



RETAIL INVESTMENT OPPORTUNITY

7-Eleven

920 MARGARET STREET, JACKSONVILLE, FL 32204

OFFERING MEMORANDUM



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Executive Summary

Colliers International, serving as exclusive sales broker to the owner, is pleased to present qualified investors the unique opportunity to purchase a Net Leased 7-Eleven convenience store located in one of the most desirable submarkets of Jacksonville, Florida, an area known as Riverside. It's an established neighborhood just west of Jacksonville's rapidly growing CBD, home to three Fortune-500 firms, and within what's referred to as the 5-Points district, a hip and trendy section of Riverside with a diverse mix of some of the best restaurants, bars and retailers in the region. This 2,780± SF store is a non-gas location and opened in March of 2014 to serve the very walkable community and the many visitors who come visit the area. It's located at the lighted intersection of Post and Margaret Streets, across from Riverside Park.

7-Eleven has shown commitment to this location by investing over \$900,000 in their initial build-out, and more recently evidenced by notifying the Landlord of their intent to renew the lease earlier than required. This is an excellent opportunity for 1031 buyers or investors seeking a passive income stream with little to no responsibilities on the part of the owner, in the tax-free state of Florida.



Investment Highlights

- Ideal 1031 Exchange Opportunity - Tax Free State
- True Investment Grade Credit
- Convenience Store Only- No gas at this location
- High barrier to entry submarket commanding high rents
- Lease Type: NN (Landlord responsible for roof, foundation and structure)
- Options: Four (4), Five (5) Year Options to Extend

Pricing

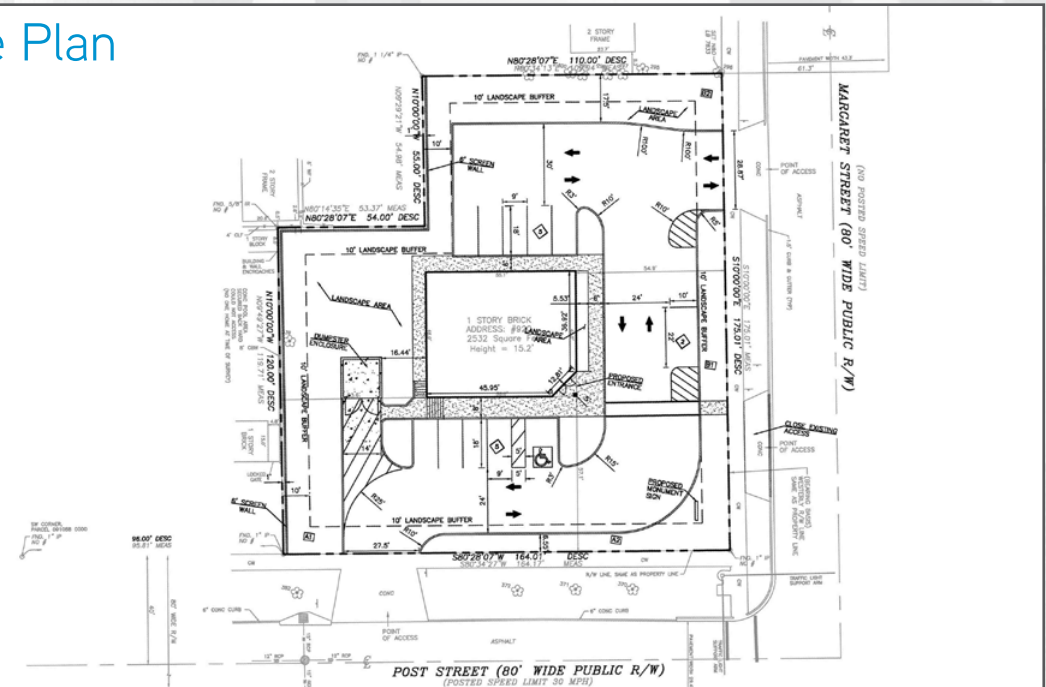
- List Price: \$1,296,000
- Current NOI: \$64,800
- CAP Rate: 5.0%



Property Information

Address	920 Margaret Street
City, State, Zip	Jacksonville, FL 32204
Submarket	Riverside
Building Size	2,780± SF
Year Built	1974 (extensive renovation 2014)
Land Size	0.59 Acres
Zoning	CCG-1
Frontage	170'± on Post and Margaret Street

