

SECURE

NET LEASE

Subject Property

100% Bonus Depreciation



7-Eleven

\$9,375,000 | 5.00% CAP

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

- ✓ **Absolute NNN Corporate Lease** with 10% Rent Bumps Every 5 Years
- ✓ **Strong Corner Location Along Two of the Region's Major Thoroughfares** with a combined 50,000+ Vehicles Per Day
- ✓ **Neighbors Publix Anchored Shopping Center** with several national credit tenants (AT&T, Panera, Jersey Mike's, Spectrum and more)
- ✓ **Strong Daily Activity** with immediate proximity to Citrus High School and Withlacoochee Technical College
- ✓ **Bonus Depreciation Eligible, Check with CPA**



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 86,000 stores in 19 countries**.



INVESTMENT OVERVIEW

7-ELEVEN INVERNESS, FL



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

\$9,375,000

5.00% 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.
- ✓ **9+ 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 Region's 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 Mike's, 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 86,000 locations worldwide, including 13,000+ 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
86,000+

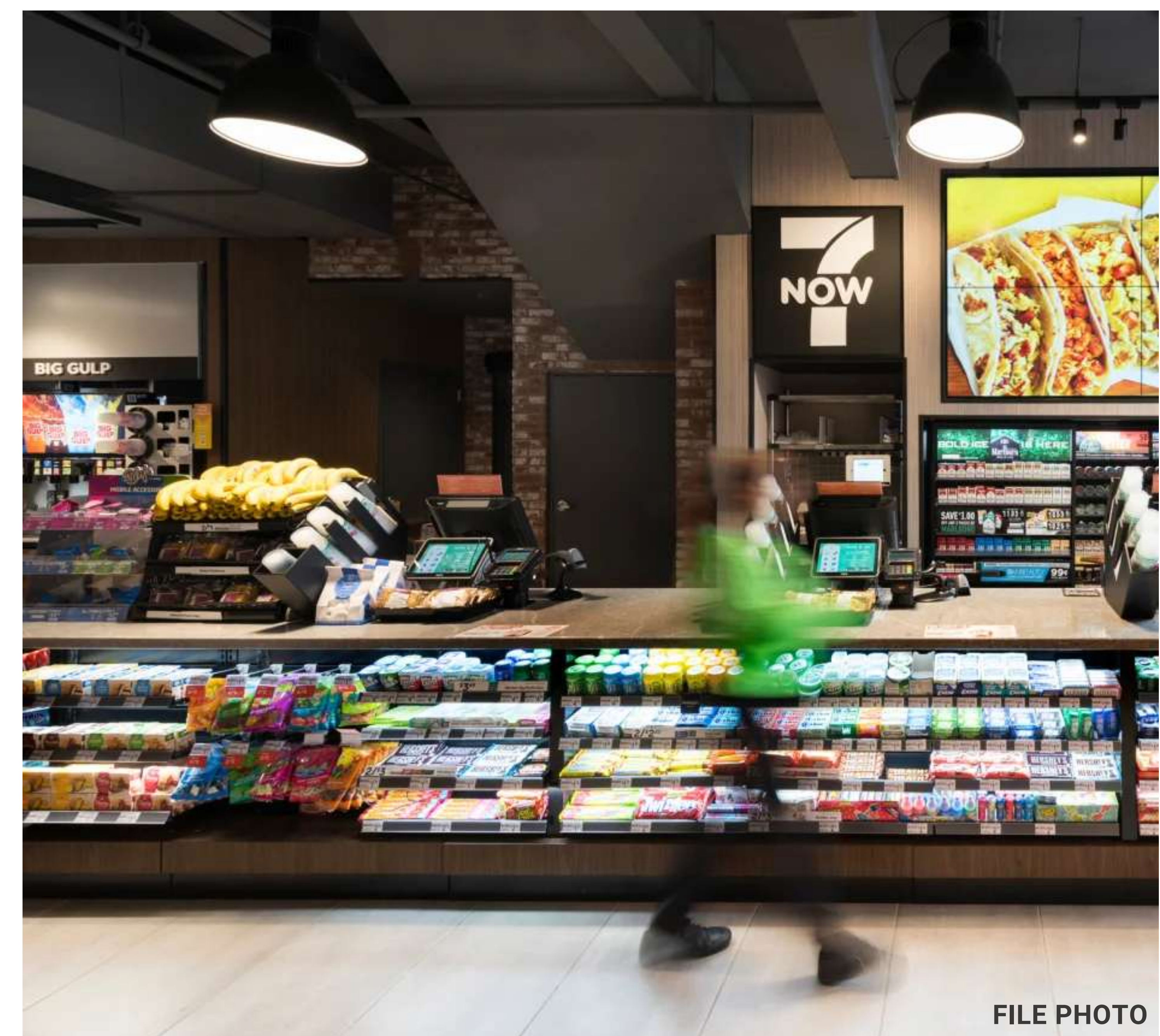


7-eleven.com

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 86,000 stores in 19 countries, of which more than 13,000 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.



FILE PHOTO



FILE PHOTO



FILE PHOTO

IN THE NEWS

7-ELEVEN INVERNESS, FL

7-Eleven bets on store modernization and franchising to defend market leadership

DIANE ADAM, APRIL 27, 2026 (CSP DAILY NEWS)

7-Eleven must outpace rising competition and shifting consumer demands to retain its industry lead in convenience retail, parent company Seven & i Holdings Co. Ltd., Tokyo, said during an investor presentation Thursday.

The company said consumer behavior is shifting and is being driven by demand for value, fresh food and digital convenience. Competitive intensity is accelerating, the company said.

“What we need to do is clear, we are operating in an environment of rapid structural change,” Seven & i President and CEO Stephen Hayes Dacus said.

Dacus said that for the company to remain at the forefront of change, “we will accelerate our transformation, doubling down on our strengths and sharpening what differentiates us—in doing so we will be our customer’s first choice for convenience.”

