

OFFERING MEMORANDUM

**Absolute NNN
7-ELEVEN**
Riverview, FL
(Tampa MSA)



Watch Flyover Video

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CALKAIN
AMERICA'S NET LEASE COMPANY™

\$ Asking Price
\$5,763,000

% Cap Rate
4.70%

NEC of Symmes Rd & US Hwy 301
Riverview, FL 33569

Asset Summary

Net Operating Income (NOI)	\$270,840
Rent/Month	\$22,570
Rentable Square Feet	3,010+/- SF
Land Area	0.88+/- Acres
Tenant	7-Eleven Inc.
Credit Rating	S&P: AA-
Guarantor	Corporate
Ownership Type	Fee Simple
Lease Type	NNN
Landlord Responsibilities	None
Store Opening	Est. June 2019
Lease Term Remaining	15 Years
Rent Commencement	June 1, 2019
Lease Expiration	May 31, 2034
Increases	10% Every 5 Years
Options	Four (4), Five (5) Year

Rent Schedule

Term	Increases	Annual Rent	Monthly Rent
Years 1-5	-	\$270,840	\$22,570
Years 6-10	10%	\$297,924	\$24,827
Years 11-15	10%	\$327,708	\$27,309
Years 16-20 (Option 1)	10%	\$360,480	\$30,040
Years 21-25 (Option 2)	10%	\$396,528	\$33,044
Years 26-30 (Option 3)	10%	\$436,176	\$36,348
Years 31-35 (Option 4)	10%	\$479,796	\$39,983

Investment Highlights



- Brand new construction
- 15-year corporate absolute NNN lease
- Investor will own land AND building - **Accelerated Depreciation**
- Major signalized intersection of Hwy 301 & Symmes Rd (54,000 VPD combined traffic count)
- Only 15 miles from Tampa - 3 mile population 67,000+ with average HH income of \$80,000+



About 7-Eleven

7-Eleven Inc. is a Japanese-owned American international chain of convenience stores, headquartered in Dallas, Texas. Its parent company since 2005, Seven-Eleven Japan Co., Ltd., operates, franchises, and licenses 67,480 stores in 17 countries as of December 2018.



In addition to its iconic beverages, the chain sells thousands of other traditional convenience items (many under its own private-label brand), as well as sandwiches, salads, pizza, cut fruit, and other ready-to-eat foods. Some locations sell gasoline and offer services such as bill payment and self-service lockers.

7-Eleven aggressively adds new stores, particularly targeting high-growth regions. This is achieved through organic store openings (about 500 total in 2016 and 2017) and acquisitions, including a 2018 purchase of more than 1,000 stores in more than 15 US states.

The company has plans for nearly 1,000 new organic store openings through 2019. In addition to new store growth in North America, the company is working to expand the 7-Eleven name into new countries and regions.

In early 2018, 7-Eleven added significantly to its North American store portfolio with the \$3.3 billion acquisition of more than 1,000 Sunoco convenience stores across some 15 US states. The deal, which is the largest in the company's history, supports its strategy of accelerated store growth.

- 7-Eleven is ranked #1 on Entrepreneur Magazine's 2017 Top 500 Franchises List
- 7-Eleven ranked on Fast Company magazine's World's Top 10 Most Innovative Companies in Retail



