

### Executive Summary

Tenant Name	7-Eleven, Inc. (Investment Grade - S&P: AA-)
Lease Type	Corporate Absolute NNN
Store Number	23333
Address	1133 Alternate Hwy 19, Holiday, FL
County	Pasco
Real Estate	Fee-Simple
Lot Size	72,366 Sq. Ft. / 1.66 Acres
Building Size	3,500 Sq. Ft. & 980 Sq. Ft. Car Wash
NOI	\$324,506.00
Offering Cap Rate	4.15%
Offering Price	\$7,819,421.69

### Lease Overview

Tenant/Guarantor	7-Eleven, Inc. (Investment Grade - S&P: AA-)
Initial Lease Term	15 years, plus (4) 5-year options to renew
Rent Commencement	10/14/2021
Lease Expiration	10/14/2036
Lease Type	Corporate Absolute NNN
Rent Escalations	10% Every 5 Years, In Primary Term & Options
Annual Rent Years 1-5	\$324,506.00
Annual Rent Years 6-10	\$356,956.60
Annual Rent Years 11-15	\$392,652.26
Option 1	\$431,917.49
Option 2	\$475,109.23
Option 3	\$522,620.16
Option 4	\$574,882.17