7-Eleven plans to convert 2,600 corporate stores to franchise models between 2025 and 2030, with roughly 390 conversions targeted for 2026.

During the presentation, interim 7 -Eleven co-CEO Stan Reynolds, president, echoed these sentiments. Reynolds said that 7-Eleven has led this industry for decades but sustaining that leadership requires “constant” reinvention.

“We have entered a decisive inflection point in the business,” he said. “Our portfolio is being simplified, our strategic focus being sharpened and accountability across the organization is clearer than it has ever been.”

Reynolds said the actions 7-Eleven is taking are deliberate and forward looking.

These actions are “designed to strengthen the business and position 7-Eleven for sustainable growth and improve returns,” Reynolds said.

7-Eleven to remodel over 7,000 c-stores in North America through 2030

APRIL 23, 2026 (CSTORE DIVE)

The remodels will use 7-Eleven’s “new standard” store design, the large format, food-focused design that the retailer revealed in late 2024.

This adds to the 1,300 NTIs under this format 7-Eleven was already planning to open by 2030 — a blueprint that remains in place, according to the presentation.

Seven & i continues to emphasize that 7-Eleven is on pace to hit its target growth even as the convenience retailer is once again set to close more stores than it opens across North America through this fiscal year.

When 7-Eleven launched the new standard format nearly two years ago, initial plans were to open over 600 of these locations through 2027. Those plans have now significantly expanded.

Up until now, 7-Eleven had only outlined plans to build new locations under the new standard format. But given the success of those sites, the retailer is upping the ante, as it will start converting older locations to the modern design. In the presentation, Seven & i said that as it looks to elevate the customer experience at 7-Eleven, it must “fundamentally improve existing stores first.”

Setting out to remodel over half of its 13,000 c-stores across North America underscores leadership’s confidence in the new standard c-store design. According to the presentation, these locations yield about 30% more traffic after one year and are expected to yield 44% more sales than 7-Eleven’s traditional stores after four years.

