



REPRESENTATIVE PHOTO

 NARCOOSSEE RD & LAUREATE BLVD, ORLANDO, FL 32832

Marcus & Millichap

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present for sale this Brand-New Absolute Net Leased 7-Eleven located adjacent to the South West Corner of Narcoossee Road and Laureate Blvd in Orlando, Florida. The freestanding single-tenant property consists of a 4,500 Sq.Ft Convenience Store, Fueling Stations, and Car Wash Facility and is situated on a 1.34-acre parcel of land.

The property is located in the heart of Lake Nona, a 17-square-mile, integrated and collaborative community designed and built from scratch in Orlando and anchored by clusters of excellence in wellbeing, sports and performance, education and technology. The subject property is also part of Lake Nona Greenwood a new 46.80-acre mixed used development comprised of 306 Apartments and several commercial lots featuring Regions Bank, Bank of America, Wash City Car Wash, El Meson, Little Gym, Pristine Spa, Noire Nail Bar, Tijuana Flats, and Kumon Learning Center. The immediate trade area is also home to Publix, Chase Bank, Smoothie King, Burger Fi, First Watch, Chick-Fil-A, and numerous strip centers made up of National and Regional Tenants.

7-Eleven executed a 15 Year Absolute NNN Lease with attractive rental increases. The lease is backed by 7-Eleven Corporate with an S&P Rating: AA-. This brand new 7-Eleven is currently under construction and is expected to be completed in the early days of September 2022.

7-Eleven is the world's largest operator, franchisor and licensor of convenience stores with approximately 68,000 stores in 18 countries. In the 10,500 stores in North America, 7-Eleven offers over 2,500 different products and services.

INVESTMENT HIGHLIGHTS

- Brand New Construction 7-Eleven
- Corporate Guarantee | 68,000+ Locations and S&P Credit Rating: AA-
- No Landlord Responsibilities | 15 Year Absolute NNN Lease
- Attractive Rent Growth | 15% Every 5 Years During Initial Term
- Traffic Counts Exceed 39,500 vehicles per day
- Superb Demographics | Over 63,000 full time residents in the immediate area
- Affluent Market | Average Household Income Exceeds \$113,321 in 1-mile
- 31% of Lake Nona Residents Report Average Household Income Exceeding \$200,000
- Located within Lake Nona, a 17-square-mile, integrated and collaborative community in Orlando
- Lake Nona is one of the fastest-selling communities in the U.S
- Located in a New 46.80-Acre Mixed Use Development Featuring 306 Apartments and a plethora of Service Retail and Restaurants
- Florida is an Income Tax Free State

THE OFFERING

7 ELEVEN
Narcoossee Rd & Laureate Blvd
Orlando, Florida 32832



PROPERTY DETAILS

Lot Size	58,370 SF (1.34 Acres)
Rentable Square Feet	4,500 SF
Price/SF	\$1,082.62
Year Built	2022

FINANCIAL OVERVIEW

List Price	\$4,871,794
Down Payment	100% / \$4,871,794
Cap Rate	3.90%
Type of Ownership	Ground Lease

