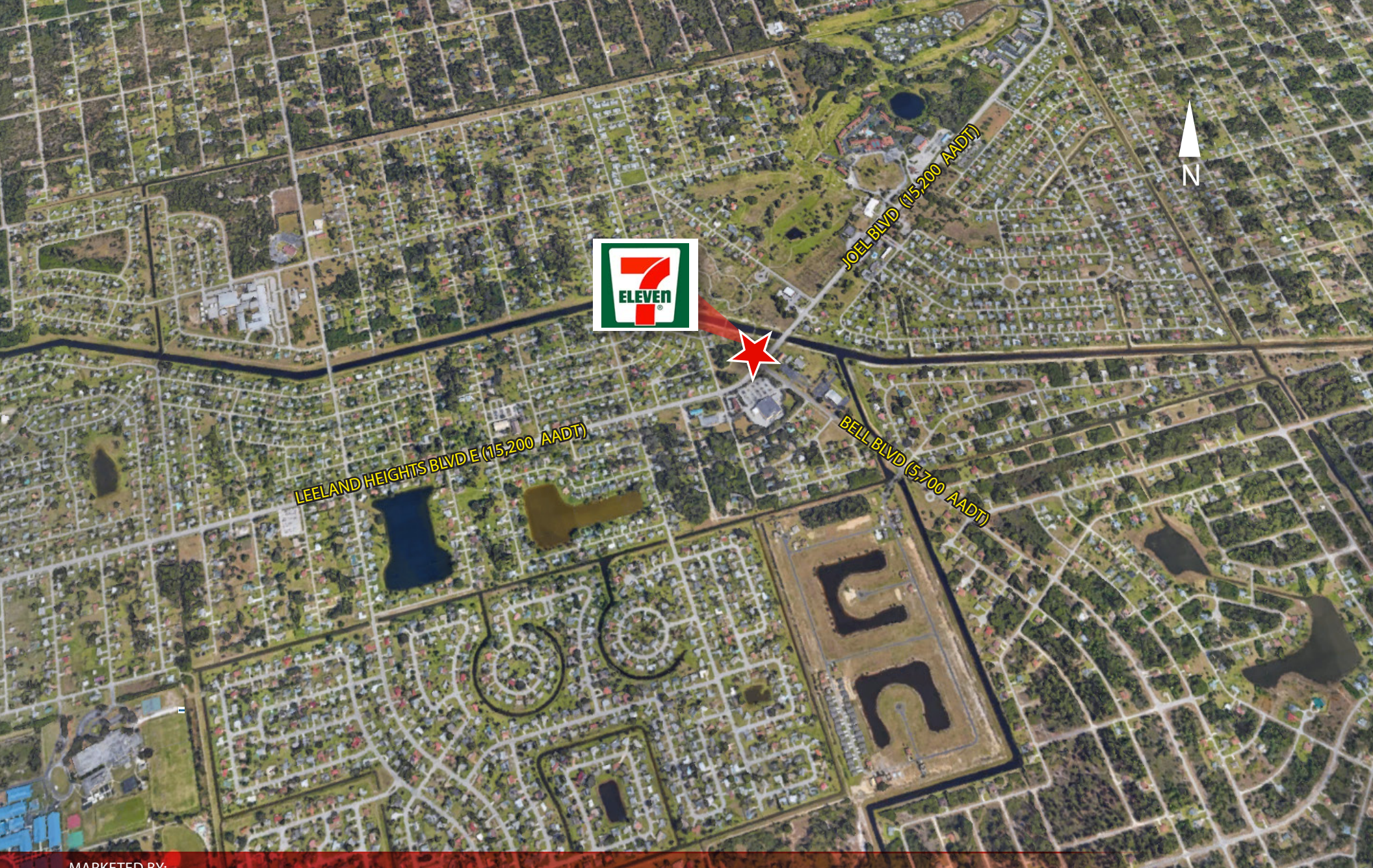




Representative Photo





LEELAND HEIGHTS BLVD E (15,200 AADT)

JOEL BLVD (15,200 AADT)

BELL BLVD (5,700 AADT)