Tenant Snapshot

of US Stores
11,500+

Founded
1927

Credit Rating
S&P: AA-

Market Cap
\$36.73 Billion

Location Overview



41 miles

15 miles

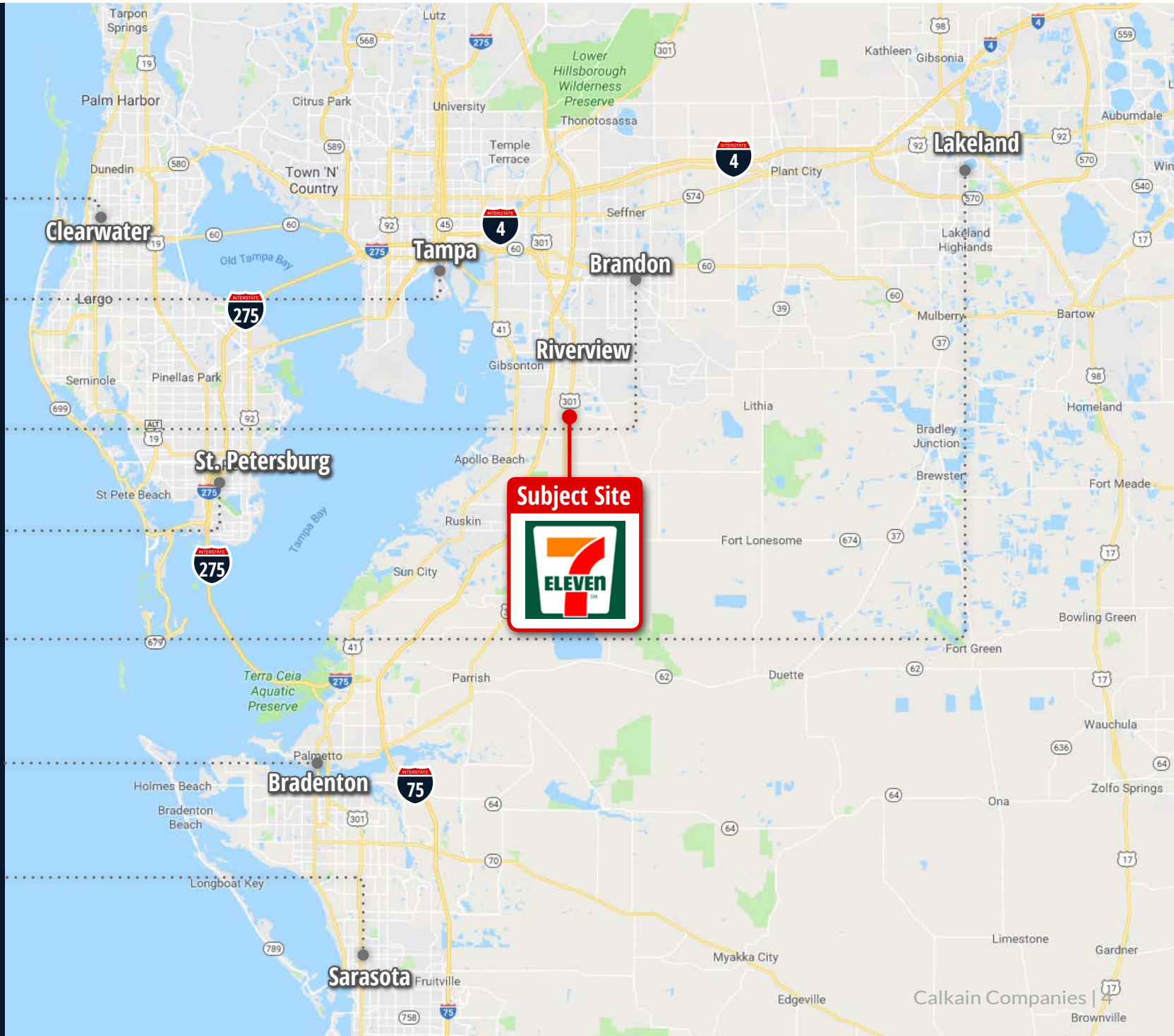
13 miles

39 miles

39 miles

32 miles

46 miles





Walmart
Supercenter

75

I-75 120,000 VPD

Summes Rd 12,000 VPD

Ring Power CAT

ROUTE 301

Auto Zone



Subject Site



Rivercrest Commons





Location
Highlights



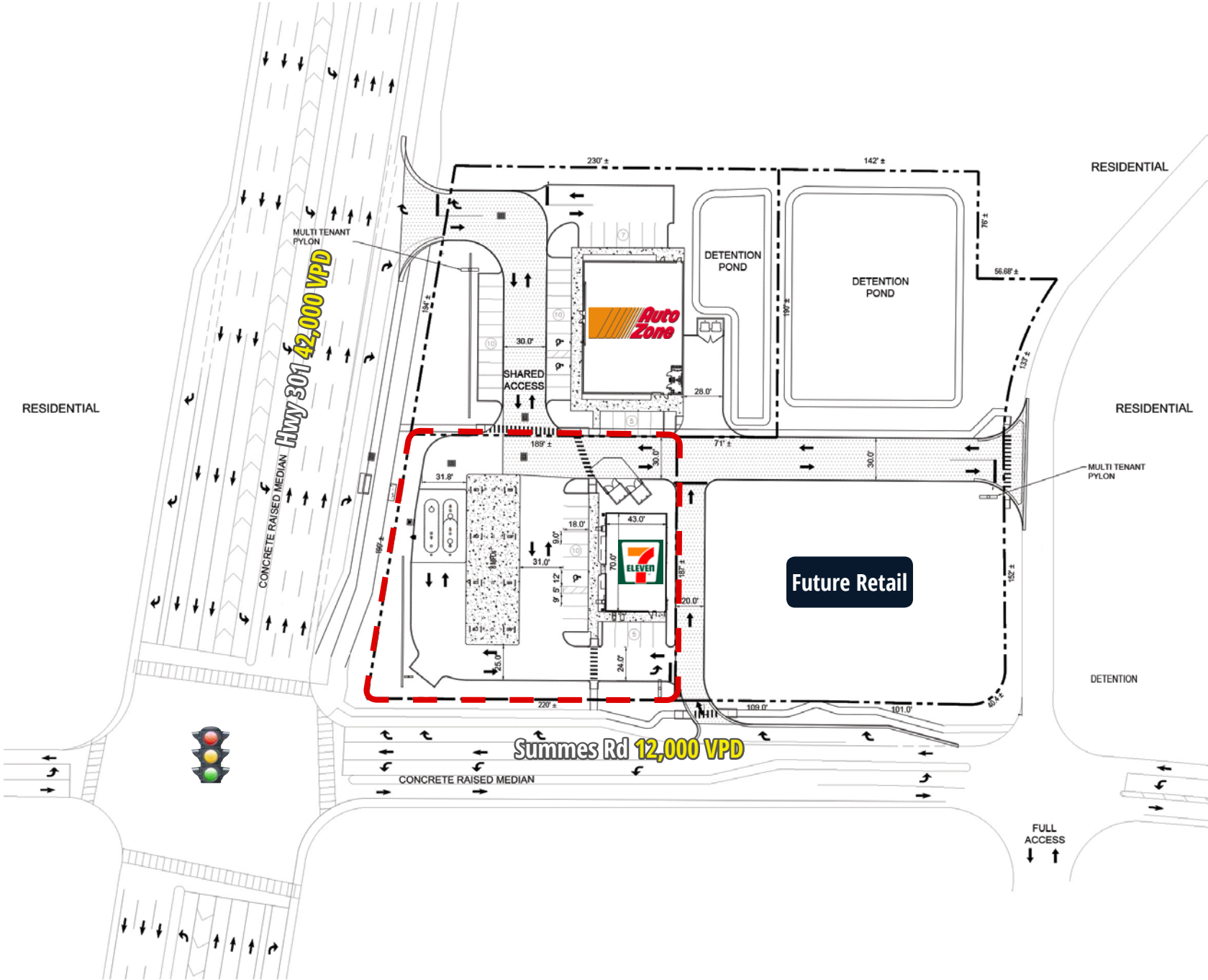
Hard Corner
Location



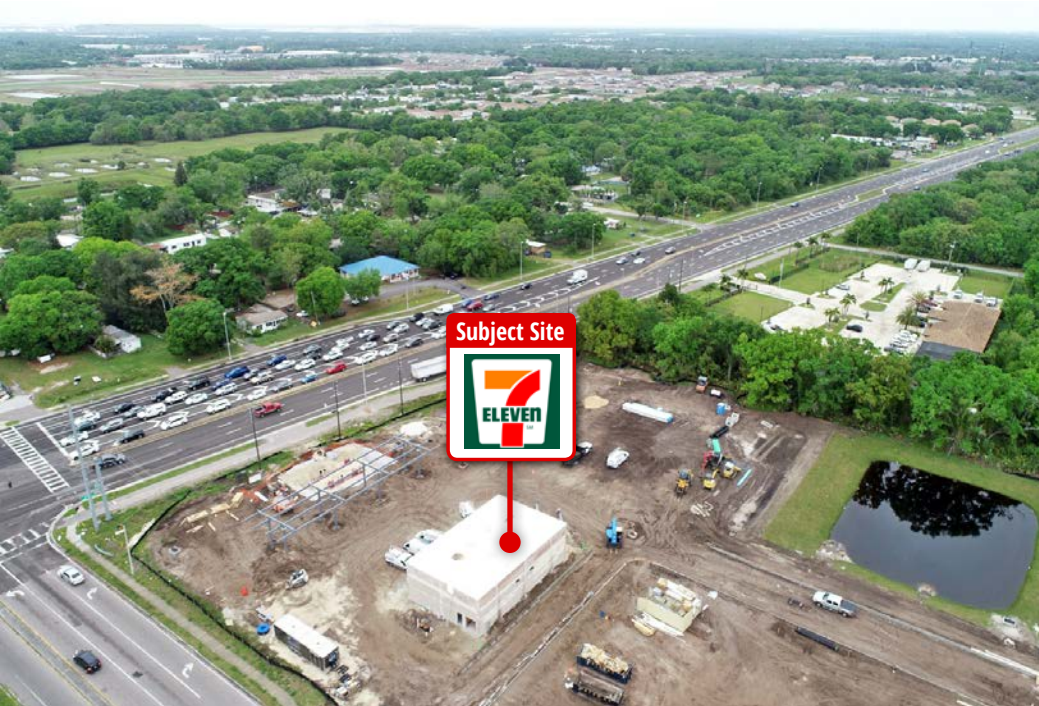
54,000 VPD
Pass the Site



Brand New
Construction



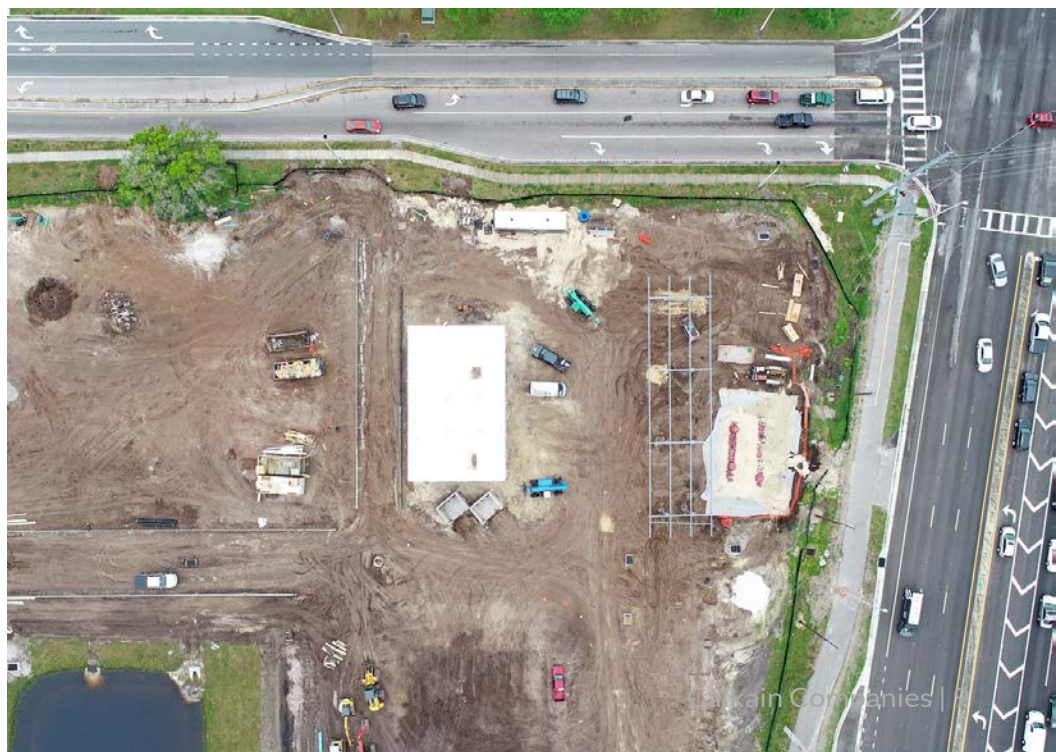
Site Photos



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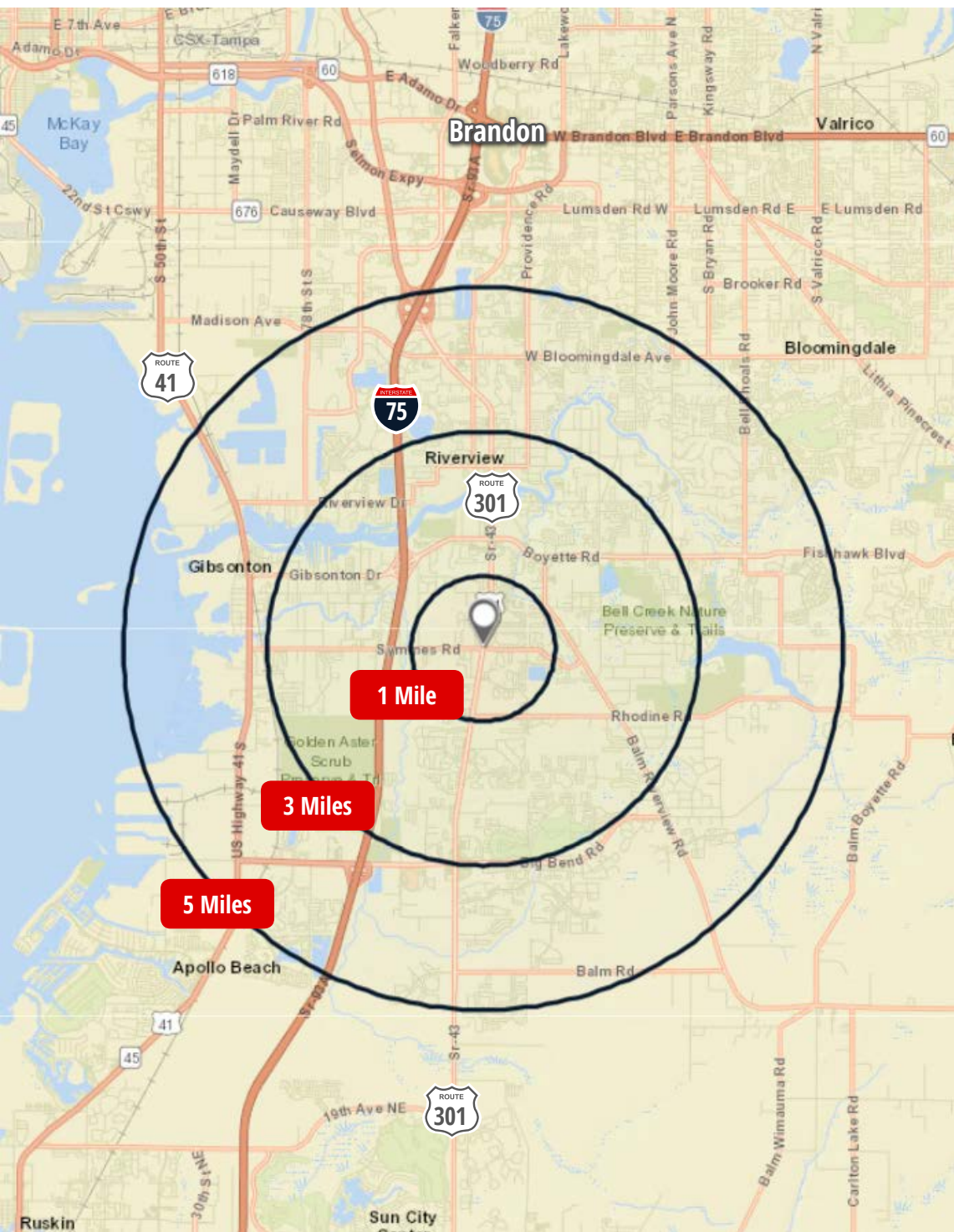
Site Photos



Surrounding Retail



Location Overview, 1/3/5 Miles



