

BRAND NEW CONSTRUCTION

Absolute NNN Investment Opportunity



W/ Gas & Car Wash
S&P: AA-



COMING SOON



SWC Pleasant Hill Road & Harbor Road | Kissimmee, Florida

ORLANDO MSA

ARTIST RENDERINGS



SRS

NATIONAL
NET LEASE
GROUP

EXCLUSIVELY PRESENTED BY



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Rent Roll
Brand Profile

INVESTMENT SUMMARY



SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in an absolute NNN, investment grade (S&P: AA-), corporate guaranteed, 7-Eleven investment property located in Kissimmee, Florida (Orlando MSA). 7-Eleven recently executed a brand new 15-year lease with 4 (5-year) options to extend. The lease features 10% rental increases every 5 years throughout the initial term and at the beginning of each option period. Kissimmee is located 17 miles south of Orlando and is less than an hour from Florida's east and west coasts. It is also on the doorstep of world famous theme parks, award winning golf, premiere dining, and natural attractions.

7-Eleven will be strategically located along Pleasant Hill Road, a major commuter thoroughfare averaging 43,000 vehicles per day. The convenience store will be supplemented with a 6-pump gas station and drive-thru car wash, providing comprehensive services to consumers on the go. The site benefits from excellent visibility via significant street frontage along Pleasant Hill Road. It will also be located less than 2 miles south of the Shoppes of Kissimmee, a 74,200 SF neighborhood center anchored by Bealls Outlet and Ross Dress for Less. The 5-mile trade area is supported by nearly 71,000 residents and 23,000 employees with an average household income of \$73,000.

PROPERTY RENDERINGS



OFFERING SUMMARY



OFFERING

Pricing	\$6,638,000
Net Operating Income	\$288,762
Cap Rate	4.35%
Guaranty	Corporate
Tenant	7-Eleven, Inc.
Lease Type	Absolute NNN
Landlord Responsibilities	None

PROPERTY SPECIFICATIONS

Rentable Area	Building - 4,017 SF Car Wash - 980 SF
Land Area	1.39 Acres
Property Address	SWC Pleasant Hill Road & Harbor Road Kissimmee, FL 34746
Year Built	2021 (Est.)
Parcel Number	07-26-29-4470-0001-0280
Ownership	Fee Simple (Land & Building)

INVESTMENT HIGHLIGHTS



Brand New 15-Year Lease | Corporate Guaranteed | Investment Grade (S&P: AA-) | Scheduled Rental Increases

- Corporate guaranteed by 7-Eleven, Inc. (S&P: AA-)
- Recently executed a brand new 15-year lease with 4 (5-year) options to extend
- The lease features a 10% rental increase every 5 years throughout the initial term and at the beginning of each option period
- 7-Eleven, Inc. is an established and recognized brand that franchises and/or licenses more than 70,000 stores in 17 countries, including 11,800 in North America

Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities | Brand New Construction

- Tenant pays for CAM, taxes, and insurance
- No landlord responsibilities
- Ideal, management-free investment for a passive investor
- The brand new state-of-the-art property

Exceptional Traffic Counts | Gas Station & Car Wash Equipped

- 7-Eleven will be located along Pleasant Hill Road, a major commuter thoroughfare averaging 43,000 vehicles passing by daily
- Property will be complete with a 6-pump gas station and drive-thru car wash, providing comprehensive services for customers on the go
- Access via Harbor Road

Nearby Shopping Centers | Increases Consumer Draw & Exposure to Site

- Located less than 2 miles south of the Shoppes of Kissimmee, a 74,200 SF neighborhood center anchored by Bealls Outlet and Ross Dress for Less
- Additional centers include Publix anchored Pleasant Hill Commons (86,100 SF) and a Home Depot anchored shopping center (115,000 SF)
- Nearby retail centers significantly increase consumer draw to the immediate trade area and promote crossover store exposure for 7-Eleven

Direct Consumer Base | Future Residential Development | Strong Demographics in 5-Mile Trade Area

- Within walking distance to Pleasant Hill Village (106 units)
- Directly across from 200-acre future residential development (+/- 800 homes)
- The 5-mile trade area is supported by nearly 71,000 residents and 23,000 employees
- \$73,000 average household income

Kissimmee, FL

- Major business sectors in trade area include the service industry (38%), retail (16%), and construction (8%)
- 7.7% unemployment rate, remainder of employed work force fall in the white collar (55%), blue collar (23%), and service (22%) sectors respectively
- More than 45,000 accommodations for travelers
- Kissimmee is the Vacation Home Capital of the World
- Walt Disney World Resort is located only 13 miles Northwest of Kissimmee

CONSTRUCTION OCTOBER 2021



PROPERTY OVERVIEW



Location

Kissimmee, FL
Osceola County
(Orlando MSA)



Parking

There are approximately 23 parking spaces on the owned parcel.
The parking ratio is approximately 4.52 stalls per 1,000 SF of leasable area.



