

7-ELEVEN

— KISSIMMEE (ORLANDO MSA), FL —

LP LADT | PATEL
INVESTMENT ADVISORS

ACCELERATED / BONUS DEPRECIATION OPPORTUNITY



DOLLAR GENERAL

VALENCIA
COLLEGE
3,500 STUDENTS

42,056 VPD



4,700 VPD



REPRESENTATIVE PHOTO

BELLA PARC TOWNHOMES
100+ UNITS



BRAND NEW 15-YEAR ABSOLUTE
NNN LEASE, 10% INCREASES
EVERY 5 YEARS



HIGH-GROWTH MARKET WITH
OVER 120,000 RESIDENTS IN
PRIMARY TRADE AREA



HARD CORNER AT SIGNALIZED
INTERSECTION WITH 46,756
CARS/DAY



 **BELLALAGO**
8,400+ HOMES ON 19,000 ACRES

 **BELLALAGO ACADEMY**
1,225 STUDENTS




**VILLAGE SHOPS
AT BELLAGO**



 **BELLA PARC TOWNHOMES**
100+ UNITS



**SUBJECT
PROPERTY**

 **4,700 VPD**



STORAGEUNITS

REAVES RD



DOLLAR GENERAL

PLEASANT HILL RD

**VALENCIA
COLLEGE**
3,500 STUDENTS


 **42,056 VPD**

 **MATER BRIGHTON LAKES ACADEMY**
796 STUDENTS

 **RESIDENTIAL COMMUNITIES**
120,098 RESIDENTS IN
PRIMARY TRADE AREA



LAKE TOHOPEKALIGA

 **BELLALAGO**
8,400+ HOMES ON 19,000 ACRES

 **BELLA PARC TOWNHOMES**
100+ UNITS

VALENCIA COLLEGE
3,500 STUDENTS

OSCEOLA COUNTY
PROPOSED +370 ACRES
MIXED USE DEVELOPMENT

**SUBJECT
PROPERTY**



 **42,056 VPD**

PLEASANT HILL RD



DOLLAR GENERAL



 **MATER BRIGHTON LAKES ACADEMY**
796 STUDENTS

STORAGE UNITS

REAVES RD

 **KIDS R KIDS LEARNING ACADEMY**
96 STUDENTS

 **4,700 VPD**

 **RESIDENTIAL COMMUNITIES**
120,098 RESIDENTS IN
PRIMARY TRADE AREA



ORLANDO
30 MILES

42,056 VPD

PARKVIEW AT LAKESHORE
341+ UNITS



DOLLAR GENERAL

VALENCIA
COLLEGE
3,500 STUDENTS

MATER BRIGHTON LAKES ACADEMY
796 STUDENTS

OSCEOLA COUNTY
PROPOSED +370 ACRES
MIXED USE DEVELOPMENT

4,700 VPD

REAVES RD

SUBJECT
PROPERTY

STORAGEUNITS



BELLA PARC TOWNHOMES
100+ UNITS

PLEASANT HILL RD

HEARTLAND
DENTAL

RESIDENTIAL
COMMUNITIES
120,098 RESIDENTS IN
PRIMARY TRADE AREA



3335 PLEASANT HILL RD,
KISSIMMEE, FL 34746

\$10,114,000
4.00% CAP RATE



GROSS LEASABLE AREA

4,650 SF



LOT SIZE

2.17± ACRES



YEAR BUILT

2022



NOI

\$404,560

LEASE SUMMARY

LEASE TYPE	Absolute NNN
ROOF & STRUCTURE	Tenant Responsible
TENANT	7-Eleven, Inc. (S&P: AA-)
LEASE TERM	15 Years
RENT COMMENCEMENT	Est. 10/1/2022
RENT EXPIRATION	Est. 9/30/2037
INCREASES	10% Increases Every 5 Years
OPTIONS	Five, 5 Year

RENT SUMMARY

TERM	MONTHLY	ANNUAL
YEARS 1 - 5	\$33,713.34	\$404,560.08
YEARS 6 - 10	\$37,084.67	\$445,016.04
YEARS 11-15	\$40,793.17	\$489,518.04
OPTION 1	\$44,872.42	\$538,469.04
OPTION 2	\$49,359.67	\$592,316.04
OPTION 3	\$54,295.67	\$651,548.04
OPTION 4	\$59,725.23	\$716,702.76
OPTION 5	\$65,697.76	\$788,373.12

