



OFFERING MEMORANDUM

7301 TEMPLE TERRACE HWY
TAMPA, FL



Single Tenant, Absolute NNN
Investment Opportunity

J2 CAPITAL ADVISORS
NATIONAL NET LEASED INVESTMENTS

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Tampa, FL

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J2 CAPITAL ADVISORS

NATIONAL NET LEASED INVESTMENTS

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INVESTMENT SUMMARY

THE OFFERING

J2 Capital Advisors is pleased to offer the opportunity the fee simple interest of a 7-Eleven Gas Station on an absolute NNN corporate guaranteed lease in the Tampa-St. Petersburg-Clearwater MSA.

7-Eleven has been successfully operating at this location since 1979. This is a unique 7-Eleven opportunity as the lease requires the tenant to report sales annually which is uncommon for the tenant. There is just under 6 years remaining on the lease with three options to renew. The low rent to sales ratio ensures long term tenancy and a very high probability of the remaining renewal options being exercised until 2042. On top of that, sales are trending upwards over the past several years due to the rapid growth in the area. There are 10% increases in each of three 5-year options which will provide a great hedge against inflation. The property benefits from being located at a signalized intersection with excellent visibility on Temple Terrace Hwy Ave with two points of ingress/egress making it highly accessible. This area is experiencing robust development with an Amazon Distribution Center currently under construction just two miles away. Additionally, there are multiple new mixed use and multi-family developments underway within one mile of the subject property.

\$1,870,000
LIST PRICE

4.00%
CAP RATE

\$74,778*
NOI

ABSOLUTE NNN
LEASE TYPE

*List price is based off next rent bump on 4/1/22 (Seller to credit difference at closing)

INVESTMENT HIGHLIGHTS

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INVESTMENT HIGHLIGHTS

HIGH PERFORMING LOCATION WITH REPORTED SALES

7-Eleven is required to report sales per the lease which is uncommon for the tenant. Tenant benefits from a very low rent to sales ratio giving extra security to the landlord. Please inquire from listing broker for more info.

STRONGEST CREDIT IN CONVENIENCE RETAIL

7-Eleven boasts investment grade credit with S&P rating of AA- and continues to dominate the convenience retail industry with over 71,100 stores globally which is a store count milestone recently achieved.

LONG TERM OPERATING HISTORY

7-Eleven has been very successful at this location for over 42 years and has been the only retail operation on this corner with superb community loyalty.

RARE BITE-SIZED PRICE POINT FOR A 7-11 GAS STATION IN FL

Most 7-Eleven gas stations in Florida are being sold at 2-3x the price of this offering and barriers to entry are becoming higher.

HARD CORNER/SIGNALIZED INTERSECTION ON A MAJOR E/W RETAIL CORRIDOR

This property benefits from being located at a signalized intersection on Temple Terrace Hwy (20,500+ VPD) only a couple miles East of I-75 (128,500 VPD) at the main entrance of the Temple Park neighborhood giving 7-Eleven steady commute business.

CLOSE PROXIMITY TO USF, BUSCH GARDENS, & TAMPA EXECUTIVE AIRPORT

This 7-Eleven is located only 4 miles from University of South Florida (50,800+ students), 2 miles from Busch Gardens (4M+ annual visitors), and 3.5 miles from Tampa Executive Airport.

NEAR PUBLIX CENTER & WINN DIXIE CENTER

The property is located just 1 mile West of a Publix anchored center and 1 mile East of a Winn Dixie anchored center with dozens of credit tenants nearby including: Walgreens, CVS, PNC Bank, Starbucks, Wawa, Ross, AutoZone, Family Dollar, TD Bank, Advance Auto Parts & more.

ADJACENT TO THE AVENUE (216 UNIT APARTMENT COMPLEX)

This 7-Eleven is across the street from a 216 unit apartment complex that was renovated in 2018 and sold subsequently for \$23.3M.

MAY BE ELIGIBLE FOR ACCELERATED DEPRECIATION

Gas station properties are usually eligible for accelerated depreciation (check with your accountant). This will provide a significant cash flow advantage from a tax perspective.