Access

1 Access Point: Harbor Road



Parcel

Parcel Number: 07-26-29-4470-0001-0280
Acres: 1.39
Square Feet: 60,766 SF



Traffic Counts

Pleasant Hill Road: 43,000 Vehicles Per Day
U.S. Highway 92 & 17: 42,500 Vehicles Per Day



Construction

Year Built: 2021 (Est.)



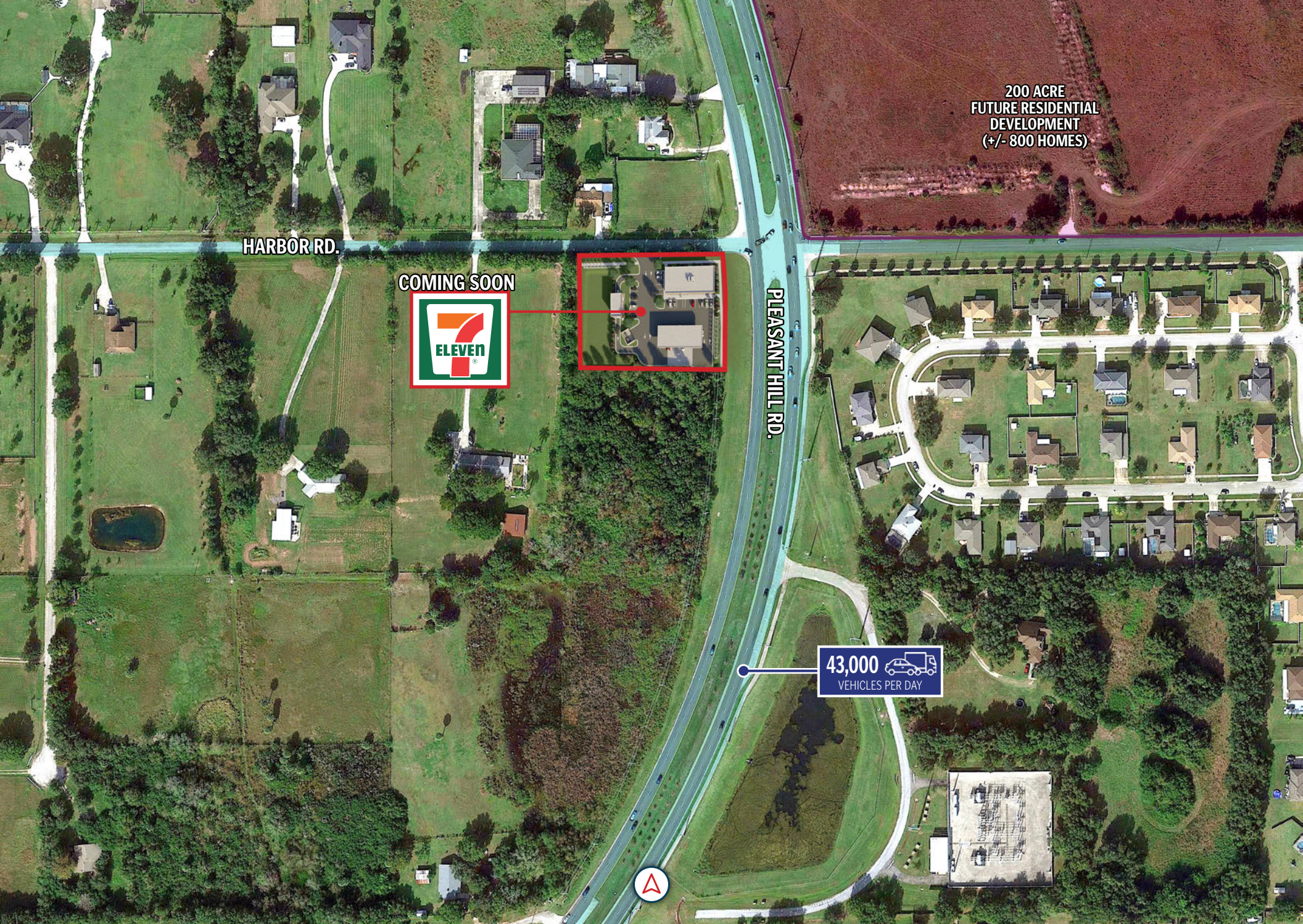
Improvements

There is approximately 5,087 of existing building area



Zoning

NCC: Neighborhood Center Core



200 ACRE
FUTURE RESIDENTIAL
DEVELOPMENT
(+/- 800 HOMES)

HARBOR RD.