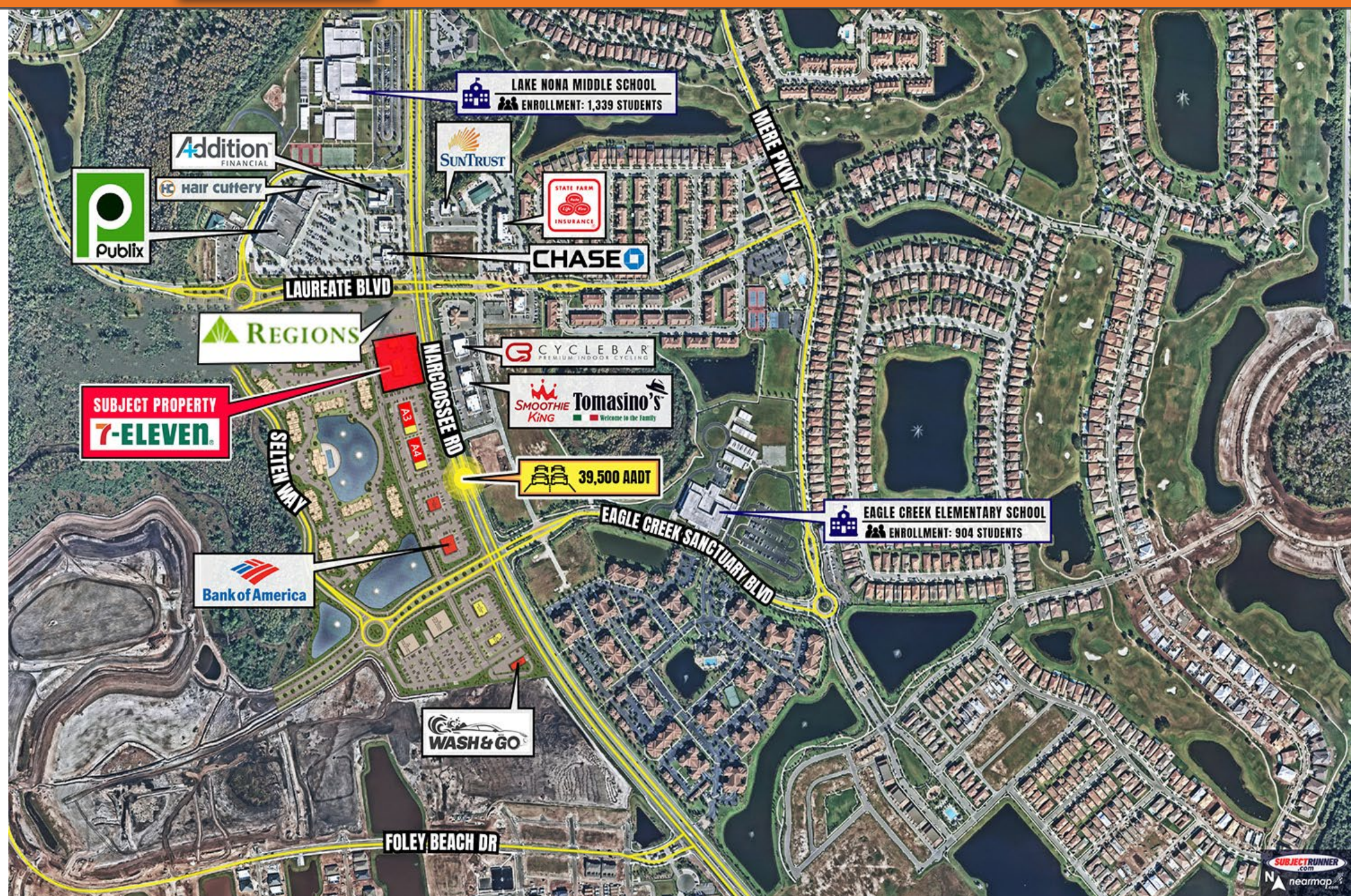
PROPERTY RENT DATA

RENT INCREASES	MONTHLY RENT	ANNUAL RENT
08/08/2022 - 08/07/2027 (Current)	\$15,833	\$190,000
08/08/2027 - 08/07/2032	\$18,208	\$218,000
08/08/2032 - 08/07/2037	\$20,940	\$251,275
08/08/2037 - 08/07/2042 (Option 1)		FMV
08/08/2042 - 08/07/2047 (Option 2)		FMV
08/08/2047 - 08/07/2052 (Option 3)		FMV
08/08/2052 - 08/07/2057 (Option 4)		FMV
Base Rent		\$190,000
Net Operating Income		\$190,000.00
TOTAL ANNUAL RETURN	CAP 3.90%	\$190,000

LEASE ABSTRACT

Tenant Trade Name	7 Eleven
Tenant	Corporate Store
Ownership	Public
Guarantor	Corporate Guarantee
Lease Type	NNN
Lease Term	15 Years
Lease Commencement Date	10/05/2020
Rent Commencement Date	08/08/2022
Expiration Date of Base Term	08/07/2037
Increases	15% Increases every 5 Years on Lease Term Option Periods at Market
Options	Four Five-Year Options
Term Remaining on Lease	15 Years
Landlord Responsibility	None
Tenant Responsibility	All items
Property Type	Net Leased Auto Service - Gas/Conv
Right of First Refusal	Yes





