

7-ELEVEN®



ACTUAL SITE PHOTOS

The Kase Group

7-ELEVEN | NNN LEASED OFFERING

12125 COLLIER BLVD NAPLES, FL

OFFERING MEMORANDUM Presented By:

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INVESTMENT OVERVIEW

This is the opportunity to purchase a 2,436 square-foot NNN leased 7-Eleven in Naples, Florida. The tenant has a long term lease with a 10% increase in year 2025 and four, 5 year options to renew. There are minimal landlord obligations, the landlord is responsible for slab and structure. The lease is corporately guaranteed by 7-Eleven. The site is strategically located along Colliers Boulevard, a major commercial thoroughfare with heavy traffic counts of 27,000 VPD.



INVESTMENT HIGHLIGHTS

LONG TERM NNN LEASE

S&P RATED AA- INVESTMENT GRADE CREDIT

CORPORATE GUARANTY

MINIMAL LANDLORD OBLIGATIONS - LANDLORD HAS OBLIGATION FOR SLAB AND STRUCTURE

100% FEE SIMPLE INTEREST

SCHEDULED INCREASES IN RENT

HEAVILY TRAFFICKED LOCATION - 27,000 VPD

NEARBY SEVERAL RETAILERS INCLUDING QUALITY INN, KFC, MCDONALD'S, CIRCLE K, MAX FOODS, AND MANY MORE

OFFERING SPECIFICATIONS

PRICE \$2,550,000

CAP RATE 5.10%

NET OPERATING INCOME \$130,000

SQUARE-FOOTAGE 2,436

LOT SIZE 0.73 AC

MARKET NAPLES

FINANCIAL SUMMARY

7-ELEVEN | NNN LEASED OFFERING

12125 COLLIER BLVD NAPLES, FL

\$2,550,000

5.10% CAP

SUMMARY

TENANT NAME	7-ELEVEN
SQUARE FOOTAGE	2,436 SF
LEASE ENDS	6/30/2031
ANNUAL RENT	\$130,000
INCREASES	10% BUMPS EVERY 5 YEARS
OPTIONS	FOUR, 5 YEAR

OPERATING SUMMARY

	NET OPERATING INCOME	CAP RATE
CURRENT	\$130,000	5.10%
JUNE 2025	\$143,000	5.61%
OPTION 1	\$157,300	6.17%
OPTION 2	\$173,030	6.79%
OPTION 3	\$190,333	7.47%
OPTION 4	\$209,366	8.21%

TENANT OVERVIEW



7-ELEVEN, INC.

7-Eleven is an international chain of convenience stores, headquartered in Irving, Texas, that operates, franchises, and licenses some 56,600 stores in 18 countries. The chain was known as Tote'm Stores until renamed in 1946. Its parent company, Seven-Eleven Japan Co., Ltd., is located in Chiyoda, Tokyo. Seven-Eleven Japan is held by the Seven & I Holdings Co.

7-Eleven is moving toward franchising most of its remaining corporate locations inside the US. The 7-Eleven franchise system splits the gross profits 50:50 or close to it, between the company and the individual franchisee. The initial 7-Eleven franchise term is 15 years. The franchise fee and other upfront fees collected by 7-Eleven from a newly approved franchisee, in addition to ongoing 50:50 sharing of profits, is not transferable to another incoming franchisee in the same store, for the unexpired portion, if any, of the current-15 year contract. For example if one pays full franchise fee for 15 years and has to leave the store after one year due to any reason, they stand to lose the franchise fee for the remaining 14 years of their term.

7-Eleven has been consistently ranked in Entrepreneur's Franchise 500, most recently being selected as the #1 overall franchise. In addition, they were also ranked #38 in Fastest Growing Franchises and #2 in Low Cost Franchises.

In 2008, 7-Eleven was named the number one franchise by Entrepreneur, beating out Subway, who had held the number one spot for 15 years.



