SURMOUNT

ISSENBERG BRITTI GROUP

7-Eleven Brand New Construction | Fee Simple Absolute NNN Lease | 10 Minutes from Disney World

Representative Photo

7-Eleven
SEC Sinclair Rd & Ascend, Kissimmee, FL 34747

Offering Memorandum
Exclusive Net-Lease Offering

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release NNN Properties, Florida, LLC and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. NNN Properties, Florida, LLC have not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. NNN Properties, Florida, LLC's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. NNN Properties, Florida, LLC and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

*In addition to all other advisements, notices, and disclaimers set forth in this Marketing Brochure, NNN Properties, Florida, LLC further advises all prospective purchasers that certain NNN Properties, Florida, LLC related or affiliated parties, and/or its independent contractor salespeople, brokers of record, partners, trustees, beneficiaries, shareholders, members, managers, directors, officers, employees, or agents, along with their respective heirs, successors, personal representatives and/or assigns (collectively, the "NNN Properties, Florida, LLC Related Parties) may be acting as principals for the Seller or own a direct or indirect beneficial interest in the Property or in its ownership. By accepting this Marketing Brochure, any prospective purchaser shall thereby waive any claim they may have based on a conflict of interest given the NNN Properties, Florida, LLC Related Parties' role as both agent for the Seller and as the Seller (or as a principal of the Seller).

Offering Memorandum

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*Certain agents or principals of SURMOUNT™ or its affiliates (the exclusive listing agent, dual agent, co-broker or referral agent for the Property) may own direct or indirect interests in the current owner (i.e., the entity that is selling the subject Property).

7-Eleven

Investment Overview

LIST PRICE

$13,422,403

CAP RATE

4.85%

NET OPERATING INCOME

$650,987

Street	SEC Sinclair Rd & Ascend
City, State Zip	Kissimmee, FL 34747
Type of Ownership	Fee Simple
Property Type	Retail
Property Subtype	Gas Station/Convenience Store
Year Built	2026

Estimated Building SF	4,853 SF
Estimated Lot Size	1.77 AC
Credit Type	7-Eleven
Guarantor	Corporate Guarantee
Lease Term	15 Years
Lease Commencement	12/01/26

Lease Expiration	11/30/41
Lease Term Remaining	15 Years
Lease Type	Triple Net (NNN)
Landlord Responsibilities	None
Rental Increases	10.00% Every 5 Years
Renewal Options	4, 5-Year Options

7-Eleven

Investment Overview

The Issenberg Britti Group of Surmount is pleased to present the opportunity to acquire a brand new construction 7-Eleven convenience store positioned at the southeast corner of Sinclair Road and Ascend Drive in Kissimmee, Florida, within the highly active Reunion / SR 429 submarket of southwest Osceola County. The property will feature a 4,853-square-foot building situated on 1.77 acres, providing a modern convenience-retail footprint designed to serve both local residents and high-volume pass-through traffic. The site benefits from corner positioning, strong access, and proximity to major residential, tourism, and transportation demand drivers.

The property is strategically located within the Ascend Reunion Crossing commercial node, an emerging mixed-use area supported by new residential density, resort-oriented traffic, and immediate access to the SR 429 interchange. The surrounding corridor is positioned between major Central Florida destinations, including Walt Disney World, Reunion Resort, ChampionsGate, and other large-scale residential and hospitality developments. This location provides 7-Eleven with the ability to capture recurring daily-needs traffic from nearby residents, employees, visitors, and commuters, while also benefiting from tourism-related demand throughout the broader Disney-area market.

As a new 7-Eleven development, the asset is expected to offer investors a best-in-class convenience and fuel-oriented retail format backed by one of the most recognized brands in the industry. 7-Eleven is a dominant national convenience operator with a significant North American footprint and a broad offering that includes fuel, prepared food, beverages, snacks, private-label products, delivery, loyalty programs, and other customer convenience services. The brand's scale, consumer recognition, and continued focus on larger-format, food-forward stores support the long-term relevance of this development within a growing, high-traffic trade area.

