

# BRAND NEW CONSTRUCTION

Absolute NNN (Ground Lease) Investment Opportunity



1490 NE. 8th Street (Campbell Drive)

## HOMESTEAD FLORIDA

REPRESENTATIVE PHOTO





## PRESENTED BY



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# OFFERING SUMMARY



## OFFERING

Asking Price	\$6,254,000
Cap Rate	4.00%
Net Operating Income	\$250,145

## PROPERTY SPECIFICATIONS

Property Address	1490 NE 8th Street (Campbell Drive) Homestead, Florida 33033
Rentable Area	4,650 SF
Land Area	2.27 AC
Year Built	2022 (Under Construction)
Tenant	7-Eleven
Guaranty	Corporate (S&P: AA-)
Lease Type	Absolute NNN (Ground Lease)
Landlord Responsibilities	None
Lease Term	15 Years
Increases	10% Every 5 Years
Options	4 (5-Year)
Rent Commencement	July 1 <sup>st</sup> , 2022
Lease Expiration	July 1 <sup>st</sup> , 2037

### Brand New 15-Year Lease | Corporate Guaranteed | Options To Extend | Scheduled Rental Increases | Car Wash Equipped

- Brand new 15-year lease with 4 (5-year) options to extend, demonstrating their long-term commitment to the site
- The lease is corporate guaranteed by 7-Eleven, Inc., an investment grade tenant (S&P: AA-). 7-Eleven is a globally recognized, established convenience store and gas station operator and recently opened their 71,100th store in the world (July 2020)
- The lease features a rare 10% rental increase every 5 years and at the beginning of each option period, increasing NOI and hedging against inflation
- The asset includes a car wash, adding an additional incentive for customers

### Absolute NNN Ground Lease | Land Ownership | Zero Landlord Responsibilities | No Income Tax State

- Tenant pays for CAM, taxes, insurance, and maintains all aspects of the premises
- Investor benefits from fee-simple ownership of the land
- No landlord responsibilities
- Ideal management-free investment in a state with no state income tax

### Signalized, Hard Corner Intersection | Sunnylea Plaza | Ronald Reagan Turnpike & S. Dixie Hwy | Excellent Visibility & Access

- The site is strategically located at the signalized, hard corner intersection of NE 8th Street (Campbell Drive) and the entrance of Sunnylea Plaza
- Sunnylea Plaza is a brand new 30k SF retail development, that includes a single tenant medical building, retail strip center, and a future drive-thru QSR
- Positioned between Ronald Regan Turnpike (63,400 VPD) and S. Dixie Hwy/US Hwy 1 (31,500 VPD)
- The asset benefits from significant street frontage and multiple points of access, providing ease and convenience for customers

### Strong Demographics In 5-Mile Radius

- More than 160,000 residents and 33,000 employees support the trade area
- Features an average household income of \$62,773



