



REPRESENTATIVE PHOTO



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7-ELEVEN

2938 MEADOW ROAD
LEHIGH ACRES, FL 33936





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REPRESENTATIVE PHOTO

LISTED BY

ARON CLINE

SENIOR VICE PRESIDENT & SENIOR DIRECTOR

DIRECT 949.432.4509

MOBILE 818.632.0233

ARON.CLINE@MATTHEWS.COM

LIC # 01904371 (CA)

CHAD KURZ

SVP & NATIONAL DIRECTOR

LIC # 688810 (TX)

CALVIN SHORT

SVP & SENIOR DIRECTOR

LIC # 01927216 (CA)

JOSH BISHOP

VICE PRESIDENT & DIRECTOR

LIC # 688810 (TX)

BROKER OF RECORD

KYLE MATTHEWS

LIC # CQ1052263 (FL)

EXECUTIVE OVERVIEW

INVESTMENT HIGHLIGHTS



Stable Investment Opportunity

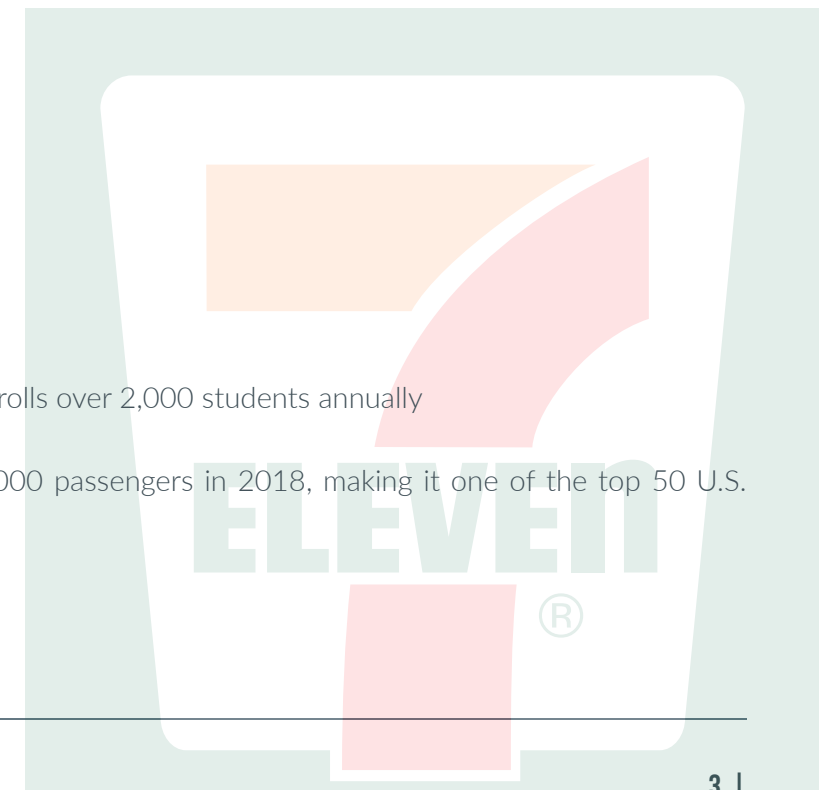
- » **Lease Guaranteed by 7-Eleven**, the world's largest and most dominant convenience store operator with over 70,000 stores throughout 18 countries
- » **State-of-the-art, new construction (2019) with new, corporately guaranteed 15-year NNN lease**
 - » Minimal Landlord Responsibilities – only responsible to maintain structure
- » **10% rent increases every 5 years** – strong hedge against inflation
- » Over \$3,150,000 in guaranteed income throughout initial term
- » Lease backed by **AA-, investment-grade credit**

Lack of Competition in Immediate Trade Area

- » The **only** gas station within a 5.5-mile radius!
- » The **only** gas station for a **±23 mile stretch** on Highway 82
- » The **only** gas station off Alexander Graham Blvd (over 5.25 miles long)
- » **Store has huge sales expectations, well above the national average**