7-Eleven

Rent Schedule

Lease Year	Annual Rent	Monthly Rent	Increases	Effective Cap Rate
Years 1-5	$650,987	$54,249	10.00%	4.85%
Years 6-10	$716,085	$59,674	10.00%	5.33%
Years 11-15	$787,694	$65,641	10.00%	5.87%
Option 1	$866,463	$72,205	10.00%	6.46%
Option 2	$953,109	$79,426	10.00%	7.10%
Option 3	$1,048,420	$87,368	10.00%	7.81%
Option 4	$1,153,262	$96,105	10.00%	8.59%

7-Eleven

Investment Highlights

Prime Reunion Location
Newly developed (Under Construction with December Opening) 7-Eleven located at the southeast corner of Sinclair Road and Ascend Drive in Kissimmee, Florida, within the highly active Reunion / SR 429 submarket.

Purpose-Built New Construction
Purpose-built 4,853-square-foot convenience store situated on a 1.77-acre parcel designed to support modern convenience-retail operations.

High-Visibility Corner Site
Strategic corner location provides strong visibility, convenient access, and exposure to local residential, commuter, and tourism-driven traffic.

SR 429 Commercial Corridor
Positioned within the Ascend Reunion Crossing commercial node, which benefits from nearby residential development and immediate proximity to the SR 429 interchange.

Premier Disney Trade Area
Located in the broader Disney-area trade area, with access to major demand drivers including Walt Disney World, Reunion Resort, ChampionsGate, and surrounding resort communities.

Industry-Leading Brand
7-Eleven is one of the most recognized convenience-store brands in North America, operating, franchising, and licensing more than 13,000 stores across the U.S. and Canada.

Strong Consumer Platform
The tenant's national brand recognition, fuel platform, loyalty ecosystem, prepared food offering, and daily-needs customer base support long-term operating relevance.

Rapid Population Growth
Osceola County continues to experience significant population growth, creating expanding demand for convenience retail, fuel, food service, and neighborhood-oriented commercial uses.

Dual Demand Drivers
The site benefits from a dual-demand profile, serving both nearby residential growth and tourism-related traffic generated by Central Florida's hospitality and entertainment economy.

Long-Term Real Estate Value
Scarcity of well-positioned commercial outparcels near major interchanges enhances the long-term residual value and replacement-cost appeal of the real estate.

Low Capital Expenditure Profile
New construction provides investors with a modern asset profile, reduced near-term capital expenditure exposure, and a cleaner long-term ownership structure.

Institutional Net Lease Investment
The property is well suited for net lease investors seeking a combination of brand strength, Florida growth-market exposure, and essential-service retail fundamentals.

No State Income Tax
Florida's tax-friendly environment includes no state personal income tax, enhancing the state's appeal for businesses, residents, and long-term investment.