Site Plan





Lease Summary

Tenant Name	7-Eleven
Guarantor	Corporate
Initial Base Term	5 years
Lease Type	NN*
Lease Start	9/4/2012
Lease Expiration	1/31/2024
Remaining Contract Term	57± months
Remaining Options to Renew	Four, 5-year
Current Annual Base Rent	\$64,800
Rental Rate Escalations	Increases by 8% every 5 years (start of each option)

**Landlord responsible for maintenance and repair of exterior, foundation and roof*



Rent Schedule

Tenant	Unit SF	Rent/SF	Monthly Base Rent	Start Date	End Date	Term
7-Eleven	2,780	\$21.58	\$5,000.00	Month 1	Month 60	Initial Term
Current		\$23.31	\$5,400.00	Year 6	1/31/2024	First Extension
		\$25.17	\$5,832.00	2/1/2024	1/31/2029	Second Extension
		\$27.19	\$6,298.50	2/1/2029	1/31/2034	Third Extension
		\$29.36	\$6,802.50	2/1/2034	1/31/2039	Fourth Extension
		\$31.71	\$7,346.58	2/1/2039	1/31/2044	Fifth Extension

7-Eleven - A World Leader

Tenant Trade Name:	7-Eleven, Inc.
Ownership:	Wholly Owned Subsidiary of Seven & 1 Holdings Co., Limited
Tenant:	7-Eleven Incorporated
Lease Guarantor:	7-Eleven Incorporated
S&P Credit Rating:	AA-
Moody's Credit Rating:	Baa1
# of Locations (2018):	63,600+
Headquarters:	Irving, TX

7-Eleven is part of an international chain of convenience stores, operating under Seven-Eleven Japan Co. Ltd, which in turn is owned by Seven & I Holdings Co. of Japan. Founded in 1927, 7-Eleven focuses on providing a broad selection of fresh, high quality products at everyday fair prices, serving over 7 million customers per day in North America alone. According to their company website, approximately 25% of the U.S. population lives within one mile of a 7-Eleven Store.

7-Eleven is the world's largest convenience store chain with more than 63,600 stores in 18 countries, of which approximately 10,900 are in North America. The US subsidiary of the Japanese firm has its headquarters in the One Arts Plaza building in downtown Dallas, Texas. Its stores are located in 18 countries, with its largest markets being Japan, the United States, Canada, the Philippines, Hong Kong, Taiwan, Malaysia and Thailand. The company operates, franchises and licenses more than 8,700 stores in the U.S. and Canada.

The name 7-Eleven originated in 1946 when the stores were open from 7 a.m. to 11 p.m. Today, offering busy shoppers 24-hour convenience, seven days a week is the cornerstone of 7-Eleven's business. 7-Eleven focuses on meeting 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's selection of about 2,500 different products and services is tailored to meet the needs and preferences of local guests.



