

7-ELEVEN

6711 S SUNCOAST BLVD, HOMOSASSA, FL 34446 (TAMPA MSA)



OFFERING MEMORANDUM

Marcus & Millichap



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Executive Summary

6711 S Suncoast Blvd, Homosassa, FL 34446 (Tampa MSA)

FINANCIAL SUMMARY

Price	\$4,885,000
Down Payment	100% \$4,885,000
Cap Rate	4.95%
Building Size	3,990 SF (3,010 SF Building + 980 SF Car Wash)
Net Cash Flow	4.95% \$241,787.04
Year Built	2019
Lot Size	1.46 Acres

LEASE SUMMARY

Lease Type	Absolute Triple-Net (NNN) Lease
Tenant	7-Eleven
Roof & Structure	Tenant Responsible
Lease Commencement Date	December 10, 2019
Lease Expiration Date	December 9, 2034
Lease Term Remaining	15 Years
Rental Increases	10% Every 5 Years
Renewal Options	4, 5 Year Options

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
Current - 6/25/2024	\$241,787.04	4.95%
6/26/2024 - 6/25/2029	\$265,966.08	5.44%
6/26/2029 - 6/25/2034	\$292,562.04	5.99%
Lease Years	Annual Rent	Cap Rate
Option 1	\$321,818.04	6.59%
Option 2	\$354,000.00	7.25%
Option 3	\$389,400.00	7.97%
Option 4	\$428,340.00	8.77%

Base Rent	\$241,787
Net Operating Income	\$241,787
Total Return	4.95% \$241,787

Accelerated Depreciation

SPECIAL TAX ADVANTAGE AFFORDED GAS STATION/C-STORES

These investments present a tremendous opportunity for special tax saving privileges. 15-year accelerated depreciation schedule may be applied to these properties, under current IRS guidelines, as more than 50% of the gross sales are attributed to fuel sales.

When looking at the comparison to the right between a 7-Eleven Gas & Convenience Store and a representative non-convenience store, one can see the tremendous tax savings when applying a 15 year accelerated method vs. the standard 39 year method utilized in connection with the depreciation of other commercial properties.

See right for illustration of additional cash flow.

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7-ELEVEN GAS STATION

Purchase Price	\$4,000,000	Income Taxes	\$0
<u>Cap Rate</u>	5.00%	<u>(45% Tax Bracket)</u>	
Cash Flow	\$200,000	Cash Flow	\$200,000
<u>15 Year Depreciation</u>	\$200,000	<u>Income Taxes</u>	\$0
Taxable Income	\$0		
		Cash Flow (After Taxes)	\$200,000

OTHER NNN ASSET

Purchase Price	\$4,000,000	Income Taxes	\$55,385
<u>Cap Rate</u>	5.00%	<u>(45% Tax Bracket)</u>	
Cash Flow	\$200,000	Cash Flow	\$200,000
<u>39 Year Depreciation</u>	\$76,923	<u>Income Taxes</u>	(\$55,385)
Taxable Income	\$123,077		
		Cash Flow (After Taxes)	\$144,615

Walmart 
Supercenter

7,900 CPD
W CARDINAL ST



20,400 CPD
S SUNCOAST BLVD

Property Description



INVESTMENT HIGHLIGHTS

- » **New 15-Year Absolute Triple-Net (NNN) Lease with Corporate Guarantee**
- » 10% Rental Increases Every 5 Years
- » **Adjacent to Walmart Supercenter**
- » 51,177 Residents within a 10-Mile Radius
- » Property Includes 6 Fueling Stations (12 Pumps) and a 980 SF Car Wash
- » **Hard Corner Location, Visible to 28,300+ Cars/Day at the Intersection of Cardinal Street and Suncoast Boulevard (Highway 98)**
- » 66 Miles to Tampa and 85 Miles to Orlando
- » Open 24 Hours a Day
- » **Huge Depreciation Benefits**
- » Strong Daytime Population - 54,461 Employees in Surrounding Area
- » **3 Miles South of Homosassa Spring's Primary Retail Corridor** - Ollie's Bargain Outlet, Publix Super Market, Tractor Supply Co, Winn-Dixie, and More



DEMOGRAPHICS

3-miles

5-miles

10-miles

Population

2024 Projection	12,863	27,372	51,690
2019 Estimate	12,900	27,153	51,177

Households

2024 Projection	5,983	12,685	23,175
2019 Estimate	5,928	12,438	22,703

Income

2019 Est. Average Household Income	\$48,594	\$49,504	\$54,131
2019 Est. Median Household Income	\$38,268	\$39,479	\$41,479
2019 Est. Per Capita Income	\$22,359	\$22,742	\$24,185





Tenant Overview



Dallas, Texas

Headquarters

Seven & I Holdings Co., Ltd.

