

# OFFERING MEMORANDUM

Absolute NNN Lease | Orlando, FL MSA



Brand New Construction | Offering Allows for 100% Bonus Depreciation

Representation Photo

1245 S. Volusia Ave, Orange City, FL 32763



# CONTENTS

03	Transaction Summary
04	Tenant Summary
05	Site Plan
06	Area Map
07	Aerial
09	C-Store Depreciation
10	Market Overview
11	Regional Map

## Exclusively Listed By:

### **Connor Shell**

Managing Director  
407 903 9009  
Connor@stream-cp.com  
Lic: 01993313

### **Adam English**

Managing Director  
256 694 9803  
Adam@stream-cp.com  
Lic: 000096920-0

### **Jordan Shtulman**

Managing Principal  
847 226 4133  
Jordan@stream-cp.com  
Lic: 475.152062

### **Jonathan Wolfe**

Managing Principal  
312 310 2798  
Jonathan@stream-cp.com  
Lic: BK3502717

## Disclaimer

This Offering Memorandum ("Memorandum") is intended solely for the use of prospective investors in determining whether or not to pursue the possible acquisition of the Property ("the Property") at **1245 S. Volusia Ave, Orange City, FL 32763**. This Memorandum is of a proprietary and confidential nature. Prospective investors and/or their advisors are expressly forbidden from sharing this information with any individuals or organizations that are not directly connected with the analysis of this investment opportunity. STREAM Capital Partners, LLC ("SCP") have been retained as the exclusive advisors for this investment opportunity. Any and all inquiries are to be directed to SCP.

By accepting this Memorandum, the recipient agrees that it will cause its directors, officers, employees and representatives to use the Memorandum and all of the information contained therein only to evaluate this specific investment opportunity and for no other purpose and shall return this Memorandum together with any copies to SCP upon request. This Memorandum contains confidential material which is non-public information. Receipt of this Memorandum constitutes your acknowledgment that you will maintain the information contained herein in strict confidence.

All information contained herein has been provided by the Organization, its affiliates or other sources that SCP deems reliable; however, SCP has not independently verified any of the information, including the financial estimates and projections and selected real estate information, contained herein. This Memorandum includes information about the Organization, including selected financial information, estimates and projections that reflect various assumptions concerning anticipated results, which may or may not prove to be correct and selected real estate information which may or may not prove to be correct. Such projections and estimates may or may not be indicative of future performance, which may be significantly more or less favorable than that as reflected herein.

In furnishing this Memorandum, none of the Organization, its affiliates or SCP undertakes any obligation to provide additional information or to correct or update any of the information set forth in the Memorandum. None of the Organization, its affiliates or SCP makes any representation or warranty, expressed or implied, as to the accuracy or completeness of the information contained herein in this Memorandum, or made available in connection with any further investigation of the Organization, and nothing contained herein is, or shall be relied upon as, a promise or representation, whether as to the past or the future. The recipient should rely solely on the representations and warranties made to it by the Organization or its affiliates in any executed definitive agreement. Under no circumstances should the Organization, its affiliates or any of their management, directors, shareholders, employees, customers or vendors be contacted directly.



# TRANSACTION SUMMARY

<b>Purchase Price:</b>	<b>\$8,137,411</b>
<b>Cap Rate:</b>	<b>4.25%</b>
<b>Annual Rent:</b>	<b>\$345,840</b>



## Lease Summary

<b>Tenant:</b>	7-Eleven
<b>Lease Type:</b>	Absolute NNN
<b>Landlord Responsibilities:</b>	None
<b>Lease Term:</b>	15 Years
<b>Rent Commencement:</b>	11/05/2021
<b>Options to Renew:</b>	4 x 5 Year
<b>Annual Increases</b>	10% Every 5 Years

## Property Specifications

<b>Location:</b>	1245 S. Volusia Ave, Orange City, FL 32763
<b>Building Size:</b>	3,454 SF
<b>Land Size:</b>	1.83 Acres
<b>Year Built:</b>	2021



## Investment Highlights

- Grand Opening on 11/5/2021
- Located on the main thoroughfare between DeLand and Orlando - 40,000 VPD at intersection
- Nearly 5,000 enrolled student in immediate area between the three schools: University High School, River Springs Middle School, Manatee Cove Elementary, and Orange City Elementary
- Tremendous Growth in Orlando/DeLand - 12% growth from 2019
- Retailers in the immediate area include the following: Target, Publix, Harbor Freight, McDonalds, CVS, Wawa, Wendy's, TD Bank, Bank of America, Lowe's, Chase, etc.

