



940 BROAD ST. (U.S. HWY 41)
BROOKSVILLE, FL 34601 (TAMPA MSA)

ABSOLUTE NNN LEASE

STORE OPENED NOVEMBER 2019

S&P BOND RATING

AA-



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01-EXECUTIVE SUMMARY

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OFFERING HIGHLIGHTS

Price	\$6,610,959
Cap Rate	4.90%
NOI (Years 1-5)	\$323,937
Lease Type	Absolute NNN
Rent Escalations	10% Every 5 Years (Base Term & Option Periods)
Year Built	2019 (Opened November 2019)
Building GLA	3,010 SF + 980 SF Car Wash Facility
Lot Size	1.77 Acres
Number of Pumps/Dispensers	6/12
Store #	38750

TOP HERNANDO COUNTY EMPLOYERS

Hernando County Schools	Publix
Walmart Supercenters	Hernando Healthcare
Citrus Memorial Health Care Systems	Walmart Distribution Center
Hernando County Government	Heart Institute at Oak Hill Hospital
Oak Hill Hospital	Board of Commissioners

Representative Photo

INVESTMENT OVERVIEW

Fundamental Location, Visibility & Access

- Brand new 2019 construction | Store Opened in Nov. 2019
- Strategically positioned on a ±1.77 acre corner lot along U.S. Highway 41
- Hard corner location at the intersection of S Broad St. (U.S. Hwy 41) & Chatman Blvd. **(a 4-way signalized intersection on a 6-lane road)**
- Robust traffic counts of ±31,000 VPD along S Broad Street (U.S. Hwy 41) and ±30,590 VPD along nearby Cortez Blvd.
- Latest prototype 3,010 SF convenience store with 6 fuel bays and a self-service drive-thru car wash facility
- NEARBY TRAFFIC GENERATORS: Publix, Walmart Supercenter, Brooksville Healthcare Center, Lowe's Home Improvement, Hernando Oaks Country Club, and Southern Hills Country Club
- Less than 1 mile from Seagate Village, an 88-home residential development, currently being completed by D.R. Horton

Optimal Lease Structure

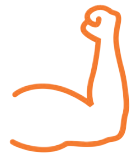
- 15-year lease with 7-Eleven corporate guaranty
- **Absolute NNN lease with ZERO LANDLORD RESPONSIBILITIES**
- Investment grade credit: "AA-" Standard & Poor's bond rating
- 10% rent escalations every five (5) years in base term & option periods
- Four (4), five-year options
- Tax advantages through accelerated depreciation