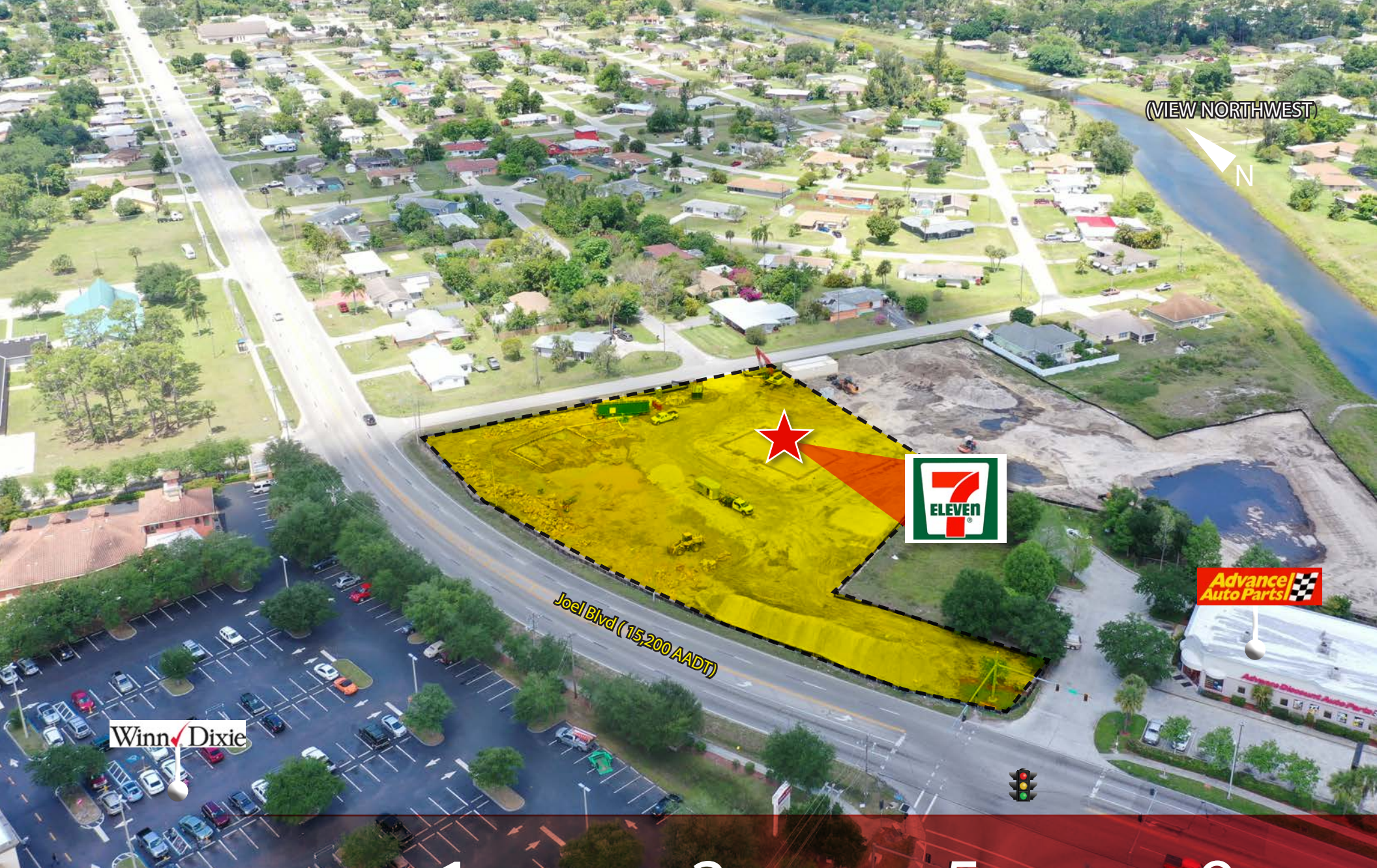
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Market Overview
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Site Plan