Location

- » Less than 2 miles from East Lee County High School (and easily the closest gas station), which enrolls over 2,000 students annually
- » **Less than 12 miles from Southwest Florida International Airport**, which served nearly 9,400,000 passengers in 2018, making it one of the top 50 U.S. airports for passenger traffic
- » Less than 14 miles from I-75, which **boasts ±75,000 VPD**



FINANCIAL OVERVIEW





REPRESENTATIVE PHOTO

INVESTMENT SUMMARY

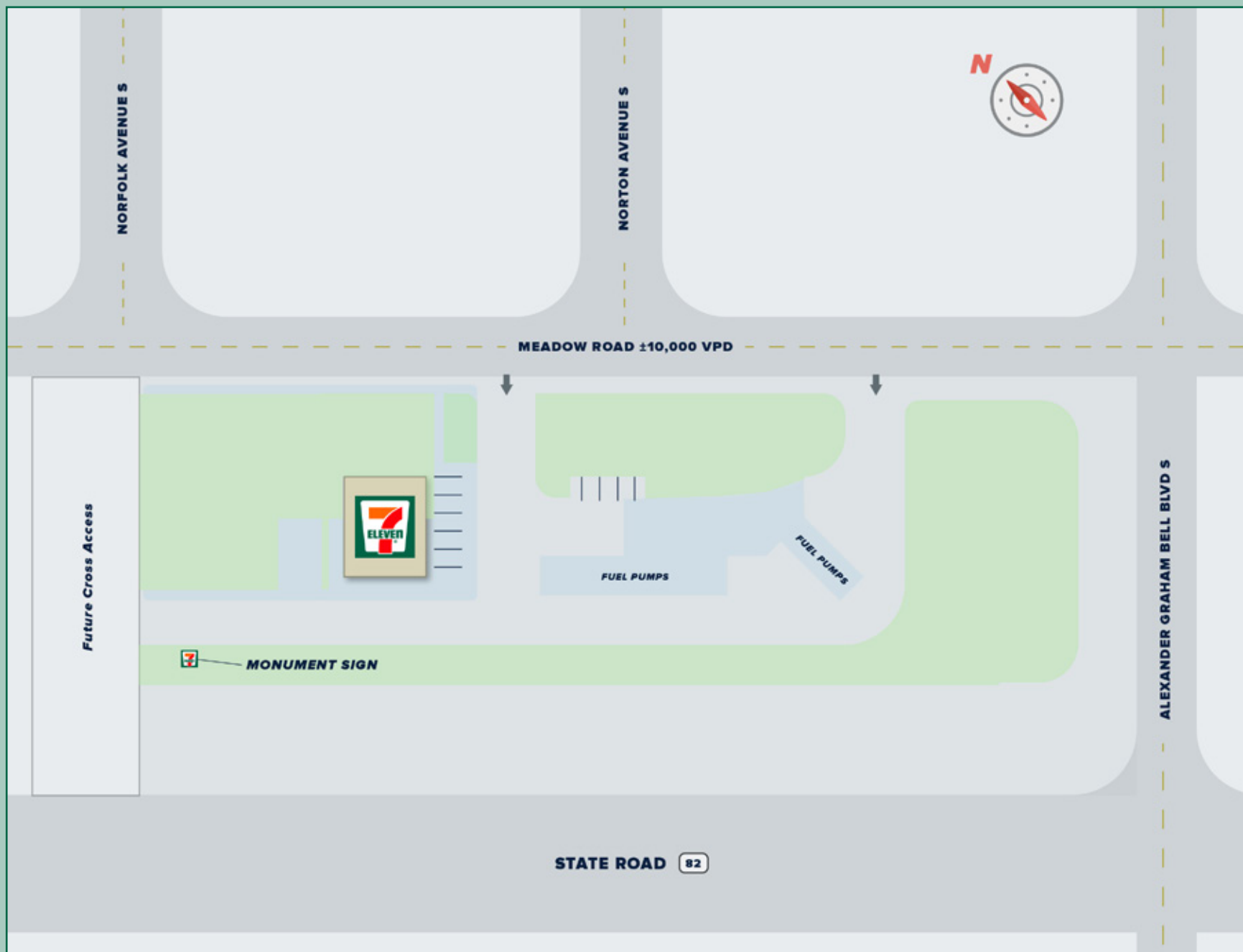
» LIST PRICE	\$3,815,000
» NOI	\$190,738
» CAP RATE	5.00%
» TOTAL BUILDING AREA	± 3,010 SF
» TOTAL LAND AREA	± 1.06 AC (±46,375 SF)
» YEAR BUILT	2019