Absolute NNN
Lease



10% Bumps Every
5 Years



"AA-"
S&P Bond Rating



Representative Photo

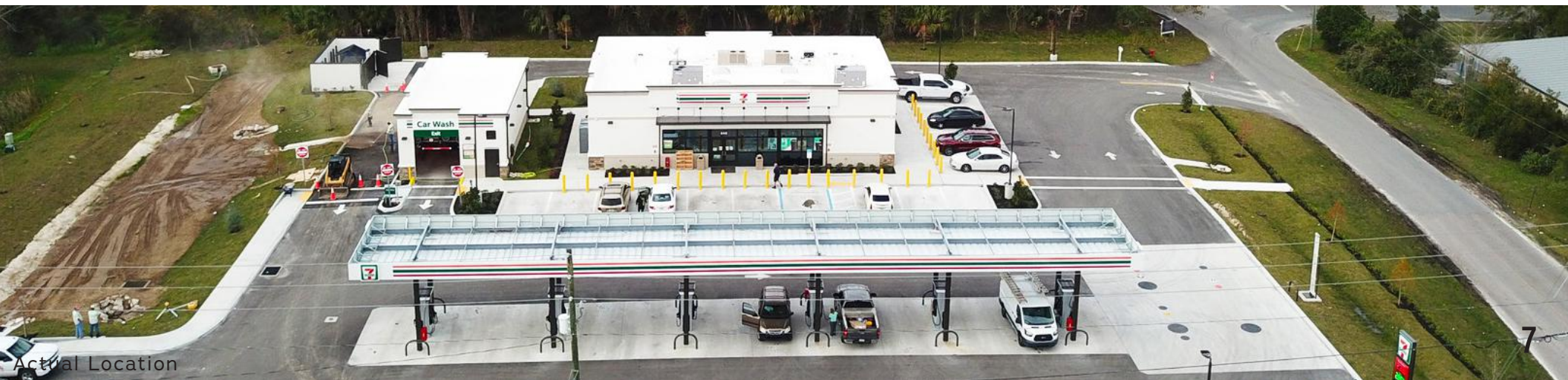
INVESTMENT OVERVIEW

Brooksville & Tampa Bay Region

- Located in the heart of Brooksville's primary retail corridor
- Explosive growth in Hernando County with 10,000 homes permitted to be built
- Brooksville is the county seat of Hernando County
- Brooksville is home to BKV Tech Center, a 2,400-acre master-planned development, which is designed to attract technology-based companies with its cutting-edge business infrastructure
 - › BKV Tech Center is already home to Airdyne Aerospace, Pem-Air Turbine Engine Services, American Aviation Flight Academy, Accuform Signs, Barrette Outdoor Living, and Micro-Matic USA
- Hernando County is an optimal transportation hub with convenient access to I-75, U.S. 19, Suncoast Parkway, and U.S. 41
- Brooksville is part of the Tampa Bay MSA, which is home to over 3.1 MM residents across four counties
 - › 2nd largest MSA in Florida and 4th largest in the Southeast
 - › Home to 7 Fortune 500 & 1000 companies

Category-Leading Tenant

- World's Largest Convenience Retailer with over 69,000 locations globally, including 11,800 North American locations
- Ranks #278 on Forbes "World's Largest Companies" in 2019 with \$61.6 billion in revenue and a \$30.3 billion market cap
- Seven & I Holdings, 7-Eleven's parent company, plans to double its store count in the U.S. by 2027
- #10 on the Franchise 500 in 2019 by Entrepreneur.com
- Ranked on Fast Company Magazine's World's Top 10 Most Innovative Companies in Retail



A nighttime photograph of the Tampa skyline. In the foreground, a bridge with teal-colored supports spans a river. The water reflects the city lights. Several skyscrapers are visible in the background, including a prominent one with a green-tinted top. A semi-transparent text box is overlaid in the center.