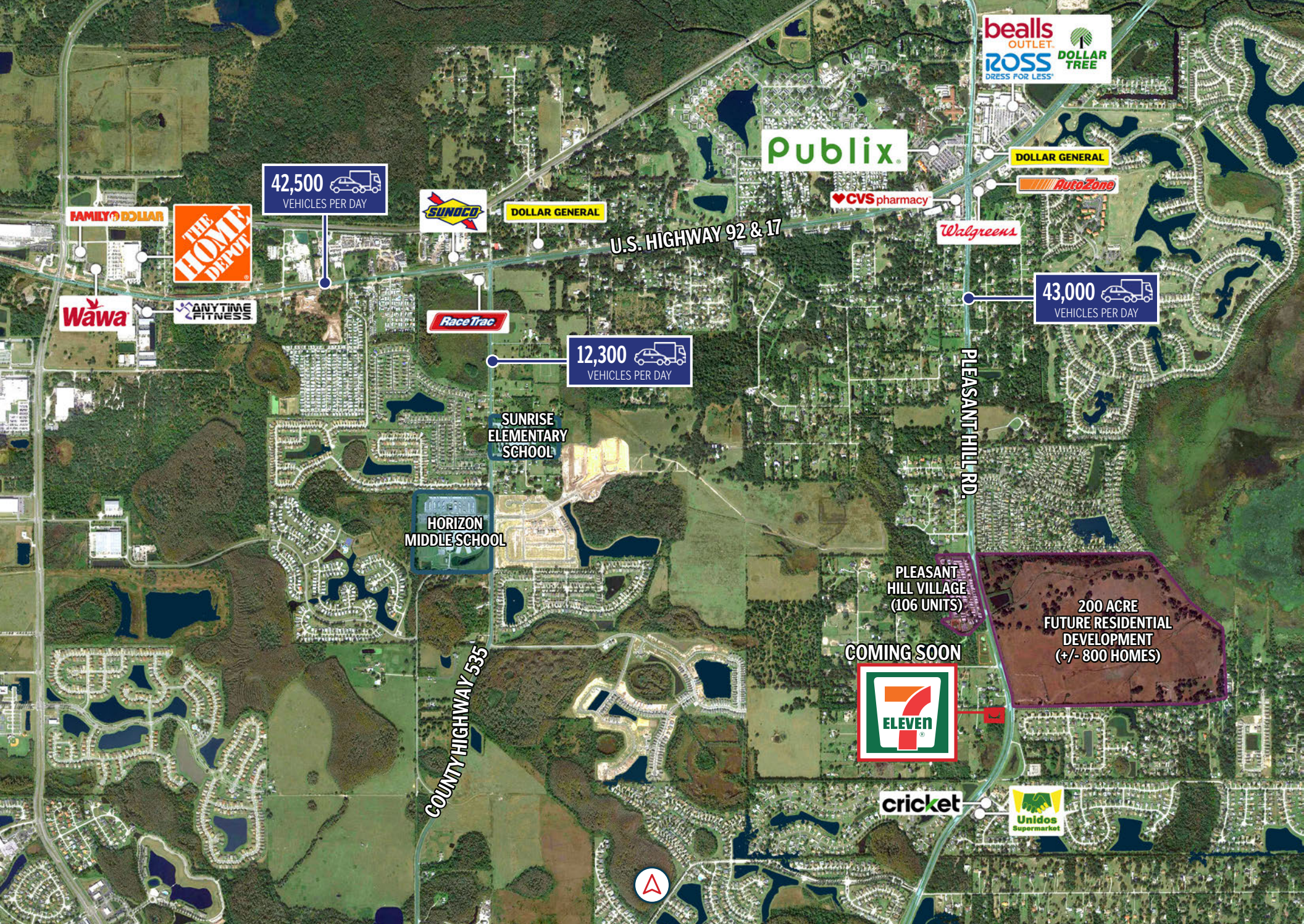
COMING SOON