Parent Company

68,000+

Locations

www.7-eleven.com

Website

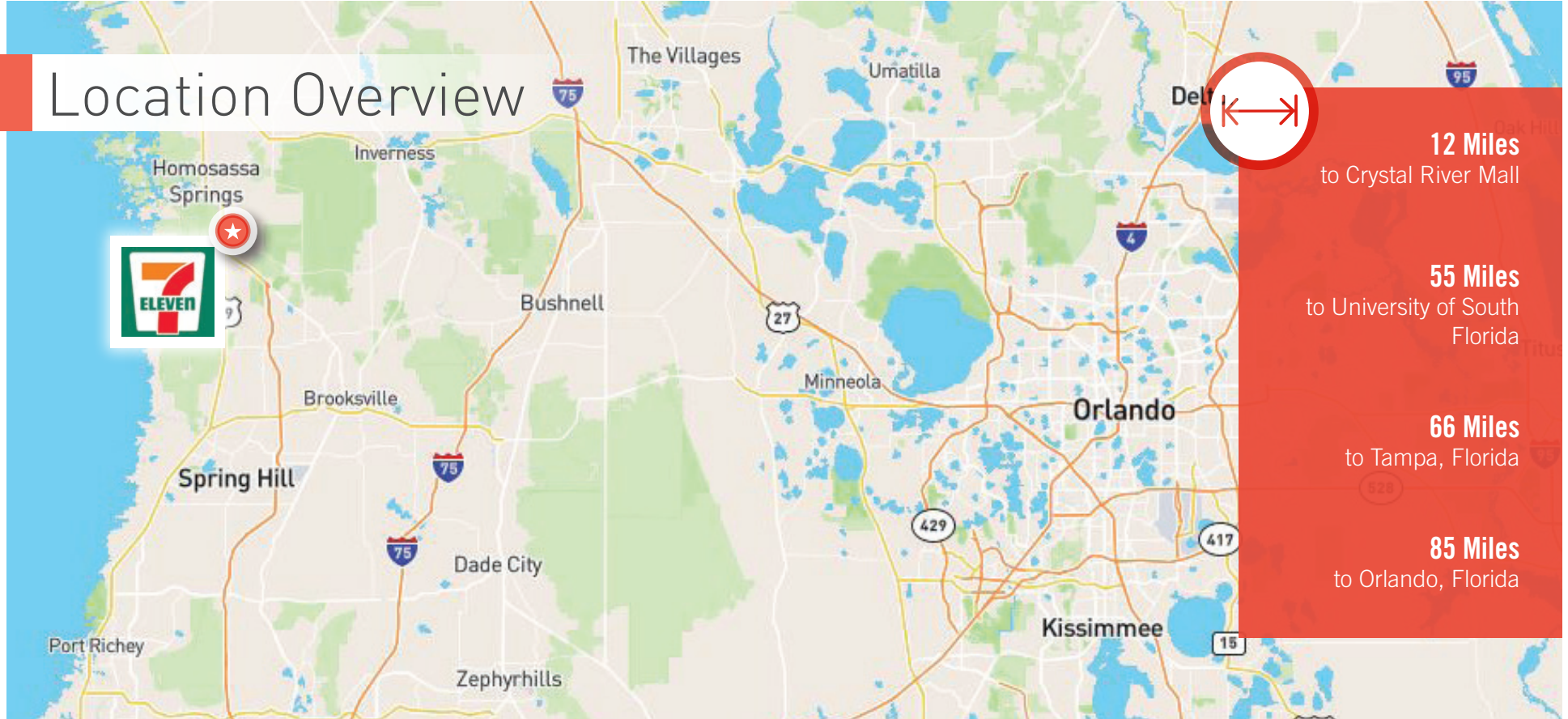
7-Eleven Inc. is a Japanese-American international chain of convenience stores, headquartered in Dallas, Texas. The chain was founded in 1927, originally called Tote'm Stores until it was renamed in 1946. Its parent company since 2005, Seven-Eleven Japan Co., Ltd., operates, franchises, and licenses 68,236 stores in 17 countries as of June 2019. Seven-Eleven Japan is headquartered in Chiyoda, Tokyo and held by Seven & I Holdings Co., Ltd.

As the first to provide to-go coffee cups, offer a self-serve soda foundation, operate for 24 hours a day, and coin the phrase “BrainFreeze,” 7-Eleven has a

legacy of innovation. From its humble beginnings as the world’s first convenience store, 7-Eleven continues its pursuit of innovative ways to cater to a new, digital-savvy generation of shoppers. 7-Eleven is extremely customer-focused, offering convenient and user-friendly technology.

7-Eleven is consistently ranked as a top-five franchisor. A turnkey business model, world-class training, ongoing corporate support, advertising and marketing support, and special financing programs are available to increase the success rates of Franchisees.

Location Overview



Homosassa is located in Florida's Citrus County, approximately 85 miles west of Orlando and 65 miles north of Tampa. Homosassa lies along Florida's Gulf Coast, near the southern end of the Big Bend. The area is home to several state parks including Homosassa Springs Wildlife State Park, where visitors can view manatees from an underwater observatory. At the Yulee Sugar Mill State Park, visitors can explore a sugar mill used to supply troops during the Civil War. In the nearby city of Inverness, the 100-year-old historic courthouse has recently undergone a complete restoration.

Located in Florida, Citrus County's county seat is Inverness, and its largest community is Homosassa Springs. The county's estimated population as of 2018 is 147,929 residents. Citrus County is home to two national protected areas:

Chassahowitzka National Wildlife Refuge and Crystal River National Wildlife Refuge. According to the US Fish and Wildlife Services' aerial manatee surveys, as many as 400 manatees can be found in Citrus County at one time, typically during the coldest months of the year.

Citrus County, located on "Florida's Nature Coast," is located 70 miles north of Tampa and 60 northwest of Orlando, along Florida's west-central coast and the Gulf of Mexico. It is believed to have been inhabited by Native Americans as long as 12,000 years ago; Indian burial mounds date back to biblical times. The county was named for its citrus trees and was founded in 1887 when it broke off from Hernando County. The county is known for its rich historical culture and variety of shops, water recreation, golfing, and dining experiences.

[exclusively listed by]

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