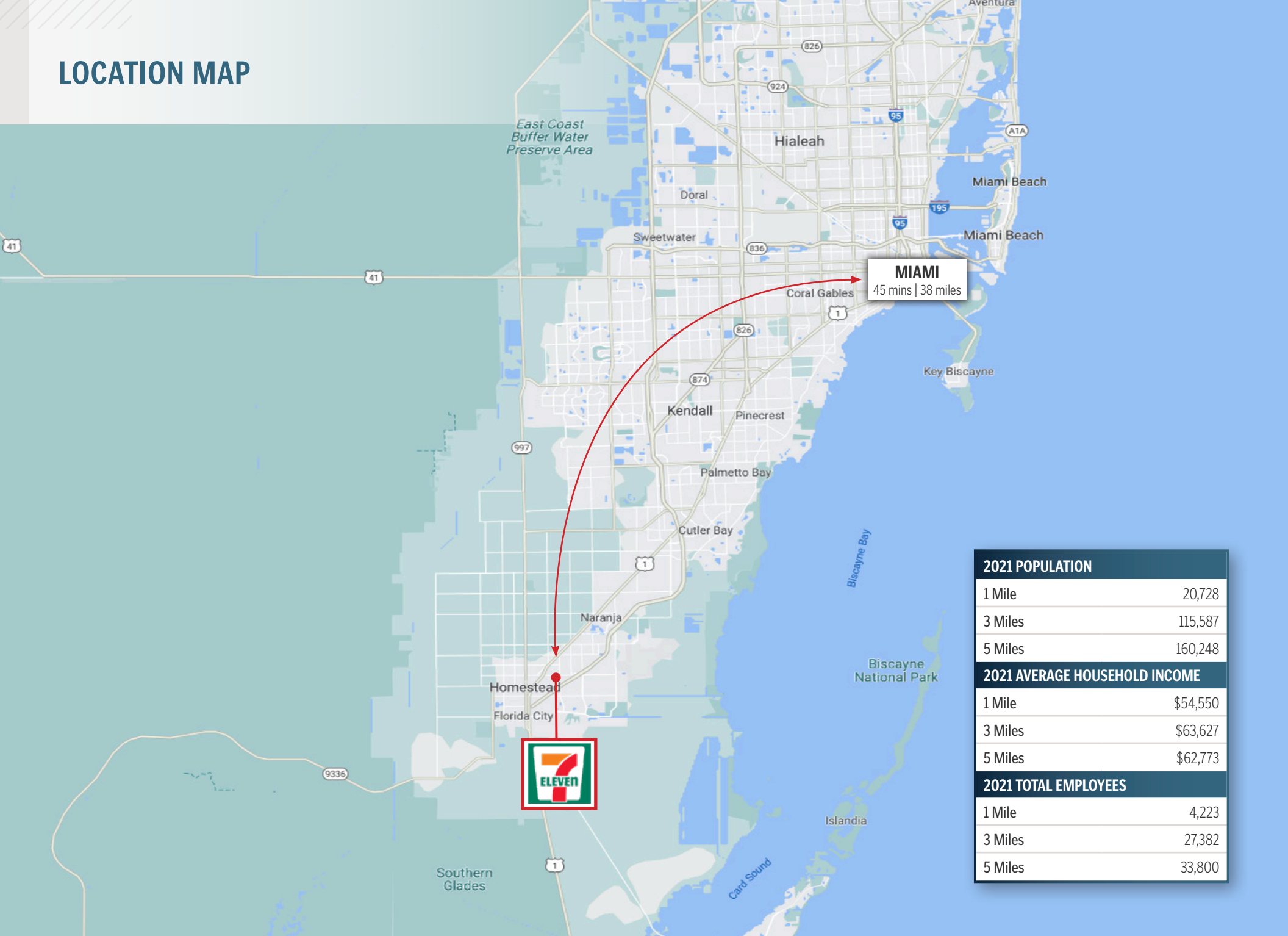
# RENT ROLL



TENANT NAME	SQUARE FEET	Lease Term				Rental Rates		
		LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	ANNUALLY	OPTIONS
<b>7-Eleven</b>	4,650	July 2022	July 2037	Year 1	-	\$20,845	\$250,145	4 (5-Year)
(Corporate Guaranty)				Year 6	10%	\$22,930	\$275,159	10% Increase Beg. of Each Option
				Year 11	10%	\$25,223	\$302,675	

