

OFFERING MEMORANDUM

7-ELEVEN

HAINES CITY, FLORIDA
(LAKELAND/WINTER HAVEN MSA)



INDUSTRIAL

INDUSTRIAL



36,602 CPD

PLANNED RESIDENTIAL DEVELOPMENT
500 HOMES

BALMORAL
RESORT FLORIDA

\$110 MILLION DEVELOPMENT WITH 245 HOMES
AND A NEW SPORTS COMPLEX/ARENA



INDUSTRIAL

DANIEL JENKINS ACADEMY MIDDLE
479 STUDENTS



25,500 CPD



EASTSIDE ELEMENTARY
716 STUDENTS

INDUSTRIAL

BOONE MIDDLE
711 STUDENTS

HAINES CITY SENIOR HIGH
2,371 STUDENTS



COVERED BRIDGE AT LIBERTY BLUFF
PLANNED RESIDENTIAL DEVELOPMENT
256 HOMES

BONNIE'S LANDING
PLANNED RESIDENTIAL DEVELOPMENT
297 HOMES



Financial Overview

Price	\$2,982,000
Cap Rate	4.75%
Gross Leasable Area	3,010 SF
Year Built	2019
Lot Size	0.89 +/- Acres

Lease Summary

Lease Type	Absolute NNN
Roof & Structure	Tenant Responsible
Lease Term	15 Years
Rent Commencement	Est. 11/7/2019
Increases	10% Every 5 Years, Including Options
Options	Four, 5-Year
Option to Terminate	None
Option to Purchase	None
Right of First Refusal	Yes, Tenant has 30 Days to Respond

Rent Schedule

TERM	ANNUAL RENT	MONTHLY RENT
Year 1-5	\$141,627	\$11,802
Year 6-10	\$155,790	\$12,983
Year 11-15	\$171,369	\$14,281
Option 1	\$188,506	\$15,709
Option 2	\$207,357	\$17,280
Option 3	\$228,092	\$19,008
Option 4	\$250,901	\$20,908



ADDRESS

NWC of Hinson Ave. & US 17-92
Haines City, Florida 33844



PRICE

\$2,982,000



CAP RATE

4.75%



NOI

\$141,627

Investment Highlights

- 15-Year Corporate Lease, Absolute NNN
- 10% Rental Increases Every 5 Years
- Investment Grade Credit Tenant, AA- Rating by S&P
- Brand New 2019 Stone and Block Construction
- Centrally Located Between Tampa and Orlando
- Over 52,400 Residents in Rapidly Growing Trade Area
- 8,000 Housing Units Under Construction/Planned in Haines City/Davenport
- 1.5 Miles to Balmoral Resort, a \$110 Million Development on 115 Acres with 245 Single-Family Homes and New Sports Complex/Arena
- Hard Corner Location at Major Signalized Intersection with 25,500 Cars/Day
- Just South of Victor Posner City Center, a 366-Acre Master-Planned Development with 1.2 Million SF of Commercial, 1 Million SF of Office, 2,000+ Residences, 2,500 Hotel Rooms, and 500K SF of Industrial
- Strong Daytime Population, Over 10,300 Employees within 5 Miles
- Close Proximity to Several K-12 Schools with Overs 6,530 Students
- 12 Miles to Florida Legoland and 20 Miles to Walt Disney World
- Fee Simple Interest, Eligible for Bonus Depreciation

Demographics

POPULATION

	1-MILE	3-MILES	5-MILES
2010 Population	7,183	23,093	42,836
2018 Population	9,281	30,209	52,453
2023 Population	10,231	33,857	58,811

HOUSEHOLDS

2010 Households	2,022	7,844	15,957
2018 Households	2,317	8,872	18,555
2023 Households	2,515	9,519	20,100

INCOME

2018 Average Household Income	\$49,118	\$52,193	\$55,945
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EMPLOYEES

2018 Number of Employees In Area	2,352	6,361	10,304
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53,564

Population within a 5-Mile Radius



\$54,057

Average Household Income within a 5-Mile Radius



10,304

Number of Employees within a 5-Mile Radius



OWNERSHIP:

Public

TENANT:

7-Eleven, Inc

WEBSITE:

www.7-eleven.com

Tenant Overview

7-Eleven is the world's largest convenience store chain operating, franchising and licensing more than 70,000 stores in 18 countries and is also one of the nation's largest independent gasoline retailers. As the pioneer of the convenience store concept, 7-Eleven strives to meet the needs of convenience-oriented guests by providing a broad selection of fresh, high-quality products and services at everyday fair prices, speedy transactions and a clean, friendly shopping environment. Each store maintains a selection of approximately 2,500 different products and services tailored to meet the needs and preferences of its local clientele.



70,000+
LOCATIONS



HEADQUARTERED IN
Dallas, Texas

#1

Entrepreneur's
Magazine Top Global
Franchises List

Credit Rating

AA-



FOUNDED
1927



REPRESENTATIVE PHOTO



PLANNED RESIDENTIAL DEVELOPMENT
500 HOMES

BALMORAL RESORT FLORIDA
A \$110 MILLION DEVELOPMENT WITH 245 HOMES AND A NEW SPORTS COMPLEX/ARENA

DANIEL JENKINS ACADEMY MIDDLE
479 STUDENTS



US 27 36,602 CPD

INDUSTRIAL



US 17 25,500 CPD



CLICK FOR GOOGLE MAP
SUBJECT PROPERTY



VICTOR POSNER CITY CENTER

366-ACRE MASTER-PLANNED DEVELOPMENT WITH 1.2 MILLION SF OF COMMERCIAL, 1 MILLION SF OF OFFICE, 2,000+ RESIDENCES, 2,500 HOTEL ROOMS, AND 500K SF OF INDUSTRIAL



