SINGLE TENANT ABSOLUTE NNN

C-Store & Gas Station Investment Opportunity

7-ELEVEN (S&P: A-)

100% Bonus Depreciation Eligible | Corporate Guaranty (S&P: A-) | Signalized Intersection (70k+ VPD)

1001 US-301

TAMPA FLORIDA

ACTUAL SITE

SRS CAPITAL MARKETS

EXCLUSIVELY MARKETED BY

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SRS CAPITAL MARKETS

NATIONAL NET LEASE

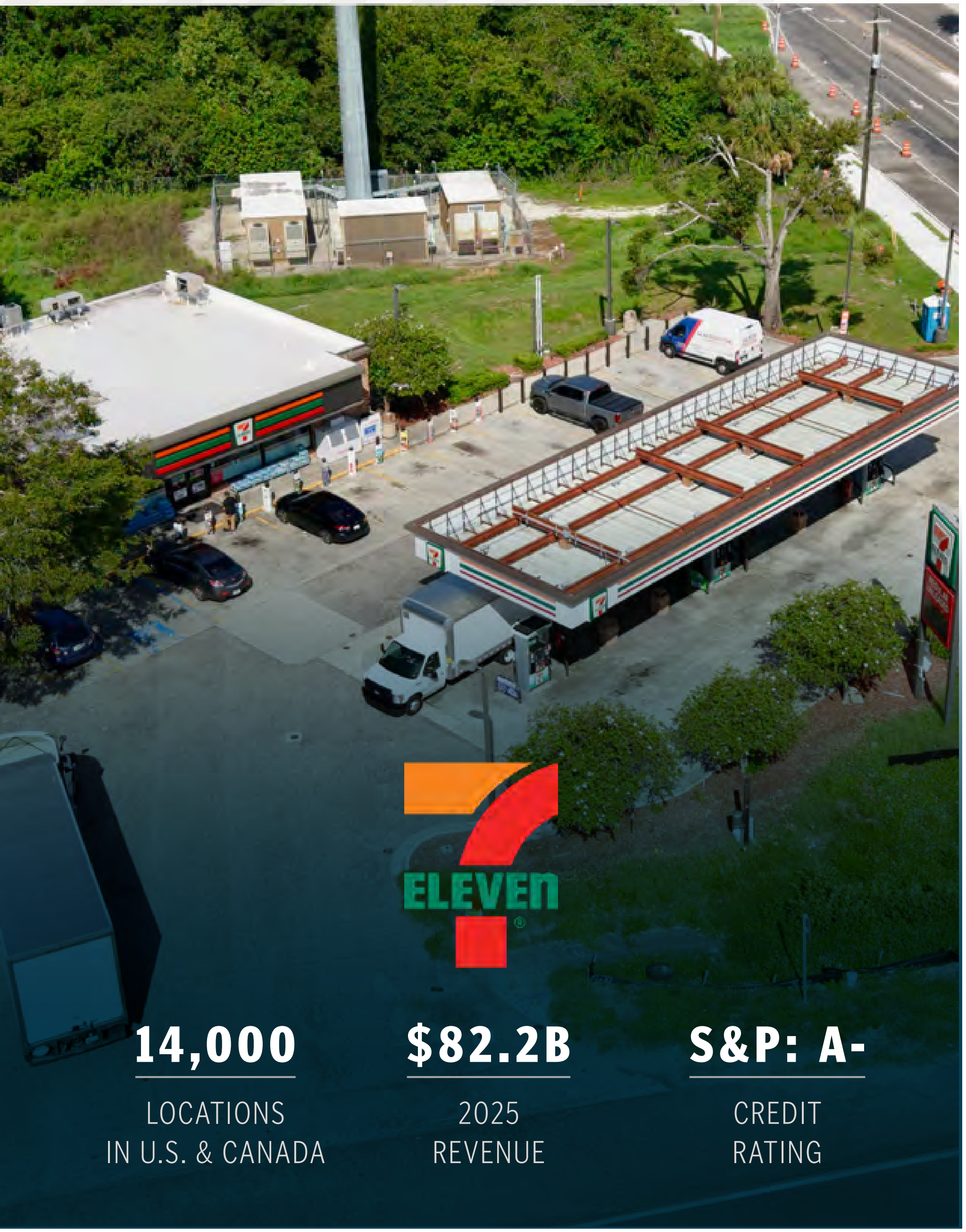
Qualifying Broker: Patrick Nutt, SRS Real Estate Partners-SOFLO LLC | FL License No. BK3120739