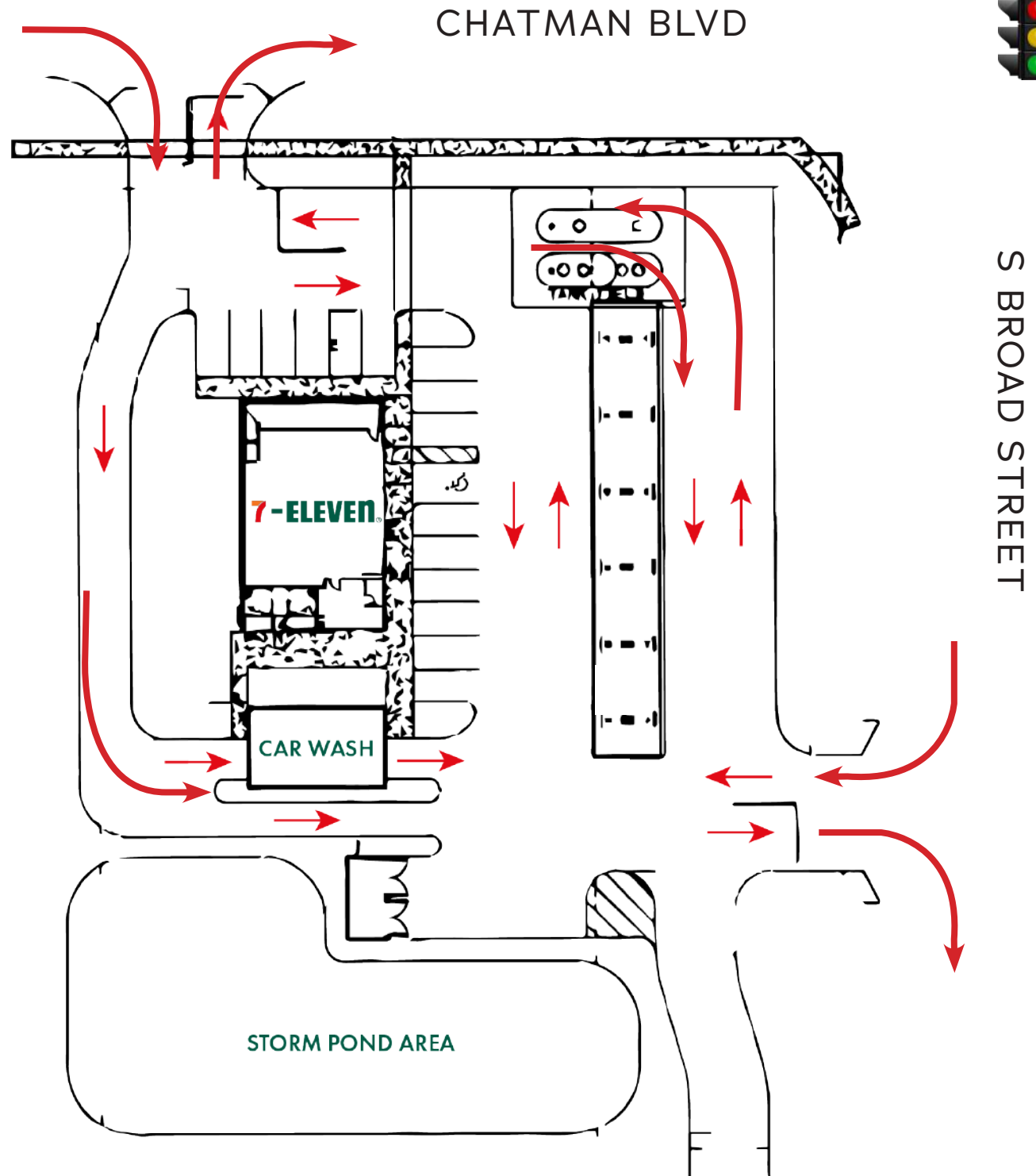
02-PROPERTY DETAILS

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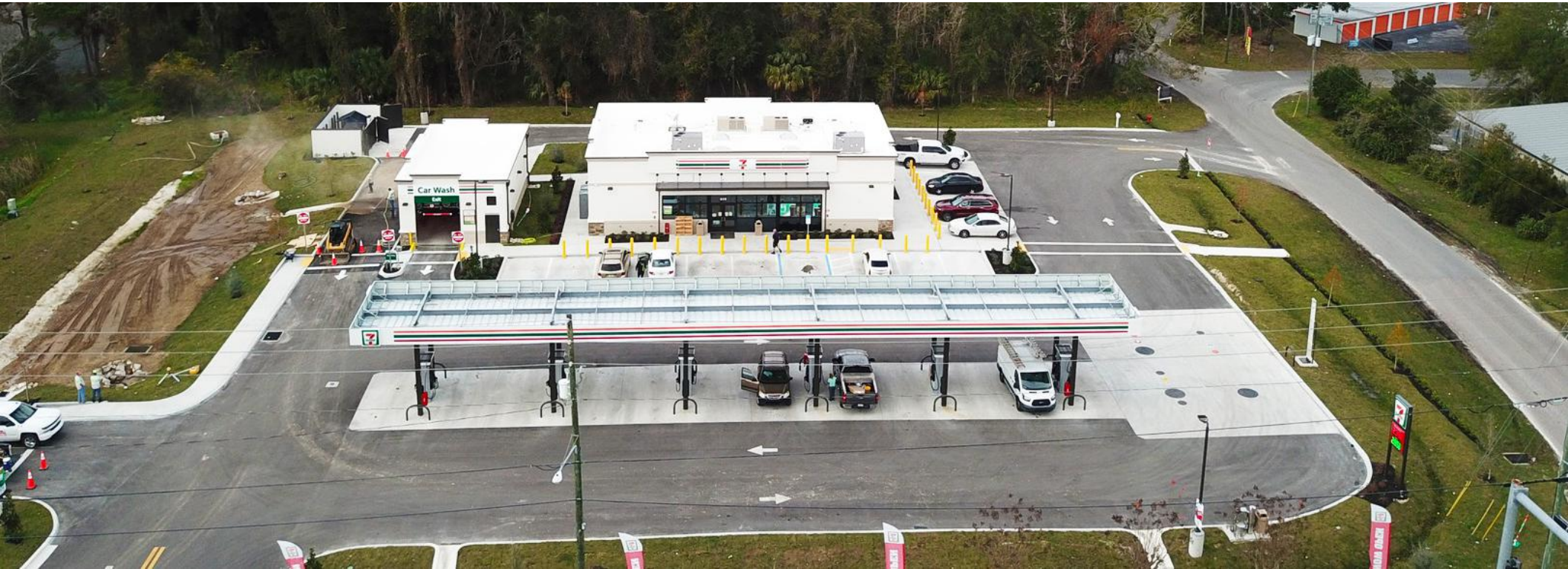
AERIAL



