7-Eleven

EXCELLENT 74/100

Store #5508 · Tenant: 7-Eleven, Inc.

838 Tyvola Rd, Charlotte, NC · Map

Short-Term · Multi-State
#13 of 9

$2,944,527	5.50%	$161,949	$995.11	5.4 yrs
ASKING PRICE	CAP RATE	ANNUAL RENT	PRICE / SF	REM. TERM

LISTING & LEASE ABSTRACT

Asking price	**$2,944,527**
Cap rate (in-place)	**5.50%**
Annual base rent (NOI)	**$161,949**
Base rent $/SF	**$54.73**
Price $/SF	**$995.11**
Tenant	**7-Eleven, Inc.**
Guarantor	**Corporate (7-Eleven Inc.)**
Lease structure	**Absolute NNN**
Lease expiration	**2031-12-31**
Remaining term	**5.4 yrs**
Rent escalations	**7.5% every 5 years**
Rent at expiration *	**$161,949**
Avg yield on asking *	**5.50%**
Building SF	**2,959**
Year built	**2015**

TRADE-AREA DEMOGRAPHICS

Trade area	1 mi	3 mi	5 mi
Population	**4,469**	**90,402**	**220,118**
Avg HH income	**$98,976**	**$137,695**	**$150,900**
Pop density/sq mi	**1,423**	**3,197**	**2,803**
Bachelor's+	**56.8%**	**56.9%**	**58.6%**
Owner-occupied	**55.6%**	**47.6%**	**44.2%**

INVESTMENT HIGHLIGHTS

- Corporate 7-Eleven, Inc. guaranty — Seven & i Holdings (TYO: 3382); investment-grade credit (S&P A- / Moody's Baa2).
- 5 years of remaining lease term to 2031 (absolute NNN — zero landlord responsibility).
- 5.50% cap rate on $161,949 of in-place base rent; 7.5% every 5 years rent escalations.
- Excellent location grade (74/100) on the Fortis 100-point fuel/convenience model.

FINANCING — BASE CASE (60% / 6.50% / 25-YR)

Loan-to-value	**60%**
Interest rate	**6.50%**
Amortization	**25 yr**
Loan amount	**$1,766,716**
Down payment	**$1,177,811**
Annual debt service	**$143,148**
DSCR	**1.13x**
Cash-on-cash	**1.60%**
Debt yield	**9.17%**

At a 5.50% cap, base-case debt (6.50%) prices above the cap rate, so levered cash-on-cash sits below the all-cash yield (negative leverage). Illustrative only — not a financing commitment.

LOCATION & SITE

AADT at site	**9,800**
Highway distance	**0.41 mi**
Gas competitors (0.5 mi)	**3**
Daytime jobs (3 mi)	**103,780**
Population (3 mi)	**90,402**
Avg HH income (3 mi)	**$137,695**
County	**Mecklenburg County**
County unemployment	**3.5%**
FEMA flood zone	**X**

KEY RISKS

- Nearer-term lease expiry (2031) — renewal / re-tenanting risk; underwrite the rollover.
- Single-tenant asset: 100% of income depends on one lease and one guarantor.
- At a 5.50% cap, debt priced above the cap rate is dilutive to current cash yield (negative leverage) — see the Financing panel.

* Illustrative — assumes escalations from the as-of date (2026-07-22); exact bump dates follow the lease. Figures approximate and subject to verification against the lease and estoppel, which control.

Inquiries: Rob Bender, Managing Director · Fortis Capital Solutions · rbender@fortisnetlease.com · 248.254.3406 · fortisnetlease.com