EXPLORE ARTICLE



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	\$623,921.64
Option 3	\$686,313.00
Option 4	\$754,945.00

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Subject Property

BONUS DEPRECIATION

— 7-ELEVEN INVERNESS, FL —

100% Bonus Depreciation for Qualifying Convenience Stores

What It Is

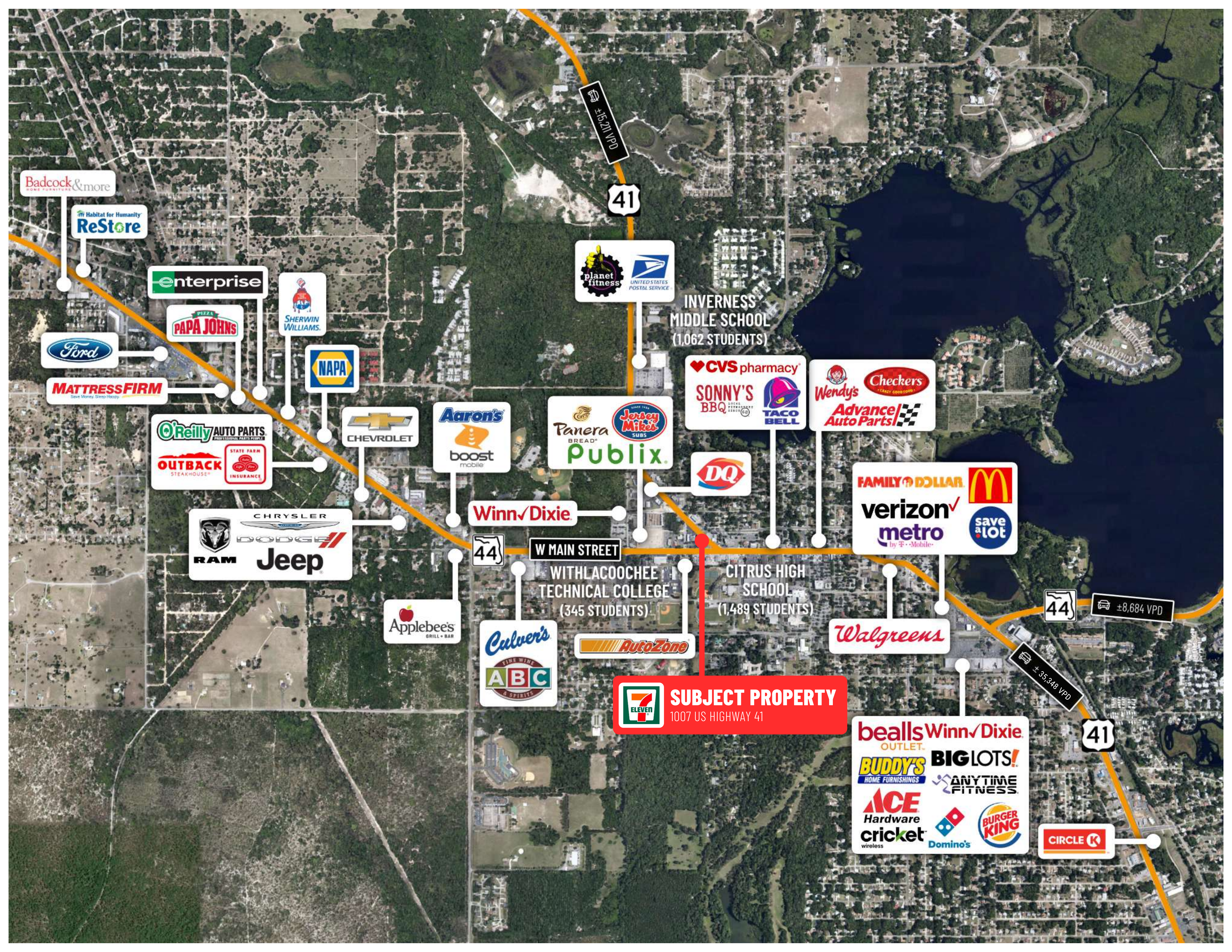
Full expensing of eligible property in the year it's placed in service—no depreciation over time. Permanently reinstated at 100% for qualifying assets under the One Big Beautiful Bill Act (OBBBA).

