



SEC OSCEOLA POLK LINE ROAD & KEMP ROAD
CHAMPIONSGATE (KISSIMMEE), FL 33896



SONNY MOLLOY

SENIOR VICE PRESIDENT INVESTMENTS

Sonny.Molloy@marcusmillichap.com

Direct: (678) 808-2763

JARED KAYE

SENIOR ASSOCIATE

Jared.Kaye@marcusmillichap.com

Direct: (678) 808-2821

CASE ROYTEK

ASSOCIATE

Case.Roytek@marcusmillichap.com

Direct: (678) 808-2758

Representative Photo

Marcus & Millichap



NON-ENDORSEMENT & DISCLAIMER NOTICE

CONFIDENTIALITY AND DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap Real Estate Investment Services of Florida, Inc. ("Marcus & Millichap") and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

Broker of Record: Ryan Nee | Marcus & Millichap Real Estate Investment Services of Florida, Inc.
BK3154667 | 954-245-3400 | ryan.nee@marcusmillichap.com

Marcus & Millichap

This information has been secured from sources we believe to be reliable, but we make no representations or warranties. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2016 Marcus & Millichap. All rights reserved.

TABLE OF CONTENTS

EXECUTIVE SUMMARY

Offering Highlights
Investment Overview

01

PROPERTY DETAILS

Aerial
Regional Map
Site Plan
Construction Photos

02

LOCATION OVERVIEW

Location Overview
Location Highlights
Demographics

03

FINANCIAL ANALYSIS

Lease Abstract
Tenant Summary
Financial Summary

04





01-EXECUTIVE SUMMARY

Marcus & Millichap



OFFERING HIGHLIGHTS

Price	\$5,542,189
Cap Rate	4.75%
NOI (Years 1-5)	\$263,254
Rent Escalations	10% Every 5 Years (Base Term & Option Periods)
Year Built	2019
Building GLA	2,290 SF
Lot Size	1.10 Acres
Number of Pumps/Dispensers	8 / 16
Store #	38286

TOP ORLANDO MSA EMPLOYERS

The Walt Disney World Resort	Westgate Resorts
Universal Orlando (Comcast)	SeaWorld Parks & Entertainment
Adventist Health System/Florida Hospital	Darden Restaurants
Orlando Health	Siemens
Lockheed Martin	Rosen Hotels & Resorts

INVESTMENT OVERVIEW

Fundamental Location, Visibility & Access

- Optimally located: SEC of Osceola Polk Line Road & Kemp Road (@ Interstate 4)
- Construction completion May 2019 w/ projected opening June 2019
- Direct access off Osceola Polk Line Road
- Supportive demographics with $\pm 32,762$ in a 5-mile radius and an AHHI of \$75,691
- Explosive population growth of 146.76% since 2000 in a 5-mile radius

Optimal Lease Structure

- 15-year absolute NNN lease with 7-Eleven corporate guaranty
- Investment grade guarantor with “AA-” Standard & Poor’s bond rating
- 10% rent escalations every five (5) years in base term & option periods
- Four (4), five-year options

Prime Location

- ± 0.1 miles from Interstate 4 exit ramp
- ± 1.8 miles to ChampionsGate Golf Club
- ± 9 Miles to Walt Disney World
- ± 17 Miles to Gatorland (110-acre theme park and wildlife preserve)
- ± 13.6 Miles to Kissimmee Gateway Airport
- ± 14.1 Miles to Osceola Regional Medical Center
- ± 14 Miles to The LOOP ($\pm 324,000$ SF of Retail Space)

Category-Leading Tenant

- World’s Largest Convenience Retailer with over 64,000 locations
- #2 Overall Franchise, #2 Fastest-Growing Franchise & #6 Top Brands according to Entrepreneur’s 2018 Franchise 500 Ranking
- Winner of 2017 “Built Environment” Award from the Alliance to Save Energy
- Ranked on Fast Company Magazine’s World’s Top 10 Most Innovative Companies in Retail