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TENANT SUMMARY

Tenant Description



CBRE's Net Lease Property Group is pleased to present this new long term corporate 7-Eleven investment property located in SW Florida. This is brand new construction with a 15-year lease with 7-Eleven which carries an S&P rating of AA-. The lease allows for 10% rental increases every 5 years including options. It also provides for no landlord management obligations other than roof and structure. Because this includes land and building, it allows for very favorable tax benefits through accelerated depreciation.

investment summary

| | |
|-----------------------|------------------------------|
| PRICE: | \$4,128,000 |
| ANNUAL RENT: | \$194,000 |
| CAP RATE: | 4.7% |
| TENANT: | 7-Eleven, Inc. (S&P AA-) |
| GUARANTOR: | 7-Eleven, Inc. |
| RENTAL INCREASES: | 10% every 5 years |
| INITIAL LEASE TERM: | 15 years |
| RENEWAL OPTIONS: | (5) 5-year Options |
| RENT COMMENCEMENT: | Anticipated August 2019 |
| LANDLORD OBLIGATIONS: | Roof & Structure |
| EXISTING FINANCING: | No debt to assume |
| BUILDING SIZE: | ± 3,010 SF |
| LAND SIZE: | ±1.18 acres |
| PARKING SPACES: | 16 spaces (5.31 per 1,000SF) |
| YEAR BUILT: | 2019 Brand New Construction |



ACTUAL PROPERTY

investment highlights

- Brand New 15-year Lease with 7-Eleven, Inc.
- Investment Grade Tenant: 7-Eleven carries an S&P Rating of AA-
- New Construction
- Fixed Rental Increases of 10% every 5 years
- Passive Management Investment
- No Debt To Assume
- Includes Land and Building Allowing for Favorable Accelerated Depreciation
- FLORIDA HAS NO STATE INCOME TAX

(VIEW WEST)



LEELAND HEIGHTS BLVD E (15,200 AADT)



NORTH AVE



BELL BLVD (5,700 AADT)

(VIEW SOUTH)

N



Winn-Dixie

BELL AVE (5,700 AADT)

JOEL BLVD (15,200 AADT)

Advance
Auto Parts



NORTH AVE



(VIEW SOUTHEAST)



Advance
Auto Parts

Winn-Dixie



JOEL BLVD (15,200 AADT)

NORTH AVE

LEHIGH ACRES, FL

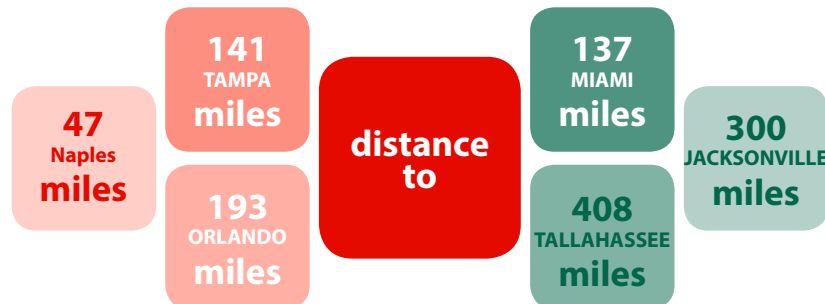
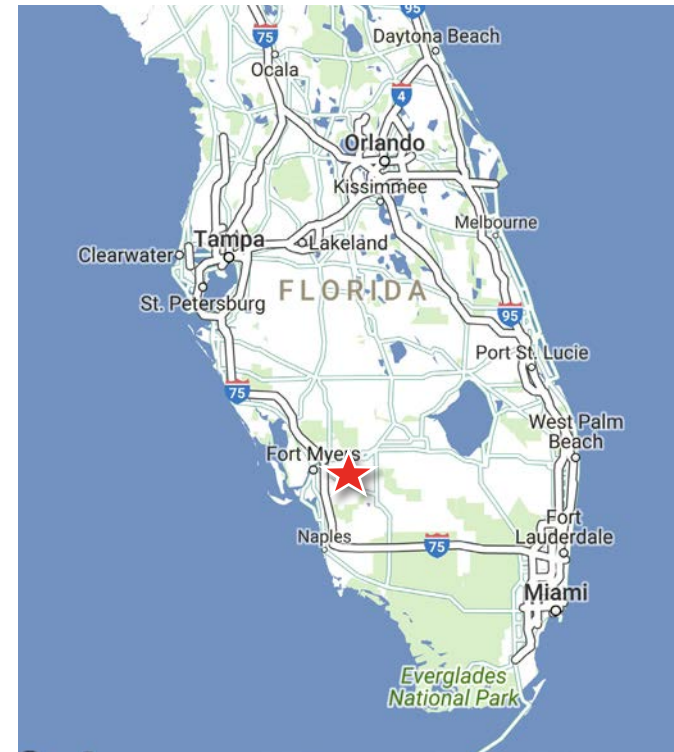
Lehigh Acres is one of the largest residential communities in Lee County and the state. Located in the County's east central area, Lehigh Acres is a 96-square-mile, pre-platted residential community.