ANNUALIZED OPERATING DATA

	Monthly Rent	Annual Rent	Cap Rate
Year 1-5	\$15,894.83	\$190,737.96	5.00%
Year 6-10	\$17,484.33	\$209,811.96	5.50%
Year 11-15	\$19,232.75	\$230,793.00	6.05%
Option 1	\$21,156.00	\$253,872.00	6.65%
Option 2	\$23,271.58	\$279,258.96	7.32%
Option 3	\$25,598.75	\$307,185.00	8.05%
Option 4	\$28,158.67	\$337,904.04	8.86%
Option 5	\$30,974.50	\$371,694.00	9.74%

TENANT SUMMARY

Tenant Trade Name	7-Eleven
Type of Ownership	Fee Simple
Lessee Guarantor	Corporate Guarantee
Lease Type	NNN
Rent Commencement	4/26/2019
Rent Expiration	4/30/2034
Roof Replacement	Tenant Responsibility
Structure	Landlord Responsible
Original Lease Term	15 Years
Term Remaining on Lease	±15 Years
Options	Five, 5-Year
Increases	10% Every 5 Years
Right of First Refusal	Yes (30 Days)





REPRESENTATIVE PHOTO

THE OFFERING

PROPERTY NAME	7-Eleven
Property Address	2938 Meadow Road Lehigh Acres, FL 33936

SITE DESCRIPTION

Number of Stories	One
Year Built	2019
GLA	± 3,010 SF
Lot Size	±1.06 AC
Type of Ownership	Fee Simple
Landscaping	Professional
Topography	Generally Level

TENANT OVERVIEW

» Company Name	» Year Founded	» Headquarters
7-Eleven	1927	Irving, TX
» Ownership	» Industry	» Website
Private	Convenience Store	www.7-eleven.com

AA-

Credit Rating (S&P)

7-Eleven is the world's largest convenience store chain operating, franchising and licensing more than 70,000 stores in 18 countries and is also one of the nation's largest independent gasoline retailers. As the pioneer of the convenience store concept, 7-Eleven strives to meet 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 maintains a selection of approximately 2,500 different products and services tailored to meet the needs and preferences of its local clientele.

