

BRAND NEW CONSTRUCTION

Single Tenant NNN Investment Opportunity



Potential 100% Bonus Depreciation Available



16161 Spring Hill Drive

SPRING HILL FLORIDA

REPRESENTATIVE PHOTO



SRS

NATIONAL
NET LEASE
GROUP

EXCLUSIVELY MARKETING BY



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OFFERING SUMMARY



OFFERING

Asking Price	\$6,770,000
Cap Rate	4.35%
Net Operating Income	\$294,460

PROPERTY SPECIFICATIONS

Property Address	16161 Spring Hill Drive Spring Hill, FL 34604
Rentable Area	3,500 SF +/-
Land Area	1.74 Acres
Year Built	2021
Tenant	7-Eleven
Guaranty	Corporate (S&P: AA-)
Lease Type	NNN
Landlord Responsibilities	None
Lease Term	15 Years
Increases	10% Every 5 Years & Beg. of Each Option
Options	4 (5-Year)
Rent Commencement	July 2021 (est.)
Lease Expiration	July 2036 (est.)

RENT ROLL & INVESTMENT HIGHLIGHTS



TENANT NAME	SQUARE FEET	Lease Term		Rental Rates				
		LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	ANNUALLY	OPTIONS
7-Eleven	3,500 +/-	July 2021	July 2036	Year 1	-	\$24,538	\$294,460	4 (5-Year)
		(est.)	(est.)	Year 6	10%	\$26,992	\$323,906	10% Increase at
				Year 11	10%	\$29,691	\$356,296	Beg. of Each Option

Brand New 15-Year Lease | Corporate Guaranteed | Rare Rental Increases | Options To Extend

- Brand new 15-year lease with 4 (5-year) options to extend, demonstrating their long-term commitment to the site
- The lease is corporate guaranteed by 7-Eleven, Inc., an investment grade tenant (S&P: AA-). 7-Eleven is a globally recognized, established convenience store and gas station operator and recently opened their 71,100th store in the world (July 2020)
- The lease features a rare **10%** rental increase every 5 years and at the beginning of each option period, generating NOI and hedging against inflation

NNN Lease | Fee Simple Ownership | Accelerated Depreciation | Zero Landlord Responsibilities | No Income Tax State

- Tenant pays for CAM, taxes, insurance, and maintains all aspects of the premises
- Investor benefits from fee-simple ownership of the building and land
- Fee simple ownership of a convenience store qualifies for accelerated depreciation
- No landlord responsibilities
- Ideal management-free investment in a state with no state income tax

Signalized, Hard Corner Intersection | Brand New Construction | Nearby Schools | Excellent Visibility & Access

- The site is strategically located at the signalized, hard corner intersection of California Street and Spring Hill Drive, averaging a combined 28,000 vehicles passing by daily
- Brand new construction featuring high quality materials used and 7-Eleven's traditional styling
- California Street serves as the entrance to local schools such as Nature Coast Technical High School, Chocachatti Elementary School, and Hernando County School District
- The asset benefits from significant street frontage and multiple points of access, providing ease and convenience for customers

Brooksville-Tampa Bay Regional Airport | Industrial Tenants

- Subject property is directly across from the Brooksville-Tampa Bay Regional Airport
- Array of industrial assets across the street, featuring tenants like FedEx, USPS, AccuForm, and many more

Strong Demographics In 5-Mile Radius

- More than 62,000 residents and 15,000 employees support the trade area
- Features an average household income of \$67,914

PROPERTY OVERVIEW



Location



Spring Hill, Florida
Hernando County
Tampa-St. Petersburg-Clearwater MSA

Parking



There are approximately 30 parking spaces on the owned parcel.
The parking ratio is approximately 8.57 stalls per 1,000 SF of leasable area.

Access



Spring Hill Drive: 2 Access Point
California Street: 1 Access Point
Terrega Street: 2 Access Points

Parcel



Parcel Number: R13-223-18-3589-0000-0060
Acres: 1.74
Square Feet: 75,608

Traffic Counts



Spring Hill Drive: 21,000 Vehicles Per Day
California Street: 7,000 Vehicles Per Day
Suncoast Parkway: 14,800 Vehicles Per Day