Lehigh Acres is a diverse community of approximately 80,000 residents. Just 12 miles east of Fort Myers, Lehigh Acres boasts ponds, lakes and canals. With 175 miles of canals and 16 well-stocked lakes, Lehigh Acres is a perfect destination for both fishing enthusiasts and beginners alike. For a change of pace, the Gulf of Mexico and its nearby barrier islands provide spectacular saltwater fishing opportunities, with bountiful grouper, mackerel, redfish, snapper, snook and trout. For a challenge on the green, visit one of Lehigh Acres' four championship golf courses. With parks, lakes, tennis, and safe roads for bicycling or walking, this charming suburban enclave is the ideal retreat for families or seniors seeking an affordable and laid-back vacation.





The community was settled in the early 1950s by Chicago businessman, Lee Ratner. Ratner had a knack for sales and decided to move to Miami after selling a formula for pest control for 7 million dollars. He purchased 18,460 acres of farmland in today's Lehigh Acres and dubbed it "Lucky Lee's Ranch." Then, in the mid 1950s, Ratner along with business partner, Gerald Gould, began selling the "Lucky Lee" property through determined marketing efforts.

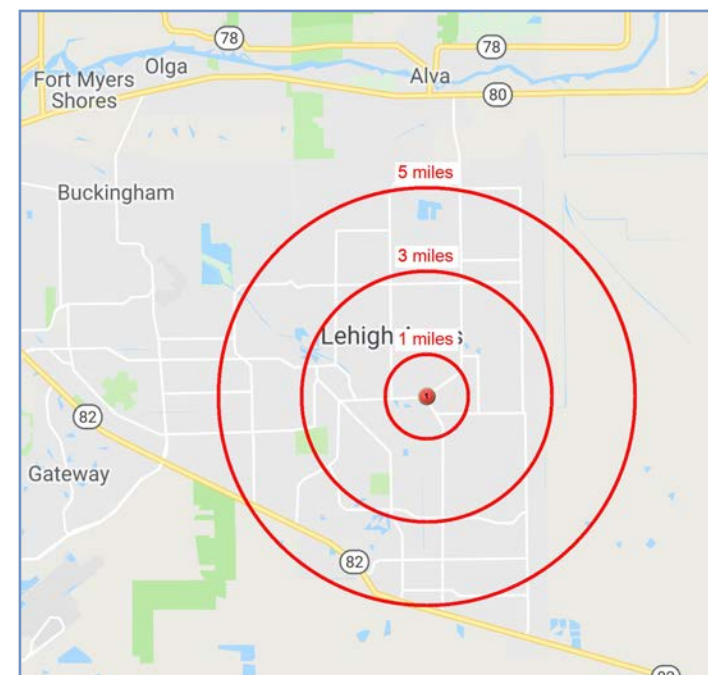
The essence of Southwest Florida is often measured by the amount of open space to play on. If that's the case, the landscape here speaks for itself. Built as the first retirement community in Florida after World War II, Lehigh Acres serves as the residential base for much of the county. Past the subdivisions you'll find a rural charm, and Alva, the oldest settlement in the area.