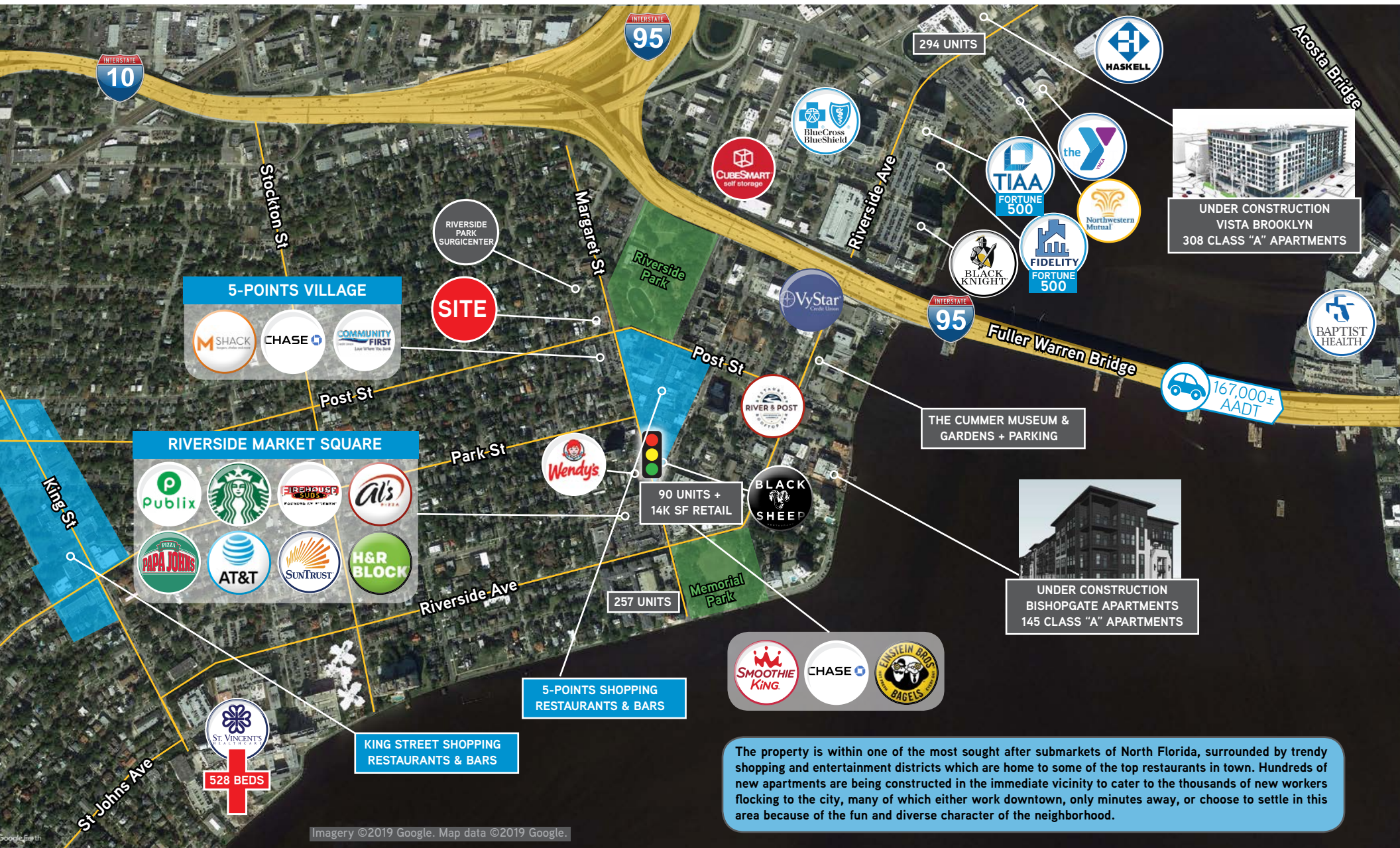
**TOP GLOBAL
FRANCHISES LIST**
Entrepreneur Magazine



**TOP 20
FRANCHISES TO START**
Forbes Magazine

- Largest operator, franchisor & licensor of convenience stores
- Silver Level military friendly employer for 2017 (Victory Medal)
- #1 on Stores Magazine Top 100 retailers for 2016

Trade Area Aerial



The property is within one of the most sought after submarkets of North Florida, surrounded by trendy shopping and entertainment districts which are home to some of the top restaurants in town. Hundreds of new apartments are being constructed in the immediate vicinity to cater to the thousands of new workers flocking to the city, many of which either work downtown, only minutes away, or choose to settle in this area because of the fun and diverse character of the neighborhood.

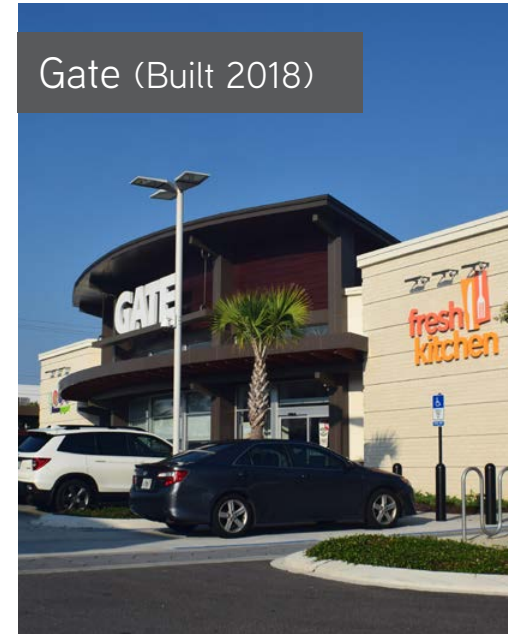
Surrounding Retailers



Wendy's (Remodeled 2018)