SITE PLAN



CONSTRUCTION PHOTOS



Photos taken on December 26, 2019

CONSTRUCTION PHOTOS





03-LOCATION OVERVIEW

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LOCATION OVERVIEW

Brooksville is a city in and the county seat of Hernando County, Florida. It is **part of the Tampa-St. Petersburg-Clearwater, Florida Metropolitan Statistical Area**. Brooksville is home to historic buildings and residences, including the homes of former Florida Governor William Sherman Jennings and football player Jerome Brown. The city has historic homes along brick streets. There is also a Native American outpost in a log cabin, the Brooksville Railroad Depot Museum, and The Hernando Heritage Museum, located in the May-Stringer House.

Brooksville is a residential-commercial community. There are several modern medical facilities in the area including Bayfront Health Brooksville, Oak Hill Community Hospital, and Bayfront Health Spring Hill. A campus of Pasco–Hernando State College is a mile north of the city limits. The business section includes eleven shopping centers, and Brooksville–Tampa Bay Regional Airport is 6 miles (10 km) south of the city. There are three city parks with walking trails, sports, and picnicking facilities, including a nine-hole golf course and a library. The region also offers abundant hunting, fishing, biking, canoeing, kayaking and camping opportunities.

The Tampa-St. Petersburg-Clearwater, Florida Metropolitan Statistical Area is a four-county area composed of roughly 3.1 million residents, making it **the second largest metropolitan statistical area (MSA) in the state, and the fourth largest in the Southeastern United States**, behind Washington, D.C.; Miami; and Atlanta. The Greater Tampa Bay area has over 4 million residents and generally includes the Tampa and Sarasota metro areas. Finance, retail, healthcare, insurance, shipping by air and sea, national defense, professional sports, tourism, and real estate all play vital roles in the area's economy. Several Fortune 1000 companies are headquartered in the metropolitan area, including OSI Restaurant Partners, WellCare, TECO Energy, and Raymond James Financial. MacDill Air Force Base remains a major employer as the parent installation for over 15,000 active uniformed military, Department of Defense (DoD) civil service and DoD contractor personnel in the Tampa Bay area.



LOCATION OVERVIEW

A Sunny Outlook In Florida

August 12, 2019

By Dominique Cantelme

“HERNANDO COUNTY: A GREAT PLACE TO START, THE BEST PLACE TO STAY

Hernando County, located on the west coast of Florida in the highly regarded Tampa Bay Region, offers the perfect blend of opportunity for business relocation, expansion and lifestyle. Availability, affordability, accessibility and community, that’s what it’s all about.

The Brooksville-Tampa Bay Regional Airport & Technology Center provides an abundance of opportunity just 40 minutes north of Tampa International Airport, and features a 7,000-foot Instrument Landing System (ILS) equipped runway (with plans to expand to 8,000 feet), an air traffic control tower, airside parcels and CSX rail access sites with sidings in place. The Technology Center is a premier business location and the epicenter of economic development in Hernando County.

The BKV Tech Center is a 2,400-acre, master planned facility with features that include available manufacturing buildings, 1,000+ acres of contiguous land for development, sites with direct airside access and a Duke Energy Site Ready 285-acre parcel with infrastructure in place. With access to more than 300,000 workers within a 30-minute drive, a technical high school and adult education center just across the street, you can see why it is home to successful businesses such as Airdyne Aerospace, Pem-Air Turbine Engine Services, American Aviation Flight Academy, Accuform Signs, Barrette Outdoor Living and Micro-Matic USA, to name just a few.

On the east side of the county, just one mile from I-75 and 40 miles from the Florida Turnpike, are several hundred acres ready for development. Situated on either side of a 1.5 million-square-foot Wal-Mart Distribution Center, these two sites are prime for manufacturing or logistics.

Accessibility and transportation are key to your business and with five major highways crisscrossing Hernando County, shipping and receiving is a breeze. North-south routes include Interstate 75, U.S. 19, the Suncoast Parkway and U.S. 41. The latter two run adjacent to the Brooksville-Tampa Bay Regional Airport & Technology Center, providing a two-stop light connection to Tampa International Airport. I-75 is east of Brooksville and connects via the major east-west artery, State Road 50.

