

OFFERING MEMORANDUM

Absolute NNN Lease | Bradenton/Sarasota, FL MSA



Offering Allows for 100% Bonus Depreciation

625 Eighth Ave W, Palmetto, FL



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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 **625 Eighth Ave W, Palmetto, FL**. 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.

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TRANSACTION SUMMARY

Purchase Price:	\$5,500,675
Cap Rate:	4.00%
Annual Rent:	\$220,027



Lease Summary

Tenant:	7-Eleven
Lease Type:	Absolute NNN
Landlord Responsibilities:	None
Remaining Lease Term:	13.5 Years
Rent Commencement:	7/1/2020
Lease Expiration:	6/30/2035
Options to Renew:	4 x 5 Year
Annual Increases	10% Every 5 Years

Property Specifications

Location:	625 Eighth Ave W, Palmetto, FL 34221
Building Size:	3,500 SF
Land Size:	1.2 Acres
Year Built:	2020



Investment Highlights

- Long Term Absolute NNN Lease
- Asset Qualifies for 100% Bonus Depreciation
- Subject Property Benefits from 7-Eleven's Restaurant Brand Laredo Taco
- Located 1.7 Miles North of Downtown Bradenton
- Immediate Area Showing Huge Growth of 28% YOY
- Located on Main Thoroughfare with Access to 32,000 VPD

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



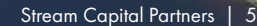
57,270+
Employees



\$5.77 Trillion
Annual Revenue (2021)



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BUILDING PHOTOS



AERIAL VIEW



AERIAL VIEW



AERIAL VIEW



C-STORE DEPRECIATION

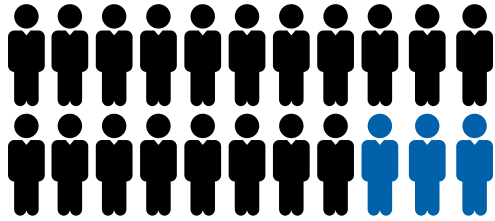
As part of the “Tax Cuts and Jobs Act” of 2017, an investor may be eligible for 100% bonus depreciation when purchasing a qualified C-Store if placed in service after September 27, 2017 but before January 1, 2023. (some exclusions may apply). The bonus depreciation deductions may be used to offset the 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.

GREATER SARASOTA AREA SNAPSHOT

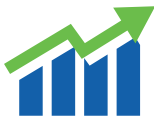


833,700+

People in Palmetto, FL which is located in the Greater Sarasota Metropolitan Statistical Area.



Sarasota is recognized as a **Top 10 City** in America for millennial population growth, with an **11.1% growth rate** annually.



The population of nearby Bradenton increases **3.00%** annually, and since the latest census has grown by **27.39%**.



The Greater Sarasota area is home to numerous colleges and universities, strong public and private school systems, and technical vocational schools contributing to the **region's well-educated workforce**.

Numerous corporate headquarters are located in Southwest Florida. With their arrival, they are bringing high-paying job opportunities and increased consumer spending. Major Sarasota area employers include:



Tourism

Over **2 million people** flock to the beaches of Sarasota each year. Less than an hour away is the St. Petersburg and Clearwater area which attracts over **6.5 million** visitors each year generating more than \$10.b billion dollars from local visitors.