7-Eleven

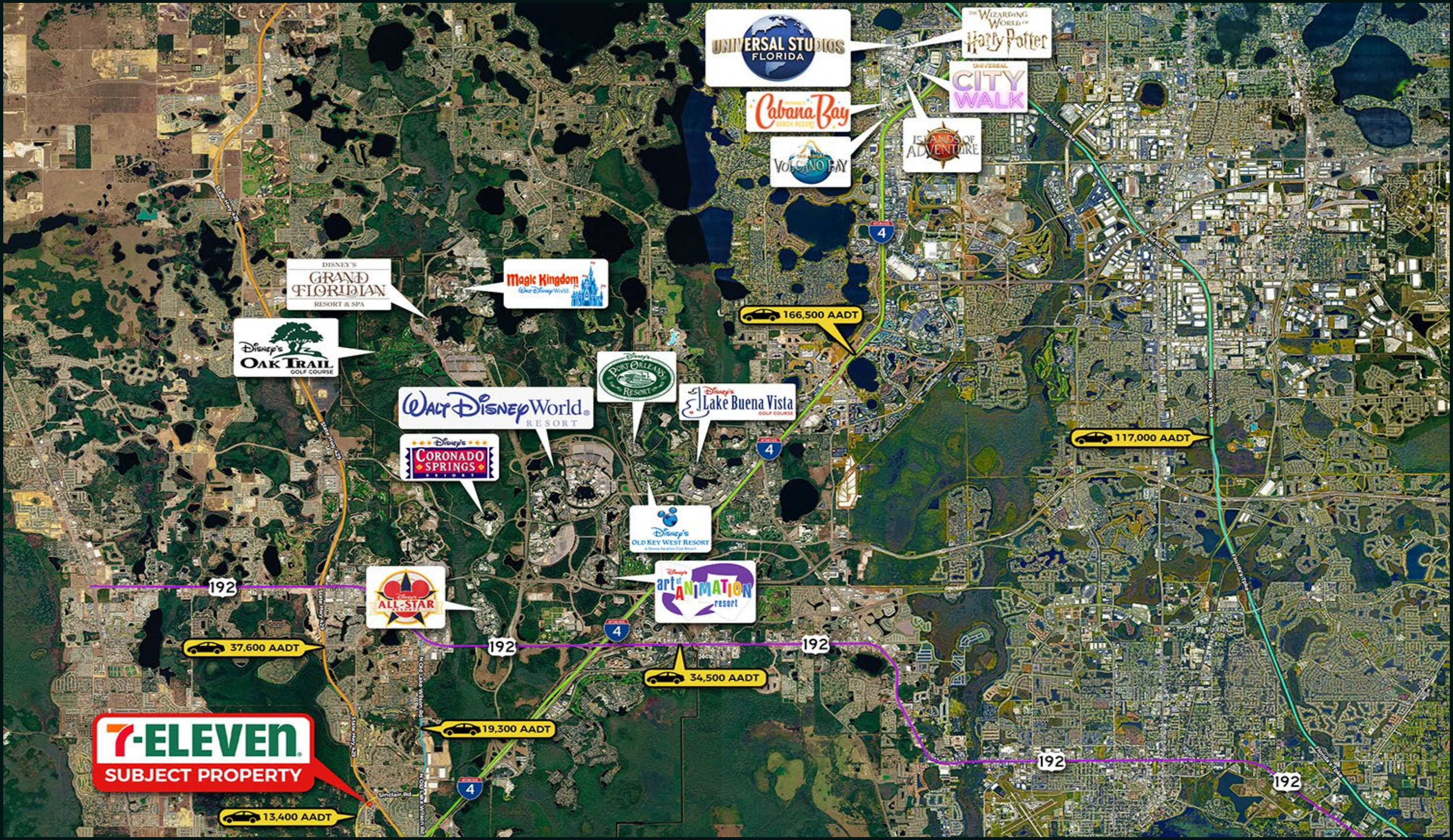
Concept Overview

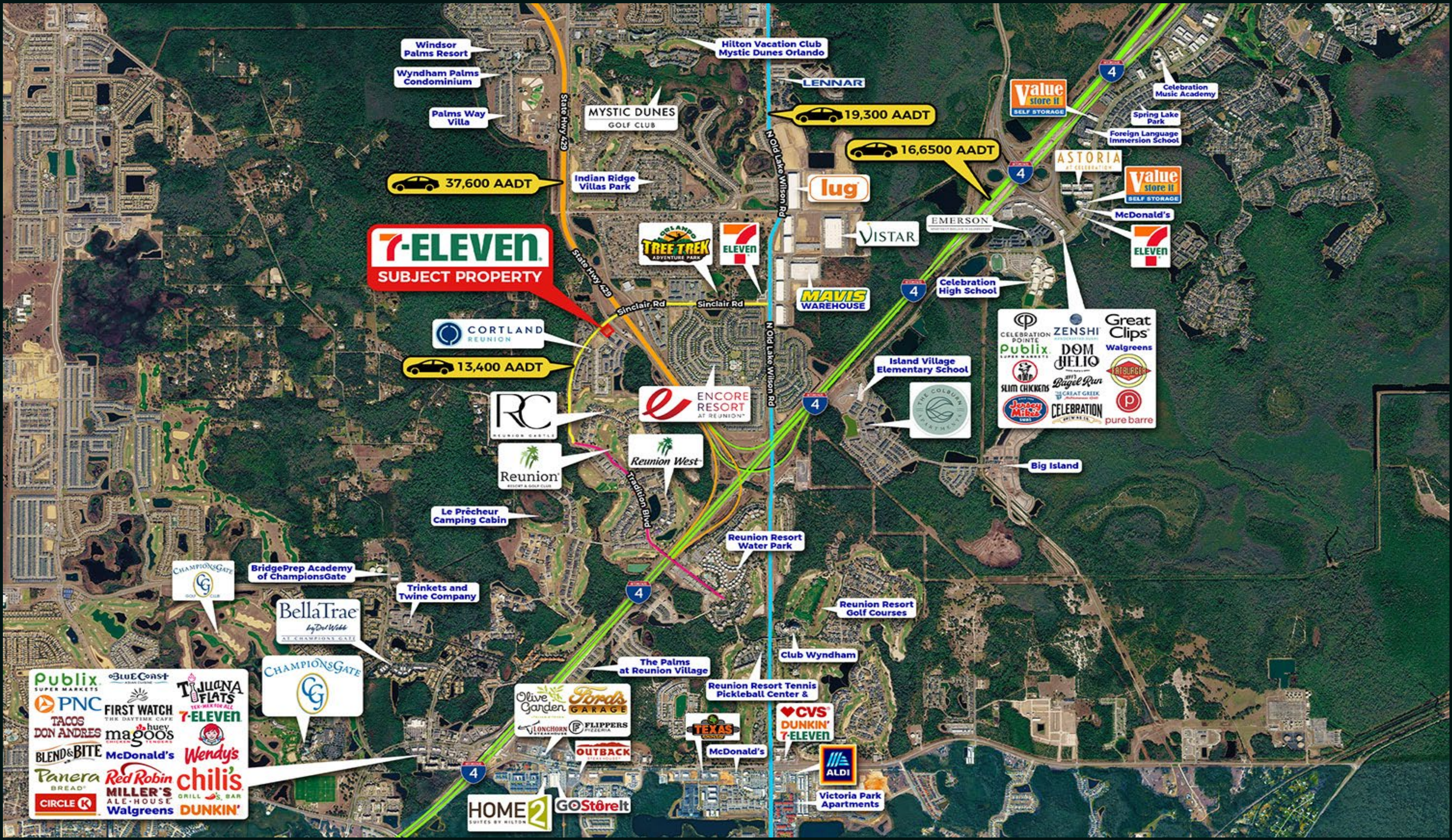
About the Tenant

7-Eleven focuses on meeting the needs of convenience-oriented guests by providing a broad selection of fresh, high-quality products and services at everyday fair prices, speedy transactions and a clean, friendly shopping environment. Each store's selection of about 2,500 different products and services is tailored to meet the needs and preferences of local guests. Stores typically vary in size from 2,400 to 3,000 square feet and are most often located on corners for great visibility and easy access. Well known for the Big Gulp® fountain soft drink, Big Bite® grill items, the Slurpee® beverage and its fresh-brewed coffee, 7-Eleven's food service offerings bring guests a proprietary line of prepared-fresh-daily and daily delivered deli sandwiches, wraps, breakfast sandwiches and a wide assortment fruits, salads and baked goods.

About the Tenant

7-Eleven is the world's largest convenience store chain operating, franchising and licensing more than 60,000 stores in 18 countries, of which nearly 10,700 are in North America. 7-Eleven also is one of the nation's largest independent gasoline retailers. Its company's name was changed from The Southland Corporation to 7-Eleven, Inc. after approval by shareholders on April 28, 1999. Founded in 1927 in Dallas, Texas, 7-Eleven pioneered the convenience store concept during its first years of operation as an ice company when its retail outlets began selling milk, bread and eggs as a convenience to guests. The name 7-Eleven originated in 1946 when the stores were open from 7 a.m. to 11 p.m. Today, offering busy shoppers 24-hour convenience, seven days a week is the cornerstone of 7-Eleven's business.


