

7-Eleven Store #30025 // 6700 SW 56th Street, Miami, FL

Investment Summary

Tenant Name	7-Eleven, Inc. (Investment Grade - S&P: AA-)
Lease Type	Corporate Absolute NNN
Store Number	30025
Address	6700 SW 56th Street, Miami, FL
County	Miami Dade
Real Estate	Fee-Simple
Lot Size	.60 acres / 26,136 Sq. Ft.
Building Size	3,000 Sq. Ft.
NOI	\$309,118.00
Offering Cap Rate	4.00%
Offering Price	\$7,727,950.00

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	4/1/2022
Projected Lease Expiration	4/1/2037
Lease Type	Corporate Absolute NNN
Rent Escalations	10% Every 5 Years, In Primary Term & Options
Annual Rent Years 1-5	\$309,118.00
Annual Rent Years 6-10	\$340,029.80
Annual Rent Years 11-15	\$374,032.78
Option 1	\$411,436.06
Option 2	\$452,579.66
Option 3	\$497,837.63
Option 4	\$547,621.39