# TENANT SUMMARY



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 77,000 stores in 16 countries, including +16,000 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.

Founded in 1927 in Dallas, Texas, 7-Eleven pioneered the convenience store concept during its first years of operation as an ice company when its retail outlets began selling milk, bread, and eggs as a convenience to guests. The name 7-Eleven originated in 1946 when the stores were open from 7 a.m. to 11 p.m. Today, offering busy shoppers 24-hour convenience, seven days a week is the cornerstone of 7-Eleven's business. The Subject Property is a 24-hour location.



**S&P AA+**  
Credit Rating



**77,000+**  
Locations



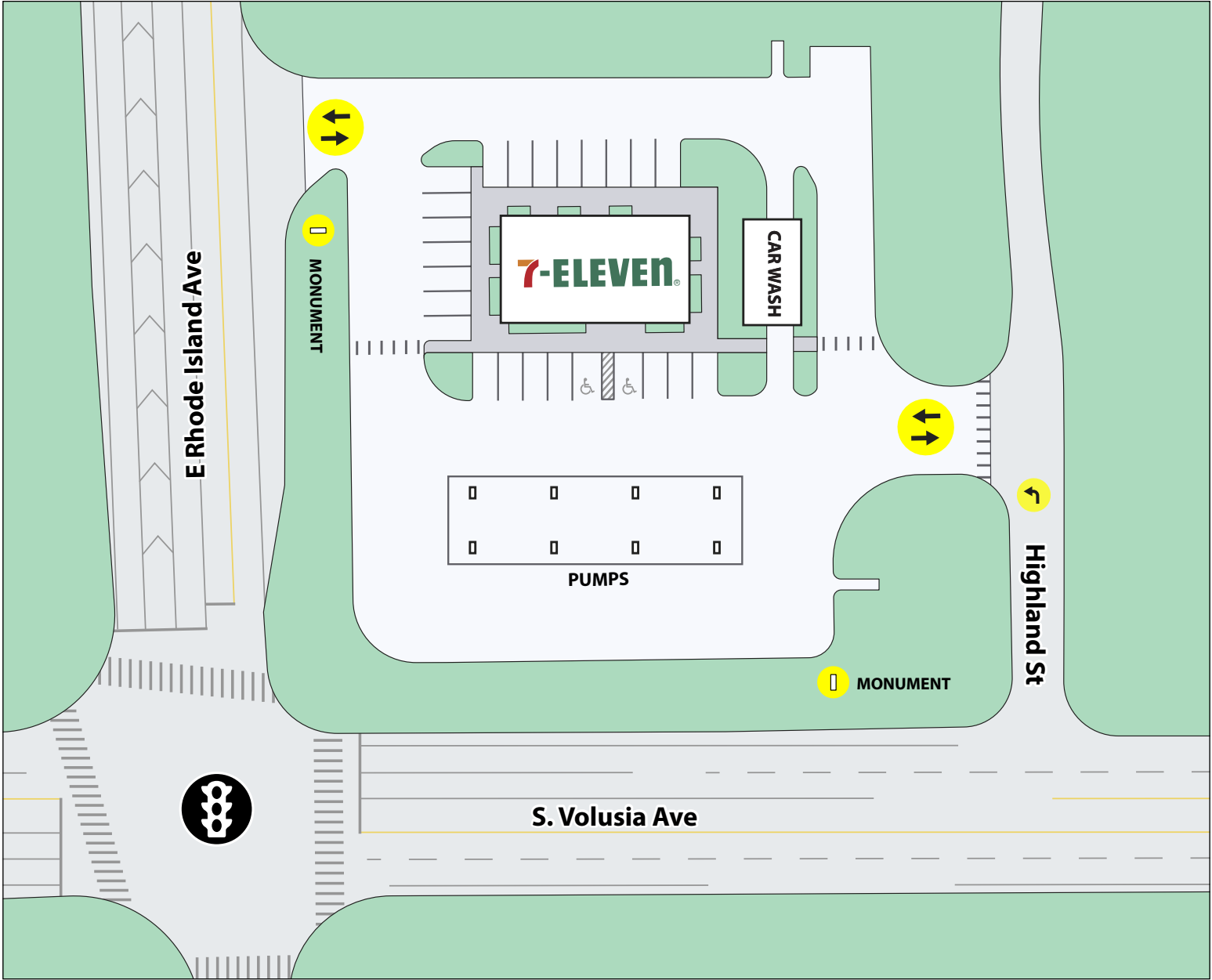
**57,270+**  
Employees



**\$5.77 Trillion**  
Annual Revenue (2021)



# SITE PLAN





# AREA MAP



UNIVERSITY  
HIGH SCHOOL  
2,769 STUDENTS

RIVER SPRINGS  
MIDDLE SCHOOL  
1,264 STUDENTS

MANATEE COVE  
ELEMENTARY SCHOOL  
730 STUDENTS

**SUBJECT  
PROPERTY**

Walmart  
Neighborhood Market

metro  
COLDWELL BANKER

ACE  
Hardware

BIG LOTS!  
O'Reilly  
cicis  
boostmobile

CVS  
McDonald's

Bravo  
HARBOR FREIGHT  
CosmoProf  
BURGER KING  
Wendy's

WELLS FARGO  
TEXAS

Davita

Shell

CITGO

QUALITY INN

FAMILY FUN TOWN

metro

CROWN CENTRE PLAZA  
Publix  
BEALLS bealls  
Great Clips  
The UPS Store  
SUNTRUST  
CHASE  
Olive Garden  
jiffylube  
REGIONS  