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

Ford

MATTRESS FIRM

NAPA

planet fitness
UNITED STATES POSTAL SERVICE

INVERNESS MIDDLE SCHOOL
(1,062 STUDENTS)

CVS pharmacy
SONNY'S BBQ
TACO BELL

Wendy's
Checkers
Advance Auto Parts

O'Reilly AUTO PARTS
OUTBACK STEAKHOUSE
STATE FARM INSURANCE

CHEVROLET

Aaron's
boost mobile

Panera BREAD
Jersey Mike's SUBS
Publix

DQ

CHRYSLER
DODGE
RAM
Jeep

Winn-Dixie

44

W MAIN STREET

WITHLACOOCHEE TECHNICAL COLLEGE
(345 STUDENTS)

CITRUS HIGH SCHOOL
(1,489 STUDENTS)

FAMILY DOLLAR
verizon metro
McDonald's
save a lot

Applebee's GRILL + BAR

Culver's
ABC

AutoZone

Walgreens

44

±8,684 VPD

7 ELEVEN
SUBJECT PROPERTY
1007 US HIGHWAY 41

±35,348 VPD

41

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

CIRCLE K

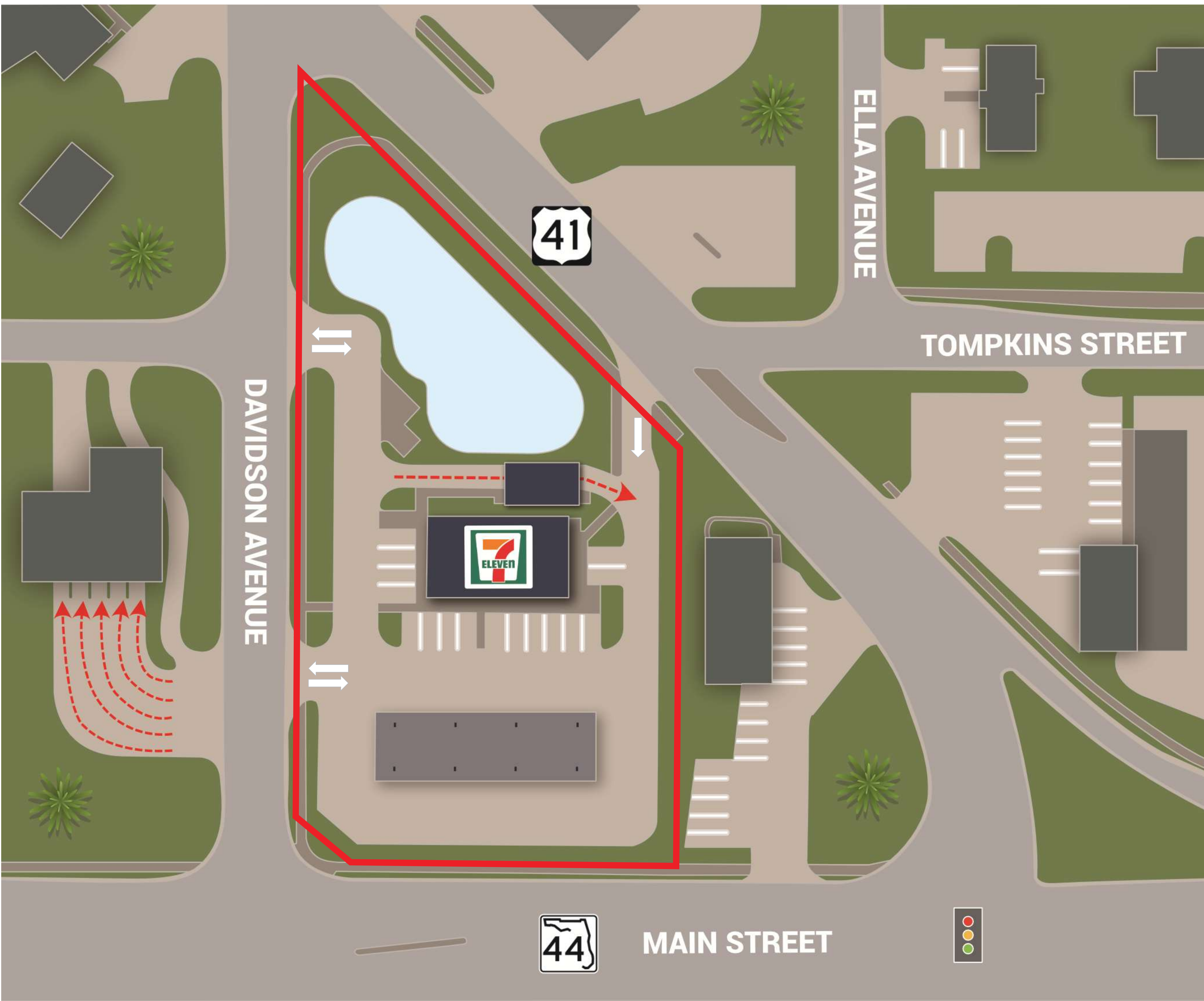
SITE OVERVIEW

7-ELEVEN INVERNESS, FL

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

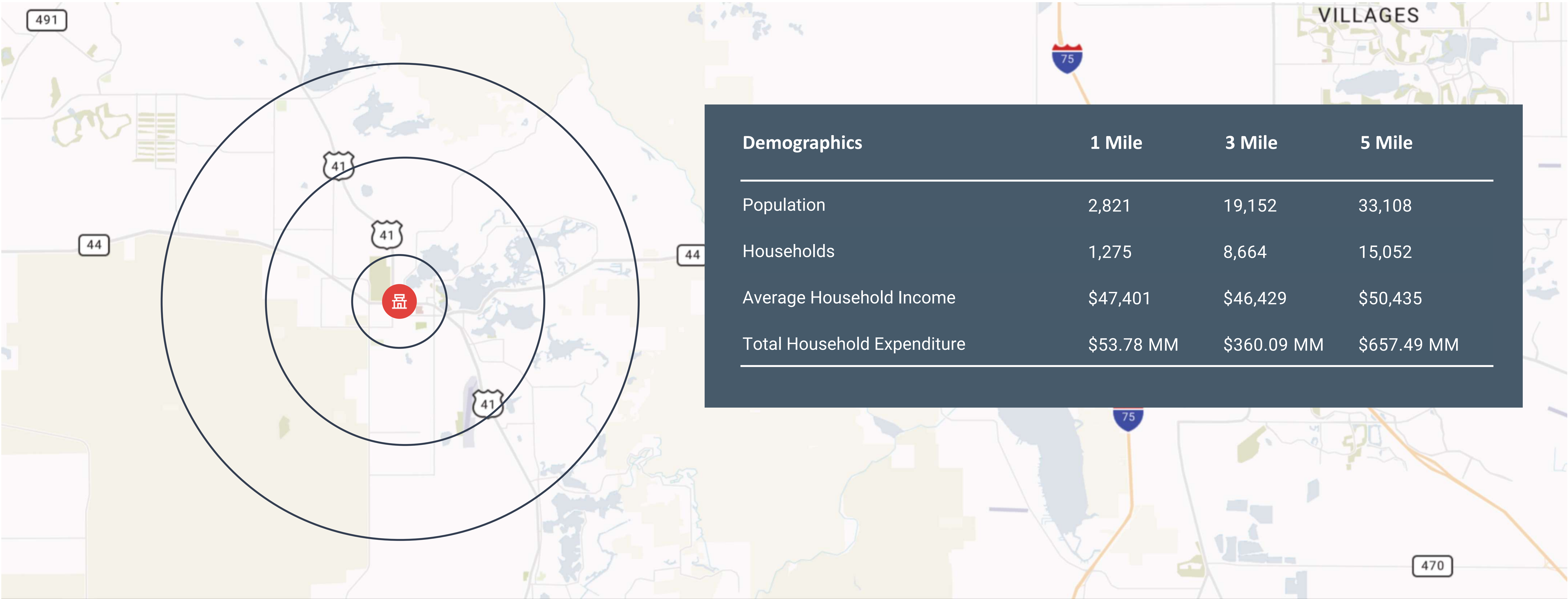
NEIGHBORING RETAILERS

- 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

\$43,523
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.

IN THE NEWS

7-ELEVEN INVERNESS, FL

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.