Palm River Square
FRESCO y Más
five BELOW
FAMILY DOLLAR
Advance Auto Parts
DOLLAR TREE
Downtown Tampa
save a lot
CITI TRENDS
Little Caesars
GROOMER'S CHOICE
REFLOOR
RENEWAL by ANDERSEN
save a lot
Advance Auto Parts
TACO BELL
FAMILY DOLLAR
Domino's Pizza
Wawa
Port of Tampa Container Terminal
Peter O. Knight Airport
City of Tampa Wastewater Admin Building
INFRA-METALS
Clair Mel Elementary School
UniFirst
CHAMPION
IPS
Fleet Management
TECO TAMPA ELECTRIC
ALTA EQUIPMENT GROUP INC.
FORTILINE
Altec
MOBILE Air & Power Rentals
BLISS LIFE
SUNBELT RENTALS
TRANSPORTATION CONTROL SYSTEMS
EMPIRE Pipe & Supply
SSA
CRISDEL
PGW EVERYTHING AUTOGLASS
AIR ENGINEERS
ups
COURIER EXPRESS
BOTTLECREW
VP VERSATILE PACKAGERS
Red Bull DISTRIBUTION COMPANY
TPI Total Plastics Int'l
ALLIED FOAM FABRICATORS, LLC
PENSKE
7 ELEVEn
POWER-POLE
PALM RIVER RD 7,200 VPD
Smith Nephew
SSI Services
Haas F1 Team
Xtreme POWERSPORTS
301
63,000 VPD
WATCH DRONE VIDEO
TIRE KINGDOM A MAVIS COMPANY
Chevron


Point Plaza
Winn-Dixie
Family Dollar
Tampa Executive Airport
Southern Technical College Tampa
Hillsborough County Public Safety Operations Complex
Family Dollar
Residence Inn
Harney
Subway
Tampa Water Plant
Jersey College
Hillsborough County Sheriff's Office (HCSO) - District 2
Ferguson
DHL
Innovation Cabinetry
URO Tuning
Cameron Ashley
Toyota
Kia
Jeep
Ram
Honda
H.T. Hackney
Quality Inn
Keystone
GMC
Chevrolet
Essendant
Star Stainless
Ford
Safelite
Tire Special Auto Repair
Kinetic
mSupply
David Weekley Homes
CSquare
Cintas
SRS Distribution
Collision Centers
Power Electronics
ROC
Rolled Alloys
Continental Carbon
Local Foods
ACF Industrial Energy
Summit Fire & Security
SCP
Gold Medal
Fourth
Wiginton Fire Systems
Crown Castle
Aptim
Allied Foam Fabricators, LLC
Smith+Nephew
Haas F1 Team
SSI Services
Power-Pole
Chevron
Palm River Rd 7,200 VPD
Transtar
Tire Kingdom
A Mavis Company
7-Eleven
301
63,000 VPD
Xtreme

SITE OVERVIEW

OFFERING SUMMARY



OFFERING

Pricing	$3,700,000*
Net Operating Income	$175,788*
Cap Rate	4.75%

PROPERTY SPECIFICATIONS

Property Address	1001 US-301, Tampa, Florida 33619
Rentable Area	2,669 SF
Land Area	0.64 AC
Year Built / Remodeled	1986 / 1998
Tenant	7-Eleven
Guaranty	Corporate (S&P: A-)
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term Remaining	14+ Years
Increases	Annual 1.04% Increases
Options	5 (5-Year)
Rent Commencement	November 22, 2024
Lease Expiration	December 31, 2040
ROFR/ROFO	15-Day ROFR