2.2M

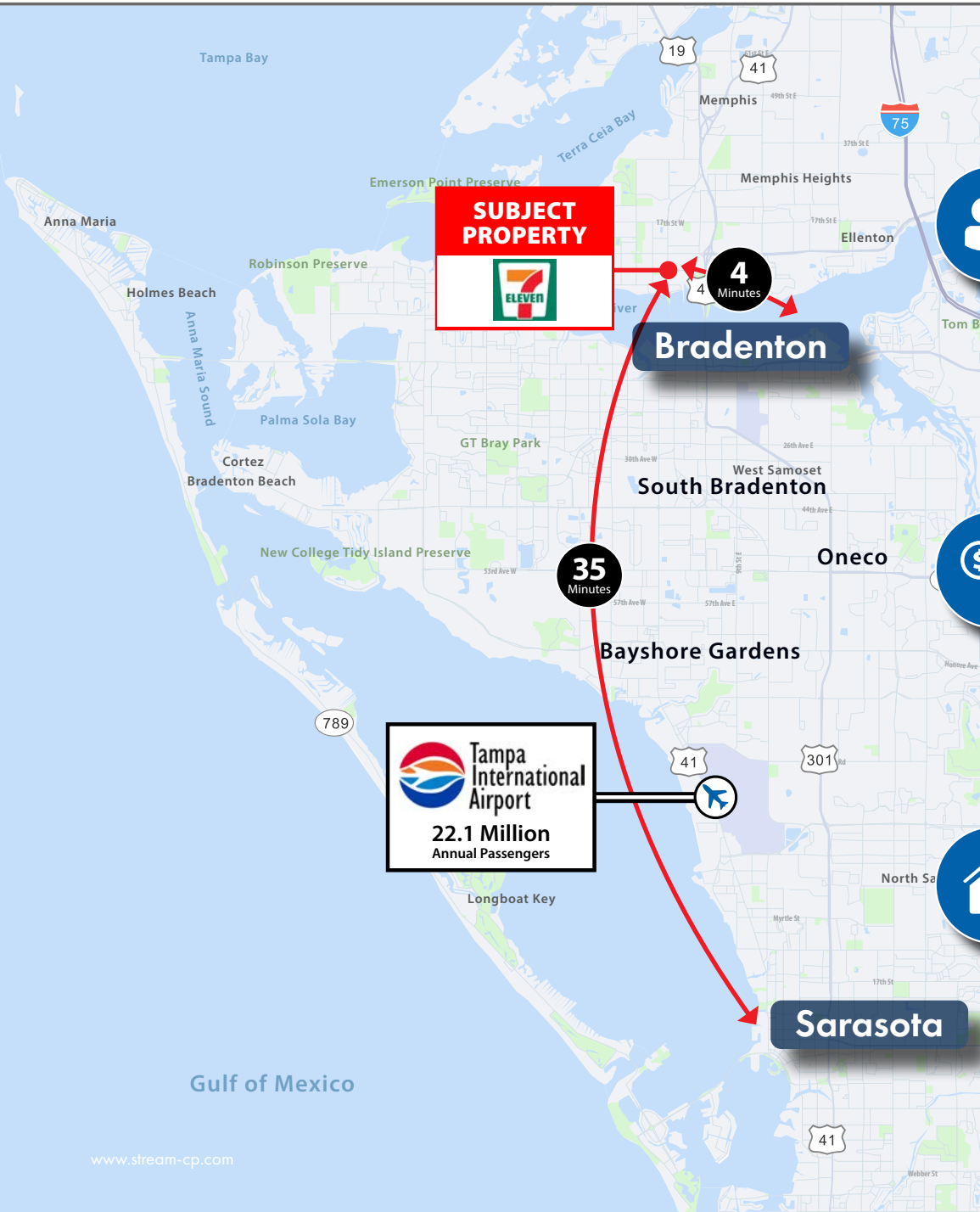
Annual Visitors to
Sarasota County

\$2.2B

Annual Economic Impact
to the Sarasota Area

Sarasota is Well served by a strong network of hospitals and health care providers. Sarasota is home to one of the 10 largest public hospitals in America, Sarasota Memorial Health Care System, with 839 beds and nearly 7,000 staff members.

REGIONAL MAP



Demographics

Source: Landvision 2021



Residential Population

	1 Mile	3 Miles	5 Miles
Pop. Growth (2020-2021)	10,800 (28.87%)	74,426 (27.87%)	190,528 (28.00%)



Average Household Income

	1 Mile	3 Miles	5 Miles
	\$64,875	\$69,882	\$70,290



Total Households

	1 Mile	3 Miles	5 Miles
	3,934	27,904	80,533



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