UNIVERSAL STUDIOS FLORIDA
The Wizarding World of Harry Potter
Universal City Walk
Cabana Bay Beach Resort
Islands of Adventure
Volcano Bay
Disney's Grand Floridian Resort & Spa
Magic Kingdom Walt Disney World
Disney's Oak Trail Golf Course
166,500 AADT
Disney's Port Orleans Resort
Walt Disney World Resort
Disney's Lake Buena Vista Golf Course
Disney's Coronado Springs Resort
117,000 AADT
Disney's Old Key West Resort
Disney's All-Star
Disney's Art of Animation resort
192
4
37,600 AADT
34,500 AADT
19,300 AADT
7-ELEVEN
SUBJECT PROPERTY
13,400 AADT
Sinclair Rd


Windsor Palms Resort
Wyndham Palms Condominium
Palms Way Villa
Hilton Vacation Club Mystic Dunes Orlando
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MYSTIC DUNES GOLF CLUB
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37,600 AADT
Indian Ridge Villas Park
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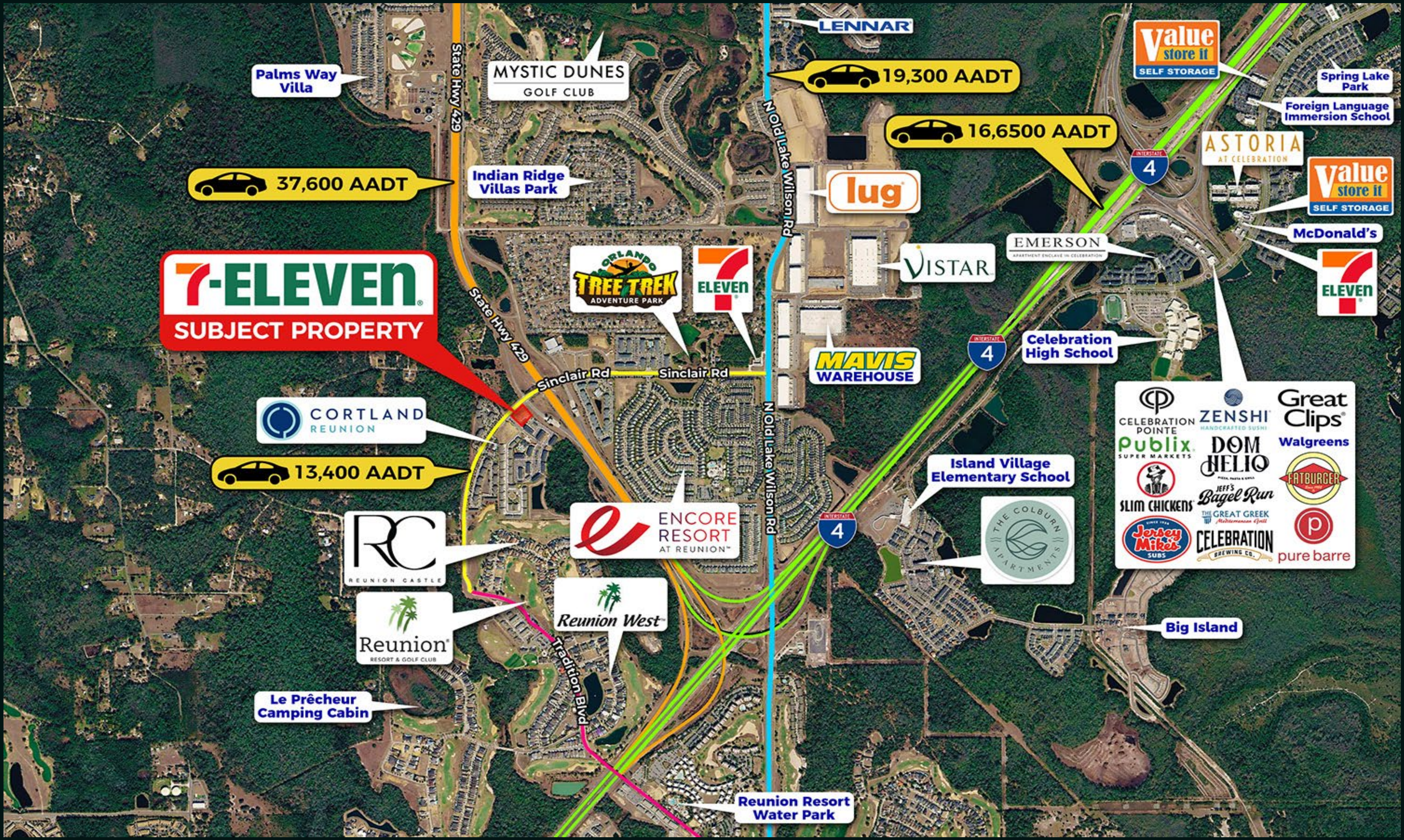
EMERSON
7-ELEVEN SUBJECT PROPERTY
TREE TREK ADVENTURE PARK
ELEVEN
MAVIS WAREHOUSE
Sinclair Rd
Sinclair Rd
State Hwy 429
N Old Lake Wilson Rd
CORTLAND REUNION
13,400 AADT
ENCORE RESORT AT REUNION
Reunion
Reunion West
Tradition Blvd
Le Prêcheur Camping Cabin
Reunion Resort Water Park
ChampionsGate
BridgePrep Academy of ChampionsGate
Trinkets and Twine Company
BellaTrae