*Priced off the upcoming (1/1/2027) rental bump

CLICK HERE FOR A FINANCING QUOTE

IAN MAHONEY
Associate, Debt & Equity
ian.mahoney@srsre.com | M: 813.586.1914

 ACTUAL SITE

		LEASE TERM				RENTAL RATES			
Tenant Name	**Square Feet**	**Lease Start**	**Lease End**	**Begin**	**Increase**	**Monthly**	**Annually**	**Cap Rate**	**Options**
7-Eleven	2,669	11/22/2024	12/31/2040	Current	-	$14,498	$173,979	4.70%	5 (5-Year)
				*1/1/2027	1.04%	$14,649	*$175,788	*4.75%	
				1/1/2028	1.04%	$14,801	$177,616	4.80%	
				1/1/2029	1.04%	$14,955	$179,464	4.85%	
				1/1/2030	1.04%	$15,111	$181,330	4.90%	
				1/1/2031	1.04%	$15,268	$183,216	4.95%	
				1/1/2032	1.04%	$15,427	$185,121	5.00%	
				1/1/2033	1.04%	$15,587	$187,047	5.06%	
				1/1/2034	1.04%	$15,749	$188,992	5.11%	
				1/1/2035	1.04%	$15,913	$190,957	5.16%	
				1/1/2036	1.04%	$16,079	$192,943	5.21%	
				1/1/2037	1.04%	$16,246	$194,950	5.27%	
				1/1/2038	1.04%	$16,415	$196,977	5.32%	
				1/1/2039	1.04%	$16,585	$199,026	5.38%	
				1/1/2040	1.04%	$16,758	$201,096	5.44%	
					Blended Cap Rate 5.06%				

* The asset is priced based on the upcoming January 1, 2027 rental increase

14+ Years Remaining | Options To Extend | Annual Rental Increases | Corporate Signature | Bonus Depreciation Eligible

- 7-Eleven has 14+ years remaining on the lease, with five 5-year renewal options, demonstrating its long-term commitment to the site
- The lease features annual 1.04% rental increases throughout the primary term and each option period, driving NOI growth and providing a built-in hedge against inflation
- The lease is signed by 7-Eleven, Inc., investment grade (S&P: A-), a globally recognized and established convenience store/gas operator (14,000+ U.S. sites)
- Fee-simple ownership of a convenience store may qualify for accelerated depreciation (see page 9 for additional details). Please consult with a qualified tax advisor regarding potential tax benefits.
- In April 2014, 7-Eleven's $1.8B acquisition of Sunoco, LP was announced, approved by shareholders in August 2014, and finalized in January 2018; the transaction included the acquisition of roughly 1,108 stores across 18 states
    - More info HERE and HERE

Absolute NNN | Zero Landlord Responsibilities | No State Income Tax

- Tenant responsible for taxes, insurance and all property maintenance
- No landlord responsibilities
- Ideal, management-free investment for a passive investor in a state with no state income tax

Strong Trade Area Demographics

- The 5-mile trade area is home to more than 193,000 residents and 102,000 employees
- The 1-mile trade area boasts an average household income exceeding $96,255

Signalized Hard Corner Location | Strong Retail Sales | Excellent Visibility & Access Prime Retail Corridor

- Strategically located at the signalized hard corner of Palm River Road and US-301 with 70,000+ VPD, and convenient access to I-75 with approximately 145,000 VPD
- The site is located near several regional shopping destinations, including Regency Square, anchored by major retailers such as Five Below, Best Buy, Petco, AMC Theatres, Marshalls, and more; Brandon Town Center, anchored by Target and Ross Dress for Less; and Brandon Exchange, featuring tenants such as Dick's Sporting Goods, Apple, and other national retailers
- The surrounding trade area benefits from exceptionally strong retail performance, with several nearby national retailers ranking among the top-performing locations in Florida
    - Bass Pro Shops: $70.1M in annual sales | #1 of 12 in Florida
    - Best Buy: $48.3M in annual sales | #6 of 52 in Florida
    - Topgolf: $25.6M in annual sales | #1 of 9 in Florida
    - Ulta Beauty: $8.8M in annual sales | #7 of 104 in Florida
    - Michaels: $5.9M in annual sales | #3 of 77 in Florida