Representative Photo

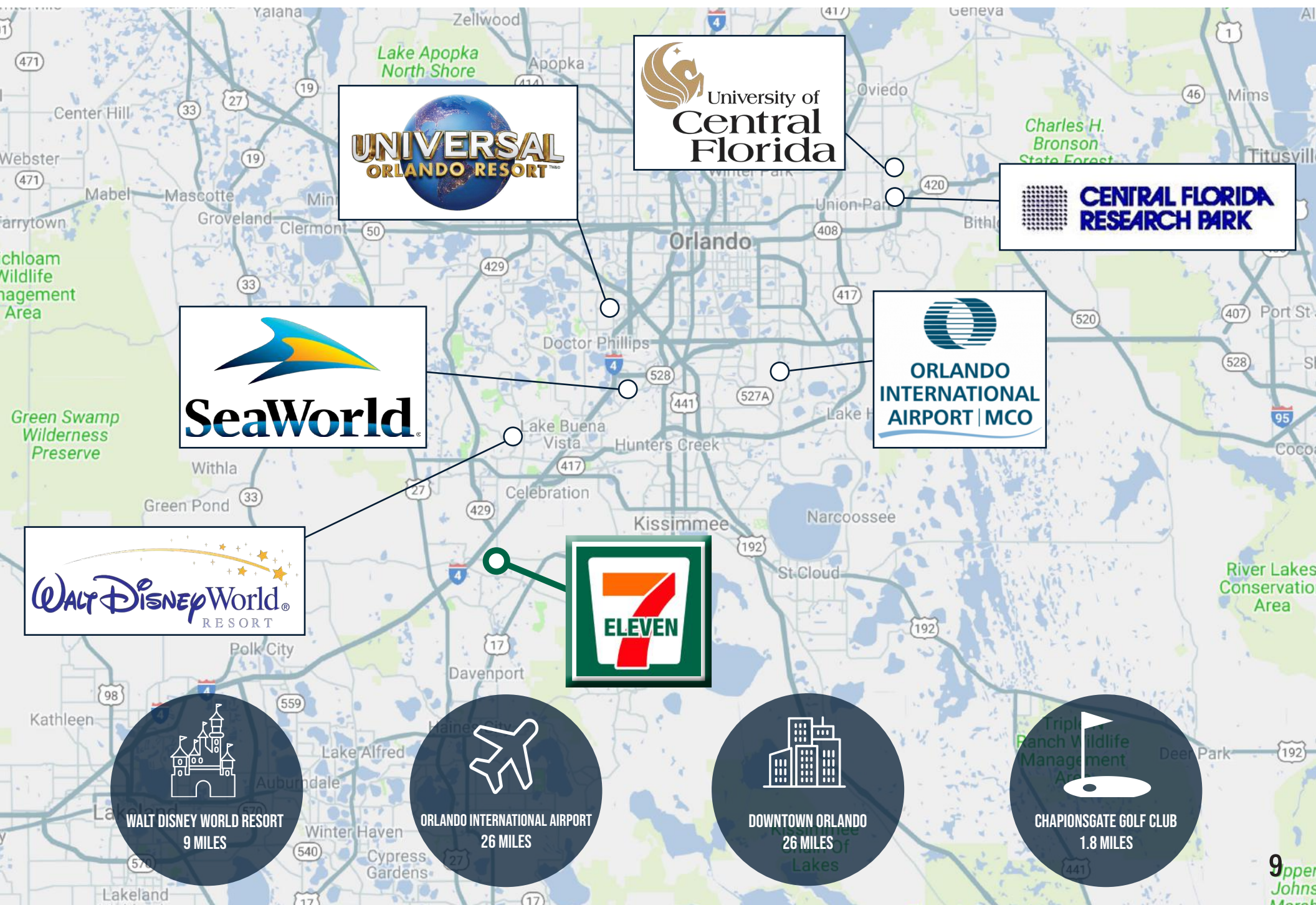


02-PROPERTY DETAILS

