

**7-ELEVEN®**



\*ACTUAL SITE PHOTOS



OFFERING  
MEMORANDUM PRESENTED IN CONJUNCTION WITH

**SAR**Enterprises

**7-ELEVEN**  
NET LEASED OFFERING

720 CHIQUITA BLVD S, CAPE CORAL, FL 33993

OFFERING MEMORANDUM  
**PRESENTED BY:**

**JEFF BRACCO**

SENIOR VICE PRESIDENT OF  
INVESTMENT SALES

PHONE **510.388.4438**

EMAIL **jbracco@thekasegroup.com**

BRE **#01336201**

**CLINT CONWAY**

OPTIMUS REALTY

PHONE **941.916.5247**

EMAIL **triplenetinvest@gmail.com**

BRE **#CQ1053450**



## DISCLAIMER & CONFIDENTIALITY

The material contained in this Investment Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of The Kase Group or Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Property Owner ("Owner") in connection with the sale of the Property is The Kase Group Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to The Kase Group.

Neither The Kase Group Advisor nor the Owner or its affiliates make any representation or warranty, expressed or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by The Kase Group with respect to the projected future performance of the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, The Kase Group Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or The Kase Group Advisor, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at anytime with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and The Kase Group Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

Recipients of Offering Brochure shall not contact employees or tenants of property directly or indirectly regarding materials without prior written approval.



# TABLE OF CONTENTS

04	<b>INVESTMENT OVERVIEW</b>
05	<b>FINANCIAL SUMMARY</b>
06	<b>TENANT OVERVIEW</b>
07	<b>LOCATION AERIAL</b>
08	<b>REGOIONAL OVERVIEW</b>
09	<b>DEMOGRAPHICS</b>
10	<b>AREA OVERVIEW</b>

# INVESTMENT OVERVIEW



The subject property is a 2,604 square foot 7-Eleven located in Cape Coral, Florida,, on an established retail corridor, servicing a population of nearly 100,000 residents within a 3 mile radius. The site is a strategically situated along a major commercial thoroughfare. The asset is surrounded by major retailers including: Walmart, Kohl's and Dollar General.

The site includes gas.

## INVESTMENT HIGHLIGHTS

NET LEASED OFFERING

100% FEE SIMPLE INTEREST

MINIMAL LANDLORD OBLIGATIONS (ROOF +STRUCTURE)

10% RENTAL INCREASES EVERY 5 YEARS

SITUATED ON A MAJOR RETAIL THOROUGHFARE

STRONG DEMOGRAPHICS

## OFFERING SPECIFICATIONS

PRICE \$2,475,000

CAP RATE 5.25%

NET OPERATING INCOME \$129,780.20

SQUARE FOOTAGE 2,604

LOT SIZE 1.18 AC

# FINANCIAL SUMMARY

## 7-ELEVEN • NET LEASED OFFERING

720 CHIQUITA BLVD S, CAPE CORAL, FL 33993

**\$2,475,000 • 5.25%**

### SUMMARY

TENANT NAME	7-ELEVEN
SQUARE FOOTAGE	2,604
LEASE STARTS	01/01/2013
LEASE ENDS	12/31/2027
ANNUAL RENT	\$129,780.20
OPTIONS	Three, 5-Year
INCREASES	10% bumps every 5 years

### OFFERING SUMMARY

	NET OPERATING INCOME	CAP RATE
CURRENT	\$129,780.20	5.25%

# TENANT OVERVIEW

---



**S&P RATED** CREDIT  
AA- CREDIT RATING



**56,600+** LOCATIONS



**45,000+** EMPLOYEES

## 7-ELEVEN

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.

