

Executive Summary

Tenant Name	7-Eleven, Inc. (Investment Grade - S&P: AA-)
Lease Type	Corporate Absolute NNN
Store Number	30016
Address	90 NW 167th St., Miami, FL
County	Miami Dade
Real Estate	Fee-Simple
Lot Size	.82 acres / 35,408 Sq. Ft.
Building Size	3,093 Sq. Ft.
NOI	\$375,522.96
Offering Cap Rate	4.10%
Offering Price	\$9,159,096.59

Lease Overview

Tenant/Guarantor	7-Eleven, Inc. (Investment Grade - S&P: AA-)
Initial Lease Term	15 years, plus (4) 5-year options to renew
Projected Rent Commencement	11/19/2021
Projected Lease Expiration	11/19/2036
Lease Type	Corporate Absolute NNN
Rent Escalations	10% Every 5 Years, In Primary Term & Options
Annual Rent Years 1-5	\$375,522.96
Annual Rent Years 6-10	\$413,075.26
Annual Rent Years 11-15	\$454,382.78
Option 1	\$499,821.06
Option 2	\$549,803.17
Option 3	\$604,783.48
Option 4	\$665,261.83