PROPERTY PHOTOS

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PROPERTY PHOTOS



OVERVIEW

7-ELEVEN | TAMPA, FL

PRICE	\$1,870,000
NET OPERATING INCOME	\$74,778*
CAP RATE:	4.00%
GUARANTY	Corporate
TENANT	7-Eleven
LEASE TYPE	Absolute NNN
LANDLORD RESPONSIBILITIES	None
ADDRESS	7301 Temple Terrace Hwy Tampa, FL 33637
RENTABLE AREA	2,728 SF
LAND AREA	0.55 AC
YEAR BUILT	1978
APN	037678-0500
REMAINING LEASE TERM	5.6 years +/-
RENEWAL OPTIONS	Three, 5-Year
RENT INCREASE:	10% Every 5 Years

*List price is based off next rent bump on 4/1/22 (Seller to credit difference at closing)

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TENANT PROFILE

FINANCIALS

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RENT ROLL

RENT ROLL

LEASE TERM:	ANNUAL RENT	RENT BUMPS	LEASE TYPE
Current – 3/31/22:	\$67,980		Abs. NNN
4/1/22 – 3/31/27:	\$74,778	10%	Abs. NNN
4/1/27 – 3/31/32:	\$82,255	10%	Abs. NNN
4/1/32 – 3/31/37:	\$90,481	10%	Abs. NNN
4/1/37 – 3/31/42:	\$99,530	10%	Abs. NNN

**For Financing Options & Loan
Quotes, please contact:**

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CA DRE #02105134

\$1,870,000
LIST PRICE

4.00%
CAP RATE

\$74,778*
NET OPERATING INCOME

*List price is based off next rent bump on 4/1/22 (Seller to credit difference at closing)

NEW DEVELOPMENTS COMING TO TEMPLE TERRACE

NEW AMAZON DISTRIBUTION CENTER (LESS THAN 2 MILES AWAY)

Where Harney Rd and US Hwy 301 meet, Seefried Industrial Properties is building a new state of the art Amazon Distribution center. This project will create 2.9M SF of high-tech industrial warehouse space and add more than 750 new full-time jobs to the local workforce. The developer broke ground in Oct 2020.

THE FOUNTAIN SHOPPES OF TEMPLE TERRACE (LESS THAN 1 MILE AWAY)

Located at SEC of 56th St N & E Bullard Pkwy, this project sit will include five separate free-standing buildings and provide commercial space for shopping, dining, banking, and professional offices. The developer, The Paragon Property Group, broke ground in Oct 2020.

WAVERLY TERRACE (LESS THAN 1 MILE AWAY)

Located behind the The Fountain Shoppes of Temple Terrace development, this project will include 200 class "A" residential units with high-end finishes and amenities. The developer, Richman Group of Florida, broke ground in Feb 2021. Expected delivery by end of 2021.

The city of Temple Terrace has dedicated over 20 acres of land to redevelopment over the next several years which positions the area for strong economic growth moving forward and a completely revitalized downtown.





TEMPLE TERRACE HWY

AREA OVERVIEW

TAMPA, FL

On the northeast side of the Tampa Bay area, Temple Terrace is strategically situated between three major interstates: I-4, I-75, and I-275. This ideal location makes Temple Terrace conveniently located to not only the Tampa / St. Petersburg area but also within a short driving distance to Orlando and the Sarasota beach areas. Adjacent to the city is the University of South Florida, the second-largest university in the southeast, and home of quality medical research programs and the largest MBA program in Florida among public universities. City residents also have convenient access to the area's finest medical facilities, cultural activities, sporting events, shopping, and entertainment attractions, such as the neighboring Busch Gardens Tampa Bay family adventure park. Temple Terrace is a rising star in the nationally recognized Tampa Bay area of Florida. Dubbed the "Amazing City," the municipality is nestled among the grand oaks and towering pines along the banks of the majestic Hillsborough River. The city provides residents with a high quality of life and easy access to the entire Tampa Bay region and its world-class amenities.



The Tampa - St. Petersburg - Clearwater
MSA is the 2nd Largest in Florida and 18th
Largest in the U.S.