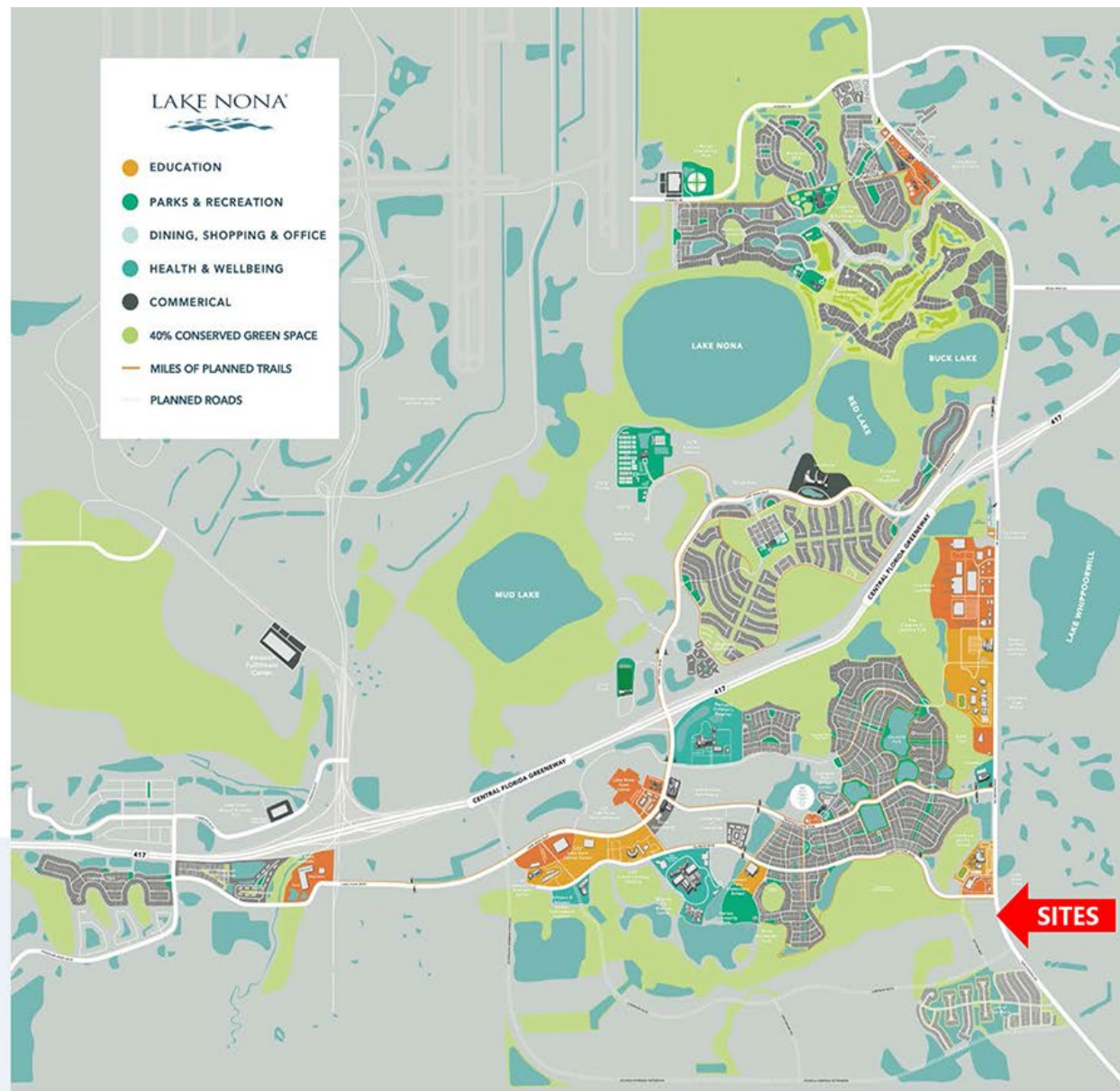
LAKE NONA

COMMUNITY MAP

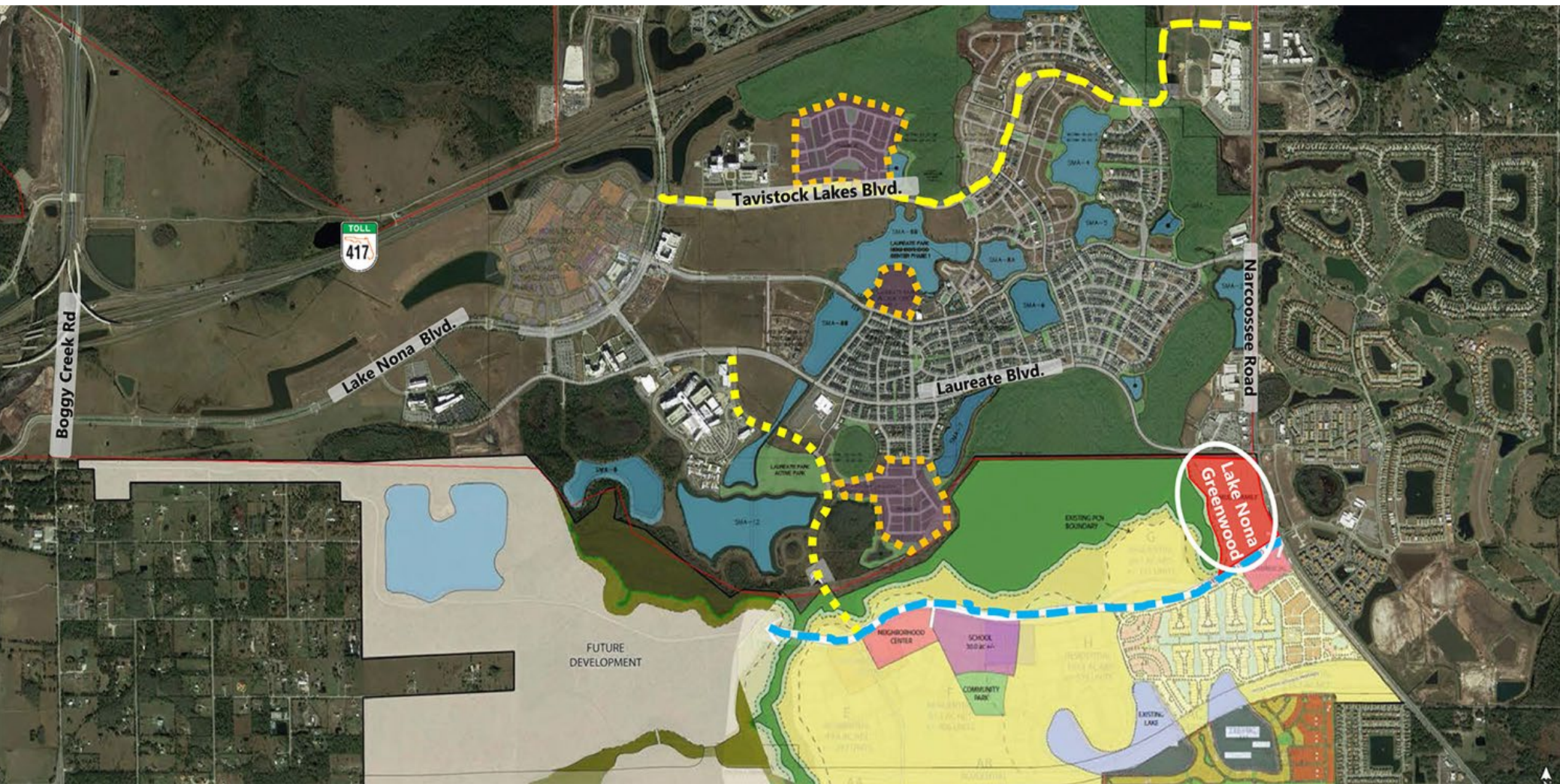


DRIVE TIMES

Orlando International Airport	10 minutes
Downtown Orlando	20 minutes
Area Theme Parks	20 minutes
Atlantic Coast Beaches	30 minutes
Tampa	1 hour, 10 minutes
Gainesville	2 hours, 10 minutes
Jacksonville	2 hours, 30 minutes
Miami	3 hours, 30 minutes
Tallahassee (State Capital)	4 hours, 15 minutes