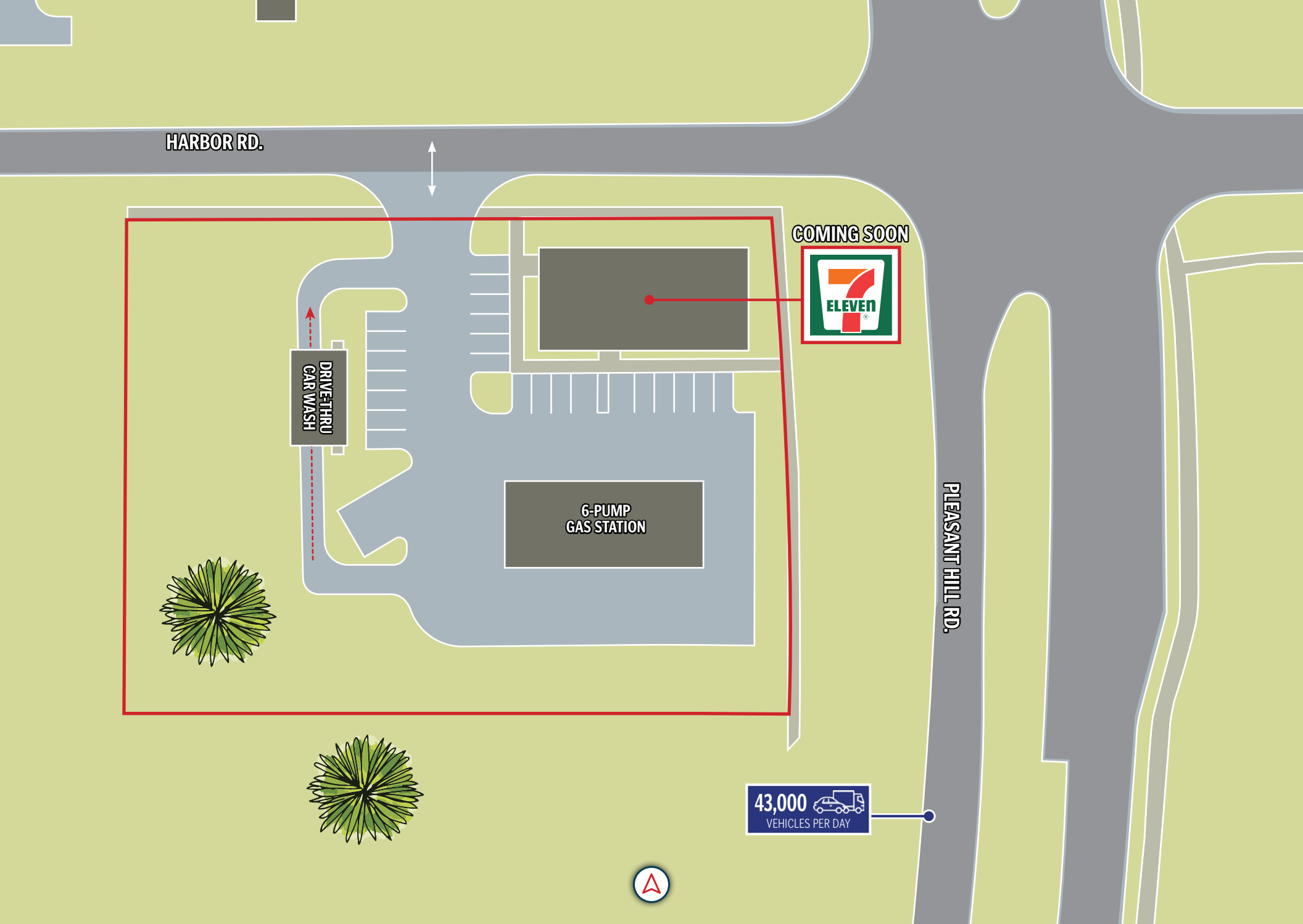


PLEASANT HILL RD.