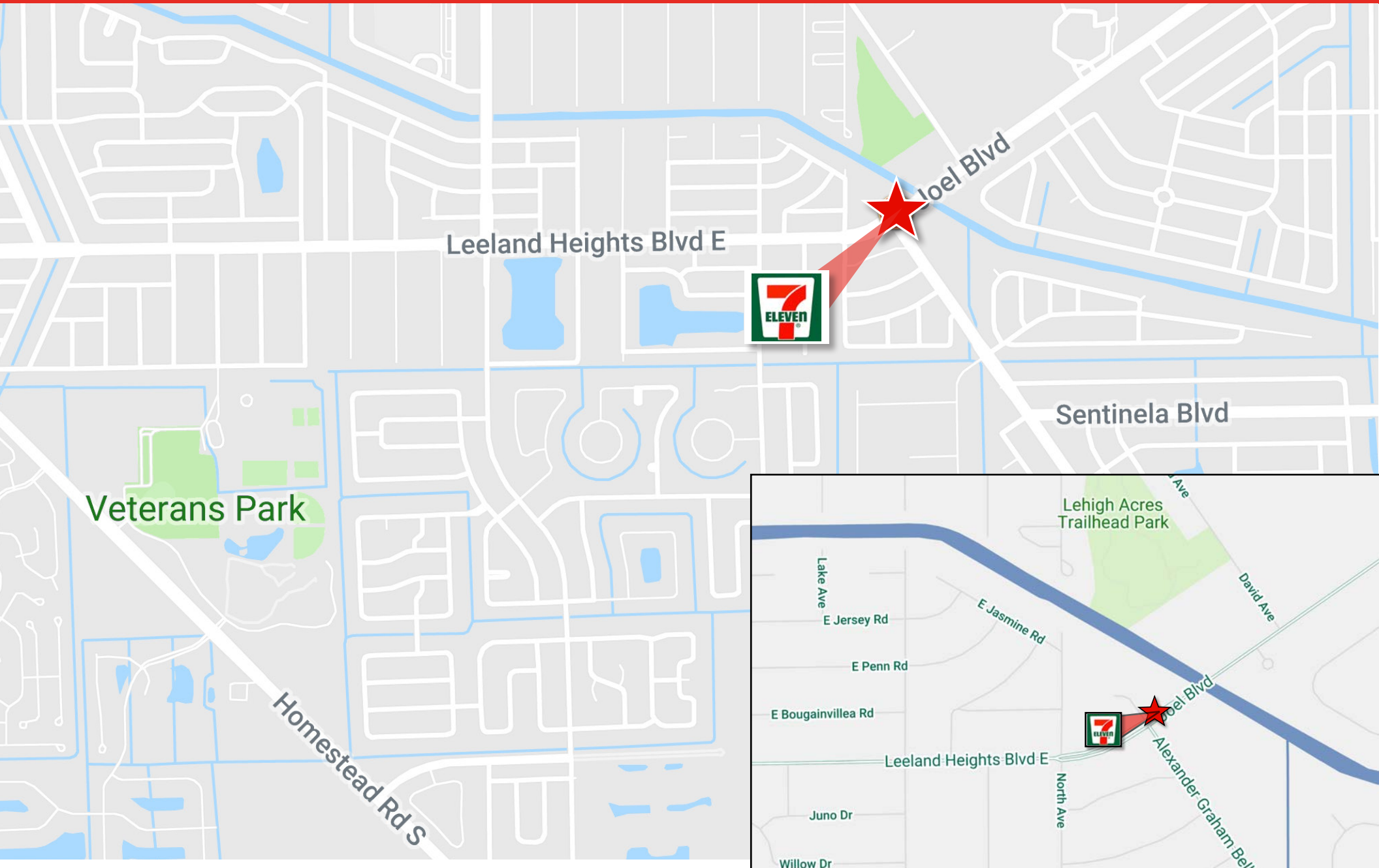
In order to help provide a better balance of land uses, the community planning efforts in Lehigh Acres are focused at enabling compatible commercial corridors and mixed-use centers while supporting continued viability of the community's residential neighborhoods.