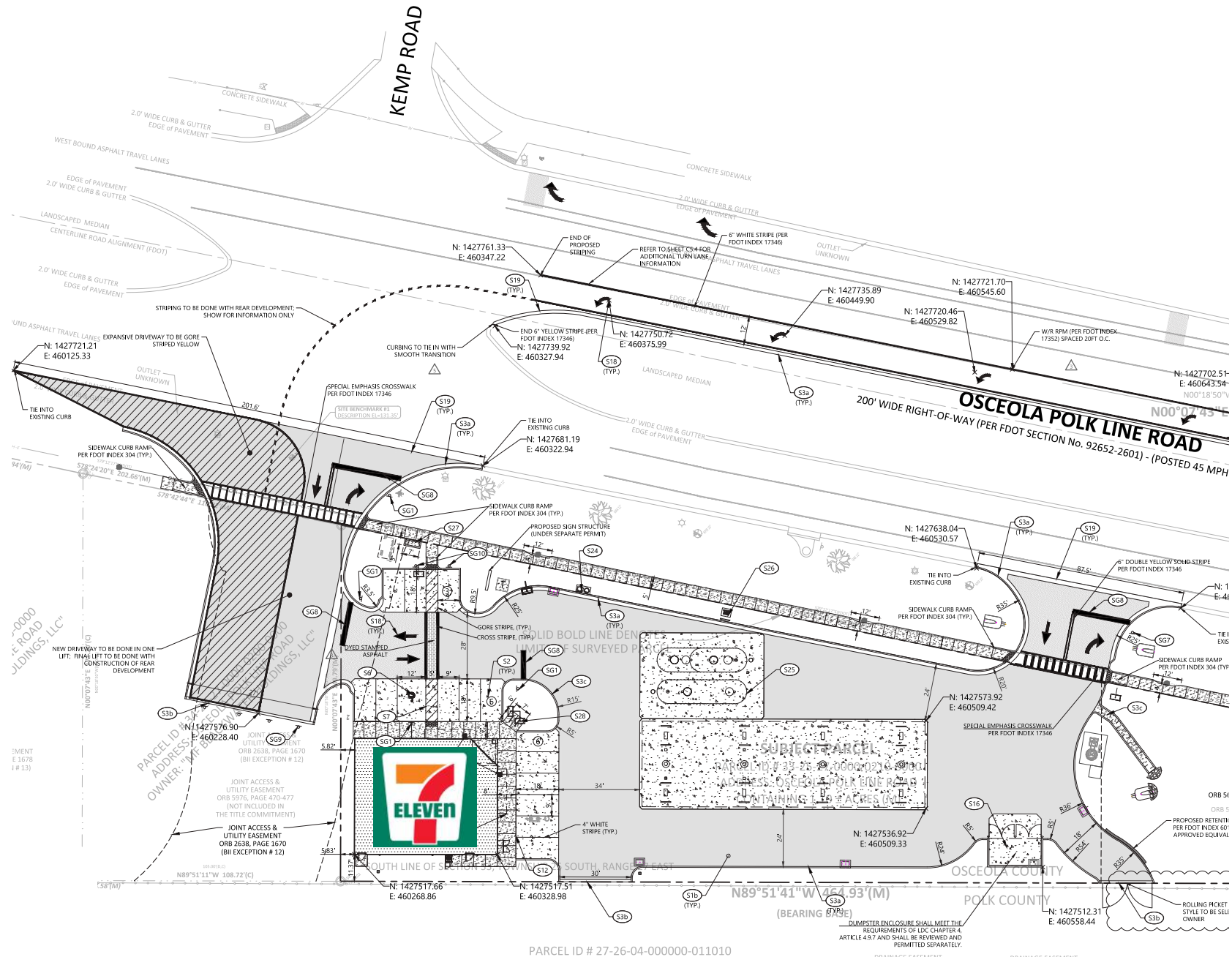
Marcus & Millichap



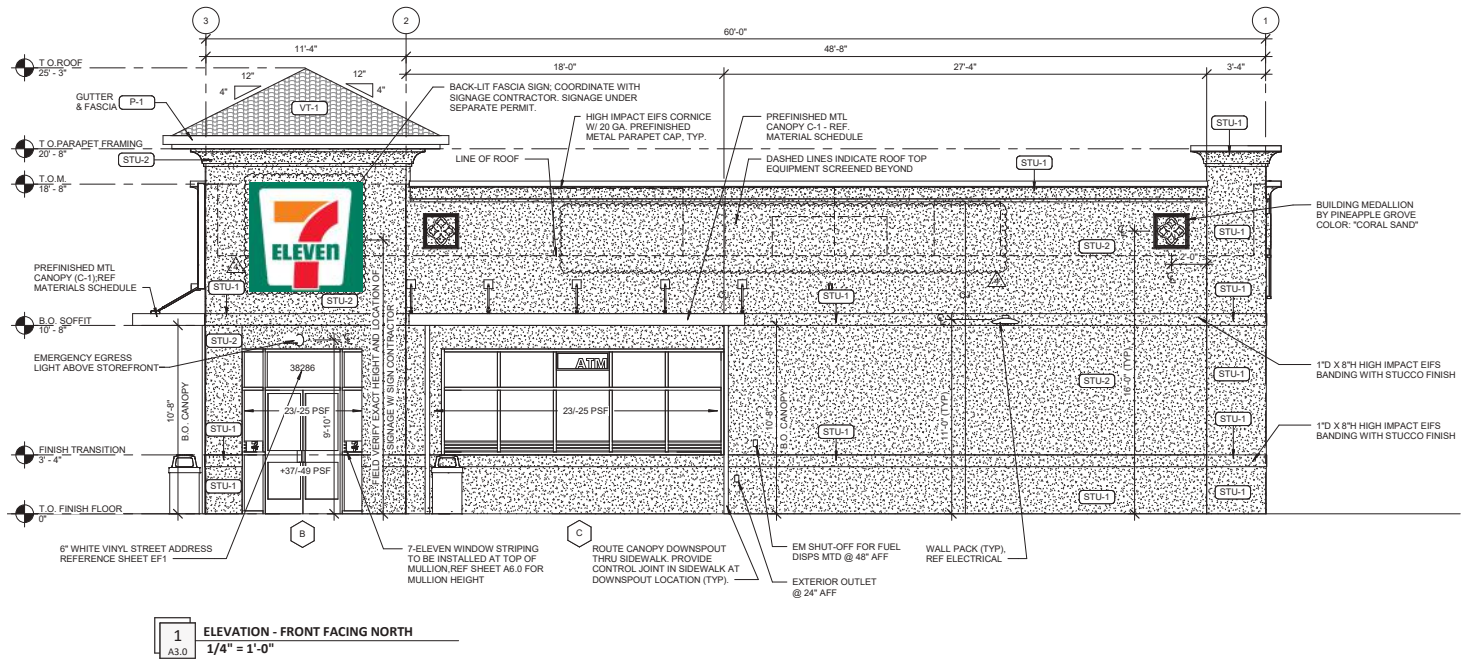