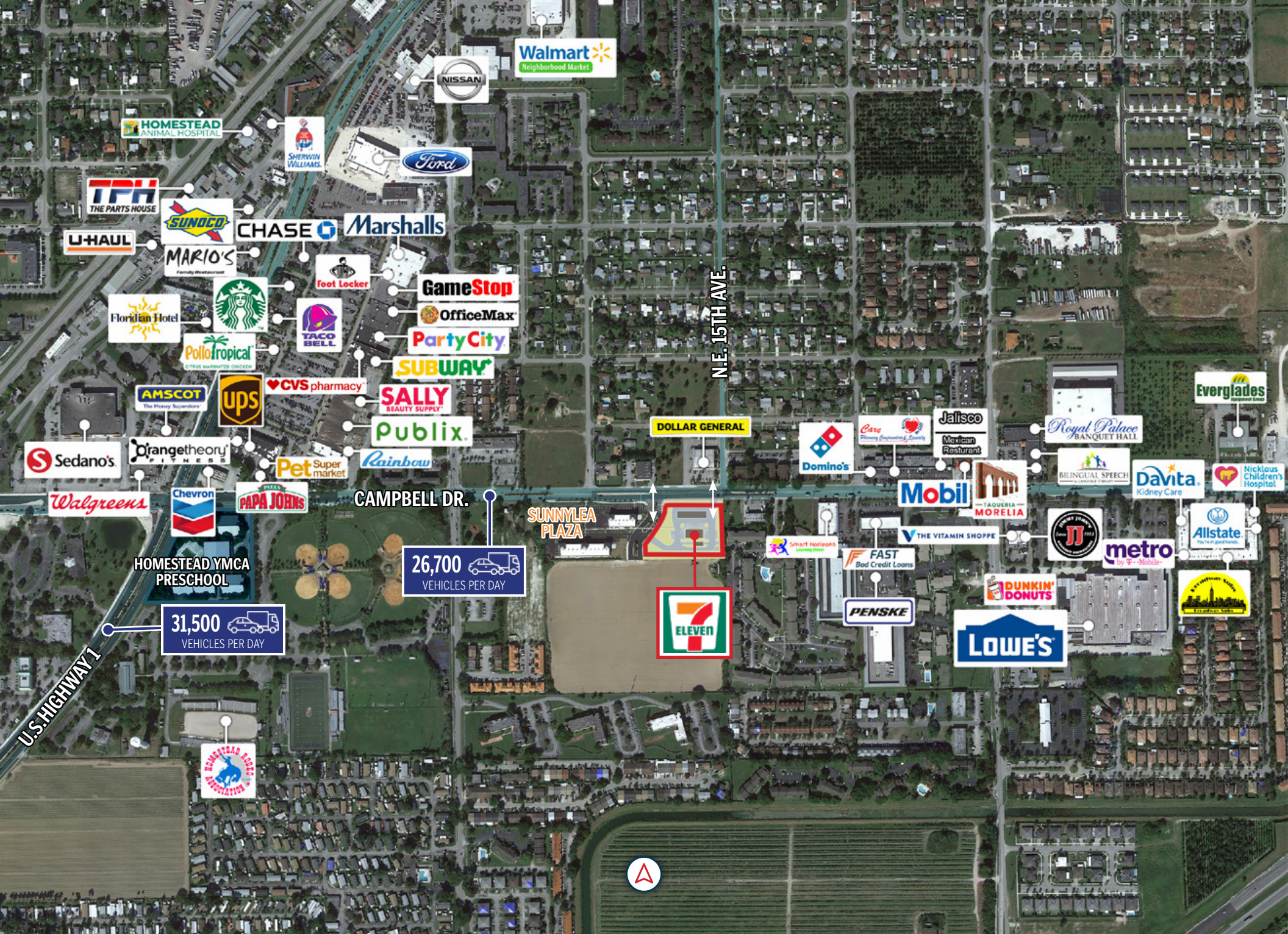


# LOCATION MAP



2021 POPULATION	
1 Mile	20,728
3 Miles	115,587
5 Miles	160,248
2021 AVERAGE HOUSEHOLD INCOME	
1 Mile	\$54,550
3 Miles	\$63,627
5 Miles	\$62,773
2021 TOTAL EMPLOYEES	
1 Mile	4,223
3 Miles	27,382
5 Miles	33,800

