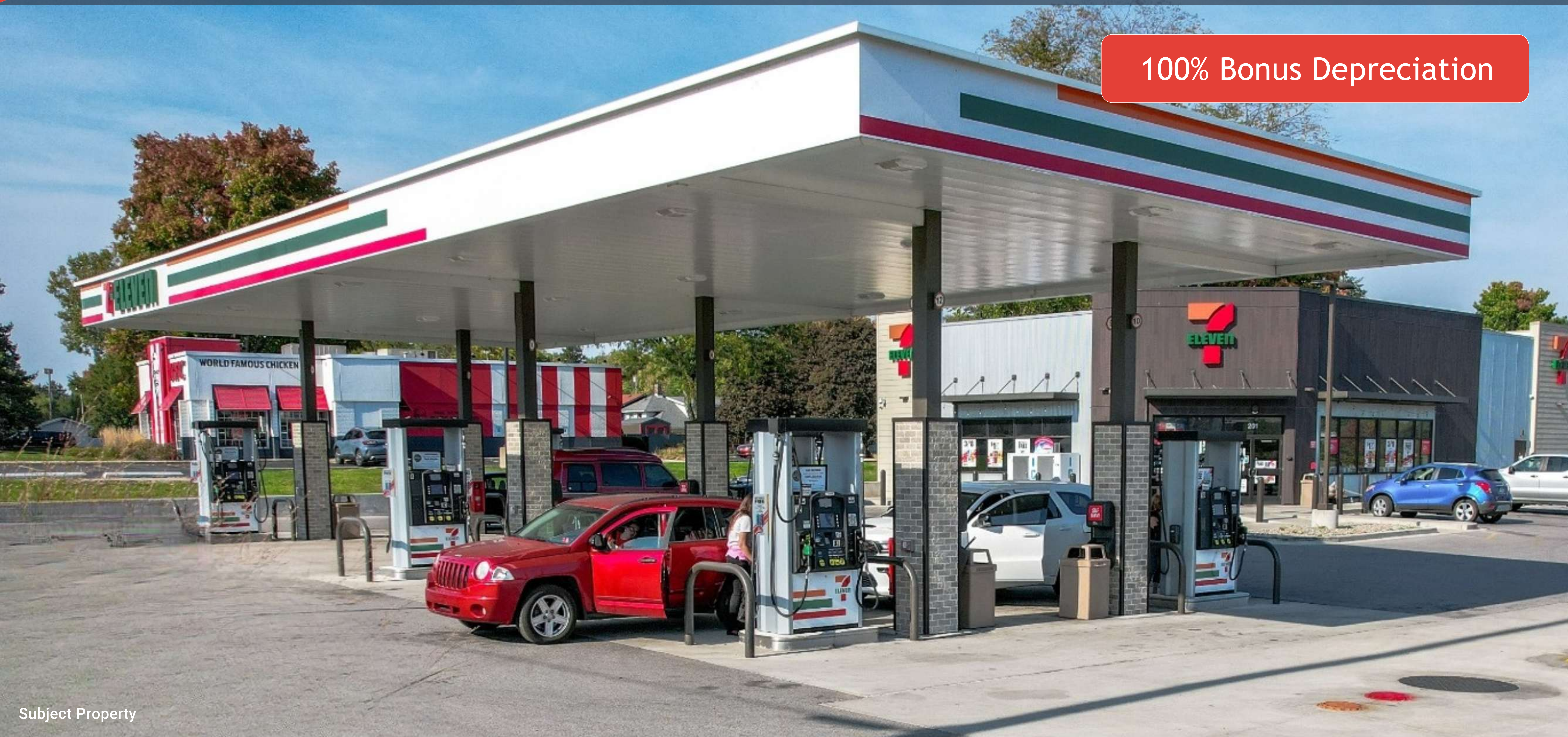


100% Bonus Depreciation



Subject Property

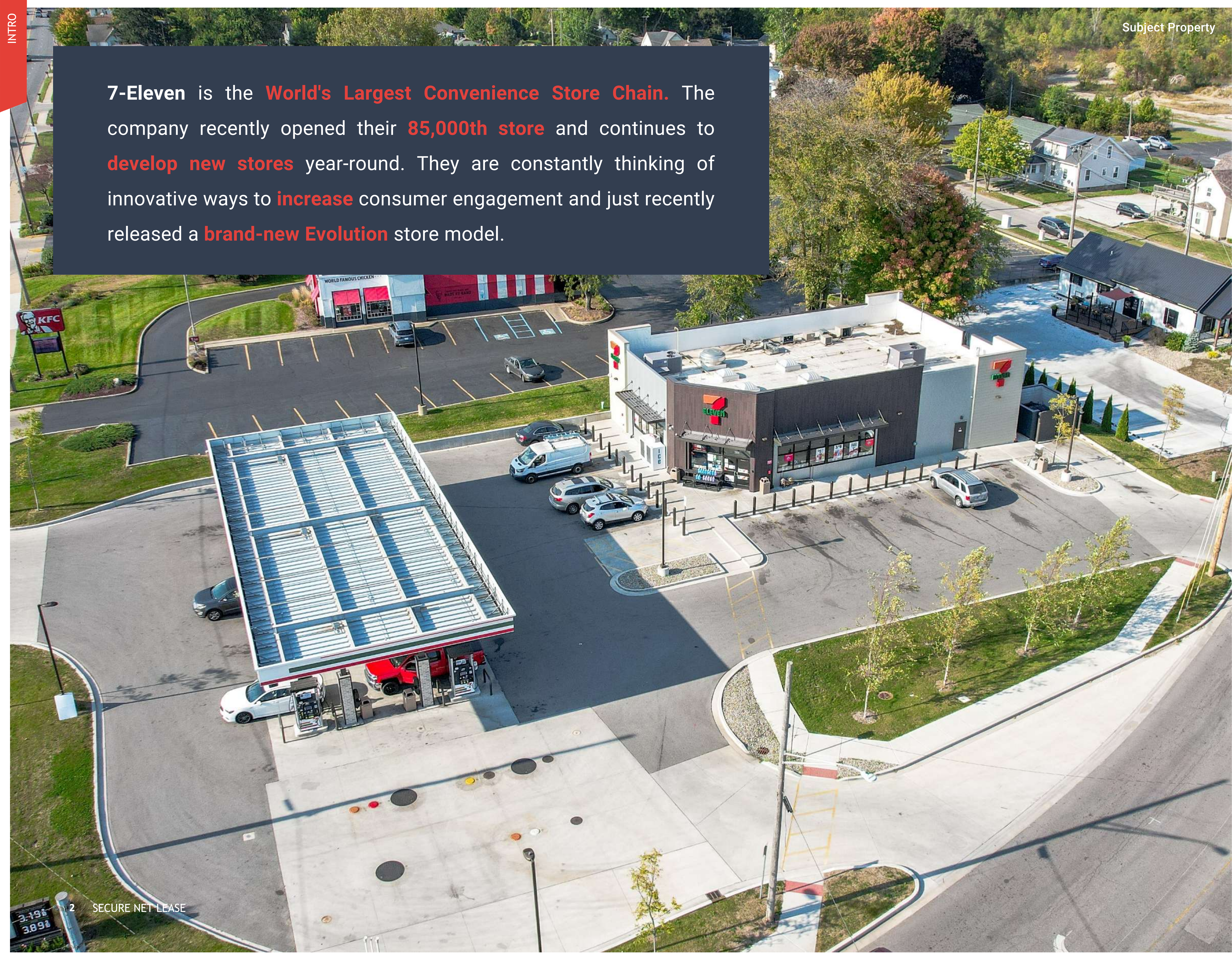
7-Eleven

\$5,221,000 | 5.00% 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), Benefiting from Ongoing INDOT Improvements
- ✓ 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

Managing Partner
(214) 522-7210

bob@securenetlease.com

Thomas House

Associate
(214) 295-7848

thouse@securenetlease.com

IN Broker of Record: Matt Chambers

License #: 481.000413

\$5,221,000

5.00% CAP | 5.49% Avg. Cap Over Initial Term

NOI

\$261,025

✓ **Rent Commencement:** May 31st, 2022

Building Area

±3,991 SF

✓ **7-Eleven (S&P Rated A):** operates in 20 countries, employs over 167,000 people, and is the largest chain store operator in the world with 85,000 stores, including 15,304 in North America