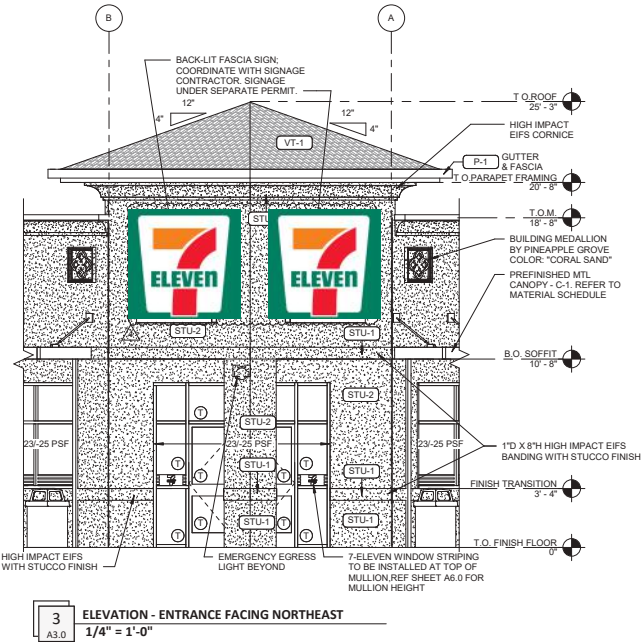
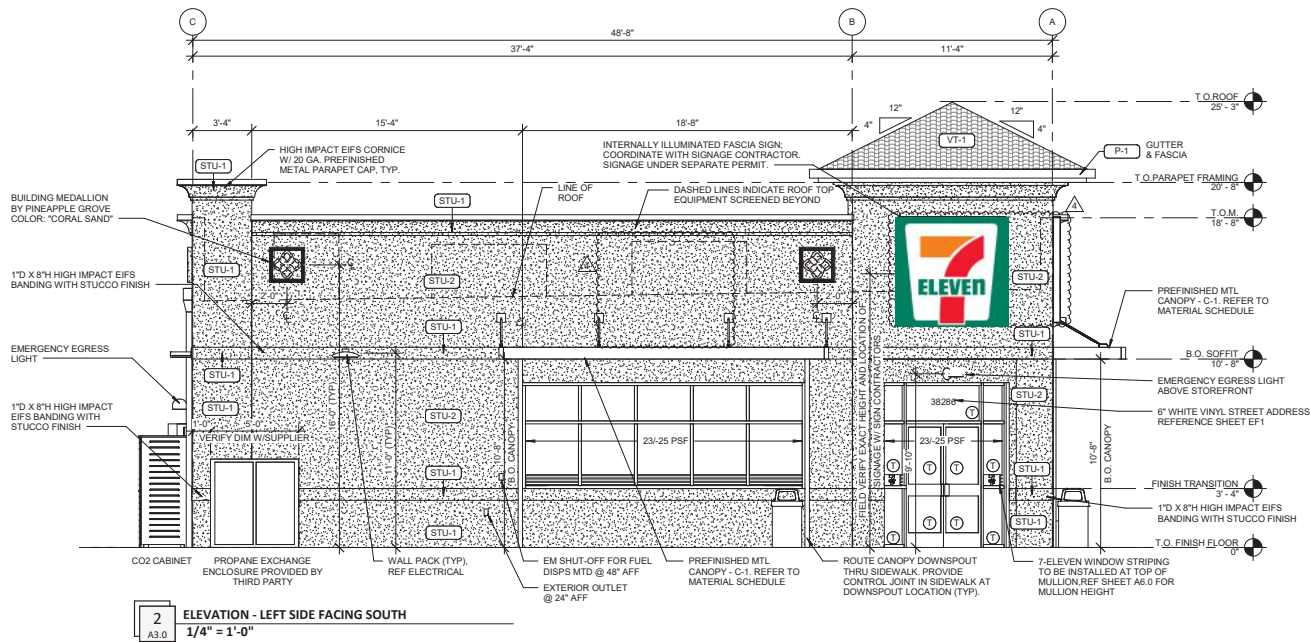
REGIONAL MAP