Reunion Resort Golf Courses
Club Wyndham
The Palms at Reunion Village
Reunion Resort Tennis Pickleball Center &
Value store it SELF STORAGE
Celebration Music Academy
Spring Lake Park
Foreign Language Immersion School
ASTORIA
McDonald's
ELEVEN
Celebration High School
Island Village Elementary School
Big Island
CELEBRATION POINTE
ZENSHI
Great Clips
Publix
DOM HELIO
Walgreens
SLIM CHICKENS
Bagel Run
Jersey Mike's
CELEBRATION
pure barre
Publix
PNC
BLUE COAST
TIJUANA FLATS
FIRST WATCH
TACOS DON ANDRES
7-ELEVEN
magoo's
BLEND & BITE
McDonald's
Wendy's
Panera BREAD
Red Robin
chili's
CIRCLE K
MILLER'S ALE HOUSE
Walgreens
DUNKIN'
CHAMPIONSGATE
Olive Garden
Ford's GARAGE
LONGHORN STEAKHOUSE
FLIPPERS PIZZERIA
OUTBACK STEAKHOUSE
TEXAS ROADHOUSE
McDonald's
CVS
DUNKIN'
7-ELEVEN
ALDI
Victoria Park Apartments
HOME2 SUITES BY HILTON
GO Store It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ZENSHI
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Publix
DOM HELIO
Walgreens
SLIM CHICKENS
Jeff's Bagel Run
FATBURGER
Jersey Mike's SUBS
THE GREAT GREEK
CELEBRATION BREWING CO.
pure barre
Island Village Elementary School
THE COLBURN APARTMENTS
CORTLAND REUNION
ENCORE RESORT AT REUNION
RC REUNION CASTLE
Reunion RESORT & GOLF CLUB
Reunion West
Big Island
Le Prêcheur Camping Cabin
Reunion Resort Water Park