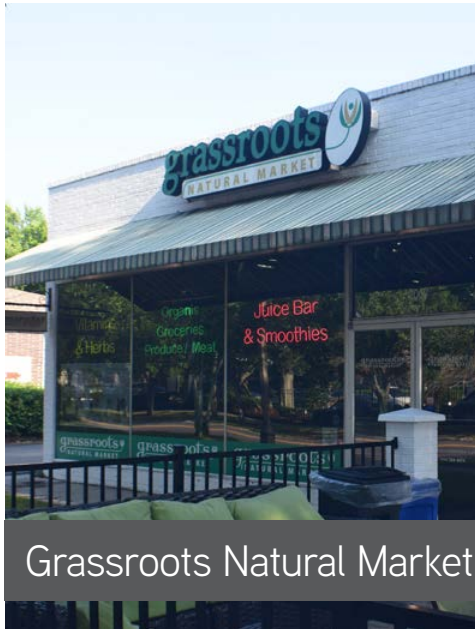
Extra Space Storage (Built 2019)



Gate (Built 2018)



Marah Brewing Co. (New)



Grassroots Natural Market



5 Points Shopping



Top Restaurants in Immediate Vicinity

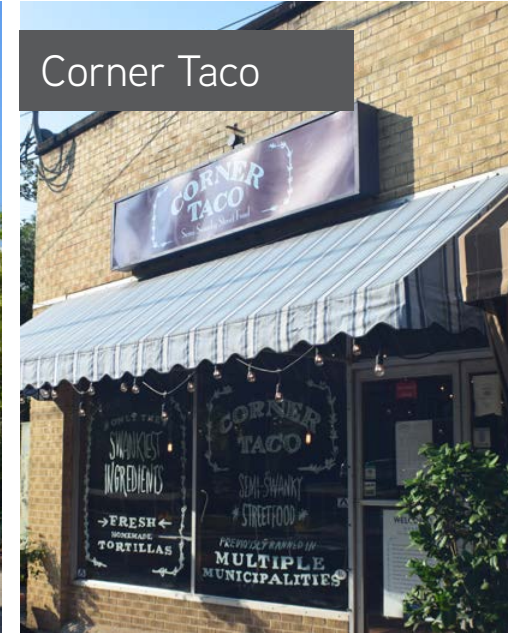
Blacksheep



Bread and Board



Corner Taco



Timoti's



Hawkers



Hoptinger



Photos of Projects Under Construction Nearby

Vista Brooklyn (308 Units / Class "A")



Bishopgate Apts. (125 Units / Class "A")