SITE PLAN



ELEVATIONS



CONSTRUCTION PHOTOS

TAKEN ON APRIL 15, 2018



An aerial photograph of a golf course under a blue sky with scattered white clouds. The foreground shows a large green fairway with several sand traps and a winding path. In the background, a large, multi-story clubhouse with a distinctive architectural style is visible, surrounded by trees and other smaller buildings.

03-LOCATION OVERVIEW

Marcus & Millichap

LOCATION OVERVIEW

As Orlando's premiere tourist and commercial destination — encompassing some 1,500 acres southwest of The Walt Disney World Resort — ChampionsGate® welcomes visitors just off its I-4 exit with stately rows of towering palm trees behind the beautifully-designed double gates. ChampionsGate Golf Resort is a Central Florida golf masterpiece. The Omni Orlando Resort at ChampionsGate offers guests a 4 diamond luxury experience and the convenience of walk-out golf that's just minutes away from Walt Disney World for the ultimate Orlando golf vacation. Just north of ChampionsGate is Kissimmee, a **principal city of the Orlando-Kissimmee-Sanford, FL MSA**. Kissimmee is just outside of Orlando, home to Universal Orlando Resort and SeaWorld, and Lake Buena Vista/Bay Lake, home to Walt Disney World Resort, allowing tourists to access the parks through the city.

In addition to the theme parks, lush landscapes create the perfect backdrop for outdoor adventures. Whether it's zipping through treetops, gliding across the headwaters of the Everglades or soaring above it all in a hot air balloon, there is a thrill for everyone in Kissimmee. Natural scenery transforms into three quaint downtown areas that boast boutique shopping, local dining and lakeside parks. The city is also home to brand name shopping with The Premium Outlets, The Florida Mall and The Mall at Millenia offering everything from family favorites to designer shops.