TACO BELL  
at&t

Walgreens  
TD Bank

Wawa

U-HAUL

Wendy's

Checkers

S VOLUSIA AVE

92 17 600 15

W RHODE ISLAND AVE

Budget

enterprise

CUBE SMART  
self storage • logistics

Bank of America

TARGET

SAXON CROSSING  
HOBBY LOBBY  
MATTRESS ONE  
PETSUPERMARKET  
Applebee's  
PAPA JOHN'S

LOWE'S

POPEYES  
LOUISIANA KITCHEN

ORANGE CITY MARKEPLACE  
OLIE'S OUTLET  
GOOD STUFF CHEAP  
Rent-A-Center  
RAC  
SHERWIN WILLIAMS  
planet fitness  
Domino's Pizza

PNC  
STARBUCKS

FIVE GUYS  
BURGERS and FRIES

Shell

KFC

chili's

ZAXBY'S

AdventHealth  
Fish Memorial

SONNY'S BBQ  
Denny's

K  
Shell

Office DEPOT

Chick-fil &  
GameStop

SONIC  
American Drive-In

THE HOME DEPOT

Walmart  
Save money. Live better.

WEST VOLUSIA TOWNE CENTER  
KOHLS  
Bath & Body Works  
ROSS  
DRESS FOR LESS  
petco  
MICHAEL'S  
five BELOW  
Famous Footwear  
goodwill  
edible  
DOLLAR TREE ULTA  
BED BATH & BEYOND  
LESIE'S SWIMMING POOL SUPPLIES  
Planet Smoothie  
hair cuttery

ORANGE CITY  
ELEMENTARY SCHOOL  
590 STUDENTS

UNITED STATES  
POSTAL SERVICE

E GRAVES AVE



# AERIAL VIEW



AdventHealth  
Fish Memorial

DR HORTON HOMES  
CADENCE AT PARC HILL

Publix  
Michael's  
Target  
petco  
Hobby Lobby  
DOLLAR TREE  
ROSS  
LOU'S  
PETSMART  
KOHLS

WCA

SPORTYS  
EXPRESS

T-Mobile  
Bank of America  
HARBOR FREIGHT  
QUALITY TOOLS  
LOWEST PRICES  
Arby's  
Hungry Howie's  
TD Bank  
Bravo  
BURGER KING