Tampa - Nearby Developments

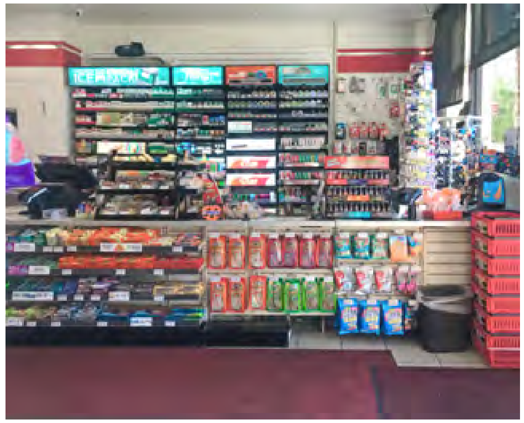
- Rio Palma Apartments
    - The $38 million Rio Palma multifamily development recently commenced construction and will introduce 90 new apartment units, adding residential density and new households near the subject property
- Gas Worx
    - The ongoing 50-acre Gas Worx mixed-use development between Ybor City and Downtown Tampa is planned to feature approximately 5,000 residences, 500,000 SF of office space and 150,000 SF of retail, creating a major new residential and commercial district east of Downtown
- East Tampa Redevelopment
    - East Tampa is positioned for significant redevelopment, with the Tampa CRA advancing multiple publicly owned sites for future housing and mixed-use development. Planned projects are expected to emphasize transportation access, commercial activity and work-live-play environments, supporting continued investment throughout the eastern Tampa market

ACCELERATED DEPRECIATION FOR CONVENIENCE STORE PROPERTIES

Previously, the Tax Cuts and Jobs Act (TCJA) of 2017 included a phasedown schedule that would have reduced bonus depreciation to 40% for the entirety of 2025. This phaseout was eliminated by the One Big Beautiful Bill Act (OBBBA), which was signed into law on July 4, 2025. Due to this recent tax reform, 100% bonus depreciation is permanently reinstated for most qualified gas station properties acquired and placed in service after January 19, 2025. For the period between January 1 and January 19, 2025, a 40% bonus depreciation rate applies. The construction and equipment associated with these properties can be reclassified and depreciated over shorter time periods than the traditional 39 year life for commercial property. Due to the fee simple ownership of this property, an investor can receive greater deductions in the earlier years of the asset, thus minimizing taxable income. This enables anyone investing in these properties to lower their taxes and reduce their exposure in the earlier years of ownership while enjoying the benefits of a passive income stream that comes with owning a single tenant property.

TWO METHODS FOR C-STORE DEPRECIATION

COST SEGREGATION ANALYSIS	15-YEAR STRAIGHT LINE SCHEDULE
Cost segregation studies take into account each individual component of a property and place each piece on its own appropriate depreciation schedule (ex. gas pumps, HVACs, roof, etc). This process generally front-loads the depreciation of the property into the first few years of ownership, which can result in notable tax savings and may be ideal depending on the tax payer's yearly tax liability outside of this investment.	For some investors, it may make more sense to have the entire asset's depreciation spread out evenly using the 15-year straight line method. Qualified c-store equipment and property placed in service after Dec. 31, 2017 generally is depreciable using the straight line method over 15 years (shorter recovery period than the traditional 39 year life for commercial buildings).