Construction



Year Built: 2021

Improvements



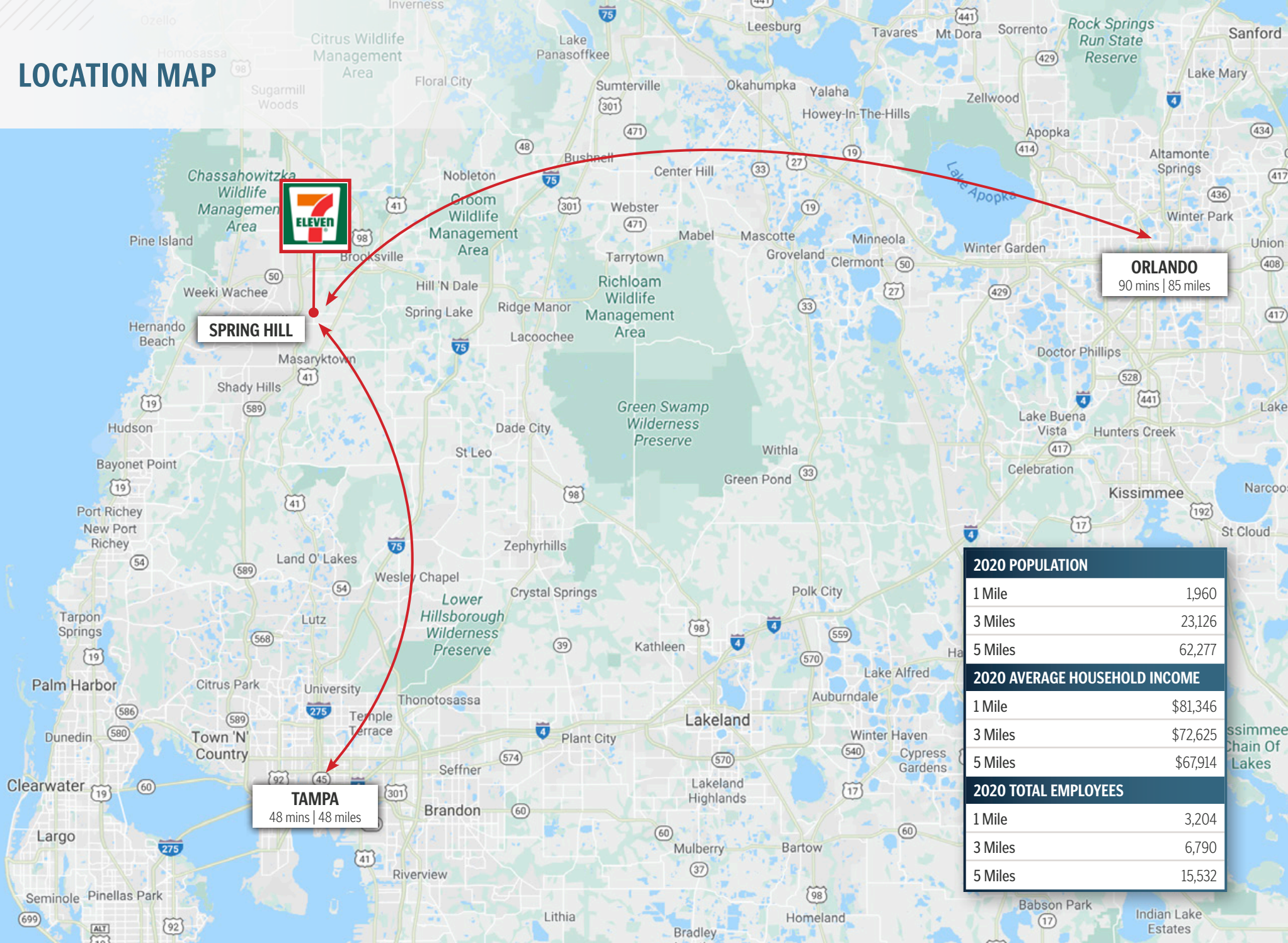
There is approximately 3,500 SF of existing building area