Land Area

±0.79 AC

✓ **Regional Access:** The site is located near U.S. Route 35 and approximately 5 miles from Interstate 94, providing direct regional access to Chicago (approx. 50 miles) and South Bend (approx. 25 miles); U.S. 35 is currently undergoing a 2.5-mile INDOT-led pavement and utility improvement project

Year Built

2022

✓ **Tourism Driver:** Close proximity to Indiana Dunes National Park and Lake Michigan (approximately 15 miles away), which attract significant tourism

Lease Type

Absolute NNN

✓ **Nearby Employers:** Northwest Health - LaPorte is just 5 miles away, and Purdue University Northwest (Westville Campus) is located approximately 12 miles away

Occupancy

100%

✓ **Brand Growth:** 7-Eleven is the world's largest convenience store chain, recently opened its 85,000th store, and continues to expand through year-round development, a new Evolution store model, and restaurant-containing locations nationwide

✓ **Economic Base:** LaPorte's economy is supported by a mix of manufacturing, retail, and healthcare industries, including employers such as 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



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)

Northwest Health La Porte (84 BEDS)

LA PORTE MUNICIPAL AIRPORT

DOLLAR GENERAL
DOLLAR TREE

Dunham's Rural King
America's Farm and Home Store
Advance! Auto Parts

RILEY ELEMENTARY SCHOOL (296 STUDENTS)

OLLIE'S OUTLET
Bargain GOOD STUFF CHEAP

Starbucks

RE/MAX HOME & RANCH

DUNKIN'

McDonald's

TSC TRACTOR SUPPLY CO

SMOOTHIE KING

ALDI

TACO BELL

SUBWAY
PIZZA PAPA JOHN'S

Northwest Health Urgent Care

TRUESDELL AVENUE (2,777 VPD)

7-ELEVEN

KFC

PINE LAKE AVENUE (28,805 VPD)

WALSH'S 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
BURGER KING
GOOD STUFF CHEAP

TRACTOR
SUPPLY CO.

BUFFALO
WILD WINGS

PNC

NAPA

TRUESDELL AVENUE
(2,777 VPD)

TRUE
color

**7
ELEVEN**

ALDI

SMOOTHIE
KING

RE/MAX
HOME & RANCH

INDIANA
39

DUNKIN'

McDonald's

KFC

TACO
BELL

PINE LAKE AVENUE
(28,805 VPD)

35

SUBWAY
PIZZA
PAPA JOHN'S

ROUND THE
CLOCK

Arby's



7-ELEVEN **SUBJECT PROPERTY**
302 PINE LAKE RD.

INDIANA
39

INDIANA AVENUE
±28,805 VPD

TRUESDELL AVENUE
±2,777 VPD

35

PINE LAKE

FISHTRAP LAKE

DOLLAR GENERAL

RE/MAX
DUNKIN'
SMOOTHIE KING
STARBUCKS

Kroger
ANYTIME FITNESS
OLIE'S OUTLET
TSC TRACTOR SUPPLY CO
BUFFALO WILD WINGS

DOLLAR GENERAL

SUBWAY

Walmart Supercenter
PET SUPPLIES PLUS
McDonald's
BURGER KING
POPEYES
SHERWIN WILLIAMS
CATO
RBC
Popeye's
SHERWIN WILLIAMS

Culver's
KFC
Arby's

SUBWAY
PAPA JOHN'S
McDonald's
TACO BELL

NAPA

Edward Jones

O'Reilly AUTO PARTS
AutoZone

HAILMANN
ELEMENTARY SCHOOL
(343 STUDENTS)

NORTHWEST
HEALTH

LINCOLN
ELEMENTARY SCHOOL
(272 STUDENTS)

COUNTRY ACRES
APARTMENTS
(100 UNITS)

JJ

marco's
Pizza
CVS pharmacy

LAPORTE
HIGH SCHOOL
(1,875 STUDENTS)

DOLLAR GENERAL
Little Caesars

ACE Hardware

Advance Auto Parts

State Farm

FRANCISCAN PHYSICIAN
NETWORK LAPORTE
HEALTH CENTER

HANDLEY
ELEMENTARY
SCHOOL
(391 STUDENTS)