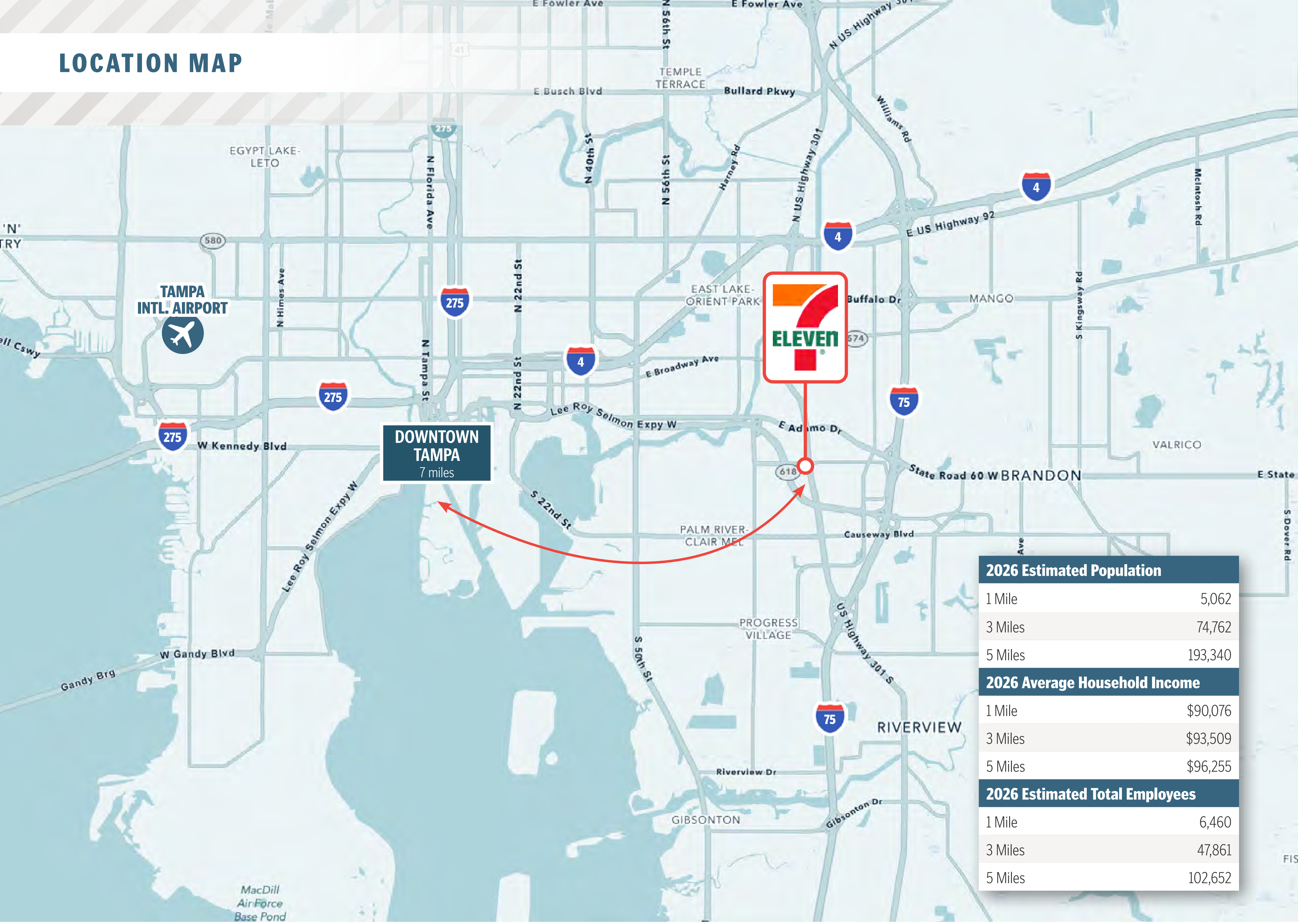
7-ELEVEN

7-eleven.com
Company Type: Subsidiary
Locations: 14,000+
Parent: Seven & I Holdings Co., Ltd.
2025 Employees: 62,012
2025 Revenue: $82.17 Billion
2025 Net Income: $1.19 Billion
2025 Assets: $78.15 Billion
2025 Equity: $27.66 Billion
Credit Rating: S&P: A-

7-Eleven, Inc. is the premier name in the U.S. convenience-retailing industry. Based in Irving, Texas, 7-Eleven operates, franchises and/or licenses more than 14,000 stores in the U.S. and Canada. In addition to 7-Eleven stores, 7-Eleven, Inc. operates and franchises Speedway, Stripes, Laredo Taco Company and Raise the Roost Chicken and Biscuits locations. Known for its iconic brands such as Slurpee, Big Bite and Big Gulp, 7-Eleven has expanded into high-quality sandwiches, salads, side dishes, cut fruit and protein boxes, as well as pizza, chicken wings and mini beef tacos. 7-Eleven offers customers industry-leading private brand products at outstanding value. Customers can earn and redeem points on various items in stores nationwide through its 7Rewards and Speedy Rewards loyalty programs with more than 80 million members, place an order in the 7NOW delivery app in over 95% of the convenience retailer's footprint, or rely on 7-Eleven for other convenient services.