#1

Entrepreneur's
Magazine Top Global
Franchises List

TOP C-STORE

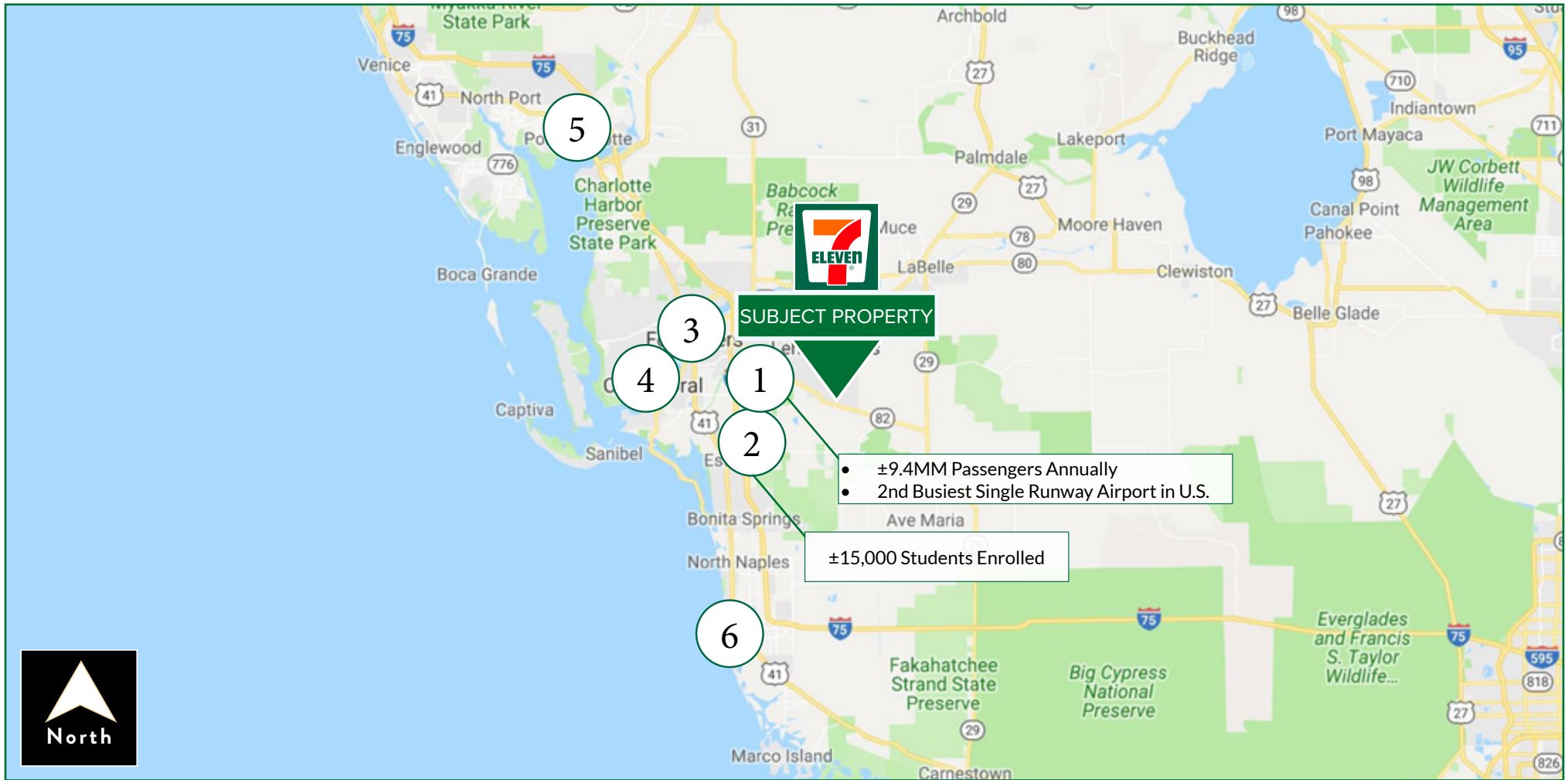
Team Members

#3

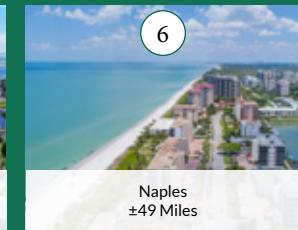
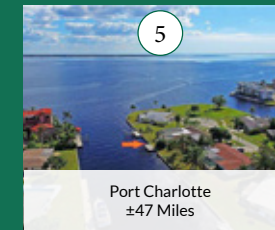
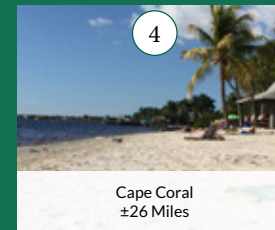
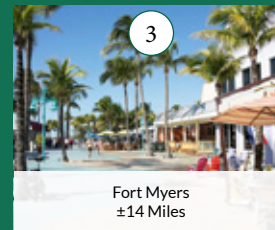
Forbes' Top 20 Franchises
to Start