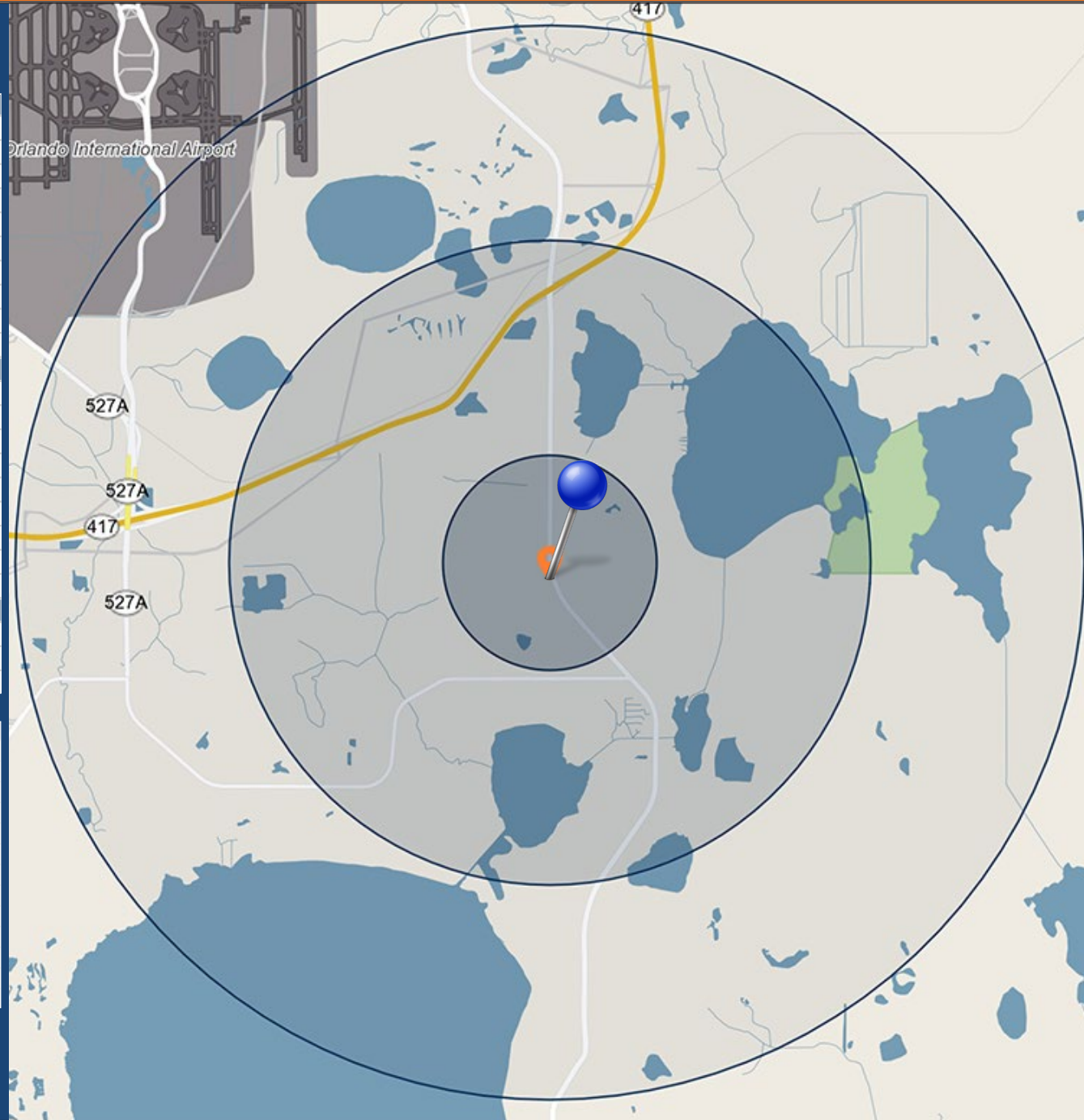


ABOUT 7-ELEVEN®

7-Eleven, Incorporated is the world's largest convenience store chain operating, franchising and licensing more than 71,200 stores worldwide, of which nearly 11,800 are in North America. The company has more outlets than any other retailer or food service provider. 7-Eleven was founded in 1927 in Dallas, Texas. The company 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 customers. The name 7-Eleven originated in 1946 when the stores were open from 7 a.m. to 11 p.m. Today, offering customers 24-hour convenience, seven days a week.

Name	7-Eleven
Tenant	7-Eleven Incorporated
Number of Locations	60,000+
Rating Agency	Standard & Poor's
Credit Rating	AA-
Rank	#1 CSP Daily News, #7 Franchise 500
HQ	Irving, Texas





POPULATION	1 Mile	3 Miles	5 Miles
2026 Projection			
Total Population	9,801	38,432	79,829
2021 Estimate			
Total Population	7,401	29,233	61,097
2010 Census			
Total Population	3,086	13,064	27,858
2000 Census			
Total Population	395	3,755	8,299
Daytime Population			
2021 Estimate	7,840	37,782	67,439
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2026 Projection			
Total Households	3,975	13,732	28,188
2021 Estimate			
Total Households	2,982	10,349	21,476
Average (Mean) Household Size	2.8	2.8	2.9
2010 Census			
Total Households	1,224	4,467	9,661
2000 Census			
Total Households	166	1,362	3,097
HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2026 Projection	4,399	14,939	30,569
2021 Estimate	3,299	11,334	23,398