RIDGE COMMUNITY HIGH
2,643 STUDENTS

EASTSIDE ELEMENTARY
716 STUDENTS



Walmart Supercenter
Winn-Dixie
DOLLAR GENERAL MARKET
MURPHY USA
ALDI
CVS pharmacy
TSC
TRACTOR SUPPLY CO
MCDONALDS
LOWE'S
KFC
Wendy's
Popeyes
T-Mobile
TOYOTA
Auto Zone
BIG LOTS!
POPEYES
El Zocalo SUPERMARKET
Dairy Queen
TACO BELL
GOODYEAR
WALGREENS
Citizens Bank

SPS Surface Prep Supply

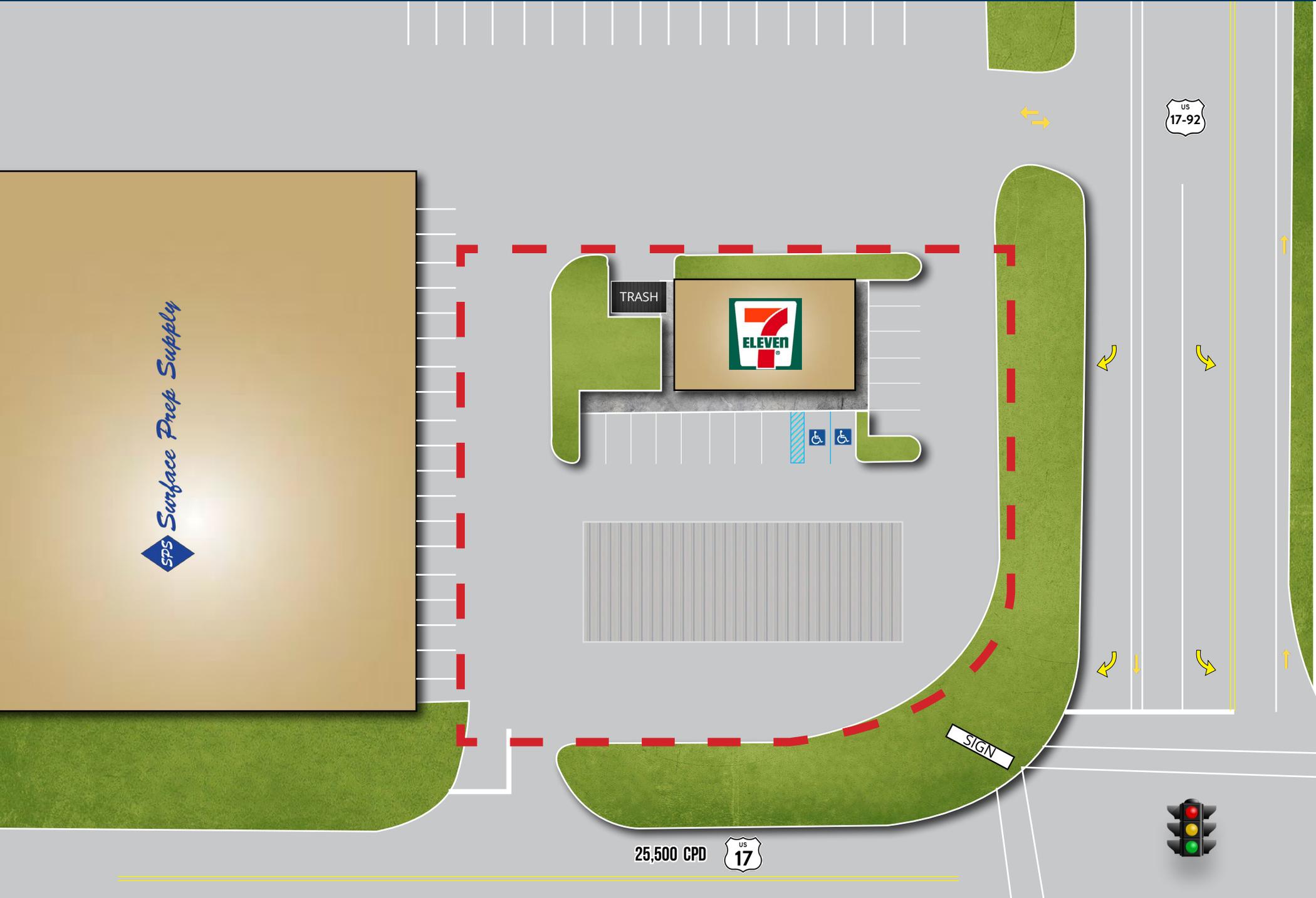
25,500 CPD



CLICK FOR GOOGLE MAP
SUBJECT PROPERTY



Site Plan



Haines City, FL

Today the City of Haines City is one of the fastest growing cities in central Florida and is strategically located just west of Orlando and east of Tampa. Haines City has amenities and assets that make it an attractive location for families, new business, and a variety of special events. With slightly over 23,000 residents the City of Haines City can be found in the Heart of Florida.

The Haines City Industrial Park is located in the "Heart of Florida's" I-4/Highway 27 Corridor in the logistical Center of Florida between Orlando and Tampa. The industrial park is accessible to a market of 8.9 million people within 100 miles.

The Haines City Industrial Park is located to the south of Haines City. Companies that manufacture and distribute items such as food, lumber, trusses, pavers and other housing components have located in and around the industrial park to take advantage of its prime location and the City's rail spur connection to the main CSX line.



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HAINES CITY (LAKELAND MSA), FLORIDA

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