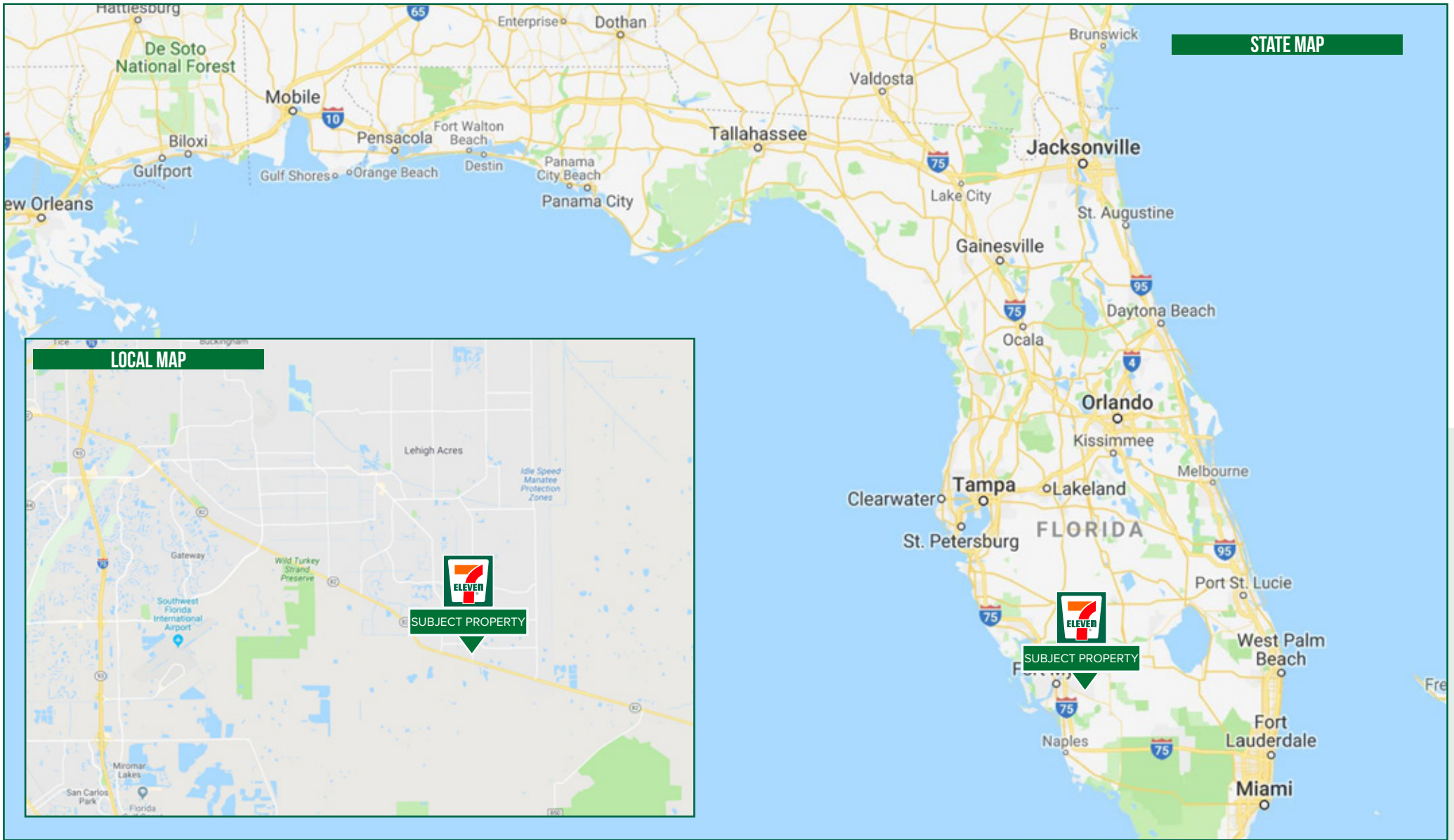


LOCAL MAP



DISTANCE TO:





AREA OVERVIEW

LEHIGH ACRES, FL

Located 12 miles east of Fort Myers and in the center of Lee County, Lehigh Acres is one of the largest residential communities in Florida. One of the area's fastest growing communities, Lehigh Acres serves as the residential base for most of the county and continues to attract young professionals with its affordable housing, casual lifestyle and rural charm. The diverse community is poised for sustained growth as it benefits from a strong supply of land, a growing workforce and convenient access to Interstate 75 and Southwest Florida International Airport.