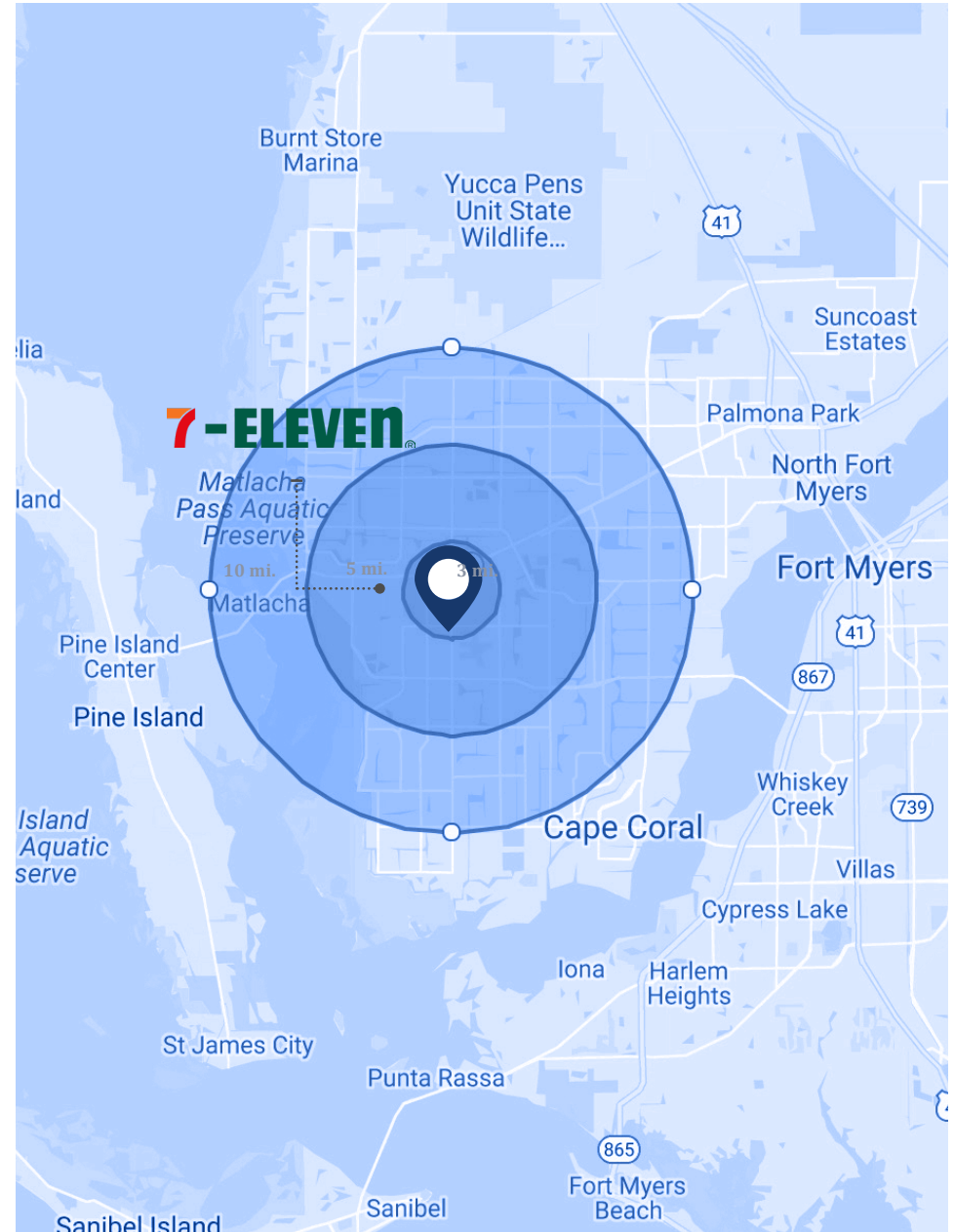
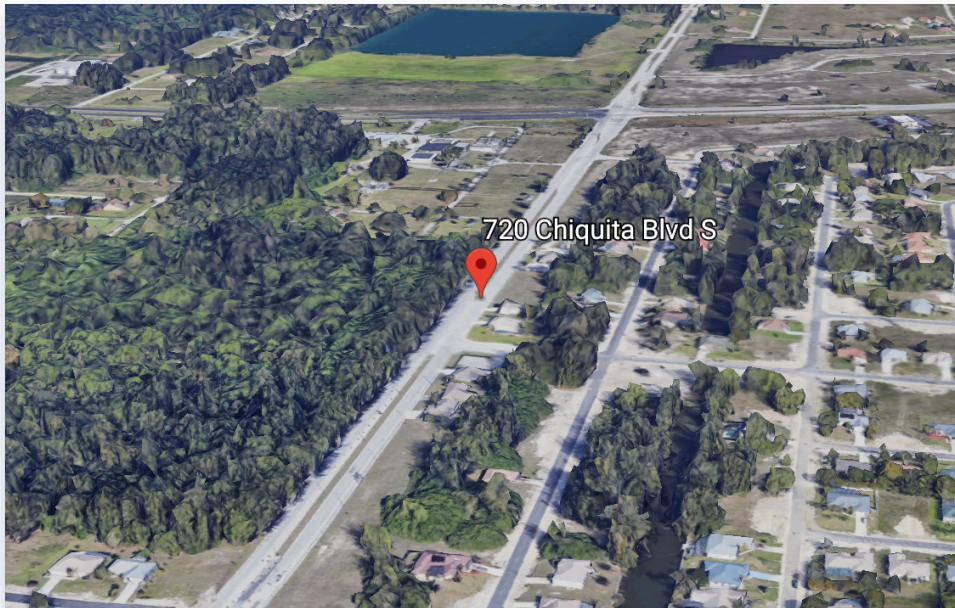
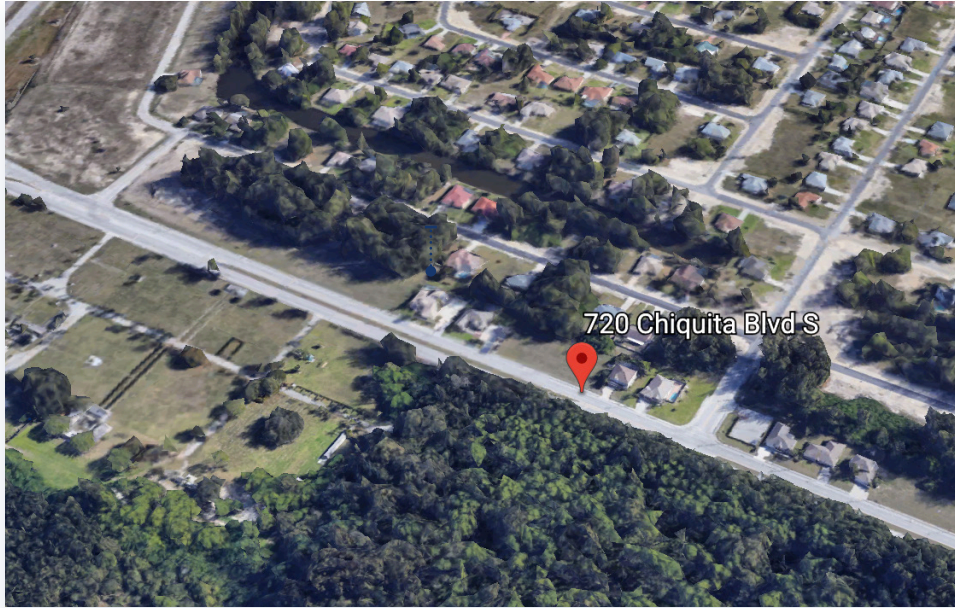
7-Eleven has been consistently ranked in Entrepreneur's Franchise 500, most recently being selected as the #1 overall franchise. In addition, they were also ranked #38 in Fastest Growing Franchises and #2 in Low Cost Franchises.