1 Mile 3 Miles 5 Miles

Population

2018 Population	10,042	67,403	153,256
2023 Population	11,703	76,871	172,959
2018 Median Age	34.1	35.6	35.2

Households

2018 Total Households	3,366	22,593	52,656
2023 Total Households	3,875	25,562	59,010

Median Household Income

2018 Median HH Income	\$61,531	\$67,129	\$67,815
2023 Median HH Income	\$70,315	\$76,635	\$77,551

Average Household Income

2018 Average HH Income	\$75,345	\$81,847	\$82,375
2023 Average HH Income	\$89,244	\$96,460	\$96,929

Riverview, FL

Riverview is a suburb of Tampa with a population of 88,191. Riverview is in Hillsborough County and is one of the best places to live in Florida. Living in Riverview offers residents a suburban feel and most residents own their homes. In Riverview there are a lot of parks. Many of Tampa Bay's radio and television stations broadcast from an antenna farm in the Riverview area, on Boyette Road, southeast of town. Riverview is home to Bell Creek Nature Preserve.



About Us

Calkain Companies LLC is a boutique commercial real estate investment banking firm that provides consulting and brokerage services to both private and institutional clientele with a focus on single tenant net lease investments. We pride ourselves on being an innovative leader by providing our clients a full array of commercial real estate investment brokerage and asset management solutions, including advisory, research, debt and equity placement and wealth management.

Calkain has built solid, lasting relationships that have been the cornerstone of how we do business. Calkain approaches each assignment with an eye toward each client's individual needs. Whether private or institutional investors, Calkain delivers real estate solutions that maximize value while building wealth for all of our clients.

At Calkain, our foresight and innovation are leading the net lease investment industry.

To learn more about how to build a solid foundation for your investment portfolio, visit calkain.com or call us at:

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12930 Worldgate Dr, Ste 150 | Herndon, VA
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Atlanta

Boston

Fort Lauderdale

Nashville

New York

Philadelphia



\$12 Billion
in Closed Transactions

\$400 Million
in Active Listings

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