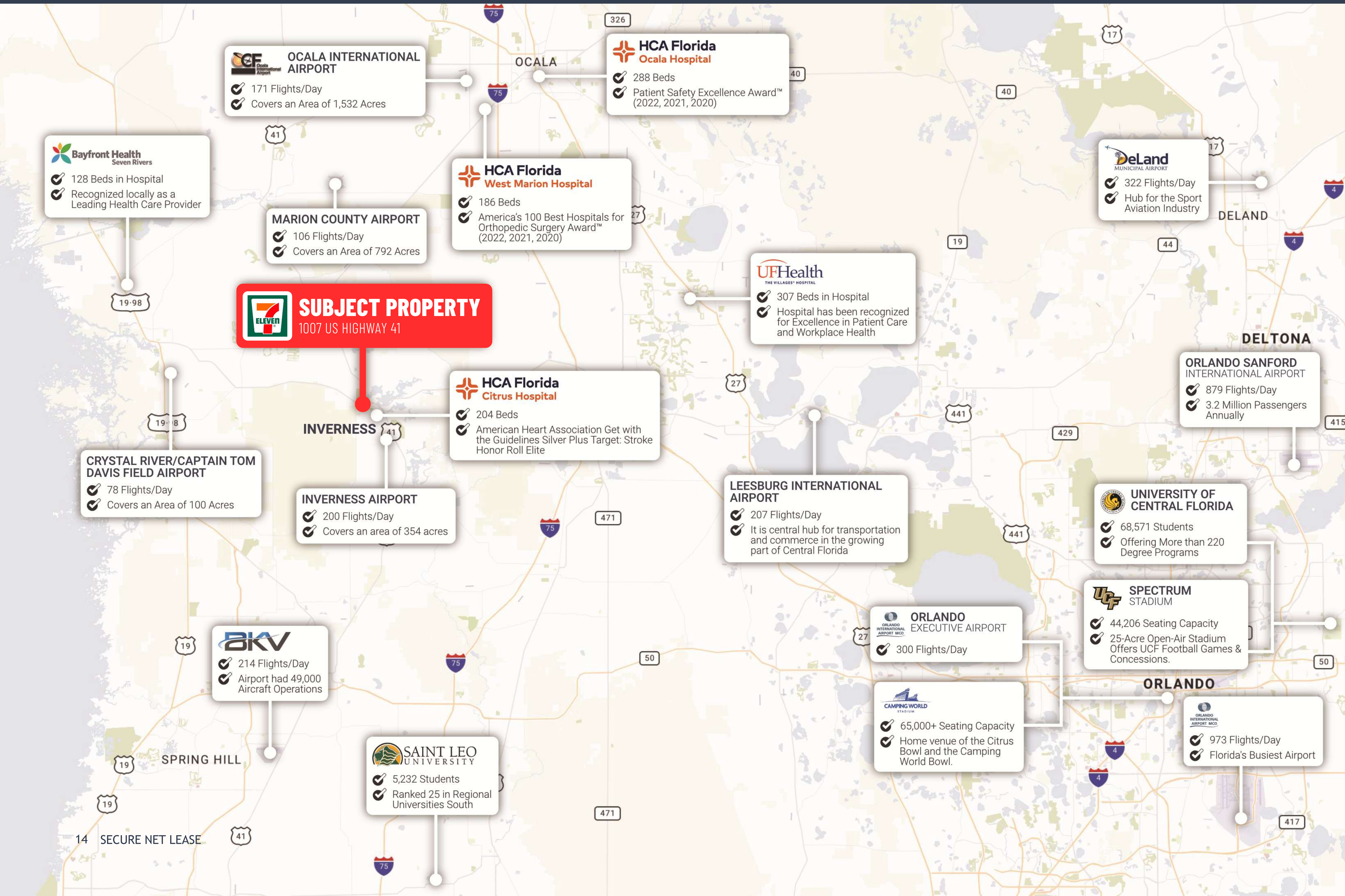
The certified market value for the county stands at \$29 billion, with a taxable value of \$16.12 billion. Net new construction contributed \$526 million to the roll. The office is currently tracking 148,166 real property parcels and 7,261 tangible personal property accounts.

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

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