INVESTMENT HIGHLIGHTS



SECURE INCOME STREAM

- Brand New 15-Year Absolute NNN Lease, 10% Increases Every 5 Years
- 2022 Constructions, Latest Prototype with Gas, Convenience Store and Car Wash
- Corporate Guaranteed Lease with 7-Eleven, Inc., Investment Grade Credit Rated Tenant (S&P: AA-)
- 7-Eleven Has Over 77,000 Stores in 17 Countries, 11,981 in North America
- Fee Simple Lease, Allowing for Accelerated Depreciation (See Page 7)



PROXIMITY

- High-Growth Market with Over 120,000 Residents in Primary Trade Area
- Population Projected to Increase 17% by 2026
- Hard Corner at Signalized Intersection, Large 2+ Acre Lot
- Excellent Access and Visibility to 46,756 Cars/Day
- Across from Valencia College's New 65,000 SF Poinciana Campus with 3,500 Students
- Over 600 New Homes Under Development within 1.5 Miles
- Adjacent to Bellalago, a 1,900 Acre Gated Community with Over 8,400 Homes
- Strong Daytime Population of 99,909 within Trade Area
- Surrounded by Several K-12 Schools with 2,117 Combined Students
- Situated within Brand New Retail Development Project that Includes Starbucks and Heartland Dental
- Minutes to Poinciana Medical Center, a 150k SF Hospital with 400 Employees
- 18 Miles to Walt Disney World and 30 Miles to Downtown Orlando



C-STORES OFFER UNIQUE TAX DEFERRAL OPPORTUNITY ACCELERATED / BONUS DEPRECIATION EXPLAINED

WIPE OUT YOUR ENTIRE TAX OBLIGATION WITH 100% BONUS DEPRECIATION

Historic tax deferral exists for investors who purchase gas stations or convenience stores that have significant retail gasoline operations ("C-Stores"). By purchasing a qualified C-Store, the investor generally is eligible for 100% bonus depreciation on the entire purchase price (excluding any portion allocated to land or goodwill). These bonus depreciation deductions then can be used to offset the investor's income or gains from other sources in the first year of real estate ownership, resulting in the desired tax deferral.

In December 2017, Congress passed the "Tax Cuts and Jobs Act" which, among many other changes, enacted 100% bonus depreciation for certain "qualified property" placed in service after September 27, 2017 but before January 1, 2023. Significantly, both new and previously used qualified property now may qualify for bonus depreciation (provided the taxpayer was not previously the user of such property). Generally, "qualified property" includes depreciable property having a "recovery period of 20 years or less." Under Section 68(e)(3) of the Internal Revenue Code (the "Code"), which was in effect long before the TCJA, there are many categories of property, mostly consisting of personal property, that meet the foregoing 20-year recovery period test. However, certain types of real property also meet the test, including "any section 1250 property which is a retail motor fuels outlet (whether or not food or other convenience items are sold at the outlet)." The Code does not specifically define the meaning of a "retail motor fuels outlet." However, under applicable IRS guidance, in order to qualify as a retail motor fuels outlet, a C-Store must be used to a substantial extent in the retail marketing of petroleum (or petroleum products) and meet any one of the following three tests:

- 1. 50% or more of the C-Store's gross revenues are derived from petroleum sales,**
- 2. 50% or more of the floor space in the C-Store (including restrooms, counters, and other areas allocable to traditional service station services) are devoted to the petroleum marketing activity, or**
- 3. The C-Store consists of 1,400 square feet or less (regardless of qualification under either 50% test).**

Notably, a C-Store can qualify as a retail motor fuels outlet regardless of whether the owner is also the operator. However, the owner must include the gross revenue of all businesses operated in the C-Store for purposes of the 50% gross revenue test. Thus, following the 2017 TCJA, the purchaser of a qualified C Store meeting the above requirements for a "retail motor fuel outlet" generally is eligible for 100% bonus depreciation on the purchase price (excluding the cost of the land and any goodwill associated with the C-Store). Whether a C-Store qualifies as a retail motor fuel outlet, however, is highly fact specific and will depend on the particular facts and circumstances of the store at issue. Prospective investors seeking to purchase one or more C-Stores in order to garner the 100% bonus depreciation deduction will need to perform adequate due diligence in order to ensure compliance with the legal requirements.

