become familiar with the area.

“What I hope to see in my time and plan on forever having a home here, is that continues to be a platform where growth can be accepted in a measured way but, eventually, also the diversity in the economy is stabilized to the point that there’s a good mix of working class opportunities as well as that for our retirement folks.”

It’s a place where people from all walks of life can continue to live.

EXPLORE ARTICLE

Citrus County Certifies 2025 Property Values: Growth Continues with Steady Stewardship

JULY 1, 2025 (CITRUS COUNTY PROPERTY APPRAISER)

The Citrus County Property Appraiser’s Office has officially certified the preliminary taxable values for 2025, effective July 1. This annual milestone, required by Florida law, lays the foundation for local governments to build their budgets for the upcoming fiscal year.

The values, based on market conditions as of January 1, reflect another year of investment, development, and steady population growth in Citrus County. While the upward trend in values continues, this year’s increase represents a slightly more measured pace than in previous years.

The 2025 tax roll shows an 8.119 percent increase in countywide taxable value compared to last year.

Property Appraiser Cregg Dalton attributed the continued growth to a combination of completed commercial and mixed-use development projects, ongoing strength in residential construction, and the impact of Florida’s recapture rule, which allows assessed values to gradually align with market trends even when prices level off. He emphasized that while growth is continuing, it is doing so in a more sustainable, balanced way.

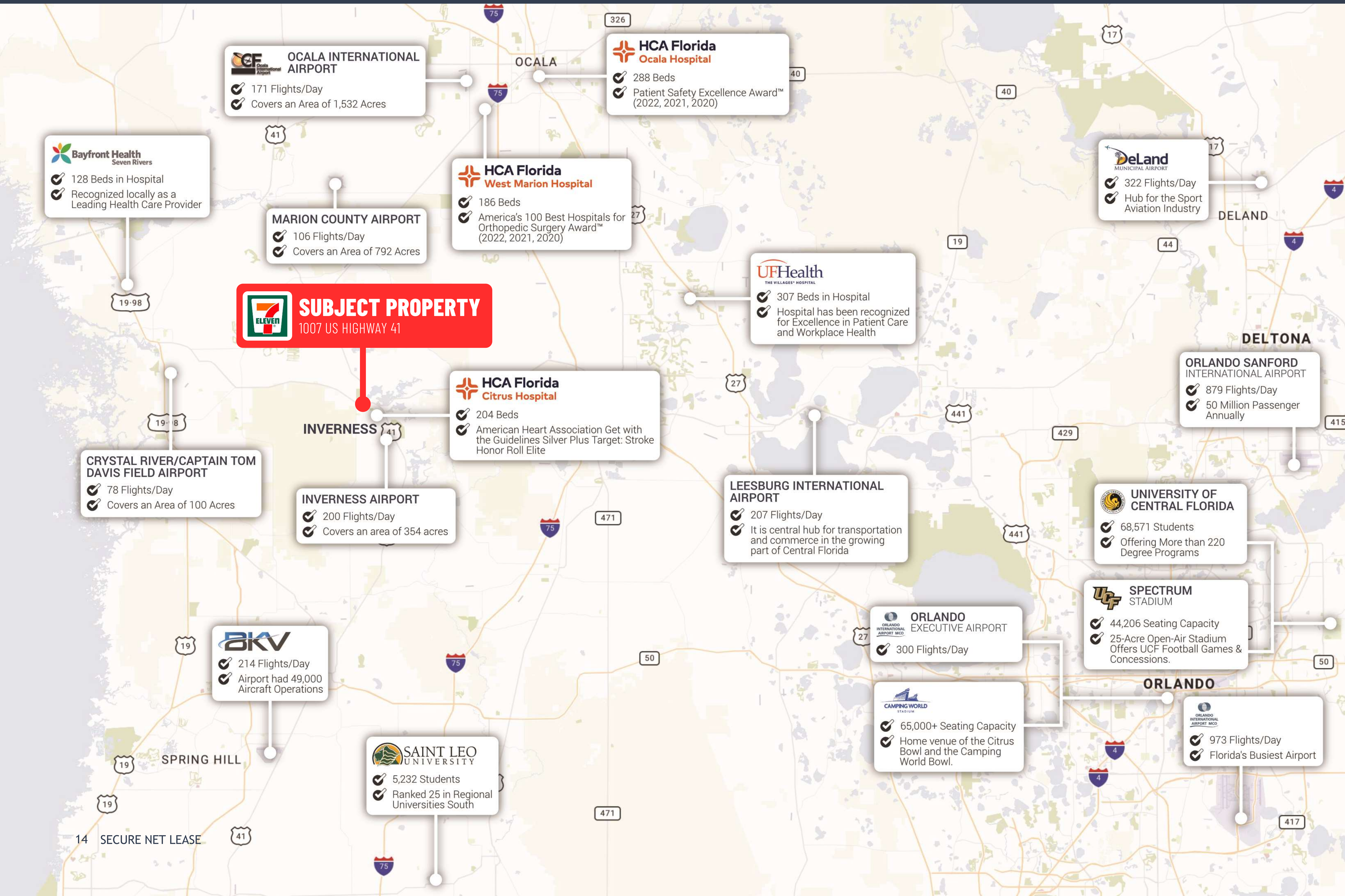
The certified market value for the county stands at \$29 billion, with a taxable value of \$16.12 billion. Net new construction contributed \$526 million to the roll. The office is currently tracking 148,166 real property parcels and 7,261 tangible personal property accounts.

These protections matter,” Dalton said. “They ensure that even when values climb, the impact to individual homeowners remains steady and fair. We believe in protecting our residents while keeping our assessments accurate and transparent.”

EXPLORE ARTICLE

HOMOSASSA SPRINGS MSA

7-ELEVEN INVERNESS, FL



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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