A business-friendly community, Hernando is committed to growing industry. The County has invested in the BKV Tech Center by providing infrastructure ready sites for business expansion needs. Road, water and sewer are available throughout the park; drainage and water retention are master planned affording significant construction savings. By combining State of Florida incentives, workforce training programs and a Rapid Response Permitting Program, Hernando County is the ideal place for business.”



DEMOGRAPHICS

POPULATION

	1 - MILE	3 - MILE	5 - MILE
2023 Projection	4,501	13,261	25,651
2018 Estimate	4,304	13,085	24,283
Growth 2018 - 2023	4.57%	1.35%	5.63%
2010 Census	4,142	12,563	23,221
2000 Census	3,850	12,070	20,033
Growth 2000 - 2018	10.55%	8.41%	21.21%

HOUSEHOLDS

2023 Projections	2,074	6,045	10,553
2018 Estimate	1,958	5,885	9,887
Growth 2018 - 2023	5.94%	2.71%	6.73%
2010 Census	1,880	5,647	9,474
2000 Census	1,692	5,283	8,080
Growth 2000 - 2018	15.72%	11.40%	22.36%

2018 EST. HOUSEHOLDS BY INCOME

\$200,000 or More	1.04%	1.22%	1.63%
\$150,000 - \$199,999	0.60%	1.74%	2.20%
\$100,000 - \$149,999	3.55%	4.84%	8.59%
\$75,000 - \$99,999	6.27%	7.70%	9.93%
\$50,000 - \$74,999	15.01%	15.87%	16.82%
\$35,000 - \$49,999	16.96%	18.25%	16.72%
\$25,000 - \$34,999	17.30%	14.28%	13.47%
\$15,000 - \$24,999	14.52%	14.84%	13.72%
\$10,000 - \$14,999	10.30%	9.61%	7.32%
Under \$9,999	14.44%	11.65%	9.60%
Average Household Income	\$42,096	\$47,497	\$55,316

POPULATION PROFILE

	1 - MILE	3 - MILE	5 - MILE
20 to 34 Years	20.3%	16.5%	16.3%
35 to 59 Years	30.7%	28.8%	30.7%
60 to 74 Years	15.3%	20.6%	21.4%
Age 75+	11.4%	13.1%	11.1%
2017 Median Age	42.4	48.5	48.2
2017 Population 25 + by Education Level	3.061	9,645	17,909
Elementary (0-8)	6.31%	5.22%	4.19%
Some High School (9-11)	11.35%	10.11%	10.18%
High School Graduate (12)	39.73%	39.37%	37.67%
Some College (13-15)	18.90%	19.92%	20.71%
Associates Degree Only	9.86%	8.34%	9.04%
Bachelors Degree Only	8.36%	9.92%	11.01%
Graduate Degree	3.46%	5.34%	5.95%

DAYTIME POPULATION

2018 Estimate	8,608	21,021	30,590
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2018 POPULATION BY RACE

% White Population	69.68%	77.71%	83.60%
% Black Population	24.13%	17.24%	11.43%
% Asian Population	0.96%	0.77%	0.77%
% American Indian, Eskimo, Aleut Population	0.28%	0.36%	0.39%
% Hawaiian or Pacific Islander Population	0.08%	0.06%	0.06%
% Multi-Race Population	2.79%	2.36%	2.18%
% Other Population	2.07%	1.50%	1.57%

An aerial photograph of a crowded beach. The beach is filled with people, many of whom are sitting on towels or blankets. Numerous colorful beach umbrellas are open, providing shade. In the foreground, there are several palm trees and a small wooden lifeguard stand. The ocean is a vibrant blue, and a large red ship is visible in the distance. A semi-transparent grey box with a black border is centered over the image, containing the text "04-FINANCIAL OVERVIEW" and "Marcus & Millichap".