Dunham's
SPORTS
Rural King
Walgreens

DOLLAR TREE
BURGER KING
Arby's

MAPLE TREE
APARTMENTS
(160 UNITS)

BRICKYARD
Healthcare

LA PORTE
MIDDLE SCHOOL
(941 STUDENTS)

Source Bank

J. SHOFFNER

LA PORTE
COMMUNITY SCHOOL CORPORATION

LA PORTE
MUNICIPAL
AIRPORT

Comfort INN

JAGER

AMERICAN LICORICE COMPANY

HarperCollins Publishers

goodwill

GMC

Ford

AMERICAN SIGNATURE FURNITURE

The Soap Guy

enterprise

HOWMET AEROSPACE

Walgreens

AL'S

Culver's
KFC
Arby's

NAPA

Edward Jones

O'Reilly AUTO PARTS
AutoZone

HAILMANN
ELEMENTARY SCHOOL
(343 STUDENTS)

NORTHWEST
HEALTH

LINCOLN
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COUNTRY ACRES
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marco's
Pizza
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LAPORTE
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(941 STUDENTS)

Source Bank

J. SHOFFNER

LA PORTE
COMMUNITY SCHOOL CORPORATION

LA PORTE
MUNICIPAL
AIRPORT

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

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.



IN THE NEWS

7-ELEVEN LA PORTE, IN

7-Eleven Plans to Open 1,300 New U.S. Convenience Stores by 2030

JESSICA LODER, APRIL 15, 2025 (CSTORE DIVE)

The retailer also expects to roughly double the number of stores that include a QSR, from 1,080 to 2,100, as it gears up for a 2026 IPO.

- 7-Eleven plans to open **1,300 new stores** in North America through **2030**, according to its **parent company** Seven & I Holdings' fiscal **fourth quarter earnings** presentation last week.
- The retailer also expects to roughly double the number of stores with QSRs from **1,080 to 2,100**, incoming CEO Stephen Dacus said during the fiscal Q4 earnings call.
- These growth and **network improvement** plans come as Seven & I is preparing to spin off 7-Eleven's North American **c-store business** into its own public entity in the second half of 2026.

The brand is rolling out larger-format stores with expanded foodservice, projected to drive up to 45% higher sales.

7-Eleven's plan to open **1,300 new stores** through 2030 comes about six months after sharing that it would open **600 stores** over four years, including 500 between **2025 and 2027**. The 2030 target shows that 7-Eleven intends to **ramp up** annual store openings, and it has already increased the number of store openings planned for the next three years from **500 to 550**.

The **1,300 goal** would represent about **10%** of the **12,963 stores** 7-Eleven had in North America in February. It's also more stores than all but four of its c-store competitors have in their entire networks, according to the **NACS top 100**.

It's unclear if this will increase **7-Eleven's** overall store count, since the company also plans to close some underperforming stores. 7-Eleven closed more locations than it opened in **fiscal 2024** and expects to do the same in **fiscal 2025**, according to the company's 2024 summary.

EXPLORE ARTICLE



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

JANUARY 09, 2025 (NACS)

The retailer will 'accelerate expansion' and 'seek growth in markets worldwide' amid quarterly profit drop.

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.

Seven & i Holdings reported a drop in **quarterly net profit**, but "promised to complete restructuring and **seek further growth globally**" after facing buyout proposals from Alimentation Couche-Tard.

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

For the three months ending November 30, the company's net profit dropped **89%** from a year earlier to **11.39 billion** yen, equivalent to **\$71.9 million**, according to the WSJ.

Operating profit for its Japan-based convenience-store business "declined **8.7%** to **¥55.21 billion** due to lower revenue, higher rent and utility expenses. ... [Yet] Seven & i Holdings kept its revenue and net profit forecasts for the fiscal year ending February. It expects revenue to grow **3.5% to ¥11.879 trillion** but net profit to drop **27% to ¥163.00 billion**," wrote the Journal.