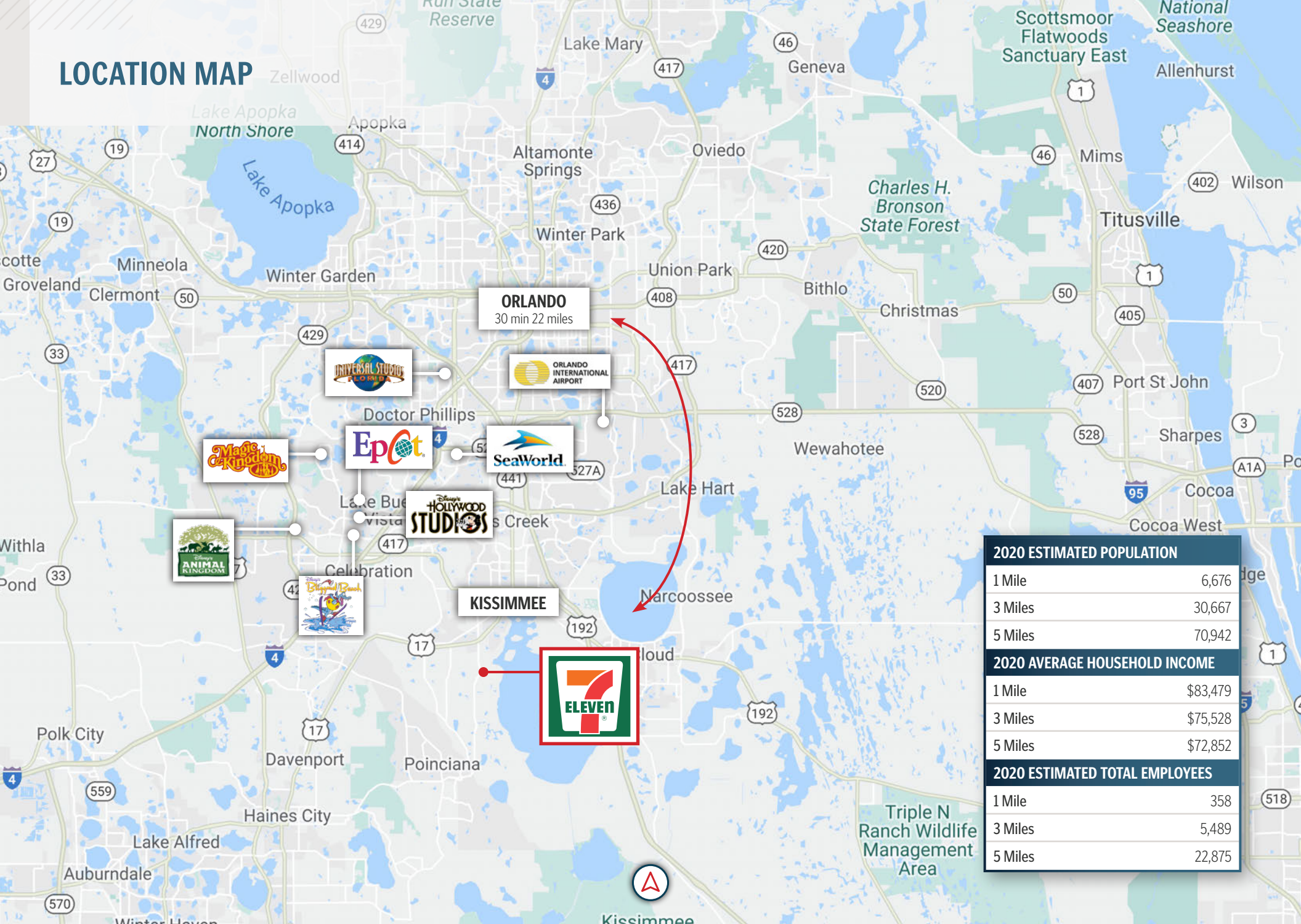
43,000
VEHICLES PER DAY







LOCATION MAP



AREA OVERVIEW



KISSIMMEE, FLORIDA

Kissimmee, Florida is 17 miles south of Orlando, Florida and 68 miles east of Tampa, Florida. It is located in Osceola County in Central Florida along the shore of Lake Tohopekaliga, which is locally referred to as Lake Toho. It has a large Hispanic population which includes a large number of Puerto Ricans. Of Florida's 67 counties, Osceola is the State's sixth largest in geographical size, with a land area of 1,506 square miles. There are approximately 13,580 acres within the corporate limits of the City. The estimated population as of July 2016 was 66,225.



The City is primarily residential in character but also serves as a regional retail and commercial center. It derives a substantial portion of its economic activity from its proximity to Walt Disney World as well as from the surrounding cattle industry. The Walt Disney World complex has been largely responsible for growth in the City and its adjacent areas since it opened on October 1, 1971. The complex is the site of the "Magic Kingdom", an amusement theme park, and a variety of other facilities designed to attract visitors for an extended stay by offering a wide range of recreational activities for the entire family.