04-FINANCIAL OVERVIEW

Marcus & Millichap

LEASE ABSTRACT

TENANT:

7-Eleven, Inc., a Texas corporation

LEASE GUARANTOR:

Corporate

BUILDING SIZE:

3,010 Square Feet + 980 SF Car Wash Facility

STORE OPENED:

November 2019

LEASE COMMENCEMENT:

November 22, 2019

LEASE EXPIRATION:

November 21, 2034

LEASE TYPE:

Absolute NNN

BASE TERM:

15 Years

BASE RENT:

\$26,994.75 per month/\$323,937.00 annually (Years 1-5)
\$29,694.25 per month/\$356,331.00 annually (Years 6-10)
\$32,663.67 per month/\$391,964.04 annually (Years 11-15)

OPTIONS:

Four (4), 5-year options

OPTION RENT:

Option 1: \$35,930.09 per month/\$431,161.08 annually (Years 16-20)
Option 2: \$39,523.09 per month/\$474,277.08 annually (Years 21-25)
Option 3: \$43,475.34 per month/\$521,704.08 annually (Years 26-30)
Option 4: \$47,822.92 per month/\$573,875.04 annually (Years 31-35)

TENANT MAINTENANCE OBLIGATIONS:

Absolute NNN. Tenant is responsible.

LANDLORD MAINTENANCE OBLIGATIONS:

NONE. Absolute NNN.

TAXES AND UTILITIES:

Absolute NNN. Tenant is responsible.

INSURANCE:

Absolute NNN. Tenant is responsible.

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 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 over 69,000 stores in 18 countries. 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.

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 with speedy transactions in a clean, friendly shopping environment. Stores typically vary in size from 2,400 to 3,000 square feet and are most often located on corners for great visibility and easy access. In addition to being the world's largest convenience store chain, 7-Eleven is also one of the nation's largest independent gasoline retailers.

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 CREDIT RATING

AA-

MOODY'S CREDIT RATING

Baa1

HEADQUARTERS

Irving, TX



69,000+
Locations



\$30.3 BILLION
Market Cap



\$61.6 BILLION
Global Revenue



#2

Top Global Franchise & Fastest-Growing Franchise
(2018 Franchise 500, *Entrepreneur*)

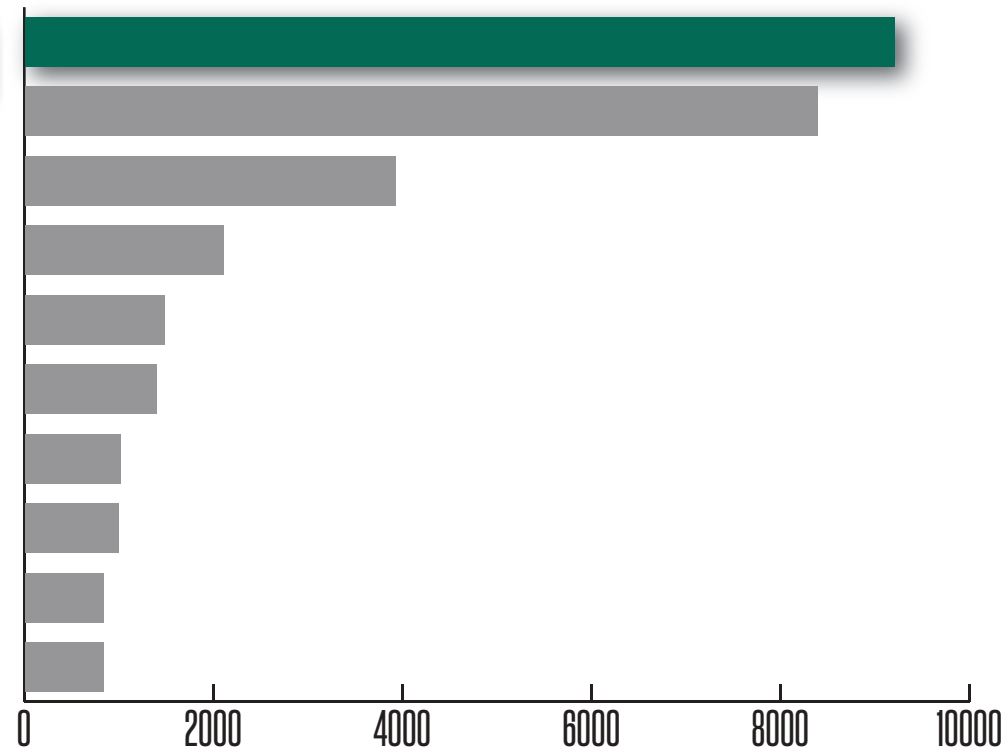
TENANT SUMMARY

CSP's Top 202 Convenience Stores 2019 (based on year ending 2018)



Convenience Store News & Petroleum (CSP) analyzes the data and trends surrounding gas and c-store chains in the U.S. CSP's Top 202 deconstructs the c-store retail channel, uncovering the largest chains in the industry and the most aggressive players based on Technomic data. For year-over-year benchmarking purposes, this list displays the largest c-store chains ranked by U.S. store count as of year ending December 31, 2018. Any pending sales are not included.