31,000  
CARS PER DAY

Chevron

CVS  
pharmacy  
BIG LOTS!  
Wells Fargo  
Wawa

Wendy's

Checkers

9,600  
CARS PER DAY

E Rhode Island Ave


SUBJECT  
PROPERTY  
7-ELEVEN







# AERIAL VIEW



 **UNIVERSITY  
HIGH SCHOOL**  
2,769 STUDENTS

**BRAND NEW HOUSING  
COMMUNITY  
COMPASS LANDING**

 **RIVER SPRINGS  
MIDDLE SCHOOL**  
1,264 STUDENTS

 **MANATEE COVE  
ELEMENTARY SCHOOL**  
730 STUDENTS

**9,600**  
CARS PER DAY 

**ERhode Island Ave**

**SUBJECT  
PROPERTY**





# C-STORE DEPRECIATION

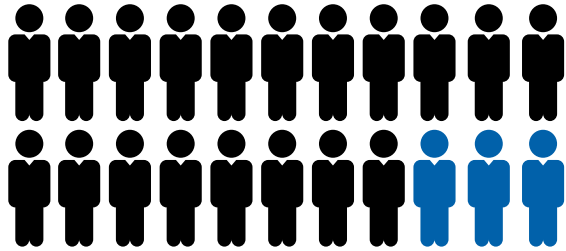
As part of the “Tax Cuts and Jobs Act” of 2017, an investor may be eligible for 100% bonus depreciation when purchasing a qualified C-Store if placed in service after September 27, 2017 but before January 1, 2023. (some exclusions may apply). The bonus depreciation deductions may be used to offset the investor’s gains from other sources, resulting in a desired tax deferral during the near term of the investment.

C-Stores may qualify for this accelerated depreciation if they meet specific criteria under the new Act, including but not limited to sales and footprint of petroleum occurring on site as well as the size of the brick and mortar store itself. A C-Store may use equipment including gas pumps, canopies and HVAC to allocate the depreciation early on, thus benefiting the investor’s tax savings.

*A tax expert will help you determine whether the C-Store qualifies for accelerated depreciation under this Act. Please consult with your tax advisor for further information.*



# ORLANDO MARKET SNAPSHOT



## 2.6 MILLION

Orlando is the state's largest inland city and the sixth-largest metro area in the Southern United States. Orlando is expected to see its population increase by more than 303,000 residents a year and forecasted to have 23.1 million residents by April 2025.

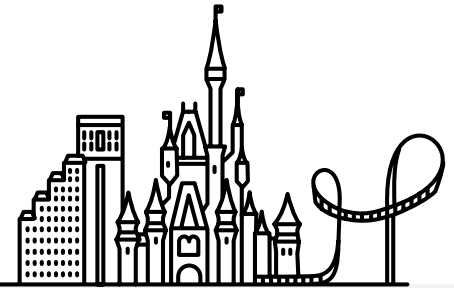
Orlando is a major industrial and hi-tech center with more than 150 international companies representing 20 countries have facilities in Orlando. The **technology industry generates \$13.4 billion** and employs over 53,000 people.

Orlando International Airport is the largest and busiest airport with **50 Million** annual passengers and generates more than **\$41 billion** of direct and indirect economic activity annually for Central Florida.



Located in Central Florida, many popular beaches are located just an **ONE HOUR AWAY** including: Daytona Beach, Cocoa Beach, Melbourne Beach and New Smyrna Beach

## Tourism



Orlando is one of the most-visited cities in the world primarily driven by tourism, major events, and convention traffic. **Tourism supports 41% of the region's workforce** with more than 463,000 jobs. Walt Disney World, Universal Orlando Resort, SeaWorld Orlando and myriad other attractions, hotels, entertainment options, retail and more are all part of the overall industrial juggernaut that makes up Orlando's tourism industry.