Kissimmee attractions includes Oldtown, Osceola Center for the Arts, Osceola County Historical Society & Museum, and The Houston Astros participate in Spring Training in Kissimmee at the Osceola County Stadium. Visitors have opportunities to take a tour of the region's working cattle ranches. Tours of the Boggy Creek wetlands are available. The close by Lake Buena Vista is popular for outdoor activities. The Kissimmee Chain of Lakes is well known for its largemouth bass fishing. The city features a large water park and numerous golf courses including Kissimmee Golf Club, Ginn Reunion Resort Golf Course and Kissimmee Oaks Golf Club. Excellent fishing opportunities are available at Lake Toho. The School District of Osceola County, Florida serves Kissimmee.



ORLANDO, FLORIDA

Orlando is home to numerous theme parks, including the world famous Walt Disney World Resort. Orlando is also only 45 minutes from Port Canaveral, a major cruise ship port that plays host to at least three major cruise lines and over ten different cruise ships. The City of Orlando is the 4th largest city in Florida with a population of 294,265 as of July 1, 2019.

The largest industries in City are Accommodation & Food Services, Health Care & Social Assistance, and Retail Trade, and the highest paying industries are Information, Professional, Scientific, & Technical Services, and Utilities. Principal employers of the city are Walt Disney World, Orange County Public Schools, Universal Orlando Resort, Adventist Health System (now AdventHealth), Publix Supermarkets Inc., Orlando International Airport (MCO), Orlando Health, University of Central Florida, Orange County Government and Seminole County Public Schools.

Orlando is more than just theme parks. It is also home to many arts and cultural attractions and activities. Orlando offers museums, the performing arts and much more. Some of City's more notable museums and gardens/arboretums include The Central Florida Zoological Park, The Charles Hosmer Morse Museum, Mennello Museum of American Art, The Cornell Fine Arts Museum, Bok Tower Gardens, and Education Center of Central Florida.

In addition to the numerous shows staged by the many theme parks, for patrons of the performing arts, Orlando has even more to offer. Some of the more notable attractions include The Imperial Symphony Orchestra and The Maitland Art Center.

AREA OVERVIEW



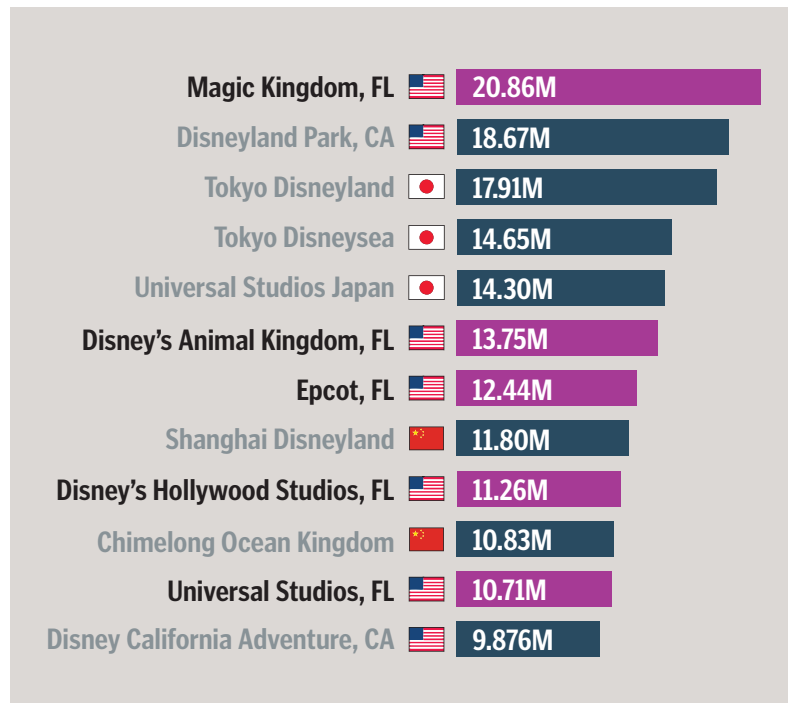
Orlando is home to numerous theme parks, including the world famous Walt Disney World Resort.

In recent years, Walt Disney World Resort, Universal Orlando Resort, SeaWorld Orlando and LEGOLAND Florida Resort have unveiled new rides and features, with more on the way in 2020 and beyond.

With more than 121,000 hotel rooms, 20,000 vacation-home rentals and 22,000 vacation-ownership properties in the area, Orlando has ample vacation accommodations at all times.

