

7-ELEVEN®



*ACTUAL SITE PHOTOS

The Kase Group
Real Estate Investment Services

OFFERING
MEMORANDUM PRESENTED IN CONJUNCTION WITH

SAR Enterprises

7-ELEVEN
NET LEASED OFFERING

720 CHIQUITA BLVD N, CAPE CORAL, FL 33993

OFFERING MEMORANDUM
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INVESTMENT OVERVIEW



The subject property is a 2,604 square foot 7-Eleven located in Cape Coral, Florida, on an established retail corridor, servicing a population of nearly 100,000 residents within a 3 mile radius. The site is a strategically situated along a major commercial thoroughfare. The asset is surrounded by major retailers including: Walmart, Kohl's and Dollar General. Rent increases to \$142,758.24 on 1/1/2023.

The site includes gas.

INVESTMENT HIGHLIGHTS

NET LEASED OFFERING

100% FEE SIMPLE INTEREST

MINIMAL LANDLORD OBLIGATIONS (ROOF+STRUCTURE)

10% RENTAL INCREASES EVERY 5 YEARS

SITUATED ON A MAJOR RETAIL THOROUGHFARE

STRONG DEMOGRAPHICS

RENT INCREASES TO \$142,758.24 IN 2023

OFFERING SPECIFICATIONS

PRICE \$2,360,000

CAP RATE 5.50%

NET OPERATING INCOME \$129,780.20

SQUARE FOOTAGE 2,604

LOT SIZE 1.18 AC

FINANCIAL SUMMARY

7-ELEVEN • NET LEASED OFFERING

720 CHIQUITA BLVD N, CAPE CORAL, FL 33993

\$2,360,000 • 5.50%

SUMMARY

TENANT NAME	7-ELEVEN
SQUARE FOOTAGE	2,604
LEASE STARTS	01/01/2013
LEASE ENDS	12/31/2027
ANNUAL RENT	\$129,780.20
OPTIONS	Three, 5-Year
INCREASES	10% bumps every 5 years

OFFERING SUMMARY

	NET OPERATING INCOME	CAP RATE
CURRENT	\$129,780.20	5.50%
1/1/2023 - 12/31/2027	\$142,758.24	6.05%
OPTION 1	\$157,034.00	6.65%
OPTION 2	\$172,737.47	7.32%
OPTION 3	\$190,011.21	8.05%

TENANT OVERVIEW



7-ELEVEN

7-Eleven is an international chain of convenience stores, headquartered in Irving, Texas, that operates, franchises, and licenses some 56,600 stores in 18 countries. The chain was known as Tote'm Stores until renamed in 1946. Its parent company, Seven-Eleven Japan Co., Ltd., is located in Chiyoda, Tokyo. Seven-Eleven Japan is held by the Seven & I Holdings Co.

7-Eleven is moving toward franchising most of its remaining corporate locations inside the US. The 7-Eleven franchise system splits the gross profits 50:50 or close to it, between the company and the individual franchisee. The initial 7-Eleven franchise term is 15 years. The franchise fee and other upfront fees collected by 7-Eleven from a newly approved franchisee, in addition to ongoing 50:50 sharing of profits, is not transferable to another incoming franchisee in the same store, for the unexpired portion, if any, of the current-15 year contract. For example if one pays full franchise fee for 15 years and has to leave the store after one year due to any reason, they stand to lose the franchise fee for the remaining 14 years of their term.



