



CORPORATE 7-ELEVEN | Bradenton, FL
Turned Over to Tenant on February 26, 2019

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CALKAIN
AMERICA'S NET LEASE COMPANY

\$ Asking Price
\$5,703,813

% Cap Rate
4.80%

7305 E State Road 70
Bradenton, FL 34203

Asset Summary

Net Operating Income (NOI)	\$273,785
Rent/Month	\$22,815
Rentable Square Feet	4,350+/- SF
Land Area	1.44+/- Acres
Tenant	7-Eleven, Inc.
Credit Rating	S&P: AA-
Stock Symbol	NYSE: SVNDF
Guarantor	Corporate
Ownership Type	Fee Simple
Lease Type	NNN
Landlord Responsibilities	None
Turnover to Tenant	February 26, 2019
Estimated Completion	Est. June 15, 2019
Lease Term Remaining	15 Years
Rent Commencement	Est. June 15, 2019
Lease Expiration	Est. June 30, 2034
Increases	10% Every 5 Years
Options	Four (4), Five (5) Year

Rent Schedule

Term	Increases	Annual Rent	Monthly Rent
Years 1-5	-	\$273,783.04	\$22,815.25
Years 6-10	10%	\$301,161.34	\$25,096.78
Years 11-15	10%	\$331,277.48	\$27,606.46
Years 16-20 (Option 1)	10%	\$364,405.22	\$30,367.10
Years 21-25 (Option 2)	10%	\$400,845.74	\$33,403.81
Years 26-30 (Option 3)	10%	\$440,930.31	\$36,744.19
Years 31-35 (Option 4)	10%	\$485,023.35	\$40,418.61

Investment Highlights

- Ownership of **Land AND Building** - bonus depreciation available
- Corporate lease - investment grade rated (S&P: AA-)
- Located at high traffic power center adjacent to I-75
- 10% rent increases every 5 years
- Tenant currently performing store remodel
- Retail center anchored by Lowe's, LA Fitness, Chick-fil-A, Starbucks and more
- Located just 20 mins from Sarasota, FL and 45 mins from Tampa, FL



About 7-Eleven

Known for bladder-busting beverages Slurpee and Big Gulp, 7-Eleven operates more than 11,500 company-owned or franchised convenience stores in the US, Canada, and Mexico under the 7-Eleven name. Its parent company, Seven-Eleven Japan Co., Ltd., operates, franchises, and licenses 66,579 stores in 17 countries as of 30 June 2018. Seven-Eleven Japan is headquartered in Chiyoda, Tokyo and held by the Seven & I Holdings Co. In addition to its iconic beverages, the chain sells thousands of other traditional convenience items (many under its own private-label brand), as well as sandwiches, salads, pizza, cut fruit, and other ready-to-eat foods. Some locations sell gasoline and offer services such as bill payment and self-service lockers.

7-Eleven aggressively adds new stores, particularly targeting high-growth regions. This is achieved through organic store openings (about 500 total in 2016 and 2017) and acquisitions, including a 2018 purchase of more than 1,000 stores in more than 15 US states.



The company has plans for nearly 1,000 new organic store openings through 2019. In addition to new store growth in North America, the company is working to expand the 7-Eleven name into new countries and regions.

In early 2018, 7-Eleven added significantly to its North American store portfolio with the \$3.3 billion acquisition of more than 1,000 Sunoco convenience stores across some 15 US states. The deal, which is the largest in the company's history, supports its strategy of accelerated store growth.

- 7-Eleven is ranked #2 on Entrepreneur magazine's 2018 Top 500 Franchises List
- 7-Eleven ranked on Fast Company magazine's World's Top 10 Most Innovative Companies in Retail