AREA OVERVIEW

|  POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------------------------------------------------------------------------------------|--------------|---------------|---------------|
| 2018 Population - Current Year Estimate | 6,869 | 33,675 | 64,141 |
| 2023 Population - Five Year Projection | 7,567 | 37,291 | 72,311 |
| 2010 Population - Census | 5,758 | 29,532 | 53,811 |
| 2000 Population - Census | 5,087 | 21,742 | 27,360 |
| 2010-2018 Annual Population Growth Rate | 2.16% | 1.60% | 2.15% |
| 2018-2023 Annual Population Growth Rate | 1.95% | 2.06% | 2.43% |
|  HOUSEHOLDS | | | |
| 2018 Households - Current Year Estimate | 2,882 | 12,991 | 22,236 |
| 2023 Households - Five Year Projection | 3,153 | 14,337 | 24,918 |
| 2010 Households - Census | 2,510 | 11,527 | 19,025 |
| 2000 Households - Census | 2,130 | 8,883 | 10,714 |
| 2010-2018 Annual Household Growth Rate | 1.69% | 1.46% | 1.91% |
| 2018-2023 Annual Household Growth Rate | 1.81% | 1.99% | 2.30% |
| 2018 Average Household Size | 2.38 | 2.59 | 2.88 |
|  HOUSEHOLD INCOME | | | |
| 2018 Average Household Income | \$63,371 | \$61,467 | \$63,351 |
| 2023 Average Household Income | \$75,549 | \$73,869 | \$75,364 |
| 2018 Median Household Income | \$49,094 | \$47,602 | \$50,932 |
| 2023 Median Household Income | \$55,097 | \$54,042 | \$56,718 |
| 2018 Per Capita Income | \$27,004 | \$23,674 | \$22,130 |
| 2023 Per Capita Income | \$32,055 | \$28,325 | \$26,140 |
|  HOUSING UNITS | | | |
| 2018 Housing Units | 3,681 | 17,164 | 29,840 |
| 2018 Vacant Housing Units | 799 21.7% | 4,173 24.3% | 7,604 25.5% |
| 2018 Occupied Housing Units | 2,882 78.3% | 12,991 75.7% | 22,236 74.5% |
| 2018 Owner Occupied Housing Units | 2,003 54.4% | 9,041 52.7% | 15,047 50.4% |
| 2018 Renter Occupied Housing Units | 879 23.9% | 3,950 23.0% | 7,189 24.1% |
|  EDUCATION | | | |
| 2018 Population 25 and Over | 5,244 | 23,941 | 42,653 |
| HS and Associates Degrees | 3,293 62.8% | 14,942 62.4% | 27,238 63.9% |
| Bachelor's Degree or Higher | 820 15.6% | 3,723 15.6% | 6,168 14.5% |
|  PLACE OF WORK | | | |
| 2018 Businesses | 83 | 714 | 1,113 |
| 2018 Employees | 354 | 5,261 | 8,131 |







TENANT DESCRIPTION



7-Eleven, Inc.
S&P Rating: AA-

www.7-eleven.com



World's Largest Convenience Retailer

7-Eleven, Inc. is the premier name and largest chain in the convenience retailing industry. Based in Dallas, Texas, 7-Eleven operates, franchises or licenses more than 8,200 7-Eleven stores in North America. Globally, 7-Eleven operates, franchises or licenses approximately 38,500 stores in 16 countries. 7-Eleven has been honored by a number of companies and organizations recently. Accolades include: #3 spot on Entrepreneur magazine's Franchise 500 list for 2009, #3 in Forbes magazine's Top 20 Franchises to Start, #3 among Top 100 Global Franchises by Franchise Direct, #3 in Store Growth by Convenience Store News, #2 in Franchise Times Top 200 Franchise Companies and #29 among Top 100 Chains in Food Service. In addition, Hispanic Magazine named 7-Eleven in its Hispanic Corporate Top 100 Companies that provide the most opportunities to Hispanics. 7-Eleven recently was selected by three diversity publications as a company offering the best career and franchisee opportunities. 7-Eleven is franchising its stores in the U.S., and is expanding through organic growth, acquisitions and its Business Conversion Program. In addition, the company received the 2009 Shopper-Centric Marketing Innovation from Symphony IRI and the 2010 Retailer of the Year award from PL Buyer because of the company's private-label brand program.

CONFIDENTIAL MEMORANDUM & DISCLAIMER

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Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

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