S&P RATED CREDIT
AA- CREDIT RATING



56,600+ LOCATIONS



45,000+ EMPLOYEES

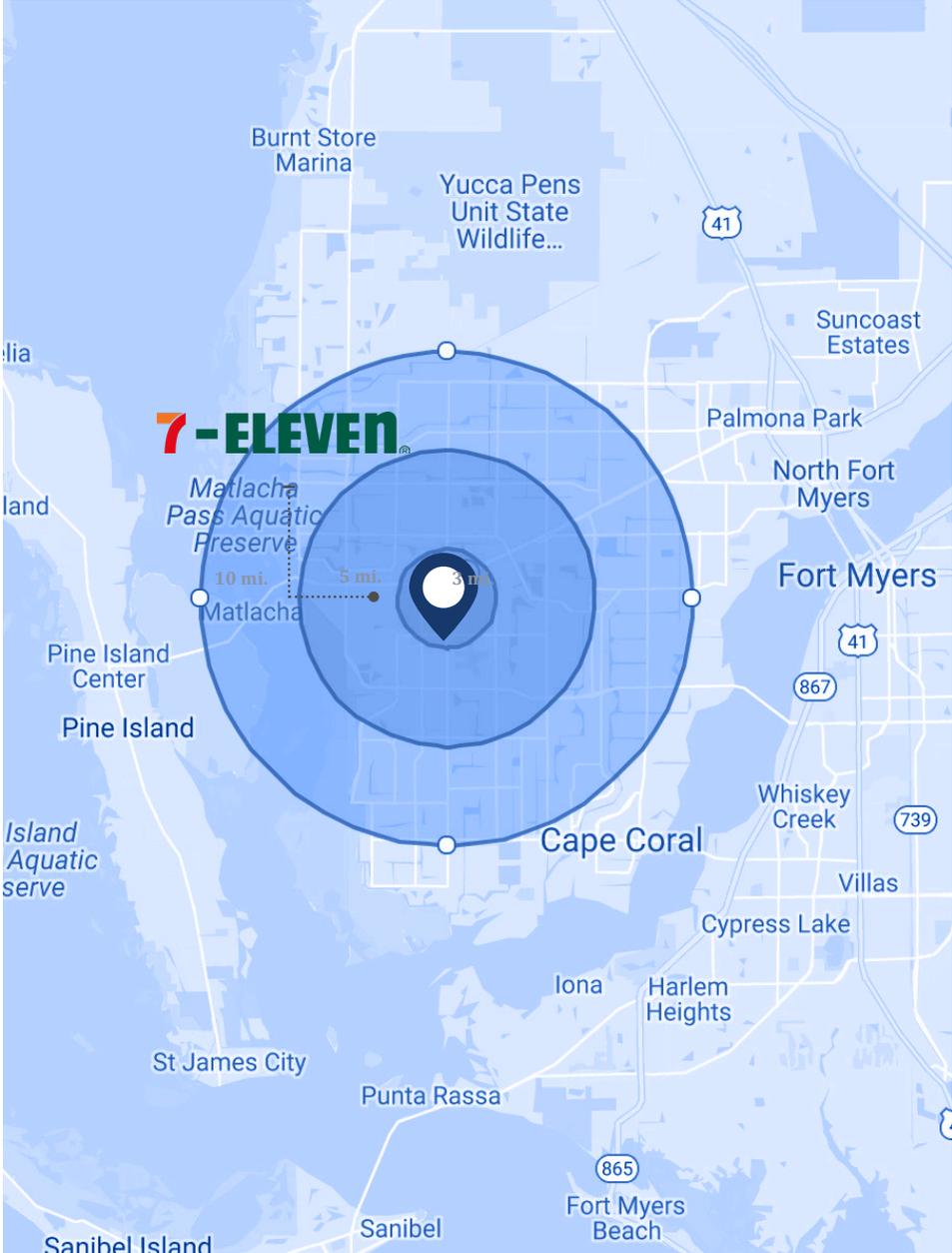
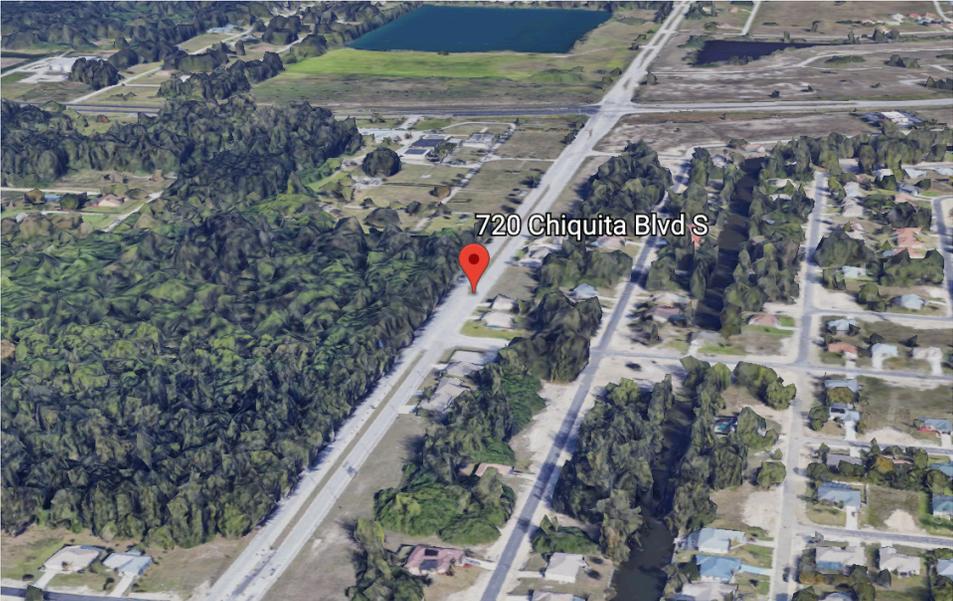
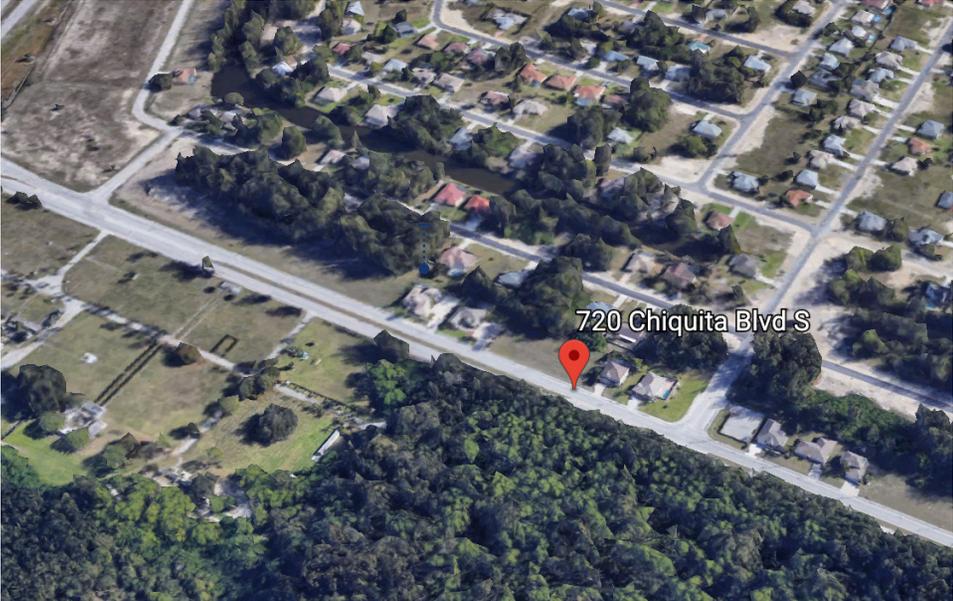
7-Eleven has been consistently ranked in Entrepreneur's Franchise 500, most recently being selected as the #1 overall franchise. In addition, they were also ranked #38 in Fastest Growing Franchises and #2 in Low Cost Franchises.

