



*ACTUAL SITE PHOTO



OFFERING MEMORANDUM
PRESENTED IN CONJUNCTION WITH

SAREnterprises

7-ELEVEN
NET LEASED OFFERING

10510 COLONIAL BLVD, FORT MYERS, FL

OFFERING MEMORANDUM
PRESENTED BY:

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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.

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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 **IK**

04	INVESTMENT OVERVIEW
05	FINANCIAL SUMMARY
07	TENANT OVERVIEW
08	LOCATION AERIAL
09	REGIONAL OVERVIEW
10	DEMOGRAPHICS
11	AREA OVERVIEW

INVESTMENT OVERVIEW



The subject property is a free-standing 7-Eleven with over 7 years of initial term on the original 15 year lease. The net lease is corporately guaranteed by 7-Eleven, Inc. The lease calls for 10% increases every 5 years with three, 5 year options. The lease is NN with Landlord responsible for roof, structure, flood insurance, and Common Area assessments.

The property sits on an outparcel to a Sweetbay anchored grocery store at a signalized intersection and is situated across the street from a newly constructed Walgreens.

INVESTMENT HIGHLIGHTS

NET LEASED OFFERING

100% FEE SIMPLE INTEREST

10% RENTAL INCREASES EVERY 5 YEARS

SITUATED ON A MAJOR RETAIL THOROUGHFARE

CORPORATELY GUARANTEED

HIGH QUALITY 2012 CONSTRUCTION

OFFERING SPECIFICATIONS

PRICE \$2,820,000

CAP RATE 5.50%

NET OPERATING INCOME \$154,300

SQUARE FOOTAGE 2,940

LOT SIZE 1.00 AC

YEAR BUILT 2012

FINANCIAL SUMMARY

7-ELEVEN • NET LEASED OFFERING

10510 COLONIAL BLVD, FORT MYERS, FL

\$2,820,000 • 5.50%

RENT & EXPENSES

RENT	\$158,652
EXT R&M	-\$752
ASSESSMENTS	-\$1,400
FLOOD INSURANCE	-\$2,200
NET OPERATING INCOME	= \$154,300

FINANCIAL SUMMARY

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\$2,820,000 • 5.50%

SUMMARY

TENANT NAME	7-ELEVEN
SQUARE FOOTAGE	2,940
LEASE STARTS	11/1/2012
LEASE ENDS	10/30/2027
NET OPERATING INCOME	\$154,300
OPTIONS	Three, 5-Year
INCREASES	10% bumps every 5 years

OFFERING SUMMARY

	NET OPERATING IN-COME	CAP RATE
CURRENT	\$154,300.00	5.50%
YEARS 11-15	\$169,730.00	6.02%
OPTION 1	\$186,703.00	6.62%
OPTION 2	\$205,373.30	7.28%
OPTION 3	\$225,910.63	8.01%
<i>*Tenant has ROFR</i>		

TENANT OVERVIEW



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.



S&P RATED CREDIT
AA- CREDIT RATING



56,600+ LOCATIONS



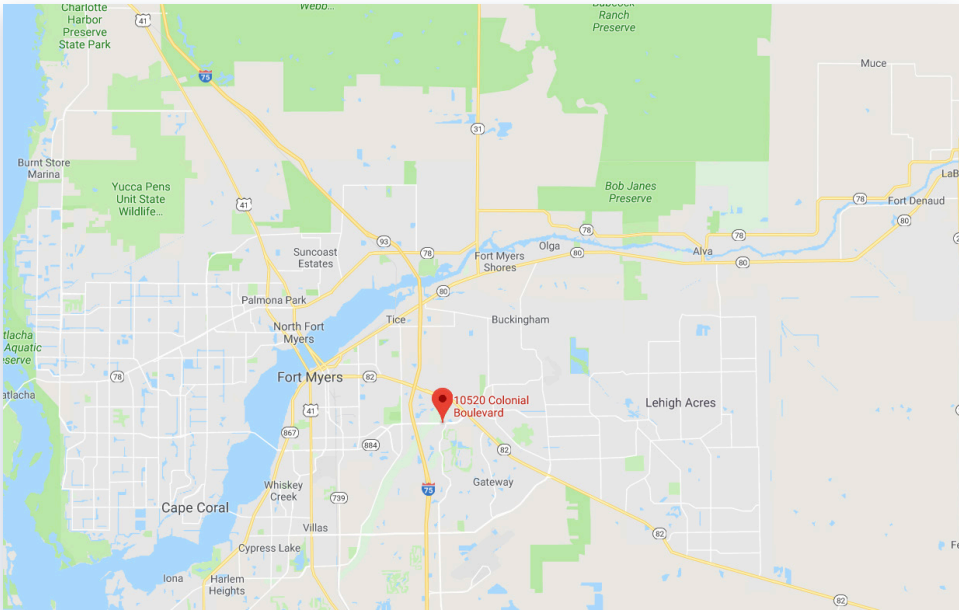
45,000+ EMPLOYEES

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.