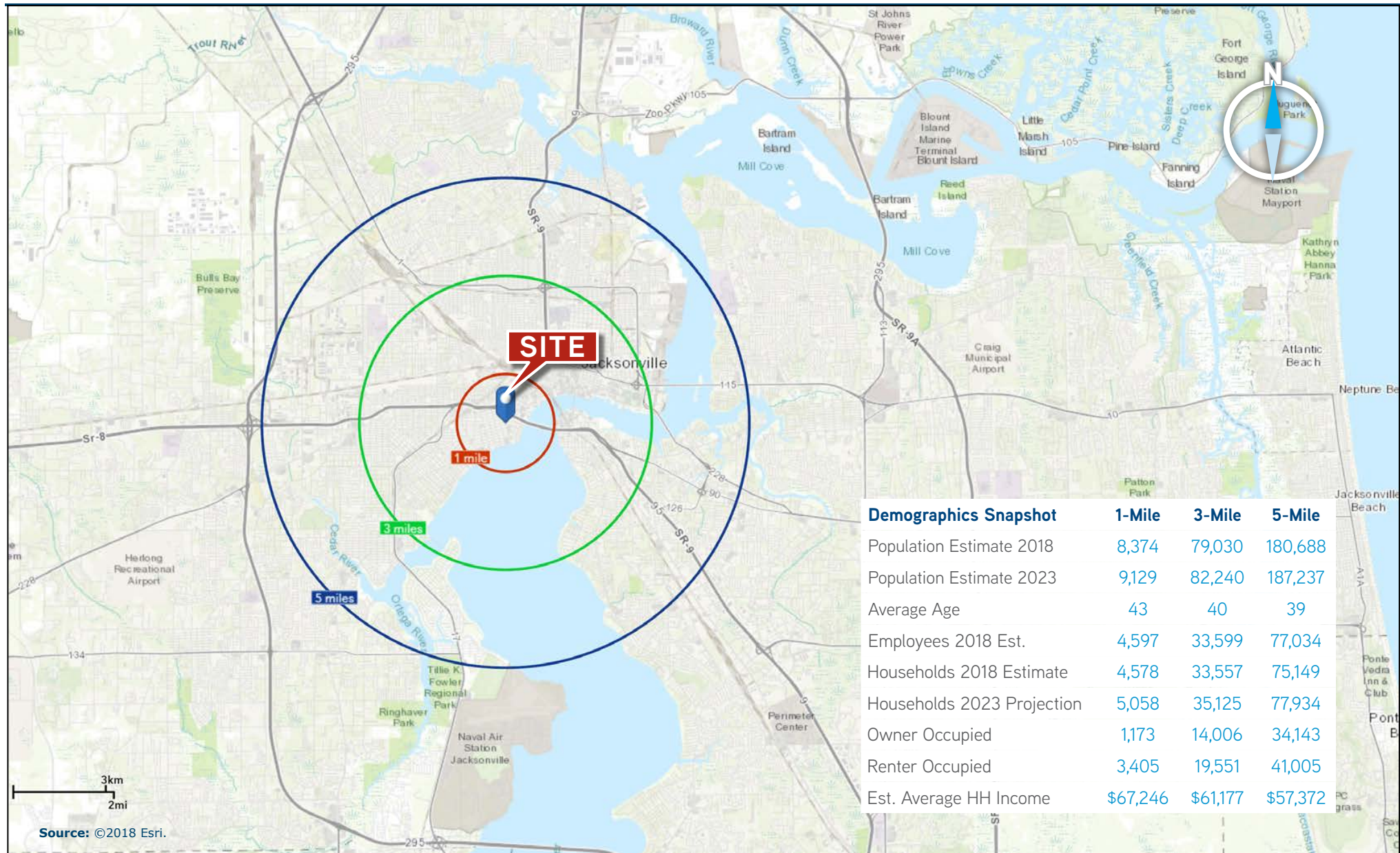
New Retailers (Coming Soon)



Renovation Underway



Demographic Snapshot



Jacksonville Overview

The Jacksonville Market MSA is the largest in the continental United States by area, covering around 875 square miles in the northeastern part of Florida, including Duval, Nassau, St Johns, Clay and Baker counties. Jacksonville is the largest city in the state based on population and growing.

Jacksonville has a vibrant economy with a diverse employment base. Companies are attracted to the area for several reasons: low cost of doing business, low cost of living, excellent quality of life, large and skilled employment base, growing population and strong infrastructure.

JAX MSA Demographic Profile



POPULATION
JAX MSA
1,523,615



MEDIAN HOUSEHOLD INCOME
JAX MSA
\$56,587

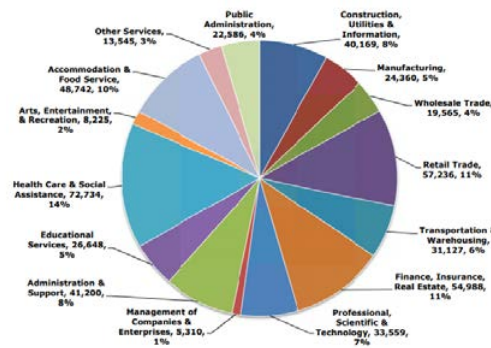


MEDIAN AGE
JAX MSA
38.6



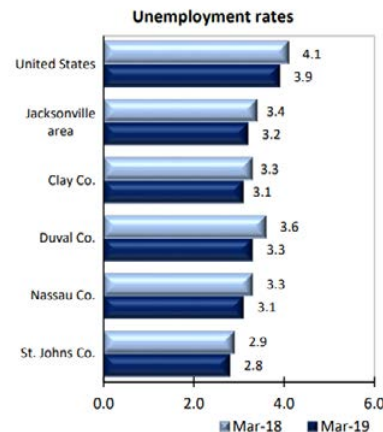
HIGHER EDUCATION
Bachelor's Degree or Higher
JAX MSA
31%

