7-Eleven

Store #5543 · Tenant: 7-Eleven, Inc.

5600 N Nob Hill Rd, Tamarac, FL · Map

EXCELLENT 83/100

Short-Term · Multi-State
#11 of 9

$4,227,127	5.50%	$232,492	$1,373.78	5.4 yrs
ASKING PRICE	CAP RATE	ANNUAL RENT	PRICE / SF	REM. TERM

LISTING & LEASE ABSTRACT

Asking price	**$4,227,127**
Cap rate (in-place)	**5.50%**
Annual base rent (NOI)	**$232,492**
Base rent $/SF	**$75.56**
Price $/SF	**$1,373.78**
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 *	**$232,492**
Avg yield on asking *	**5.50%**
Building SF	**3,077**
Year built	**2002**

TRADE-AREA DEMOGRAPHICS

Trade area	1 mi	3 mi	5 mi
Population	**13,817**	**131,430**	**366,966**
Avg HH income	**$79,836**	**$82,747**	**$89,444**
Pop density/sq mi	**4,398**	**4,648**	**4,672**
Bachelor's+	**36.3%**	**30.0%**	**31.1%**
Owner-occupied	**80.5%**	**75.6%**	**66.4%**

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 $232,492 of in-place base rent; 7.5% every 5 years rent escalations.
- Excellent location grade (83/100) 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	**$2,536,276**
Down payment	**$1,690,851**
Annual debt service	**$205,501**
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	**26,500**
Highway distance	**0.01 mi**
Gas competitors (0.5 mi)	**4**
Daytime jobs (3 mi)	**62,936**
Population (3 mi)	**131,430**
Avg HH income (3 mi)	**$82,747**
County	**Broward County**
County unemployment	**3.0%**
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.

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