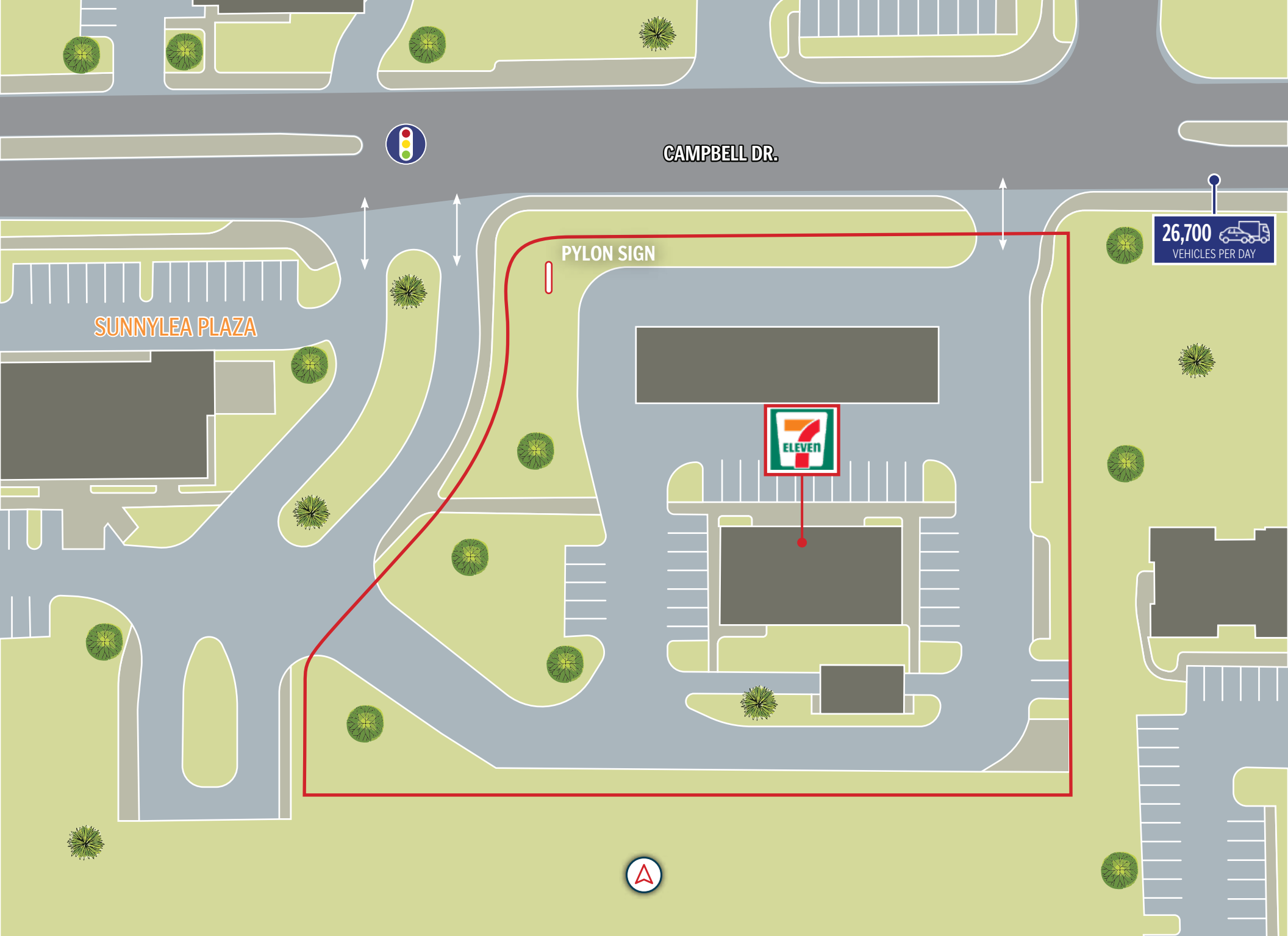














# BRAND PROFILE



## 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 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 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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in North America  
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1.7K+

**RETAIL  
TRANSACTIONS**  
company-wide  
in 2020

500+

**NET LEASE  
PROPERTIES SOLD**  
in 2020

\$1.9B

**NET LEASE  
TRANSACTION VALUE**  
in 2020

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