7-Eleven

STRONG 68/100

Store #6300 · Tenant: 7-Eleven, Inc.

1628 Remount Road, North Charleston, SC · Map

Short-Term · Multi-State
#14 of 9

$1,935,564	5.50%	$106,456	$822.24	7.0 yrs
ASKING PRICE	CAP RATE	ANNUAL RENT	PRICE / SF	REM. TERM

LISTING & LEASE ABSTRACT

Asking price	**$1,935,564**
Cap rate (in-place)	**5.50%**
Annual base rent (NOI)	**$106,456**
Base rent $/SF	**$45.22**
Price $/SF	**$822.24**
Tenant	**7-Eleven, Inc.**
Guarantor	**Corporate (7-Eleven Inc.)**
Lease structure	**Absolute NNN**
Lease expiration	**2033-07-31**
Remaining term	**7.0 yrs**
Rent escalations	**1.04% annual**
Rent at expiration *	**$113,274**
Avg yield on asking *	**5.67%**
Building SF	**2,354**
Year built	**2008**

TRADE-AREA DEMOGRAPHICS

Trade area	1 mi	3 mi	5 mi
Population	1,137	54,728	101,261
Avg HH income	$66,545	$84,098	$81,617
Pop density/sq mi	362	1,936	1,289
Bachelor's+	24.1%	30.7%	27.3%
Owner-occupied	54.0%	47.1%	46.9%

INVESTMENT HIGHLIGHTS

- Corporate 7-Eleven, Inc. guaranty — Seven & i Holdings (TYO: 3382); investment-grade credit (S&P A- / Moody's Baa2).
- 7 years of remaining lease term to 2033 (absolute NNN — zero landlord responsibility).
- 5.50% cap rate on $106,456 of in-place base rent; 1.04% annual rent escalations.
- Strong location grade (68/100) 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	**$1,161,338**
Down payment	**$774,225**
Annual debt service	**$94,097**
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	**15,300**
Highway distance	**0.54 mi**
Gas competitors (0.5 mi)	**2**
Daytime jobs (3 mi)	**44,509**
Population (3 mi)	**54,728**
Avg HH income (3 mi)	**$84,098**
County	**Charleston County**
County unemployment	**3.2%**
FEMA flood zone	**X**

KEY RISKS

- Nearer-term lease expiry (2033) — 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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