"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 LA PORTE, IN

Initial Lease Term	15 Years, Plus (3), 5-Year Options to Renew
Rent Commencement	May 31 2022
Rent Expiration	May 31 2037
Lease Type	Absolute NNN
Rent Increases	7.5% Every 5-Years, Including Option Periods
Annual Rent (May 31 2021- May 31 2027)	\$261,025
Annual Rent (June 1 2027- May 31 2032)	\$280,602
Annual Rent (June 1 2032- May 31 2037)	\$301,647
Option 1 (June 1 2037- May 31 2042)	\$324,271
Option 2 (June 1 2042- May 31 2047)	\$348,591
Option 3 (June 1 2047- May 31 2052)	\$374,735

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.



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.

SITE OVERVIEW

7-ELEVEN LA PORTE, IN

	Year Built		2022
	Building Area		±3,991 SF
	Land Area		±0.79 AC

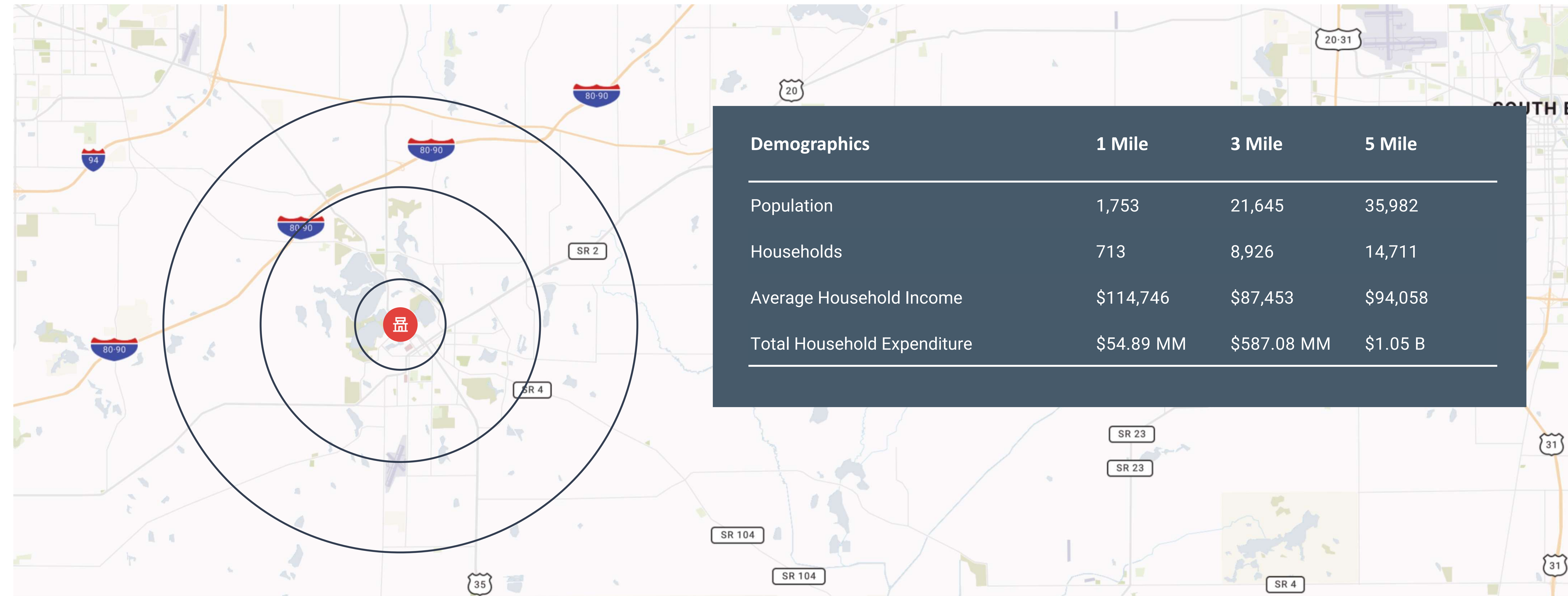
NEIGHBORING RETAILERS

- 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

300 Single-Family Houses to Replace Golf Course in LaPorte

STAN MADDUX, JANUARY 10, 2026 (INDIANA ECONOMIC DIGEST)

The LaPorte City Council gave final approval for a change in zoning to turn an entire LaPorte golf course into a new housing development.