In 2008, 7-Eleven was named the number one franchise by Entrepreneur, beating out Subway, who had held the number one spot for 15 years.

LOCATION AERIAL



REGIONAL OVERVIEW



AREA OVERVIEW

DEMOGRAPHICS	1 MILES	3 MILES	5 MILES
TOTAL POPULATION	2,638	31,140	96,311
TOTAL HOUSEHOLDS	839	10,377	34,622
PERSONS PER HOUSEHOLD	3.10	3.00	2.70
AVERAGE HOUSEHOLD INCOME	\$83,409	\$68,336	\$67,148
AVERAGE HOUSE VALUE	\$187,704	\$178,647	\$192,084
AVERAGE AGE	35.80	37.10	39.30
POPULATION WHITE	2,314	27,282	84,947
POPULATION BLACK	190	2,411	6,850
POPULATION AM, INDIAN, & ALASKAN	12	140	499
POPULATION ASIAN	57	513	1,737
POPULATION HAWAIIAN & PACIFIC ISLANDER	6	47	123
POPULATION OTHER	59	747	2,155

CAPE CORAL, FLORIDA

Cape Coral is a city located in Lee County, Florida on the Gulf of Mexico. Founded in 1957 and developed as a planned community, the city grew to a population of 154,305 by the year 2010. The city's population estimate was 165,831 for 2013 and 179,804 for 2016. With an area of 120 square miles, Cape Coral is the largest city between Tampa and Miami. It is a principal city in the Cape Coral – Fort Myers, Florida Metropolitan Statistical Area. The population estimate for the statistical area was 679,513 for 2014. The city is known as a “Waterfront Wonderland”; with over 400 mi of navigable waterways.



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