56,600
LOCATIONS



AA- CREDIT
RATING



GLOBAL
LOCATIONS



45,000+
EMPLOYEES

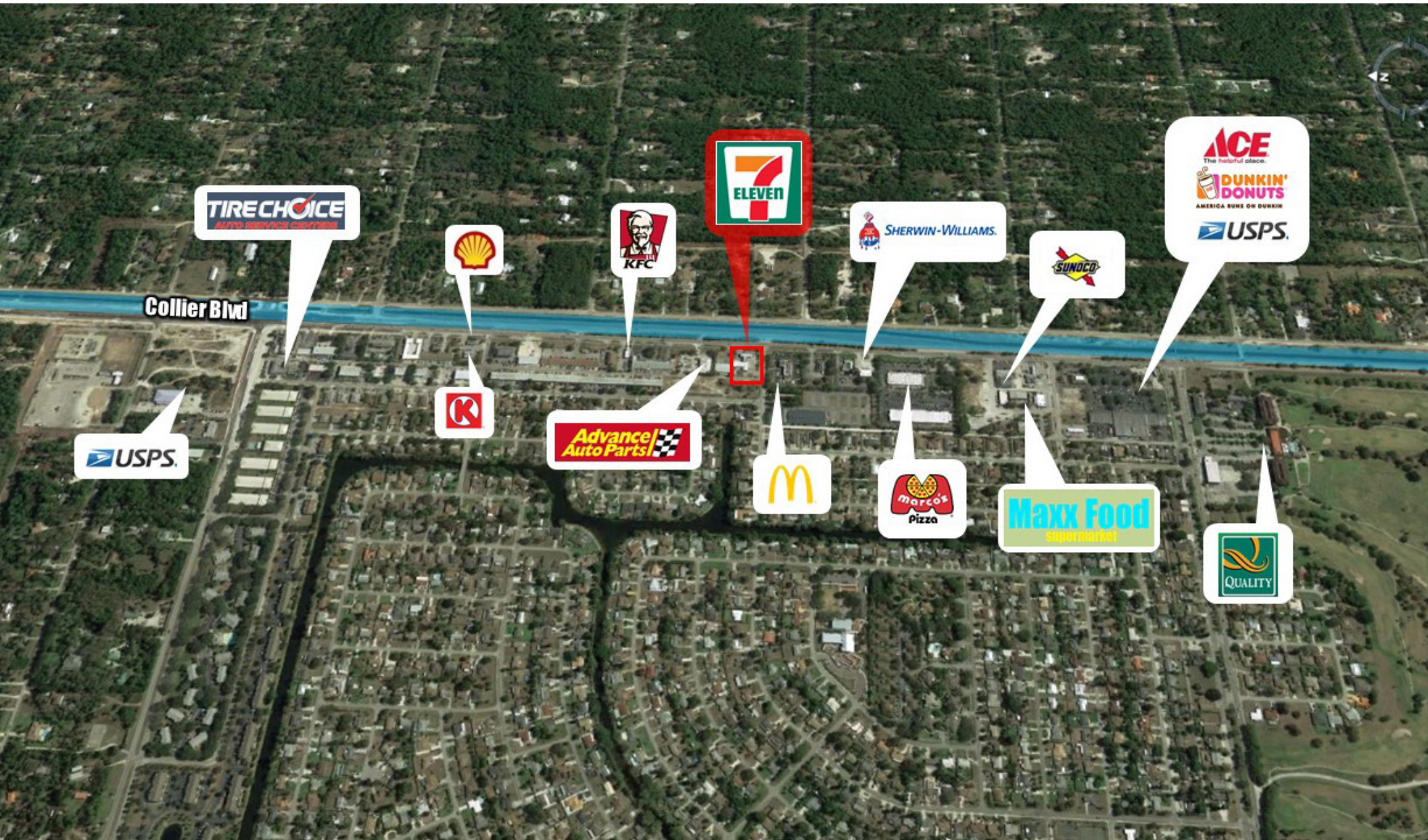
LOCATION AERIAL



LOCATION AERIAL

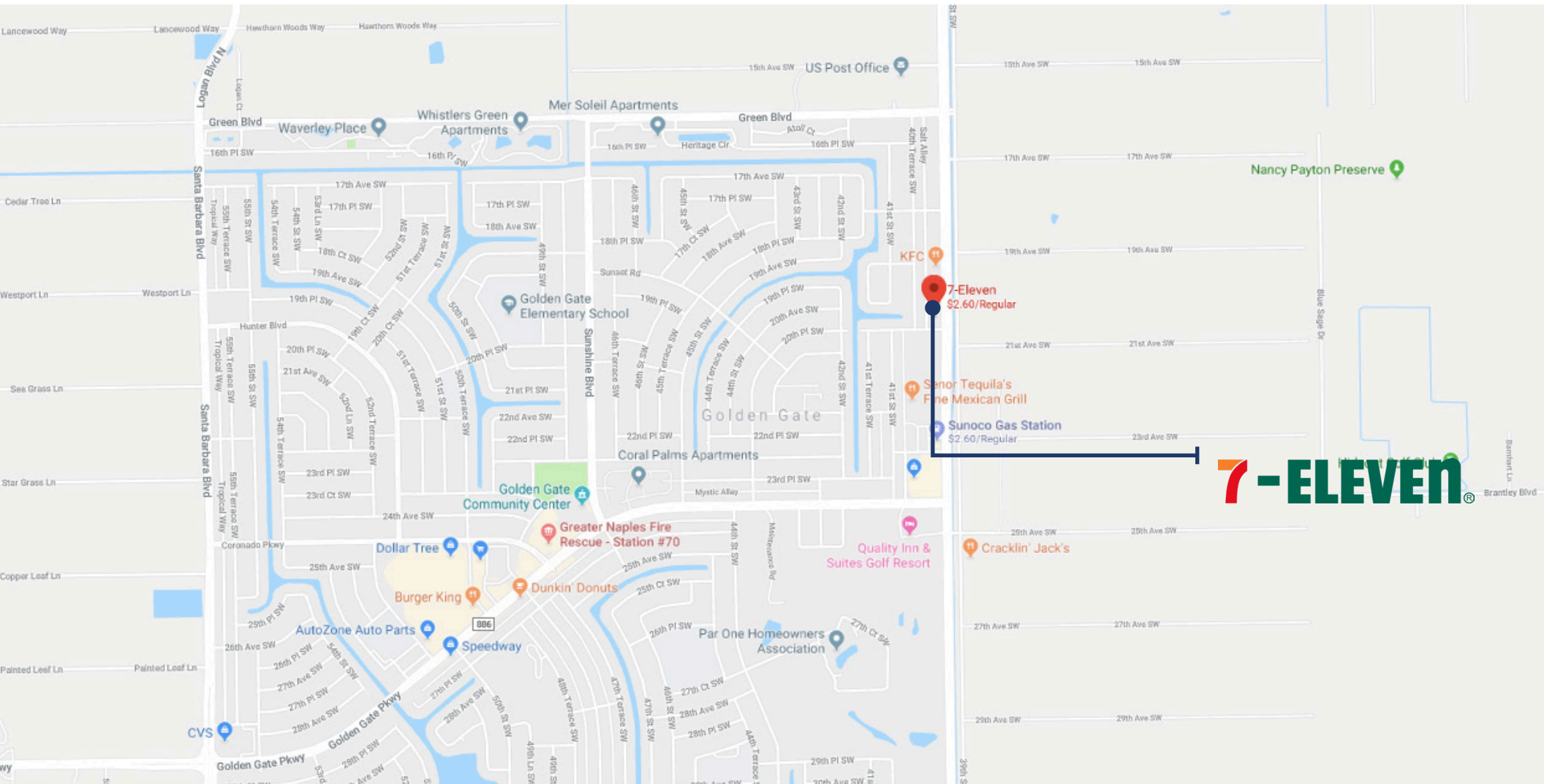


LOCATION AERIAL



DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	41,360	97,602	299,789
NUMBER OF HOUSEHOLDS	13,473	37,592	126,062
AVERAGE HOUSEHOLD INCOME	\$63,045	\$80,793	\$92,664
AVERAGE AGE	37.00	42.80	46.80



AREA OVERVIEW

NAPLES, FLORIDA

Naples is a city on the Gulf of Mexico in southwest Florida that's known for high-end shopping and golf courses. The Naples Pier, first erected in 1888, is the city's symbol, and is a popular fishing and dolphin-spotting destination. It's flanked by miles of beaches with calm waters and fine white "sugar" sand, including those at Clam Pass Park and Delnor-Wiggins Pass State Park.



DEMOGRAPHICS

3 MILES

5 MILES

10 MILES

TOTAL HOUSEHOLDS

13,473

37,592

126,062

TOTAL POPULATION

41,360

97,602

299,789

PERSONS PER HOUSEHOLD

3.00

2.50

2.30

AVERAGE HOUSEHOLD INCOME

\$63,045

\$80,793

\$92,664

AVERAGE HOUSE VALUE

\$230,000

\$305,467

\$351,711

AVERAGE AGE

37.00

42.80

46.80

WHITE

33,995

85,178

269,305

BLACK

5,808

8,834

20,946

AM. INDIAN & ALASKAN

312

487

1,209

ASIAN

571

1,788

4,650

HAWAIIAN & PACIFIC ISLAND

41

78

224

OTHER

633

1,236

3,454



NAPLES | FLORIDA



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