The council's unanimous vote clears the way for Lennar Homes of Indiana to redevelop the former Briar Leaf Golf Club along Indiana 39 into nearly 300 single-family homes, significantly increasing residential density and expanding housing supply in a corridor positioned for continued growth in La Porte.

EXPLORE ARTICLE



Good News for Local Drivers: U.S. 35 Upgrades Reach Half-Way Mark in LaPorte, Indiana

OCTOBER 22, 2025 (FH PASCHEN)

La Porte officials have announced the halfway milestone of the U.S. 35 Pavement Replacement and Outfall Utilities Project, a 2.5-mile effort running from Boyd Boulevard to S.R. 2.

Managed by INDOT with local partners, the multi-year project is replacing pavement, modernizing stormwater and utility infrastructure, and improving pedestrian features along a key corridor, supporting safer travel, more reliable access, and stronger long-term connectivity for residents, employers, and commercial activity in La Porte.

EXPLORE ARTICLE



400-Unit Housing Complex in the Works in La Porte

JULIANNE GROHOWSKI, JULY 23, 2025 (ABC 57)

La Porte is planning a major new apartment development featuring 400 market-rate units near State Road 39, between Briar Leaf Golf Course and Cassidy Motel and RV Park.

Backed by housing demand identified in recent studies, the proposed multi-phase project would add more than 400 units in a high-visibility growth area, helping address supply constraints tied to major incoming investment and reinforcing the city's capacity to accommodate new residents and workforce growth.

EXPLORE ARTICLE



Mayor Dermody Recounts La Porte's 2024 Successes and Outlines Plans for the Future in Fifth State of the City Address

PHILIP BOLTON, DECEMBER 10, 2024 (LAPORTECOUNTY.LIFE)

At his fifth State of the City address, La Porte Mayor Tom Dermody highlighted major progress and future plans for the city.

Dermody cited more than \$1.5 billion in recent and committed investment, including housing growth, infrastructure upgrades, water and wastewater improvements, downtown revitalization, and a planned \$1 billion Microsoft data center, underscoring the breadth of capital flowing into La Porte and the city's long-term development trajectory.

EXPLORE ARTICLE



Microsoft, Dermody Update Tax Agreement to Include Historic Funding for La Porte Schools

BECCA SHEPHERD, MARCH 3, 2026 (WKVI)

In partnership with the La Porte Community School Corporation, the City of La Porte today shared they have approved an updated tax agreement for Microsoft's datacenter project in La Porte, according to Mayor Tom Dermody.

Under the revised agreement, Microsoft will pay property taxes in full and direct 15% of those revenues to the school corporation for 20 years, creating a substantial long-term public funding stream while reinforcing the project's significance as a major economic anchor for La Porte.

EXPLORE ARTICLE



New 110 Acre Data Center Plans Announced at LaPorte Industrial Park

JANUARY 15, 2026 (WSBT)

There are plans for a new data center at LaPorte's Thomas Rose Industrial Park.

The proposal calls for an approximately 110-acre campus with five industrial buildings and specialized design accommodations for server cooling systems, further strengthening La Porte's position as an emerging technology and industrial location with the scale, infrastructure, and access needed to attract major users.

EXPLORE ARTICLE



Rail to Rooftops: Investor Focus Sharpens on Northwest Indiana

DAN RAFTER, MARCH 11, 2026 (REJOURNALS)

What sets Michigan City apart is the convergence of infrastructure, housing, and economic development happening at the same time.

The report highlights La Porte County as part of a broader Northwest Indiana growth story marked by concurrent transportation upgrades, residential construction, and commercial development, with roughly 2,000 housing units either under construction or planned in Michigan City, reinforcing expanding regional fundamentals and investor interest.

EXPLORE ARTICLE



South Shore Line Announces Opening of Monon Corridor Service and New Train Schedule

FELICIA KUSCHEL, MARCH 17, 2026 (SOUTH SHORE LINE)

The South Shore Line is pleased to announce the completion of the West Lake Corridor project line extension and the long-awaited opening of train service on the Monon Corridor.