The World's Most Popular Theme Parks,

Theme parks with the highest attendance figures in 2018



WALT DISNEY MAGIC KINGDOM PARK



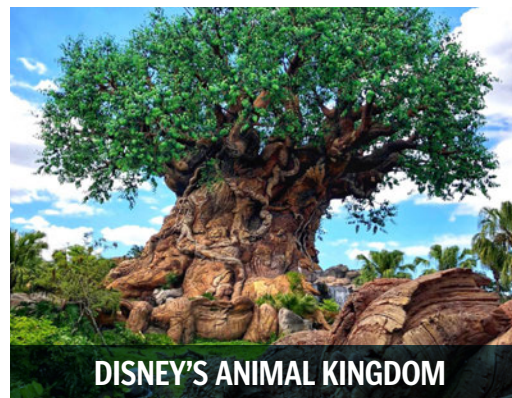
UNIVERSAL STUDIOS ORLANDO



THE WALT DISNEY EPCOT CENTER



DISNEY'S HOLLYWOOD STUDIOS



DISNEY'S ANIMAL KINGDOM



SEA WORLD ORLANDO

AREA OVERVIEW



Universal Orlando Resort **Two theme parks, one water park,** **Six Resort Hotels**

Universal Orlando Resort, commonly known as Universal Orlando or simply “Universal,” formerly Universal Studios Escape, is an American theme park and entertainment resort complex based in Orlando, Florida. The resort is operated by Universal Parks & Resorts. It is wholly owned by NBCUniversal, a division of Comcast. Universal Orlando is the second-largest resort in Greater Orlando, after the Walt Disney World resort which is nearby, covering 541 acres of land.



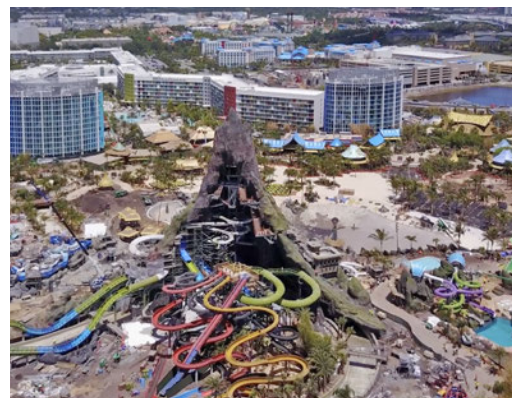
Universal Studios Orlando **10.71 million visitors per year (2018)**

Universal Studios Florida is a theme park and production studio located in Orlando, Florida, United States. Opened on June 7, 1990, the park's theme is the entertainment industry, in particular movies and television. Universal Studios Florida inspires its guests to “ride the movies”, and it features numerous attractions and live shows. The park is one component of the larger Universal Orlando Resort.



Sea World Orlando **4.59 million visitors per year (2018)**

SeaWorld Orlando is a theme park and marine zoological park, in Orlando, Florida. It is owned and operated by SeaWorld Parks & Entertainment. When combined with its neighbor Discovery Cove and Aquatica, it forms SeaWorld Parks and Resorts Orlando, an entertainment complex consisting of the three parks and many hotels.



AREA OVERVIEW



The Walt Disney World Resort **Four theme parks, two water parks,** **twenty-seven resort hotels**

The resort is owned and operated by Walt Disney Parks and Resorts, a division of The Walt Disney Company.

The Walt Disney Magic Kingdom Park **20.86 million visitors per year (2018)**

With the initial success of Disneyland, Walt Disney set his sights on building another theme park, only this time on a much grander scale.