Florida is a No Income Tax State

TRAFFIC COUNTS

STREET	VPD
TEMPLE TERRACE HWY	20,500+
N 56TH STREET W	40,000+
I-75 E	128,500+



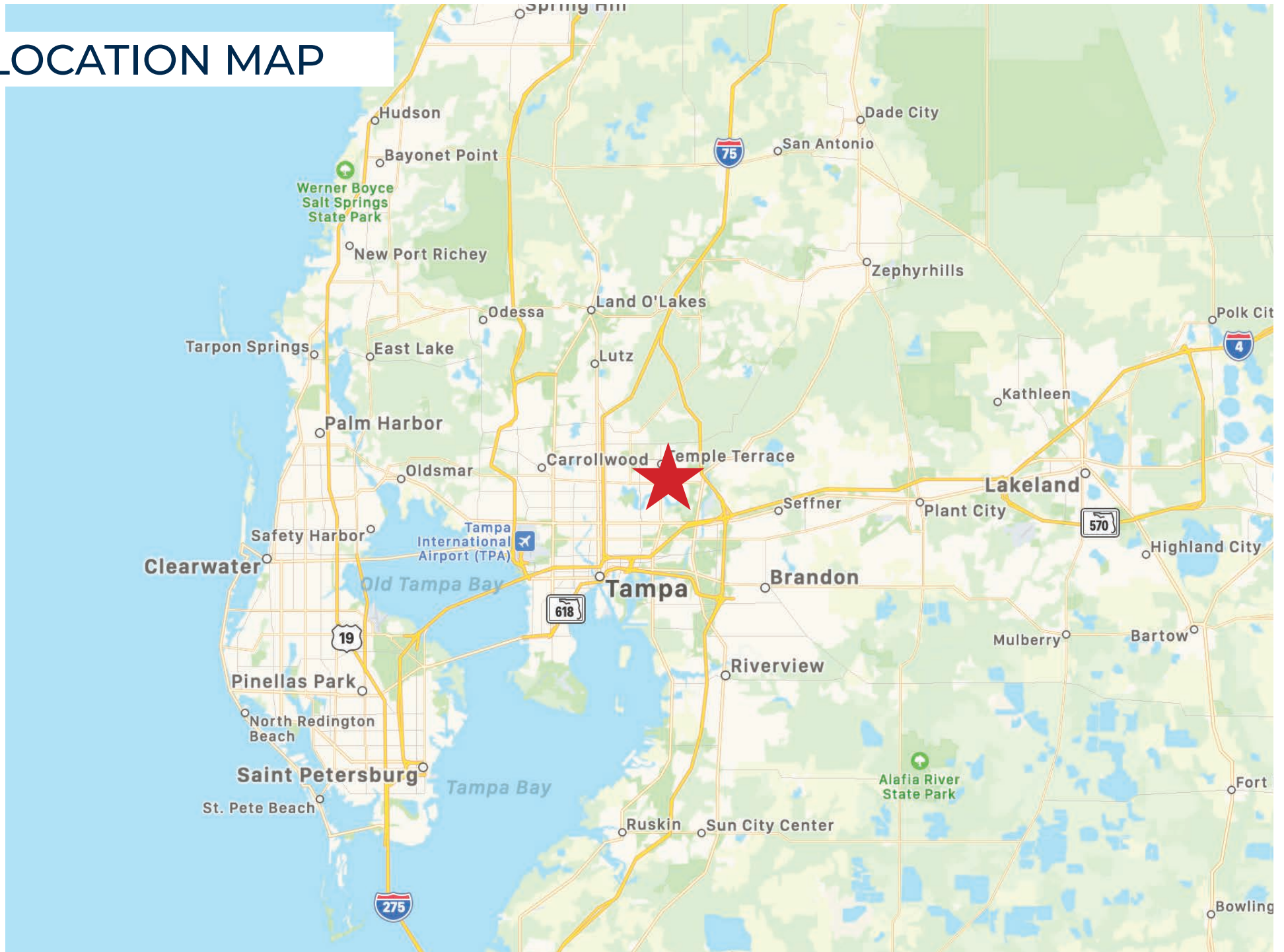
TEMPLE TERRACE HWY



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
POPULATION EST. (2021)	10,861	76,859	209,257
POPULATION PROJ. (2026)	11,448	81,574	222,954
ANNUAL GROWTH (2021-2026)	+1.1%	+1.2%	+1.4%
MEDIA AGE	35.2	34.2	33.7
BACHELOR'S DEGREE OR HIGHER	33%	27%	22%
EMPLOYMENT & INCOME	1 MILE	3 MILE	5 MILE
AVG. HH INCOME. (2020)	\$75,262	\$62,365	\$55,429
DAYTIME EMPLOYMENT	941	32,592	113,683
# OF BUSINESSES	143	3,272	10,258
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
HOUSEHOLDS (2021)	4,282	31,414	81,153
HOUSEHOLD PROJ. (2026)	4,511	33,290	86,306
ANNUAL HH GROWTH (2021-2026)	+1.1%	+1.2%	+1.3%

LOCATION MAP



TENANT OVERVIEW

7-Eleven 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 their 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 & i Holdings.



COMPANY OVERVIEW

SEVEN& I
HOLDINGS

PARENT COMPANY

SVNDY

NYSE

AA-/STABLE

CREDIT RATING

\$61.5B

TOTAL REVENUE

58,165

EMPLOYEES

DALLAS, TX

HEADQUARTERS





EXCLUSIVELY LISTED BY:

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