### 75M

Annual Visitors to  
Orlando, Florida

### \$75.2B

Annual Economic Impact  
to Central Florida

### \$1,000

Average Spent per  
Trip for Each Visitor

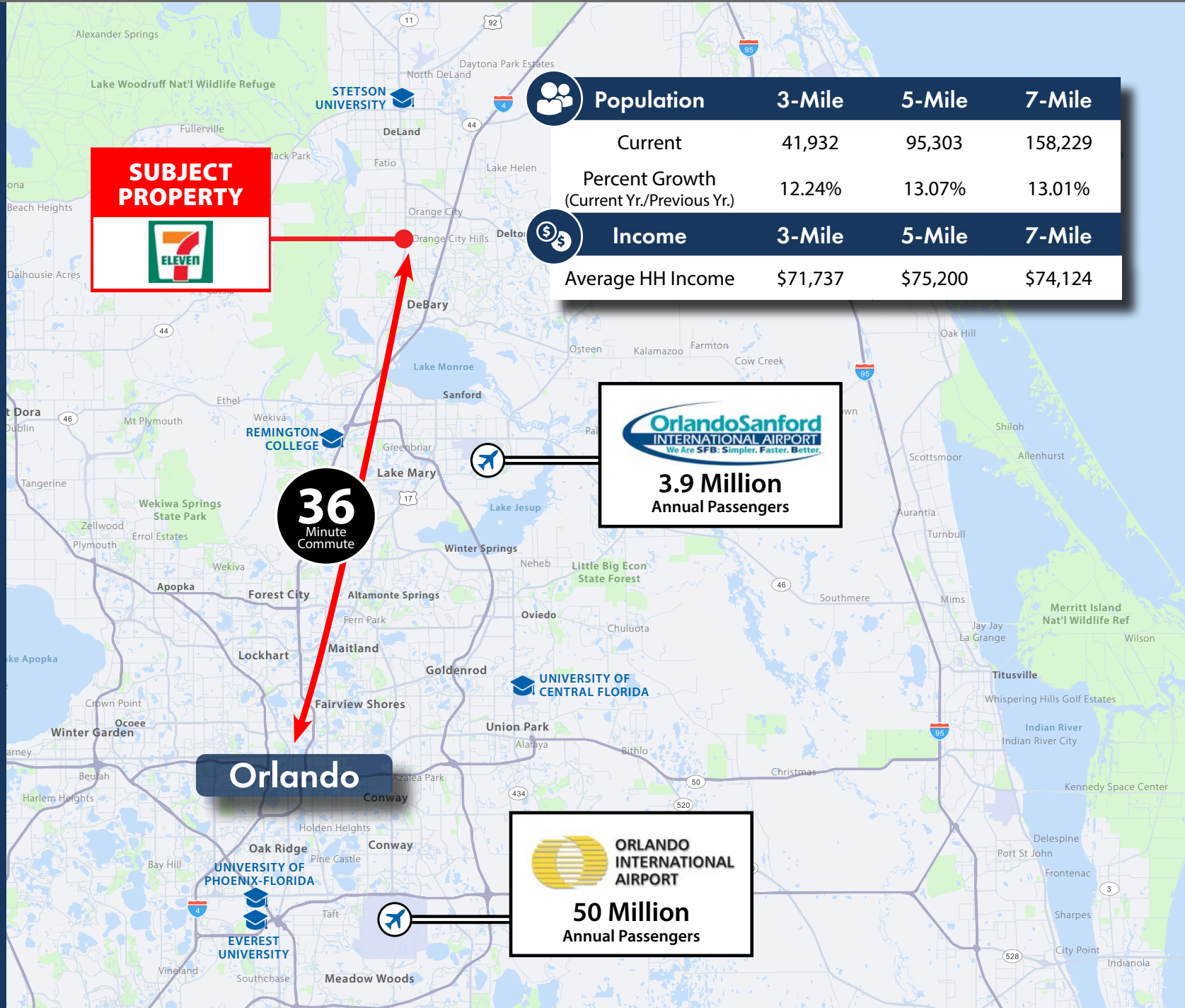
Orlando's workforce is young, well-educated and diverse with more than **1.2 million employees with an annual growth rate of 3.5 percent**. With 80% of Orlando's workers employed outside of the leisure and hospitality industry, Orlando is busy leading the nation in technologies like advanced manufacturing, bio tech, aerospace, defense, simulation and more. Top headquarters in Orlando include AAA, Darden Restaurants and Wyndham Destinations, as well as regional operations for KPMG, Siemens, Lockheed Martin and Deloitte.





# REGIONAL MAP

## Major Employers







Representation Photo

## EXCLUSIVELY LISTED BY:

### **Connor Shell**

Managing Director

407 903 9009

Connor@stream-cp.com

Lic: 01993313

### **Adam English**

Managing Director

256 694 9803

Adam@stream-cp.com

Lic: 000096920-0

### **Jordan Shtulman**

Managing Principal

847 226 4133

Jordan@stream-cp.com

Lic: 475.152062

### **Jonathan Wolfe**

Managing Principal

312 310 2798

Jonathan@stream-cp.com

Lic: BK3502717

4201 West Irving Park Road, Suite 200, Chicago IL  
[www.stream-cp.com](http://www.stream-cp.com)