*Colliers is not a licensed CPA and Investors should consult with their accountant to verify their qualifications for bonus depreciation.

42,056 VPD

**MATER BRIGHTON
LAKES ACADEMY**
796+ STUDENTS

**VALENCIA
COLLEGE**
3,500 STUDENTS

UPCOMING POTENTIAL DEVELOPMENT
370 ACRES

17,700 VPD

**SUBJECT
PROPERTY**

BELLA PARC TOWNHOMES
100+ UNITS

Wendy's
HEARTLAND
TACO BELL
DOLLAR GENERAL
Starbucks

BELLALAGO
8,400+ HOMES BUILT
ON 19,000 ACRES

VILLAGE SHOPS
AT BELLALAGO

McDonald's
Publix
FIFTH THIRD BANK

DEERWOOD ELEMENTARY
502 STUDENTS

26,000 VPD

Walgreens
MARSCO PIZZA
PAPA JOHN'S

LIBERTY HIGH SCHOOL
2,101 STUDENTS

THE POINTE

LOWE'S
petsense
Auto Zone
CVS pharmacy
BB&T
KFC
TACO BELL
7 ELEVEN
O'Reilly AUTO PARTS

KOA ELEMENTARY
641 STUDENTS

7 ELEVEN

Publix
cricket
ups
Wendy's

SONIC
America's Drive-In
Wawa
MATTRESS FIRM
TAKE 5

WELLS FARGO
McDonald's
Walgreens

**POINCIANA
MEDICAL CENTER**
76-BEDS, 400 EMPLOYEES

TIRE KINGDOM
DUNKIN'
CHASE
ALDI
Bank of America
Denny's
Auto Zone
7 ELEVEN

HIBBETT
SPORTS
ANYTIME FITNESS
ZAXBY'S
BURGER KING
POPEYES
T-Mobile
AspenDental
SALLY BEAUTY
AT&T
SHERWIN WILLIAMS
DOLLAR TREE
GameStop
Davita

Walmart

ADDITIONAL PHOTOS

TAKEN MAY 7TH, 2022



DRONE FOOTAGE



CLICK TO WATCH



VPD
46,756
AT INTERSECTION

LOT SIZE
2.17±
ACRES

PARKING
35
SPACES



REPRESENTATIVE PHOTO

TENANT OVERVIEW

7-ELEVEN

7-Eleven is a Japanese-American multinational chain of retail convenience stores, headquartered in Dallas, Texas. The chain was founded in 1927, originally called Tote'm Stores until it was renamed in 1946. Its parent company since 2005, Seven-Eleven Japan Co., Ltd., operates, franchises, and licenses 68,236 stores in 17 countries as of June 2019. 7-Eleven Japan is headquartered in Chiyoda, Tokyo and held by Seven & I Holdings Co., Ltd. 7-Eleven is consistently ranked as a top-five franchisor. Their business model, world-class training, ongoing corporate support, advertising and marketing support, and special financing programs are available to increase the success rates of Franchisees.

What started as just a few stores in Dallas has grown into over 77,000 stores and can be found in 47 states in the US. Although they have grown significantly over the years, their focus stays fixed on making life easier for customers. This simple idea is the reason they are a marketplace leader. It's also why their customers, employees, Franchisees and community leaders are proud to be part of the 7-Eleven story.

7-Eleven has a legacy of innovation. They were the first to provide to-go coffee cups, offer a self-serve soda fountain, operate for 24 hours a day, and they coined the phrase "BrainFreeze®" in honor of the world's favorite frozen drink. Then came the innovation of some of their most popular menu items: the SLURPEE® drink, the BIG GULP® and then the BIG BITE®.