Zoning



Commercial

LOCATION MAP



2020 POPULATION

1 Mile	1,960
3 Miles	23,126
5 Miles	62,277

2020 AVERAGE HOUSEHOLD INCOME

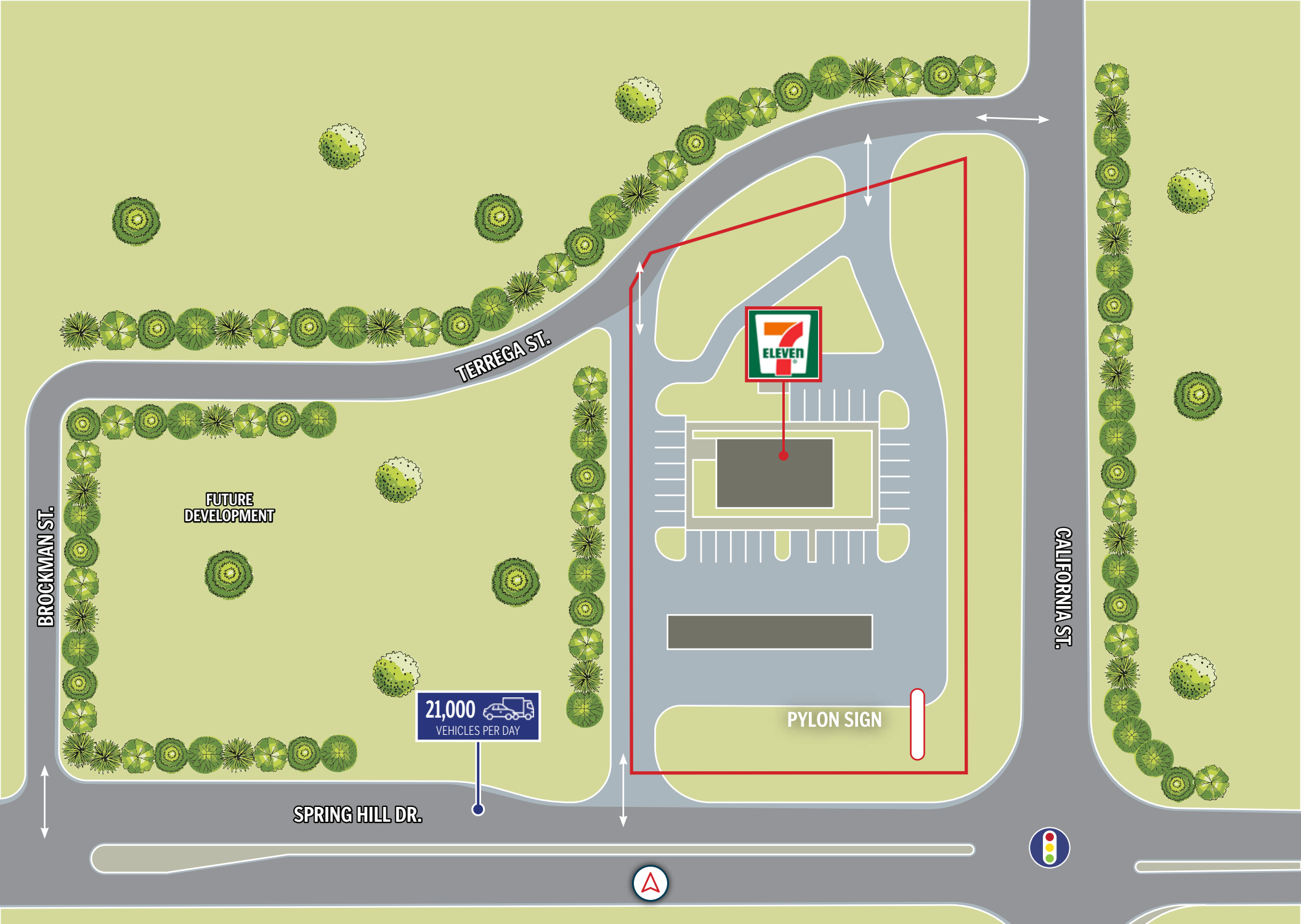
1 Mile	\$81,346
3 Miles	\$72,625
5 Miles	\$67,914

2020 TOTAL EMPLOYEES

1 Mile	3,204
3 Miles	6,790
5 Miles	15,532







C-STORE DEPRECIATION



ACCELERATED DEPRECIATION FOR CONVENIENCE STORE PROPERTIES

Re of the Tax Cuts and Jobs Act in 2017 provided real estate investors with new tax benefits associated with owning gas station properties. The primary benefit is the allowance of accelerated depreciation. The construction and equipment associated with these properties can now be reclassified and depreciated over shorter time periods than the traditional 39 year life for commercial property. Due to the fee simple ownership of this property, an investor can receive greater deductions in the earlier years of the asset, thus minimizing taxable income. This enables anyone investing in these properties to lower their taxes and reduce their exposure in the earlier years of ownership while enjoying the benefits of a passive income stream that come with owning a single tenant property. Other significant benefits with the Tax Act are removing any caps for bonus depreciation of fueling/convenience store equipment and allowing investors to qualify for a 100% deduction under the new codes.

SRS NNLG recommends that the prospective purchaser(s) consult with their tax professional for advice related to your specific situation and how you can take advantage of accelerated depreciation.arts, health, sciences, technology, innovation startups, small businesses and entrepreneurship.