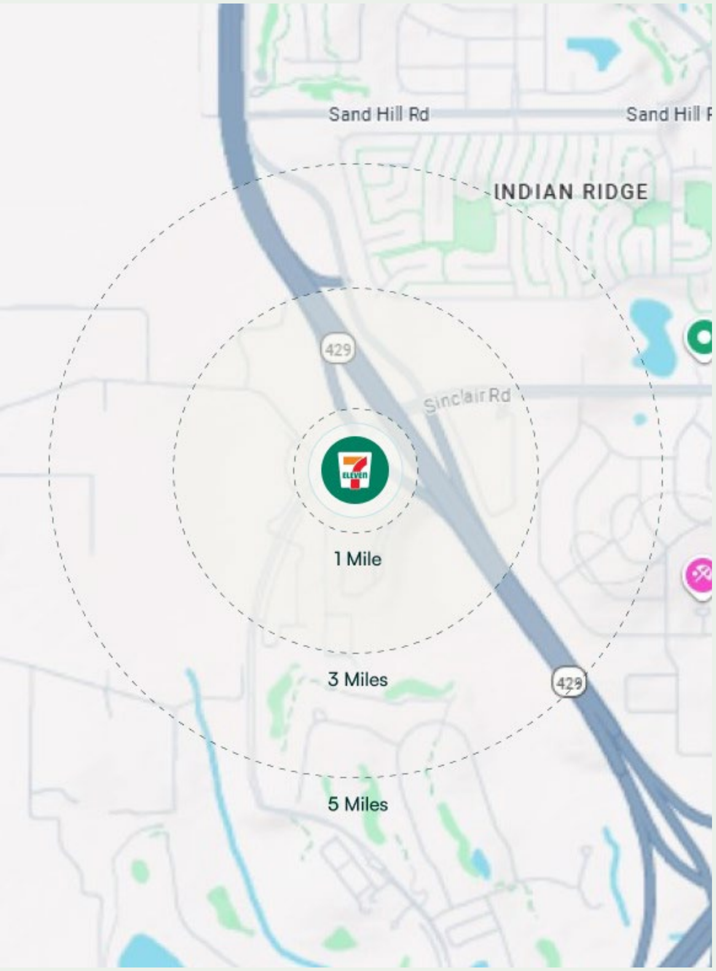
7-Eleven

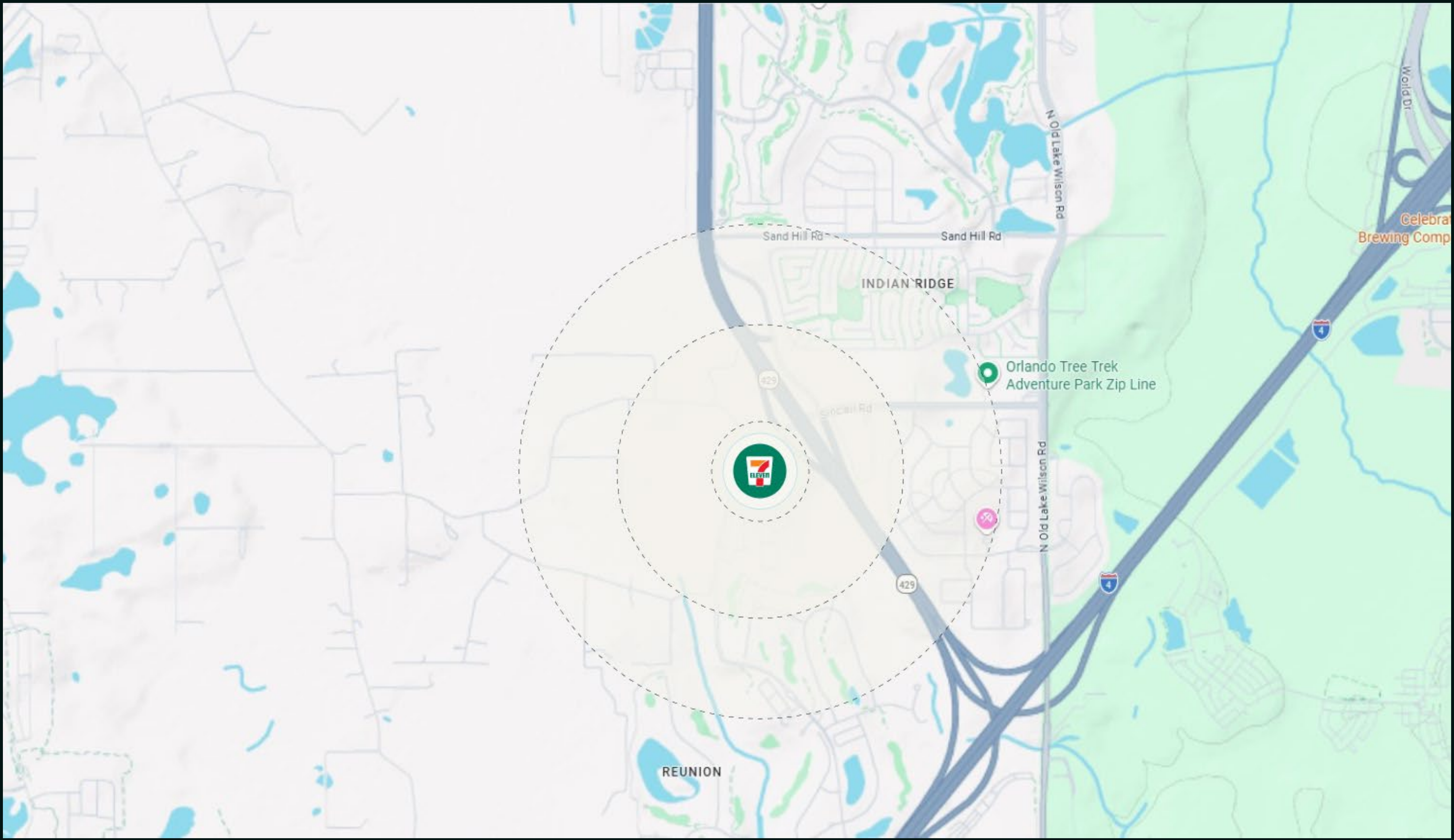
Location Overview

The subject property sits at a signalized intersection along State Highway 429 and Sinclair Road, serving as the primary retail gateway into the Reunion Resort master-planned community. The site benefits from dual road frontage and strong visibility along Hwy 429, immediately adjacent to the Orlando Tree Trek Adventure Park zip line attraction.

The trade area is anchored by the Reunion Resort & Golf Club, a large luxury resort and residential community with a water park, tennis/pickleball center, and multiple golf courses located immediately south/southwest of the site, complemented by a dense residential base within 1—3 miles that includes Cortland Reunion, Encore Resort at Reunion, Reunion West, Reunion Castle (RC), Indian Ridge Villas Park, and Palms Way Villa.

	1 Mile	3 Mile	5 Mile
Population Trends			
2020 Population	2,325	16,761	72,293
2025 Population	4,989	36,332	124,588
2030 Population	6,197	44,995	150,425
Growth '20 — '25	0.20%	0.20%	14.50%
Growth '24 — '30	4.80%	4.80%	4.10%
Household Trends			
2020 Households	845	6,514	26,650
2025 Households	1,829	14,049	46,240
2030 Households	2,281	17,456	56,062
Growth '20 — '25	7.20%	7.40%	5.80%
Growth '24 — '30	4.90%	4.90%	4.20%
Household Income			
Average Household Income	$121,180	$114,566	$108,075
Median Household Income	$93,663	$88,962	$86,796




Sand Hill Rd
Sand Hill Rd
INDIAN RIDGE
N Old Lake Wilson Rd
Orlando Tree Trek
Adventure Park Zip Line
N Old Lake Wilson Rd
429
429
4
4
REUNION
World Dr

7-Eleven

Market Overview