WWW.7-ELEVEN.COM

HEADQUARTERS
DALLAS
TEXAS

FOUNDED
1927

LOCATIONS
77,000+

OF STATE
47

KISSIMMEE, FLORIDA



SUNSHINE STATE

The Kissimmee Submarket is in Osceola County at the southern end of the Orlando MSA. The submarket allows for regional access as travelers can use one of Orlando's three major highways to travel to and from the area: Florida's Turnpike, Highway 17-92, and I-4. U.S. 192 is one of Orlando's main east/west arteries that extends from the Atlantic Ocean in the east to the heart of the tourist corridor. The area benefits from a large regional draw as it lies just east of Walt Disney World Resort. Not only does Disney World help attract a majority of Orlando's 70 million visitors per year, it was also ranked 53rd largest Fortune 500 Company in 2015. Disney employs over 53,500 people just to support their Orlando operations which makes them Orlando's largest employer. Given its proximity, Kissimmee is home to many of these employees and is also serves as a hotel and resort location for tourists. The submarket has developed around serving these needs and offers a wide range of amenities to accommodate the people that visit and reside in Kissimmee. The area continues to see commercial and residential growth and is only continuing to develop as the SunRail Station, Orlando's commuter train, delivered three new stations to the Kissimmee Submarket in 2018 making the area far more accessible.



TRANSPORTATION

Orlando continues to be a hot bed of local and national investments with more than \$15 billion of infrastructure work underway. This includes several projects, such as: improvements to Central Florida's major thoroughfare, Interstate 4; creation of the Wekiva Parkway, which will complete Orlando's massive beltway system; a 30-mile expansion to SunRail, Orlando's new commuter rail system that will connect Volusia and Osceola County; the creation of Brightline, opening by early 2022, that will connect Orlando and Miami; expansion of the Orlando International Airport, a \$650 million expansion at Port Canaveral and more.



EDUCATION

The School District of Osceola County, Florida serves Kissimmee. A total of 10 high schools are within the area with serving 69,000 students K-12. There are 2 state colleges in the area: Valencia College and University of Central Florida.



ECONOMY

Orlando's economy is well diversified and consists of several industries ranging from professional/business services, education and health services, retail trade, and leisure/hospitality. Orlando continues to lead the nation in job growth for the fifth year in a row. CareerSource Central Florida ranked Orlando #1 in job growth with 60,800 jobs created year-over-year from November 2018. Orlando is one of the few metros where total employment almost always outpaces the U.S. Employment growth is forecasted to average 2.5% each year, the second highest in Florida.



ATTRACTIONS

Orlando boasts major world attractions such as Walt Disney World, Universal Studios, Sea World, I-Drive and many more. Orlando is the #1 destination in the U.S., setting overall visitor records each of the last four years. Visit Florida, the state's official tourism marketing corporation, announced in February 2019 that 126.1 million out-of-state visitors came to Florida in 2018. In 2019, Florida attracted a record 131.4 million travelers, making it the ninth consecutive year of increased tourism numbers. That's the eighth consecutive record year for Florida tourism, exceeding the 118.8 million visitors in 2018 by 6.2%.

DEMOGRAPHICS

POPULATION	3 MI	5 MI	7 MI
2021 Total	33,579	79,637	120,098
2026 Projected	38,730	91,239	140,645
Total Daytime Population	25,369	64,205	99,909
Population Change 2010-2026	86%	61.4%	61%


HOUSEHOLDS	3 MI	5 MI	7 MI
2021 Total Households	9,610	24,016	38,314
2026 Total Households	10,941	27,203	44,521
Household Change 2010-2026	13.9%	53%	55.3%