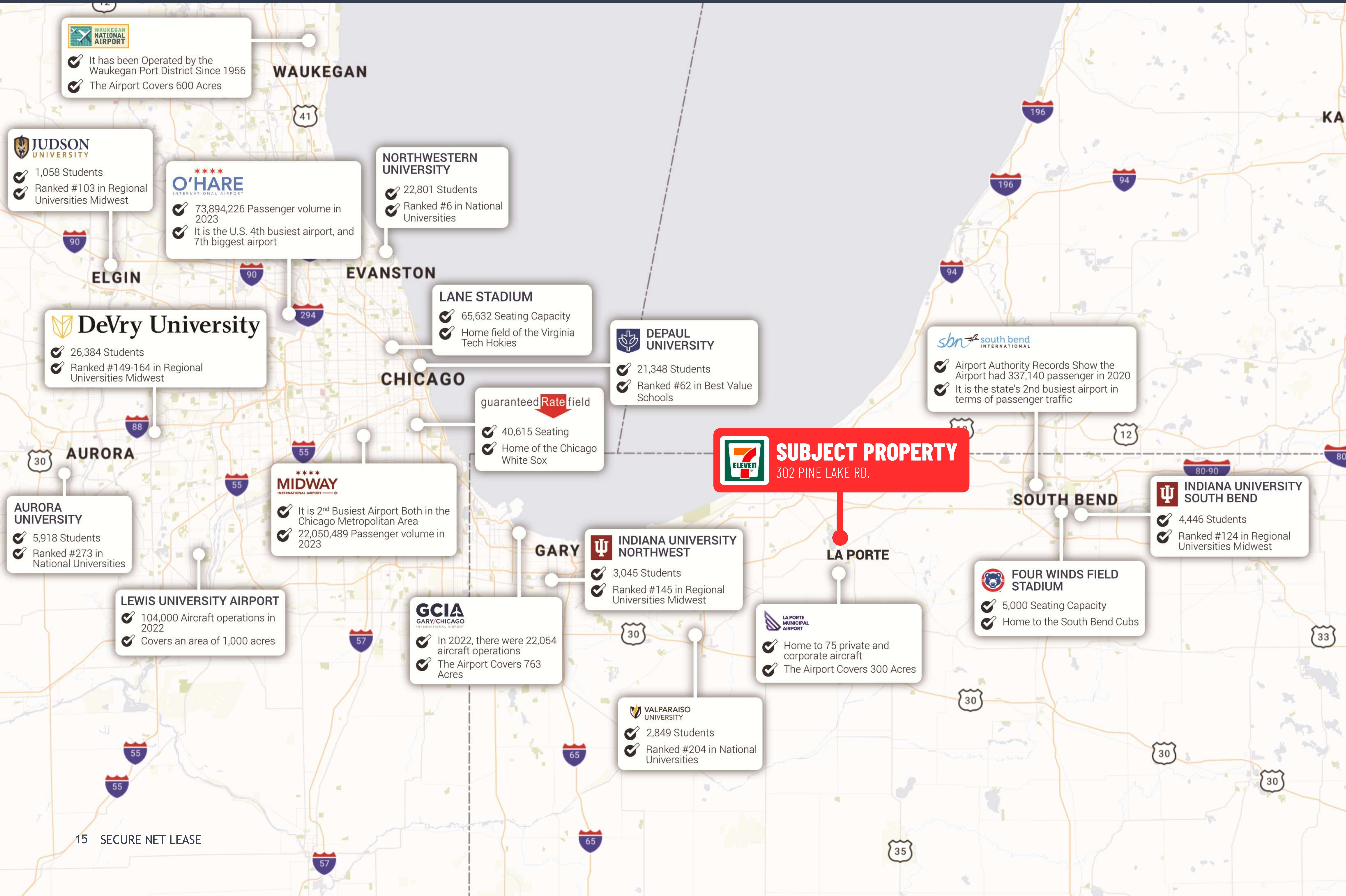
The new branch adds stations in Hammond and Munster and expands connectivity across the Northwest Indiana commuter rail network, improving access to Chicago, supporting labor mobility, and enhancing the region's transportation advantages for future residential demand and business investment, including throughout La Porte County.

EXPLORE ARTICLE



METRO AREA

7-ELEVEN LA PORTE, IN



7-ELEVEN **SUBJECT PROPERTY**
 302 PINE LAKE RD.

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

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