With parks, lakes, tennis, and safe roads for bicycling or walking, Lehigh Acres is a charming suburban enclave that is an ideal retreat for families or seniors seeking an affordable and laid-back vacation. Offering 175 miles of canals and 16 well-stocked lakes, Lehigh Acres is a perfect destination for both fishing enthusiasts and beginners. For a challenge on the green, golfers can visit one of the community's four championship golf courses.

DEMOGRAPHICS

POPULATION	3 - MILE	5 - MILE	7 - MILE
2010 Census	7,270	20,710	44,341
2019 Estimate	9,903	26,843	56,100
2024 Projection	10,993	29,550	61,508
Growth 2010-2019	36.22%	29.61%	26.52%
Growth 2019-2024	11.01%	10.09%	9.64%
HOUSEHOLDS	3 - MILE	5 - MILE	7 - MILE
2010 Census	2,242	7,200	15,966
2019 Estimate	2,969	9,051	19,798
2024 Projection	3,267	9,883	21,600
Growth 2010-2019	32.43%	25.71%	24%
Growth 2019-2024	10.04%	9.19%	9.10%
INCOME	3 - MILE	5 - MILE	7 - MILE
2019 Est. Average Household Income	\$61,758	\$57,010	\$56,582



FORT MYERS, FL

Nestled alongside the Caloosahatchee River in Southwest Florida, Fort Myers is a midsize metro area. It has retained its small-town heritage though, with a charming downtown lined with shops and restaurants, many of which are dog-friendly. Museums, parades, festivals, theaters, music, parks, historical sites and art galleries pepper the metro area and its social calendar. Just a few miles away, Fort Myers Beach, Cape Coral and Sanibel Island are popular among boaters, kayakers, sailors, and anglers.



LOCAL ECONOMY

Fort Myers enjoys a location on the Gulf of Mexico with accessibility to Southwest Florida International Airport and Interstate-75. At a 2.5-hour drive from both Tampa and Fort Lauderdale, the city provides convenient access to shipping across the country and around the globe. Sales, office and administrative support jobs account for nearly 30 percent of the job market in Fort Myers. According to the Lee County Economic Development Office, industries that are predicted to expand in the next ten years include advanced manufacturing, financial and professional services and information technology.

Growing alongside the economy, the construction sector is currently experiencing a revival thanks to the city's downtown redevelopment initiatives. JetBlue Park at Fenway South, the Boston Red Sox spring training camp, was remodeled in 2015, sparking another economic surge as baseball fans flock to Fort Myers each spring.

The fast-growing area has become the coastal hub for business growth in the Southwest Florida region as companies continue to relocate to the area, drawn by the unparalleled quality of life and business incentives. Downtown Fort Myers in particular is experiencing retail growth and is emerging as a tech industry hub. There are many Fortune 500 businesses that have chosen to relocate their headquarters or establish branches in Lee County and Fort Myers, namely Hertz, Universal Trailer Holdings Corp and Camuto Group.

TOP COUNTY EMPLOYERS

- » Lee Memorial Health System
- » Lee County School District LCPEC
- » Publix Super Markets
- » Lee County Administration
- » Wal-Mart
- » Chico's FAS, Inc.
- » Lee County Sheriff's Office
- » U.S. Postal Service
- » Florida Gulf Coast University
- » City of Cape Coral



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **7-Eleven** located at **2938 Meadow Road, Lehigh Acres, FL 33936** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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