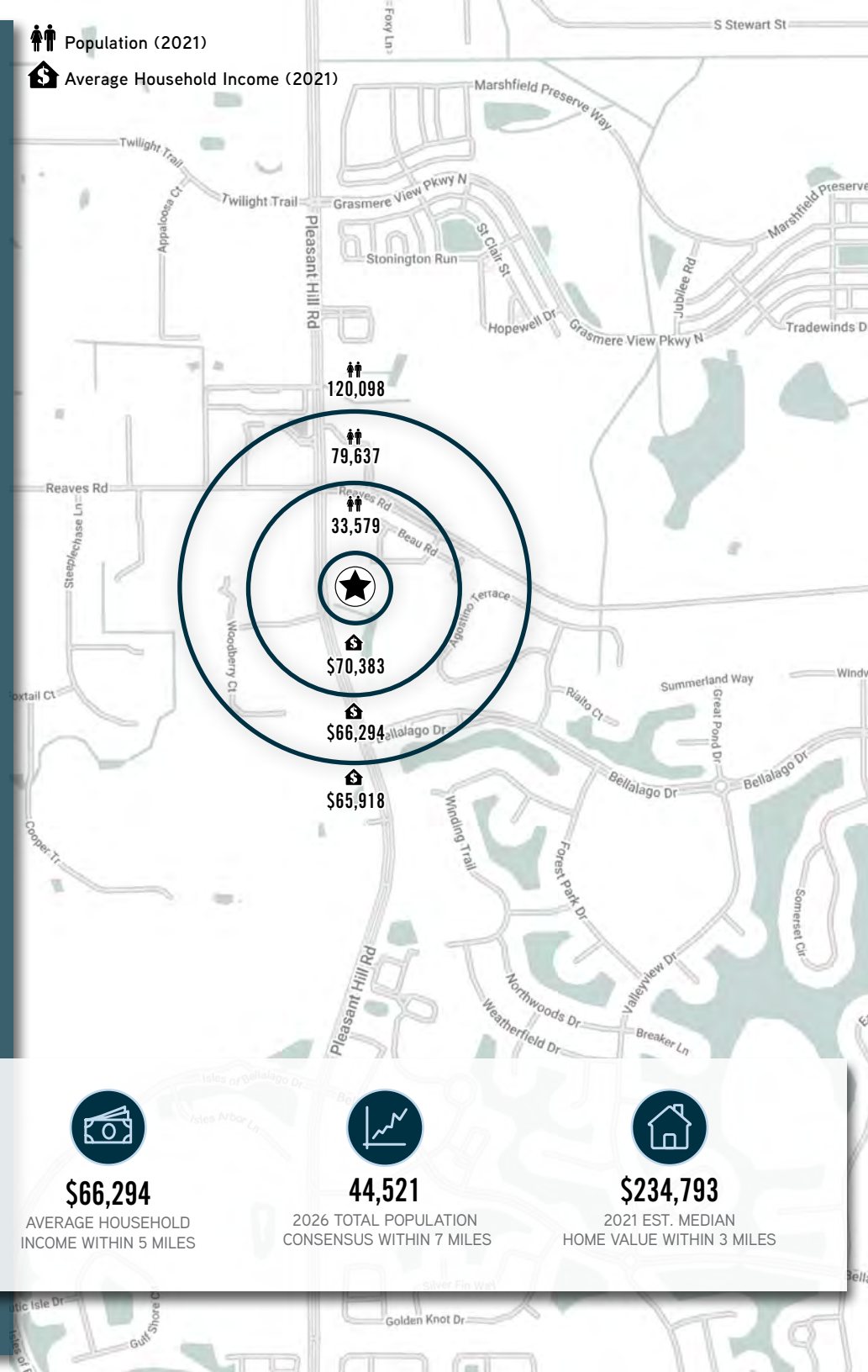
INCOME	3 MI	5 MI	7 MI
2021 Median Income	\$55,082	\$52,504	\$52,373
2021 Average Income	\$70,383	\$66,294	\$65,918

AGE/HOME VALUE	3 MI	5 MI	7 MI
2021 Est. Median Age	35.6	37.1	38.8
18 and Older	76.6%	77.5%	77.9%
2021 Est. Median Home Value	\$234,793	\$218,933	\$221,548
2026 Est. Median Home Value	\$255,366	\$238,783	\$243,318

EDUCATION	3 MI	5 MI	7 MI
Bachelor's Degree or Higher	23.6%	22.2%	22.7%

 Population (2021)

 Average Household Income (2021)



99,909

TOTAL DAYTIME POPULATION
WITHIN 7 MILES



23.6%

INDIVIDUALS WITH A BACHELOR'S
DEGREE OR HIGHER WITHIN 3 MILES



120,098

2021 TOTAL POPULATION
CONSENSUS WITHIN 7 MILES



\$66,294

AVERAGE HOUSEHOLD
INCOME WITHIN 5 MILES



44,521

2026 TOTAL POPULATION
CONSENSUS WITHIN 7 MILES



\$234,793

2021 EST. MEDIAN
HOME VALUE WITHIN 3 MILES

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DOLLAR GENERAL

VALENCIA COLLEGE
3,500 STUDENTS

42,056 VPD

4,700 VPD



BELLA PARC TOWNHOMES
100+ UNITS

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