TWO METHODS FOR C-STORE DEPRECIATION

COST SEGREGATION ANALYSIS	15-YEAR STRAIGHT LINE SCHEDULE
Cost segregation studies take into account each individual component of a property and place each piece on its own appropriate depreciation schedule (ex. gas pumps, HVACs, roof, etc). This process generally front-loads the depreciation of the property into the first few years of ownership, which can result in notable tax savings and may be ideal depending on the tax payer’s yearly tax liability outside of this investment.	For some investors, it may make more sense to have the entire asset’s depreciation spread out evenly using the 15-year straight line method. Qualified c-store equipment and property placed in service after Dec. 31 2017 generally is depreciable using the straight line method over 15 years (shorter recovery period than the traditional 39 year life for commercial buildings).

AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
POPULATION			
2020 Estimated Population	1,960	23,126	62,277
2025 Projected Population	2,058	25,063	66,929
2020-2025 Annual Rate	0.98%	1.62%	1.45%
2020 Median Age	38.7	43.4	46.2
HOUSEHOLDS & GROWTH			
2020 Estimated Households	386	8,475	23,468
2025 Projected Households	414	9,166	25,105
Projected Annual Growth 2020 to 2025	1.41%	1.58%	1.36%
INCOME			
2020 Estimated Average Household Income	\$81,346	\$72,625	\$67,914
2020 Estimated Median Household Income	\$63,562	\$56,221	\$53,036
DAYTIME POPULATION			
2020 Estimated Total Businesses	169	586	1,616
2020 Estimated Total Employees	3,204	6,790	15,532





SPRING HILL, FLORIDA

Spring Hill is an unincorporated community located in Hernando County, Florida. Sitting along Florida's western coastline only four miles from the Gulf of Mexico, Spring Hill is situated 40 miles northwest of Tampa and 53 miles north of St. Petersburg. Surrounding communities include Weeki Wachee, Hernando Beach, Aripeka, Brooksville, Hudson, Homosassa and Port Richey. The Spring Hill Census Designated Place had a population of 111,748 as of July 1, 2020.

There are three accredited hospitals in the area, Bayfront Health Spring Hill Hospital, Oak Hill Hospital and the newest, Bayfront Health Brooksville Hospital. With a large senior citizen population, Spring Hill contains many nursing homes and rehabilitation facilities including Spring Hill Health and Rehab, Evergreen Woods Assisted Living Facility and Health South Rehab (an affiliate of Oak Hill Hospital). Bayfront Health Spring Hill and Oak Hill Hospital offer obstetrical services.

Considered the northern gateway to Tampa Bay, Hernando County boasts some of the state's finest bass fishing in its lakes and rivers. Other outdoor recreation in the area includes hiking, canoeing, golf and biking on both paved and wilderness trails. Spring Hill is home to Buccaneer Bay, Florida's only water park housed within a completely natural setting. The attraction features waterslides, a tube ride, bumper boats, a children's play area and a beach. Another Spring Hill attraction is the "Weeki Wachee City of Mermaids" show, featuring daily underwater mermaid shows, exotic bird shows, wilderness river cruises and a petting zoo.

Hernando County is a county located on the west central coast of the U.S. state of Florida. As of the 2020, the population was 193,757. Its county seat is Brooksville, and its largest community is Spring Hill. Hernando County is included in the Tampa-St. Petersburg-Clearwater, FL Metropolitan Statistical Area. As of 2005, Hernando was the 35th fastest-growing county in the country.

BRAND PROFILE



7-ELEVEN

7-eleven.com

Company Type: Subsidiary

Locations: 71,100+

Parent: Seven & I Holdings Co., Ltd.

2020 Employees: 57,270

2020 Revenue: \$64 Billion

2020 Net Income: \$2.1 Billion

2020 Assets: \$57.8 Billion

2020 Equity: \$25 Billion

Credit Rating: S&P: AA-

7-Eleven, Inc. is the premier name and largest chain in the convenience-retailing industry. Based in Irving, Texas, 7-Eleven operates, franchises and/or licenses more than 71,100 stores in 17 countries, including 11,800 in North America. Known for its iconic brands such as Slurpee, Big Bite and Big Gulp, 7-Eleven has expanded into high-quality salads, side dishes, cut fruit and protein boxes, as well as pizza, chicken wings, cheeseburgers and hot chicken sandwiches. 7-Eleven offers customers industry-leading private-brand products under the 7-Select brand including healthy options, decadent treats and everyday favorites, at an outstanding value. Customers also count on 7-Eleven for bill payments, self-service lockers and other convenient services. 7-Eleven, Inc. operates as a subsidiary of Seven-Eleven Japan Co., Ltd.



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in 2020

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NET LEASE
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in 2020

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