Orlando is a major industrial and hi-tech center. The metro area has a \$13.4 billion technology industry employing 53,000 people and is a nationally recognized cluster of innovation in digital media, agricultural technology, aviation, aerospace, and software design. **More than 150 international companies, representing approximately 20 countries, have facilities in Metro Orlando.** Orlando has the 7th-largest research park in the country, Central Florida Research Park, with over 1,025 acres. It is home to over 120 companies, employs more than 8,500 people, and is the hub of the nation's military simulation and training programs.





ORLANDO MSA HIGHLIGHTS

INDUSTRY

- Ranked 7th in the U.S. for economic growth (Milken Institute, 2018)
- Home to over 2,000 technology companies employing over 300,000 people
- World capital of Modeling, Simulation & Training (MS&T) and the top producing region for engineers in the Aviation, Aerospace & Defense industry
- No state personal income tax and pro-business state tax policies drive growth

TOURISM

- Generates more than \$108 billion for the local economy each year through tourist spending
- Estimated 72+ million people visit Orlando annually
- #1 tourist destination in the U.S.

HEALTHCARE & HIGHER EDUCATION

- Home to headquarters of two of the nation's largest healthcare systems, Florida Health and Orlando Health
- Florida Hospital system ranks as one of "America's Best Hospitals" by U.S. News & World Report
- Nemours Children Hospital expected to pump \$400 million into the Central Florida economy and create 2,600 new jobs
- Home to 28 colleges and universities, including the University of Central Florida, the nation's second-largest university with more than 60,000 students

DEMOGRAPHICS

POPULATION

	1 - MILE	3 - MILE	5 - MILE
2023 Projection	2,102	15,175	39,393
2018 Estimate	1,733	12,762	32,762
Growth 2018 - 2023	21.25%	18.91%	20.24%
2010 Census	1,474	11,036	27,559
2000 Census	988	5,818	13,277
Growth 2000 - 2018	75.40%	119.35%	146.76%

HOUSEHOLDS

2023 Projections	709	5,020	14,798
2018 Estimate	573	4,141	12,107
Growth 2018 - 2023	23.58%	21.23%	22.22%
2010 Census	485	3,613	10,183
2000 Census	332	1,932	5,073
Growth 2000 - 2018	72.59%	114.34%	138.66%

2018 HOUSEHOLDS BY INCOME

\$200,000 or More	0.70%	1.18%	1.73%
\$150,000 - \$199,999	0.78%	1.49%	2.34%
\$100,000 - \$149,999	3.75%	5.36%	8.33%
\$75,000 - \$99,999	6.42%	7.19%	9.53%
\$50,000 - \$74,999	17.81%	17.36%	20.47%
\$35,000 - \$49,999	20.94%	18.21%	17.03%
\$25,000 - \$34,999	15.76%	15.38%	13.74%
\$15,000 - \$24,999	17.24%	16.95%	14.07%
\$10,000 - \$14,999	8.23%	7.81%	5.80%
Under \$9,999	8.36%	9.08%	6.95%
Average Household Income	\$43,856	\$47,959	\$57,019

POPULATION PROFILE

	1 - MILE	3 - MILE	5 - MILE
20 to 34 Years	21.3%	21.5%	20.0%
35 to 59 Years	36.9%	35.9%	34.7%
60 to 74 Years	14.5%	15.0%	15.4%
Age 75+	4.6%	4.4%	5.0%
2018 Median Age	38.7	38.5	38.3
2018 Population 25 + by Education Level	1,253	9,072	22,814
Elementary (0-8)	2.59%	2.81%	3.00%
Some High School (9-11)	6.13%	6.81%	6.91%
High School Graduate (12)	27.87%	28.75%	27.89%
Some College (13-15)	24.55%	25.35%	24.69%
Associates Degree Only	9.54%	9.58%	9.23%
Bachelors Degree Only	19.26%	17.37%	17.69%
Graduate Degree	7.68%	6.81%	8.59%

2018 POPULATION BY RACE

% White Population	76.62%	77.52%	76.66%
% Black Population	7.57%	7.13%	7.74%
% Asian Population	2.30%	2.73%	2.85%
% American Indian, Eskimo, Aleut Population	0.33%	0.39%	0.44%
% Hawaiian or Pacific Islander Population	0.66%	0.19%	0.12%
% Multi-Race Population	4.03%	3.92%	3.84%
% Other Population	8.50%	8.12%	8.35%

DAYTIME POPULATION

2018 Estimate	1,449	10,385	27,470
---------------	-------	--------	--------

A nighttime photograph of a city skyline reflected in a body of water. Several tall, modern buildings with glass facades are illuminated with various lights, including blue and white. Palm trees are visible in the foreground and along the waterfront. The scene is framed by the silhouettes of palm fronds at the top and sides.