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.

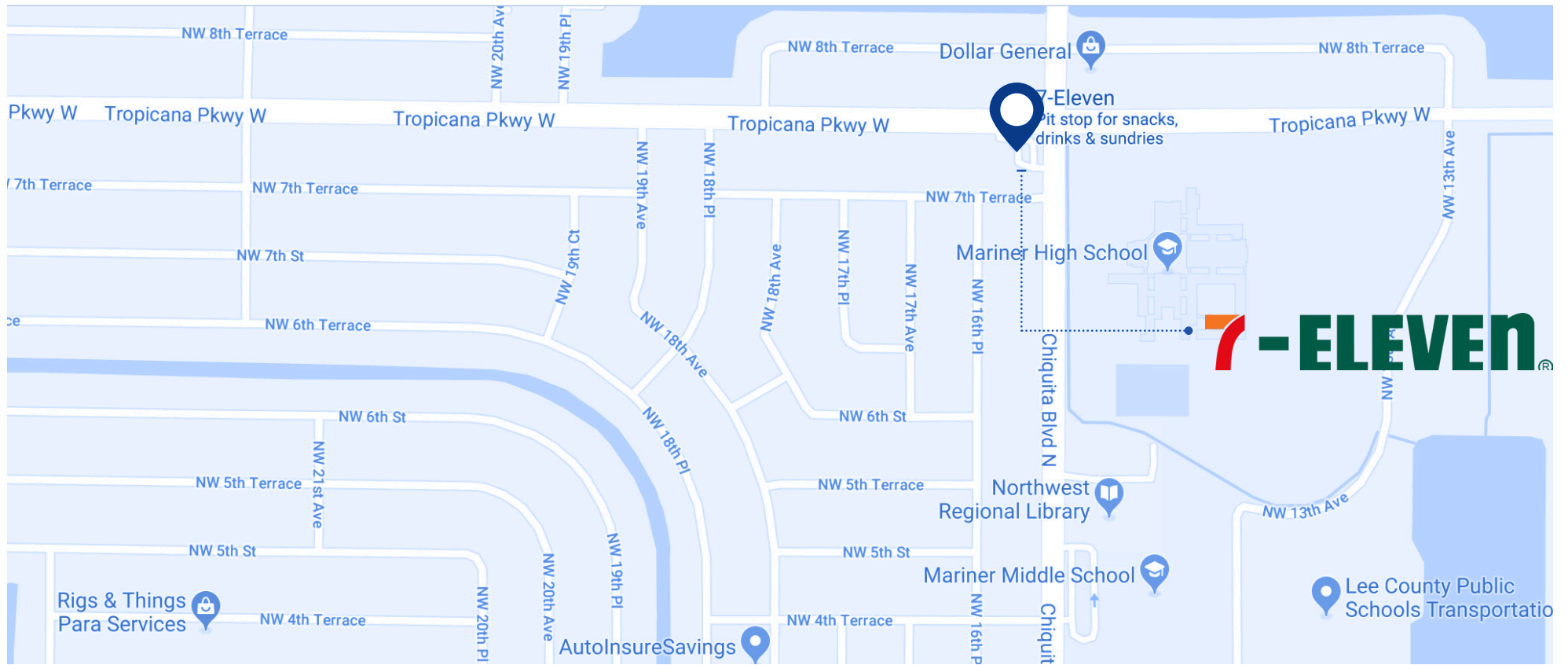
# LOCATION AERIAL



# REGIONAL OVERVIEW



# DEMOGRAPHICS



	1 MILES	3 MILES	5 MILES
TOTAL POPULATION	2,638	31,140	96,311
TOTAL HOUSEHOLDS	839	10,377	34,622
AVERAGE HOUSEHOLD INCOME	\$83,409	\$68,336	\$67,148
AVERAGE AGE	35.80	37.10	39.30

# AREA OVERVIEW

DEMOGRAPHICS	1 MILES	3 MILES	5 MILES
TOTAL POPULATION	2,638	31,140	96,311
TOTAL HOUSEHOLDS	839	10,377	34,622
PERSONS PER HOUSEHOLD	3.10	3.00	2.70
AVERAGE HOUSEHOLD INCOME	\$83,409	\$68,336	\$67,148
AVERAGE HOUSE VALUE	\$187,704	\$178,647	\$192,084
AVERAGE AGE	35.80	37.10	39.30
POPULATION WHITE	2,314	27,282	84,947
POPULATION BLACK	190	2,411	6,850
POPULATION AM, INDIAN, & ALASKAN	12	140	499
POPULATION ASIAN	57	513	1,737
POPULATION HAWAIIAN & PACIFIC ISLANDER	6	47	123
POPULATION OTHER	59	747	2,155

## CAPE CORAL, FLORIDA

Cape Coral is a city located in Lee County, Florida on the Gulf of Mexico. Founded in 1957 and developed as a planned community, the city grew to a population of 154,305 by the year 2010. The city's population estimate was 165,831 for 2013 and 179,804 for 2016. With an area of 120 square miles, Cape Coral is the largest city between Tampa and Miami. It is a principal city in the Cape Coral – Fort Myers, Florida Metropolitan Statistical Area. The population estimate for the statistical area was 679,513 for 2014. The city is known as a “Waterfront Wonderland”; with over 400 mi of navigable waterways.



CAPE CORAL, FLORIDA

OFFERING  
MEMORANDUM

---



**7-ELEVEN**  
NET LEASED OFFERING

720 CHIQUITA BLVD S, CAPE CORAL, FL 33993

**JEFF BRACCO**

SENIOR VICE PRESIDENT OF  
INVESTMENT SALES

PHONE 510.388.4438  
EMAIL [jbracco@thekasegroup.com](mailto:jbracco@thekasegroup.com)  
BRE #01336201

**CLINT CONWAY**

OPTIMUS REALTY PARTNERS

PHONE 941.916.5247  
EMAIL [triplenetinvest@gmail.com](mailto:triplenetinvest@gmail.com)  
BRE #CQ1053450