Tenant Snapshot

of Total Locations
66,579

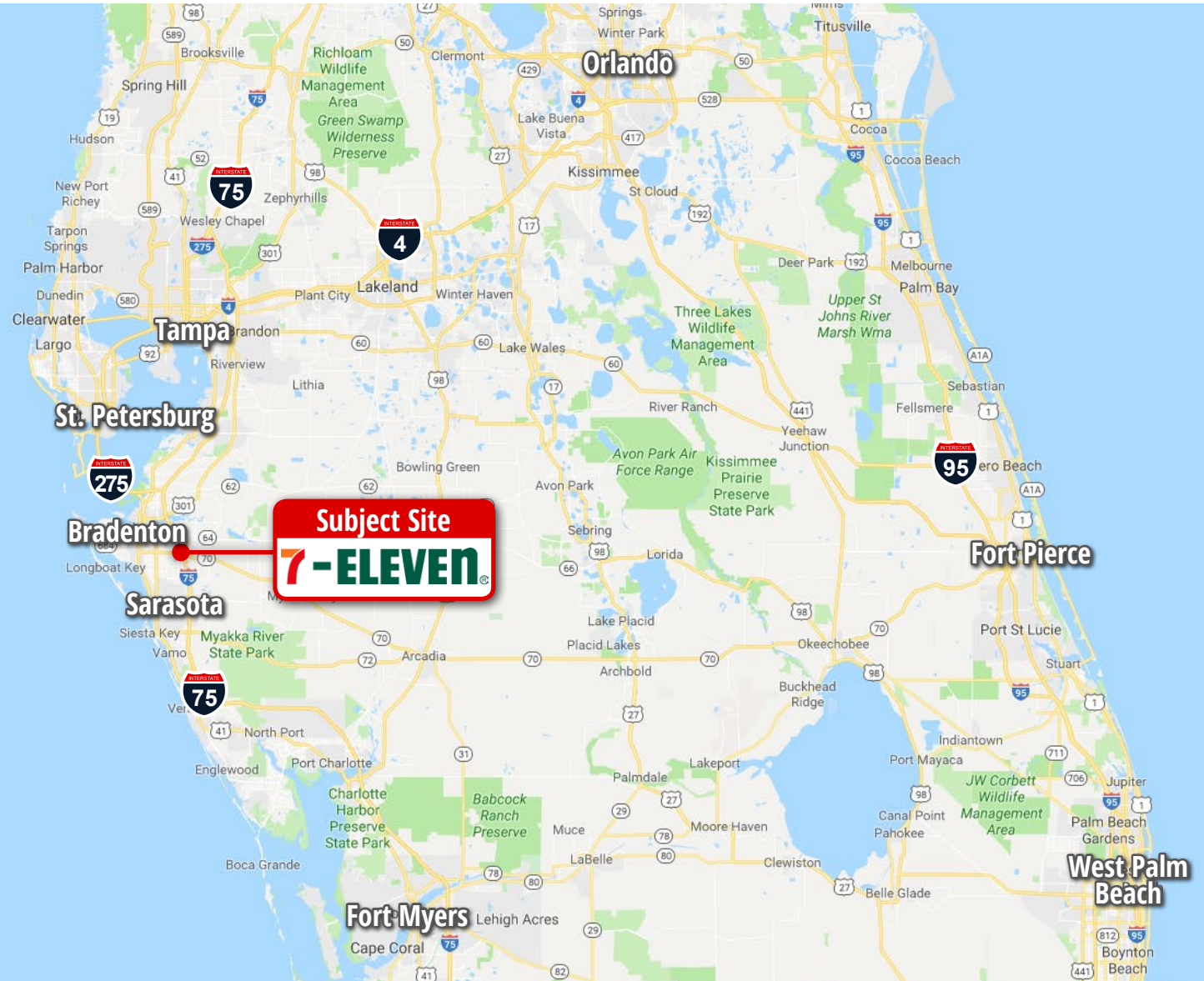
Stock Symbol
SVNDF

Credit Rating
S&P: AA-

2017 Revenue
\$52Bil

Year Founded
1927

Location Overview




Distance To

Sarasota
St. Petersburg

13 miles
35 miles

Tampa
Fort Myers

48 miles
81 miles

Orlando
Fort Pierce

120 miles
144 miles




 **Location Overview**


Bradenton is located in Manatee County. Year-round sunshine, surf, and leisure sports lure visitors to Bradenton, a friendly tropical spot south of Tampa Bay on Florida's Gulf Coast. Nearby, the award-winning Lakewood Ranch area is a 17,500-acre master-planned community encompassing all aspects of residential and commercial development, located in the prosperous Sarasota-Bradenton/Tampa Bay region of Florida's Gulf Coast.