Disney's Animal Kingdom **13.75 million visitors per year (2018)**

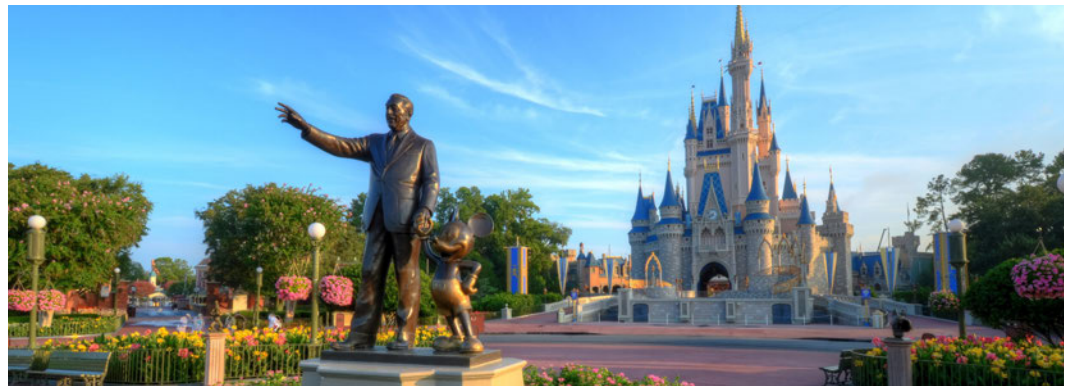
Disney's Animal Kingdom is a zoological theme park at the Walt Disney World Resort in Bay Lake, Florida, near Orlando. It is the largest theme park in the world, covering 580 acres and featuring numerous wildlife attractions.

The Walt Disney Epcot Center **12.44 million visitors per year (2018)**

Epcot is a theme park at the Walt Disney World Resort in Bay Lake, Florida. Epcot is often referred to as a "permanent world's fair".

Disney's Hollywood Studios **11.26 million visitors per year (2018)**

Disney's Hollywood Studios is a theme park at the Walt Disney World Resort in Bay Lake, Florida, near Orlando. The park is dedicated to the imagined worlds from film, television, music, and theatre, drawing inspiration from the Golden Age of Hollywood.



AREA DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
POPULATION			
2020 Estimated Population	6,676	30,667	70,942
2025 Projected Population	7,778	36,050	86,067
2010 Census Population	4,791	22,160	51,482
Projected Annual Growth 2020 to 2025	3.10%	3.29%	3.94%
Historical Annual Growth 2010 to 2020	2.11%	3.43%	3.29%
HOUSEHOLDS & GROWTH			
2020 Estimated Households	1,931	9,746	22,420
2025 Projected Households	2,213	11,283	26,982
2010 Census Households	1,455	7,378	16,996
Projected Annual Growth 2020 to 2025	2.76%	2.97%	3.77%
Historical Annual Growth 2010 to 2020	1.79%	2.93%	2.85%
RACE & ETHNICITY			
2020 Estimated White	49.25%	55.96%	56.72%
2020 Estimated Black or African American	16.66%	15.37%	15.44%
2020 Estimated Asian or Pacific Islander	3.98%	3.52%	3.33%
2020 Estimated American Indian or Native Alaskan	0.66%	0.56%	0.60%
2020 Estimated Other Races	15.08%	14.66%	13.81%
2020 Estimated Hispanic	59.92%	58.39%	58.69%
INCOME			
2020 Estimated Average Household Income	\$83,479	\$75,528	\$72,852
2020 Estimated Median Household Income	\$61,710	\$55,516	\$53,479
2020 Estimated Per Capita Income	\$25,221	\$23,988	\$23,188
DAYTIME POPULATION			
2020 Estimated Total Businesses	72	702	3,103
2020 Estimated Total Employees	358	5,489	22,875



RENT ROLL



TENANT NAME	SQUARE FEET	LEASE TERM		RENTAL RATES							
		LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	PSF	ANNUALLY	PSF	RECOVERY TYPE	OPTIONS
7-Eleven, Inc.	5,087	Delivery Date	15 Years	Year 1	-	\$24,064	\$4.73	\$288,762	\$56.76	Absolute NNN	4 (5-Year)
(Corporate Guaranty)				Year 6	10%	\$26,470	\$5.20	\$317,638	\$62.44	10% Increase at Beg. of Each Option	
				Year 11	10%	\$29,117	\$5.72	\$349,402	\$68.69		

¹Tenant has a 20-day Right of First Refusal.

FINANCIAL INFORMATION

Price	\$6,638,000
Net Operating Income	\$288,762
Cap Rate	4.35%
Lease Type	Absolute NNN

PROPERTY SPECIFICATIONS

Year Built	2021 (Est.)
Rentable Area	Building - 4,107 SF Car Wash - 908 SF
Land Area	1.39 Acres
Address	SWC Pleasant Hill Road & Harbor Road Kissimmee, FL 34746



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 70,000 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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275+

RETAIL
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25+

OFFICES

#1

LARGEST REAL ESTATE
SERVICES FIRM
in North America
exclusively dedicated
to retail

2K+

RETAIL
TRANSACTIONS
company-wide
in 2019

485

NET LEASE
PROPERTIES SOLD
in 2019

\$1.5B

NET LEASE
TRANSACTION VALUE
in 2019

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