Employment Market Statistics



Jacksonville Job Market

Unemployment rates for the Jacksonville area, selected area counties, and the nation



Top Private Employers in Jacksonville MSA (and number of employees)

BAPTIST HEALTH
10,500

Bank of America
8,000

Florida Blue
7,000

MAYO CLINIC
6,000

Southeastern Grocers
5,700

citi
4,500

CHASE
3,900

CSX TRANSPORTATION
3,600

UFHealth JACKSONVILLE
3,600

WELLS FARGO
3,500

amazon
3,000

ST. VINCENT'S HEALTHCARE
3,000

AT&T
2,600

BLACK & KNIGHT FINANCIAL SERVICES
2,400

ups
2,300

Jacksonville Rankings

#1
St. Johns County Healthiest in Florida
University of Wisconsin June 2018

#4
Florida Best Tax Climate in U.S.
Tax Foundation March 2019

#10
Jacksonville Hottest U.S. Housing Market
Zillow/CBS News January 2019

#4
Best City for Job Seekers
Forbes December 2018

#5
Fastest Growing City in America
Forbes June 2018

#2
Most Up-and-Coming City in America
Time October 2017

#1
Mayo #1 Hospital in the Nation
US News August 2017

#12
Best City for Young Professionals
Forbes May 2017

#7
Best Cities for Job Seekers
Money May 2017

#2
City to Invest in Housing
Forbes April 2017

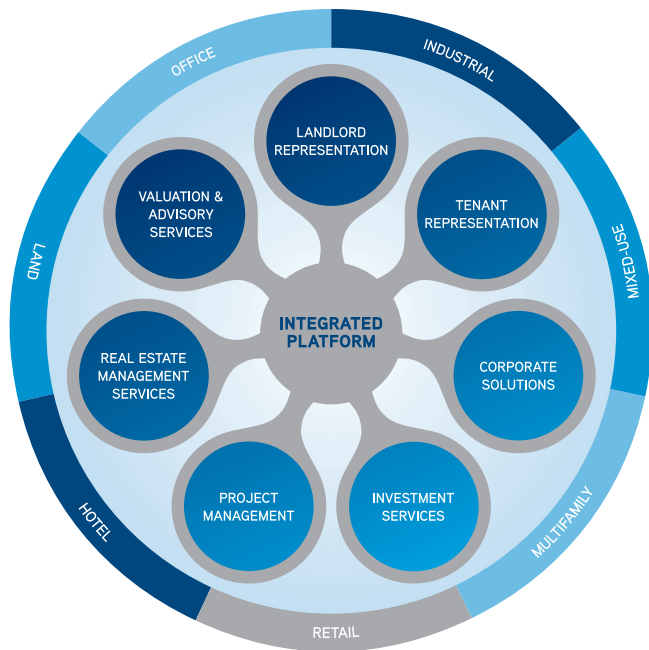
About Colliers

Colliers
INTERNATIONAL

Colliers International is a leader in global real estate services, defined by our spirit of enterprise. Through a culture of service excellence, and a shared sense of initiative, we have integrated the resources of real estate specialists worldwide to accelerate the success of our clients. Colliers International delivers real estate services globally through 17,000+ specialized professionals in 68 countries. Colliers provides advice for clients on approximately \$127 billion in transactions annually and manages in two billion square feet with revenue reaching \$3.3 billion.

Colliers professionals bring an intimate knowledge of local, regional and global office markets to every real estate assignment. Our brokers are experts at identifying creative ways to match commercial property environments with our client's business needs. This depth of knowledge is built on years of cultivated relationships with tenants, landlords, investors, government agencies and lending institutions.

Whether you want to sell, relocate, renew, build, expand, or buy, Colliers real estate specialists have the market knowledge and industry relationships that can help you capitalize on market conditions and maximize value. By combining our core values with our market and negotiation expertise, we have established a proven formula for success that is evident in the volume of transactions we have completed.



17,000+
BROKERS
PROFESSIONALS
AND STAFF



\$3.3B
IN REVENUE



2B
SF UNDER
MANAGEMENT



\$26B+
ASSETS UNDER
MANAGEMENT



68
COUNTRIES



\$127B
TRANSACTION
VALUE



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