 **Location Highlights**

 **State Road Location**

 **56,500 VPD Pass the Site**

 **Creekwood Crossing Shopping Center Outparcel**

Site Plan

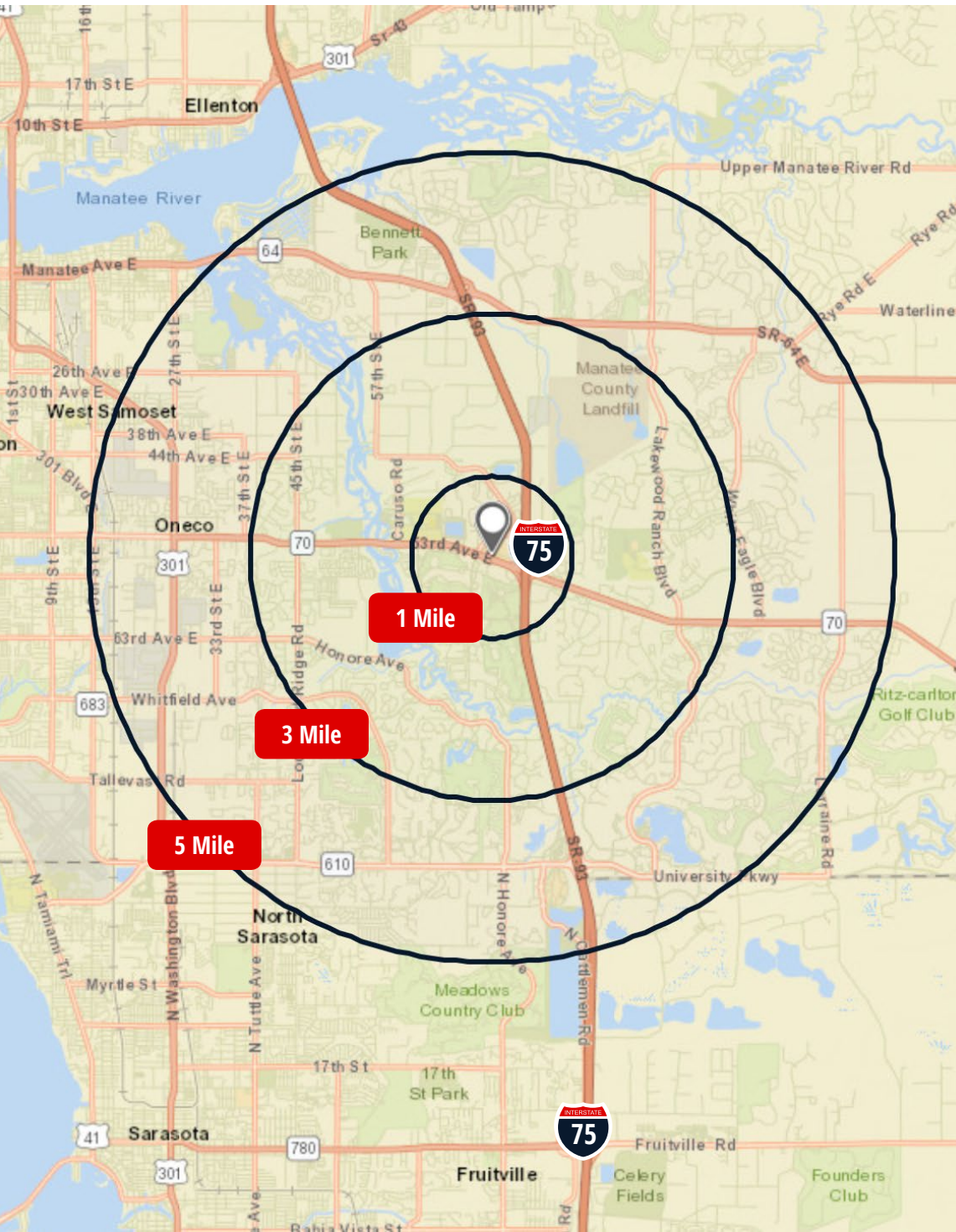
Creekwood Crossing is a 417,459 SF retail property located in Manatee County at I-75 & 53rd Ave E in Bradenton, FL.

Creekwood Crossing Highlights

- Serves residents of Lakewood Ranch, a master-planned 8,500-acre community in Manatee County
- Located on Florida State Route 70, a major east-west thoroughfare that averages 56,500 VPD
- Located near the corporate offices of large employers such as Tropicana, Champs and Bealls
- Positioned near the Pittsburgh Pirates' spring training facility
- Bradenton is the largest city in the Bradenton-Sarasota-Venice MSA









Location Overview, 1/3/5 Miles



	1 Mile	3 Miles	5 Miles
Population			
2018 Population	4,404	36,148	115,512
2023 Population	4,883	40,375	130,556
2018 Median Age	56.8	54.8	50.1
Households			
2018 Total Households	2,167	16,130	48,656
2023 Total Households	2,411	18,070	54,933
Median Household Income			
2018 Median HH Income	\$77,027	\$75,594	\$70,372
2023 Median HH Income	\$85,477	\$85,443	\$80,161
Average Household Income			
2018 Average HH Income	\$102,561	\$102,421	\$95,521
2023 Average HH Income	\$121,685	\$121,375	\$113,308

5 Mile Radius | Demographics

 Population 115,512	 Median Age 50.1	 Avg HH Income \$95,521
 Total Businesses 4,110	 Total Employees 46,210	 Net Worth \$229,710

About Us

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Calkain has built solid, lasting relationships that have been the cornerstone of how we do business. Calkain approaches each assignment with an eye toward each client's individual needs. Whether private or institutional investors, Calkain delivers real estate solutions that maximize value while building wealth for all of our clients.

At Calkain, our foresight and innovation are leading the net lease investment industry.

To learn more about how to build a solid foundation for your investment portfolio, visit calkain.com or call us at:

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\$12 Billion
in Closed Transactions

\$400 Million
in Active Listings

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