04-FINANCIAL ANALYSIS

Marcus & Millichap

LEASE ABSTRACT

TENANT:

7-Eleven, Inc., a Texas corporation

LEASE GUARANTOR:

Corporate

BUILDING SIZE:

2,920 Square Feet

DELIVERY:

May 2019 with a June 2019 projected opening

LEASE TYPE:

Absolute NNN

LEASE COMMENCEMENT:

June 15, 2019 (Projected)

LEASE EXPIRATION:

June 30, 2034 (Projected)

BASE TERM:

15 Years

BASE RENT:

\$21,937.84 per month/\$263,254.08 annually (Years 1-5)
\$24,131.59 per month/\$289,579.08 annually (Years 6-10)
\$26,544.75 per month/\$318,537.00 annually (Years 11-15)

OPTIONS:

Four (4), 5 year options

OPTION RENT:

Option 1: \$29,199.25 per month/\$350,391.00 annually (Years 16-20)
Option 2: \$32,119.17 per month/\$385,430.04 annually (Years 21-25)
Option 3: \$35,331.09 per month/\$423,973.08 annually (Years 26-30)
Option 4: \$38,864.17 per month/\$466,370.04 annually (Years 31-35)

TENANT MAINTENANCE OBLIGATIONS:

Tenant is responsible.

LANDLORD MAINTENANCE OBLIGATIONS:

None

TAXES AND UTILITIES:

Tenant shall be responsible for all property taxes and shall pay all utilities.

INSURANCE:

Tenant shall be responsible for all costs associated with obtaining a General Liability and Casualty Insurance Policy.

TENANT RESTORATION OBLIGATIONS:

At termination of their lease, Tenant is responsible for removing all underground storage tanks and all other equipment, restoring the subject property to its original condition, including any remediation obligations that may be required by the state.

ASSIGNMENT & SUBLETTING:

Tenant shall have the right to assign or sublease; however, in all cases Tenant shall remain liable for payment of rent and performance of the terms, covenants and conditions of this Lease.

RIGHT OF FIRST REFUSAL:

Tenant has been granted a thirty (30) day Right of First Refusal.

ESTOPPEL:

Tenant shall provide an executed Estoppel Certificate to Landlord within thirty (30) days of written request.





TENANT TRADE NAME	7-Eleven
OWNERSHIP	Wholly-Owned Subsidiary of Seven & I Holdings Co., Limited
TENANT	7-Eleven, Inc.
LEASE GUARANTOR	7-Eleven, Inc.
S&P/MOODY'S CREDIT RATINGS	AA-/Baa1
RANKINGS	#263 on Forbes Global 2000 (2018), #1 on CSP's Top 202 Convenience Store Chains
HEADQUARTERS	Irving, TX



67,000+
Worldwide
Locations

11,900+
North American
Locations



\$29.56 BILLION
2018 Market Cap



\$991.45 BILLION
2018 Gross Profit
Worldwide



64 MILLION
Daily Customer Visits Worldwide

TENANT SUMMARY

7-Eleven is the world's largest convenience store chain and was founded in 1927 in Dallas, Texas. 7-Eleven, Inc. is the U.S. subsidiary of the international chain that operates, franchises, and licenses 64,319 stores in 18 countries as of January 2018. It is headquartered in Irving, Texas with the parent company, Seven-Eleven Japan Co., Ltd., located in Chiyoda, Tokyo. The chain was known as Tote'm Stores until it was renamed in 1946. Seven-Eleven Japan is held by the Seven & I Holdings Co.



