



Investment Opportunity Volusia County

1001 N Woodland Blvd, Deland, FL

Asking Price: \$3,016,553 | Cap Rate 4.75%

- ❖ Absolute NNN Lease
- ❖ 3% ANNUAL Rent Increases
- ❖ Lease Expiration – October 2026
- ❖ S&P AA- Credit Rating
- ❖ Part of the 7-Eleven 3 Billion Dollar Acquisition of approx. 1100 Sunoco's



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7-ELEVEN®

Address: 1001 N Woodland Blvd,
Deland, FL 32720
Asking Price: \$3,016,553

Investment Summary:

Rent/Month:	\$11,940.52
Building Size:	3,000 SF
Parcel Size:	1.38 Acres
Year Built:	1996
Building Renovated:	2012
Lease Term:	15 years
Lease Type:	NNN
Landlord Responsibilities:	None
Lease Commencement:	October 25, 2011
Rent Increases:	3% Every Year
Lease Options:	Three (3) Five (5) Year Periods



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Tenant Overview

7-Eleven



7-Eleven, Inc. (S&P: AA-) The world's largest operator, franchisor and licensor of convenience stores.

7-Eleven was founded in 1927 by Jose C. Thompson, Jr. of Texas. It is a Japanese-owned American international chain of convenience stores, headquartered in Irving, Texas. It operates, franchises and licenses some 64,319 stores in 18 countries as of January 2018. The chain was known as Tote'm Stores until it was renamed in 1946 to reflect its operating hours.

7-Eleven in the United States sells Slurpee drinks, a partially frozen soft drink introduced in 1965 and Big Gulp beverages, introduced in 1976. Other products include: 7-Select private-brand products, coffee, fresh-made daily sandwiches, fresh fruit, salads, bakery items, hot and prepared foods, gasoline, dairy products, carbonated beverages and energy drinks, juices, financial services and product delivery services.

7-Eleven has received numerous accolades through its 90 years in business. It was recognized as the #1 Top Global Franchise by Entrepreneur magazine in 2017, a Silver Level Military Friendly Employer for 2017 by Victory Media, and one of Stores Magazine's Top 100 Retailers in 2016, where it was the top convenience store on the list. On April 6, 2017, 7-Eleven announced that it had entered into an asset purchase agreement with Sunoco LP. As part of the agreement, 7-Eleven acquired approximately 1,108 convenience stores located in 18 states. In February 2018, 7-Eleven assumed the lease and all obligations.



Market Overview DeLand, FL

DeLand, located in Volusia County, Florida, is one of the state's small town treasures. DeLand is the county seat as well as a college town, with Stetson University's campus classified as a National Historic District. The downtown, lined with notable gift shops and restaurants, has been recognized as a national Mainstreet program. Special events focus on culture and the arts, history, hospitality and lifestyle.

The city sits approximately 34 miles north of the central business district of Orlando, and approximately 23 miles west of the central business district of Daytona Beach. It is a part of the Deltona–Daytona Beach–Ormond Beach, FL metropolitan statistical area, which was home to 590,289 people as of the 2010 census.

The Volusia/Flagler area is best known for its tourism industry, which attracts millions of visitors each year. Motorsports dominate the area, the several race track venues as magnets. The best known is Daytona International Speedway where the headquarters of NASCAR is located. Other racing venues include New Smyrna Speedway and Volusia Speedway Park. Other motorsport events include Daytona Beach Bike Week, a massive biker rally that occurs in March, and several classic car shows.

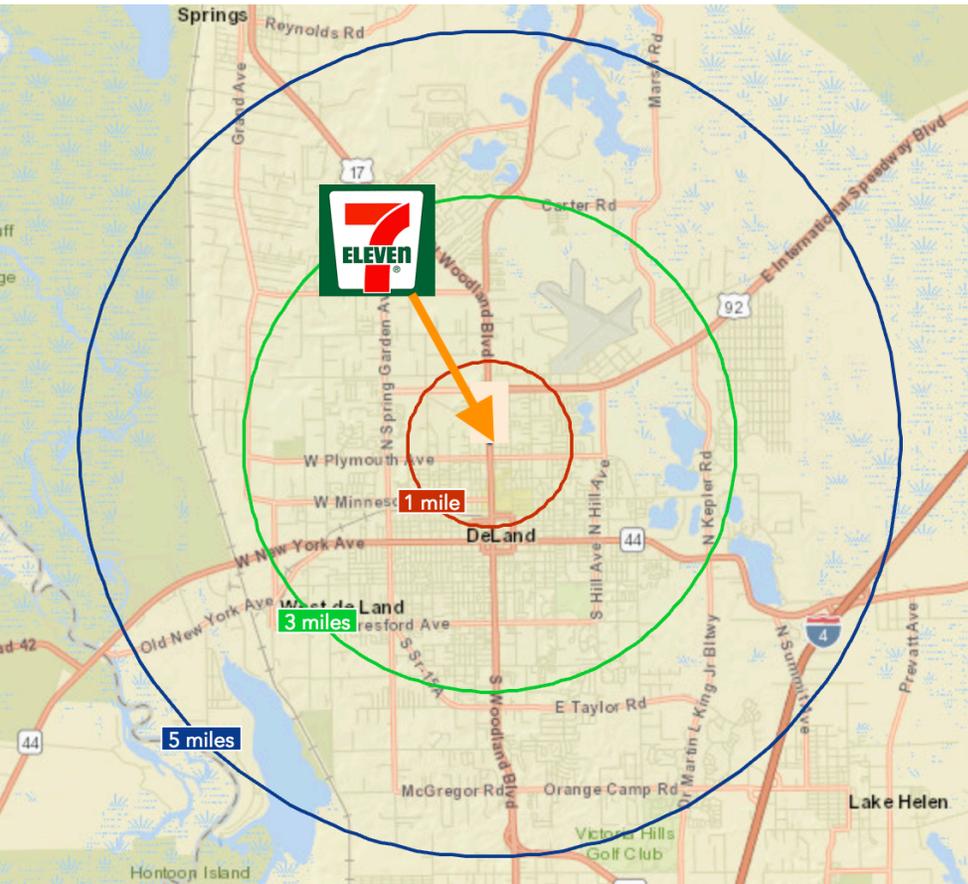




Subject Site



Deland Demographics



Radius	1 Mile	3 Miles	5 Miles
Population			
2017 Population	7,550	42,692	63,460
2022 Population	7,790	45,315	67,964
2017-2022 Annual Rate	0.63%	1.20%	1.38%
Households			
2017 Households	2,485	16,608	25,032
2022 Households	2,561	17,605	26,754
2017-2022 Annual Rate	0.60%	1.17%	1.34%
2017 Average Household Size	2.42	2.41	2.43
Median Household Income			
2017 Median Household Income	\$42,238	\$40,240	\$45,455
2022 Median Household Income	\$49,077	\$45,574	\$52,026
Average Household Income			
2017 Average Household Income	\$55,587	\$57,519	\$63,438
2022 Average Household Income	\$64,199	\$66,735	\$73,667
Per Capita Income			
2017 Per Capita Income	\$22,468	\$23,514	\$25,789
2022 Per Capita Income	\$25,482	\$26,945	\$29,658