RANK	CHAIN NAME	NO. OF STORES IN U.S.	LAST YEAR'S RANK
1	7-Eleven	9,200	1
2	Alimentation Couche-Tard Inc.	8,389	2
3	Speedway LLC	3,923	3
4	Casey's General Stores Inc.	2,097	4
5	Murphy USA Inc.	1,472	5
6	GPM Investments LLC	1,392	6
7	BP America Inc.	1,015	8
8	EG Group	989	10
9	Wawa Inc.	833	9
10	ExtraMile Convenience Stores LLC (formerly Chevron Corp.)	830	11



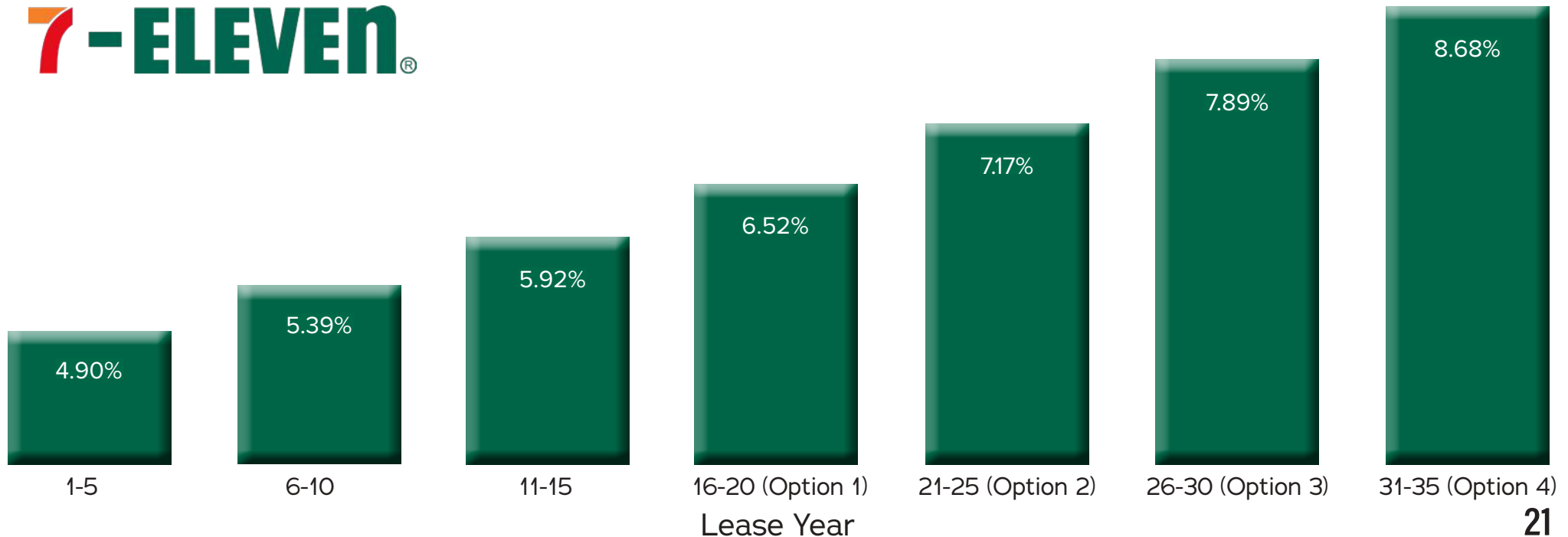
FINANCIAL SUMMARY

THE OFFERING

Price:	\$6,610,959
Property Address:	940 Broad St., Brooksville, FL 34601
Cap Rate:	4.90%
Gross Leasable Area (GLA):	3,010 SF
Lot Size:	1.77 Acres
Year Built:	2019
Type of Ownership:	Fee Simple

LEASE SUMMARY

Property Subtype:	Net Leased Auto Service - Gas/Conv
Tenant:	7-Eleven, Inc.
Rent Increases:	10% Every Five (Base Term & Options)
Guarantor:	Corporate
Lease Type:	Absolute NNN
Lease Commencement:	11/22/2019
Lease Expiration:	11/21/2034
Lease Term:	15 Years
Renewal Options:	Four (4), 5-Year
Landlord Responsibility:	None
Right of First Refusal	Yes





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