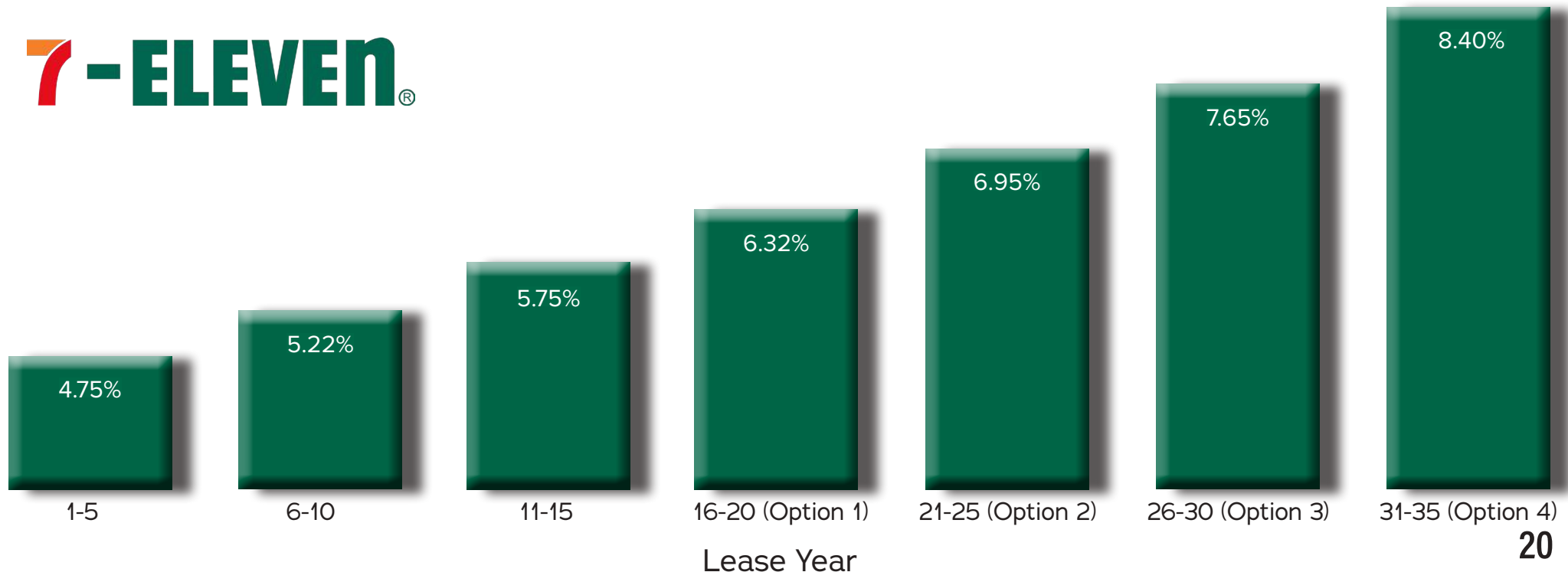
FINANCIAL SUMMARY

THE OFFERING

Price:	\$5,542,191
Property Address:	SEC Osceola Polk Line Rd. & Kemp Rd., ChampionsGate (Kissimmee), FL 33896
Cap Rate:	4.75%
GLA:	2,920 SF
Lot Size:	1.10 Acres
Year Built:	2019
Type of Ownership:	Fee Simple

LEASE SUMMARY

Property Subtype:	Net Leased/Gas/Conv
Tenant:	7-Eleven
Rent Increases:	10% Every Five (Base Term & Options)
Guarantor:	Corporate
Lease Type:	Absolute NNN
Lease Commencement:	June 15, 2019 (Projected)
Lease Expiration:	June 30, 2034 (Projected)
Lease Term:	15 Years
Renewal Options:	Four (4), 5 Year
Landlord Responsibility:	None
Tenant Responsibility:	All
Right of First Refusal	Yes, 30 Days





SONNY MOLLOY

SENIOR VICE PRESIDENT INVESTMENTS

Sonny.Molloy@marcusmillichap.com

Direct: (678) 808-2763

JARED KAYE

SENIOR ASSOCIATE

Jared.Kaye@marcusmillichap.com

Direct: (678) 808-2821

CASE ROYTEK

ASSOCIATE

Case.Roytek@marcusmillichap.com

Direct: (678) 808-2758