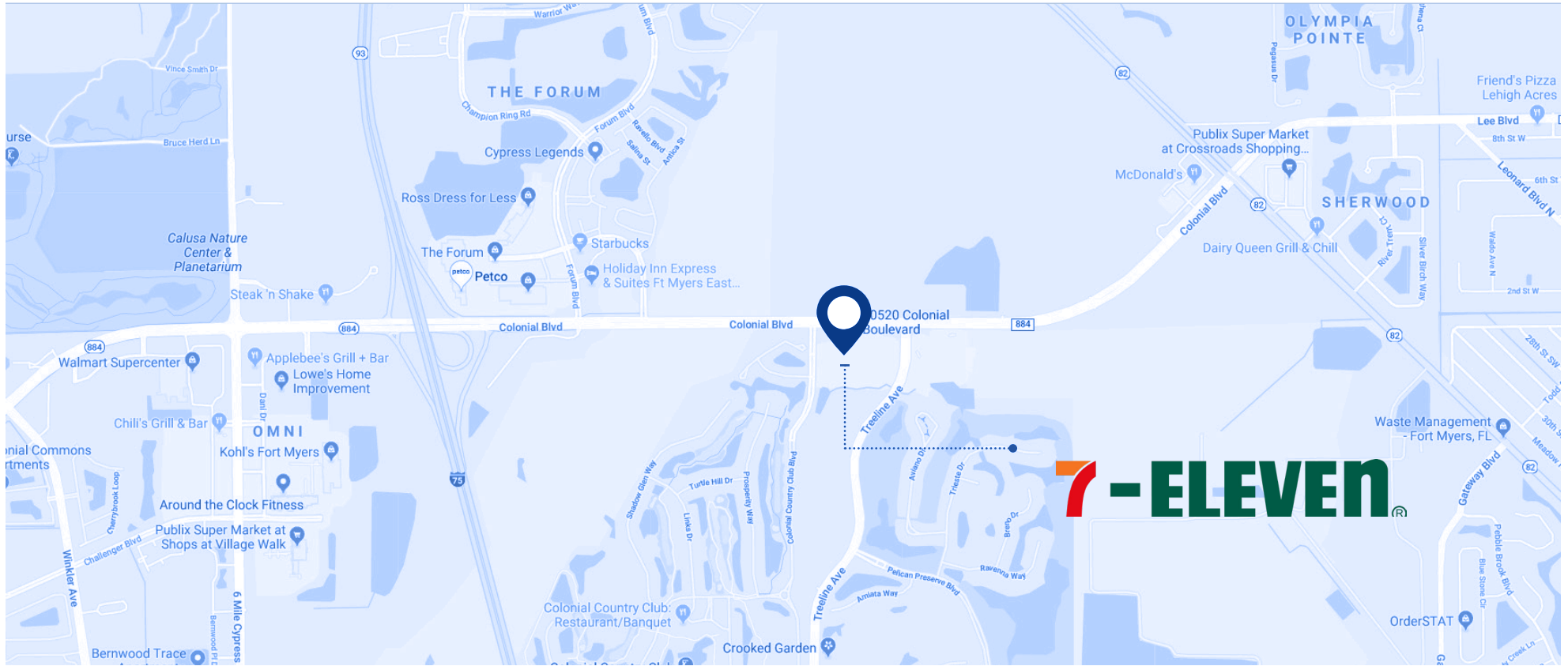
In 2008, 7-Eleven was named the number one franchise by Entrepreneur, beating out Subway, who had held the number one spot for 15 years.

LOCATION AERIAL





DEMOGRAPHICS



	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	62,878	129,389	345,859
TOTAL HOUSEHOLDS	24,064	52,767	148,332
AVERAGE HOUSEHOLD INCOME	\$76,649	\$72,573	\$69,435
AVERAGE AGE	42.40	44.40	45.80

AREA OVERVIEW

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	62,878	129,389	345,859
TOTAL HOUSEHOLDS	24,064	52,767	148,332
PERSONS PER HOUSEHOLD	2.60	2.40	2.30
AVERAGE HOUSEHOLD INCOME	\$76,649	\$72,573	\$69,435
AVERAGE HOUSE VALUE	\$241,356	\$236,968	\$213,948
AVERAGE AGE	42.40	44.40	45.80
WHITE	57,465	118,574	306,755
BLACK	2,703	5,461	25,265
AM. INDIAN & ALASKAN	223	477	1,484
ASIAN	1,210	2,299	5,865
HAWAIIAN & PACIFIC ISLAND	45	109	322
OTHER	1,232	2,469	6,169

FORT MYERS, FLORIDA

Fort Myers or Ft. Myers, is the county seat and commercial center of Lee County, Florida, United States. It has grown rapidly in recent years. As of the 2010 census, the city population was 62,298 and in 2018 was estimated at 82,254.

Fort Myers is a gateway to the Southwest Florida region and a major tourist destination within Florida. The winter estates of Thomas Edison (“Seminole Lodge”) and Henry Ford (“The Mangoes”) are major attractions. The city is named after Colonel Abraham Myers.



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