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2021 Estimate			
\$200,000 or More	12.5%	11.8%	10.5%
\$150,000-\$199,999	8.7%	8.3%	7.8%
\$100,000-\$149,999	26.9%	23.0%	23.9%
\$75,000-\$99,999	14.1%	15.1%	15.2%
\$50,000-\$74,999	18.3%	18.1%	18.8%
\$35,000-\$49,999	8.1%	9.6%	9.6%
\$25,000-\$34,999	4.7%	6.1%	6.0%
\$15,000-\$24,999	3.9%	4.1%	4.4%
Under \$15,000	2.9%	3.8%	3.8%
Average Household Income	\$129,270	\$123,464	\$118,184
Median Household Income	\$96,593	\$88,222	\$86,557
Per Capita Income	\$52,087	\$43,712	\$41,547

GEOGRAPHY: 5 MILE



POPULATION

In 2021, the population in your selected geography is 61,097. The population has changed by 636.2 percent since 2000. It is estimated that the population in your area will be 79,829 five years from now, which represents a change of 30.7 percent from the current year. The current population is 49.7 percent male and 50.3 percent female. The median age of the population in your area is 36.3, compared with the U.S. average, which is 38.4. The population density in your area is 779 people per square mile.



HOUSEHOLDS

There are currently 21,476 households in your selected geography. The number of households has changed by 593.4 percent since 2000. It is estimated that the number of households in your area will be 28,188 five years from now, which represents a change of 31.3 percent from the current year. The average household size in your area is 2.8 people.



INCOME

In 2021, the median household income for your selected geography is \$86,557, compared with the U.S. average, which is currently \$65,694. The median household income for your area has changed by 77.7 percent since 2000. It is estimated that the median household income in your area will be \$92,777 five years from now, which represents a change of 7.2 percent from the current year.

The current year per capita income in your area is \$41,547, compared with the U.S. average, which is \$36,445. The current year's average household income in your area is \$118,184, compared with the U.S. average, which is \$94,822.



EMPLOYMENT

In 2021, 32,029 people in your selected area were employed. The 2000 Census revealed that 54.9 percent of employees are in white-collar occupations in this geography, and 45.1 percent are in blue-collar occupations. In 2021, unemployment in this area was 4.0 percent. In 2000, the average time traveled to work was 31.4 minutes.



HOUSING

The median housing value in your area was \$310,056 in 2021, compared with the U.S. median of \$227,827. In 2000, there were 2,769 owner-occupied housing units and 328 renter-occupied housing units in your area. The median rent at the time was \$494.



EDUCATION

The selected area in 2021 had a higher level of educational attainment when compared with the U.S. averages. 15.2 percent of the selected area's residents had earned a graduate degree compared with the national average of only 12.0 percent, and 27.8 percent completed a bachelor's degree, compared with the national average of 19.5 percent.

The number of area residents with an associate degree was higher than the nation's at 10.6 percent vs. 8.3 percent, respectively.

The area had fewer high-school graduates, 20.8 percent vs. 27.2 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 18.5 percent in the selected area compared with the 20.5 percent in the U.S.

CONFIDENTIALITY AND DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap Real Estate Investment Services of Florida, Inc. ("Marcus&Millichap") This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

NON-ENDORSEMENT NOTICE

Marcus & Millichap Real Estate Investment Services, Inc. ("M&M") is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of M&M, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of M&M, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

NET LEASE DISCLAIMER

Marcus & Millichap hereby advises all prospective purchasers of Net Leased property as follows:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

Marcus & Millichap



ISSENBERG & BRITTI

The Retail Real Estate Investment Leader
Marcus & Millichap

EXCLUSIVELY LISTED

EXCLUSIVELY LISTED BY:

BROKER OF RECORD:
RYAN NEE
LICENSE: FL BK3154667

RONNIE ISSENBERG
Senior Managing Director
Senior Director, National Retail Group
MIAMI OFFICE
Office: (786) 522-7013
Rissenberg@marcusmillichap.com

GABRIEL BRITTI
Senior Managing Director
Senior Director, National Retail Group
MIAMI OFFICE
Office: (786) 522-7017
Gbritti@marcusmillichap.com

RICARDO ESTEVES
Senior Associate Investments
Associate Director, National Retail Division
MIAMI OFFICE
Office: (786) 522-7054
Ricardo.Esteves@marcusmillichap.com

Marcus & Millichap
OFFICES NATIONWIDE
www.marcusmillichap.com