Orlando is a city that has undergone a remarkable evolution. Established in 1875, Orlando's early agrarian history laid the groundwork for its transformation into a dynamic metropolis. The city experienced a monumental shift with the opening of Walt Disney World Resort in 1971, a transformative moment that catapulted Orlando into the international spotlight and solidified its reputation as the theme park capital of the world. As of the 2020 US Census, Orlando's population had surpassed 290,000 residents, fostering a vibrant community characterized by a rich tapestry of cultures and backgrounds.

Orlando's economic landscape is notably shaped by its thriving tourism industry, with world-renowned theme parks like Walt Disney World, Universal Studios, and SeaWorld drawing millions of visitors annually. However, the city's economic resilience extends beyond tourism. Orlando has emerged as a major convention destination, with the Orange County Convention Center hosting a diverse array of events. The city's growing influence in technology, aerospace, and healthcare further diversifies its economic portfolio. The Central Florida Research Park, in conjunction with the city's robust defense and aerospace industries, positions Orlando as a center for innovation. Culturally, Orlando proudly embraces its moniker as the "City Beautiful," offering a plethora of cultural and recreational offerings. Orlando's commitment to providing a high quality of life has not gone unnoticed, earning it accolades such as being named one of the "Best Places to Live" by U.S. News & World Report. The city's continuous growth, economic dynamism, and cultural richness make it an appealing destination for residents and visitors alike. Orlando's narrative as a city of entertainment, innovation, and diverse experiences undoubtedly continues to unfold.

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