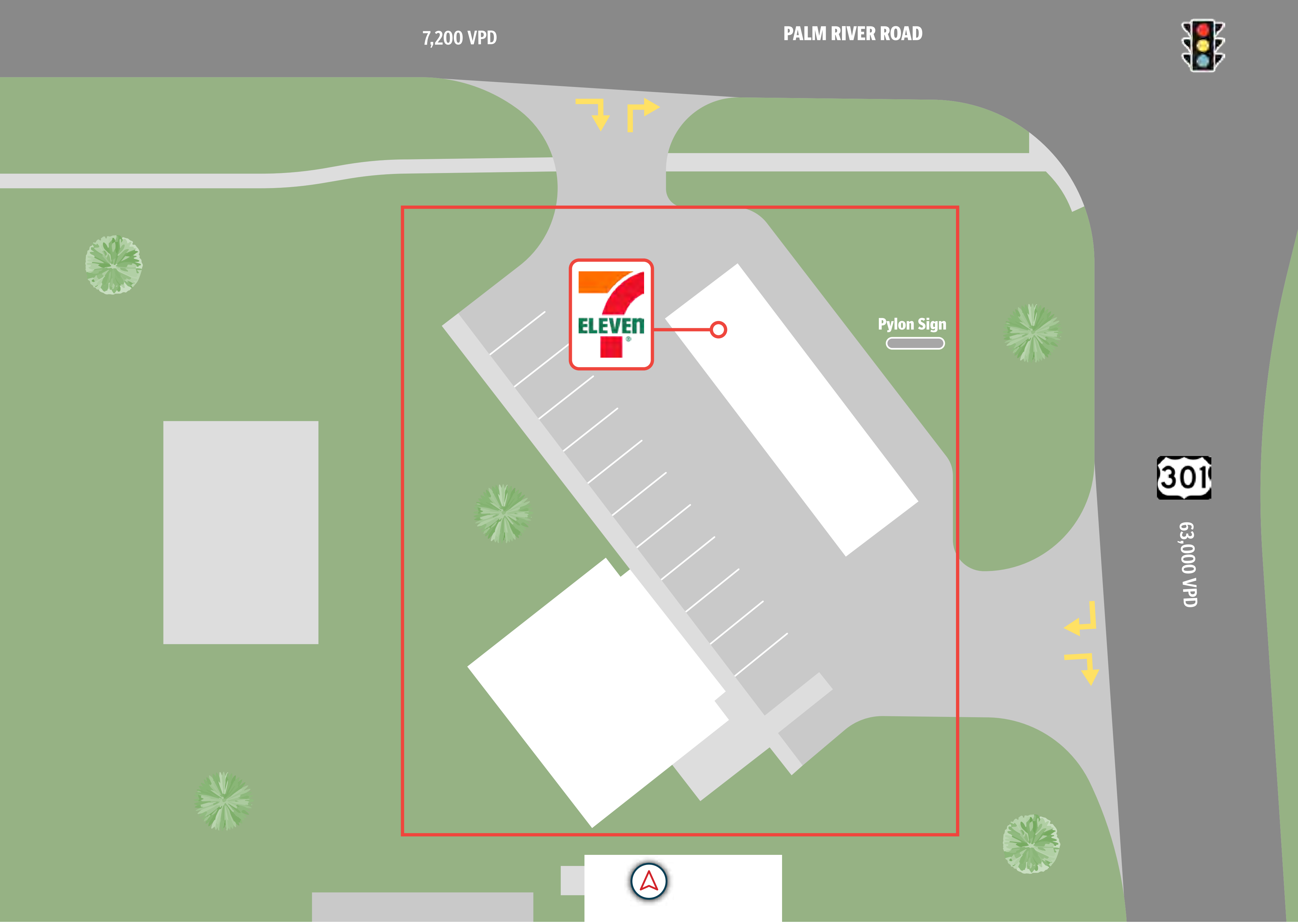
Source: franchise.7-eleven.com, finance.yahoo.com

LOCATION MAP



2026 Estimated Population	
1 Mile	5,062
3 Miles	74,762
5 Miles	193,340
2026 Average Household Income	
1 Mile	$90,076
3 Miles	$93,509
5 Miles	$96,255
2026 Estimated Total Employees	
1 Mile	6,460
3 Miles	47,861
5 Miles	102,652


Brandon Crossings
Old Time Pottery
Sky Zone
Floor & Decor
145,000 VPD
75
93A
Regency Square
Best Buy
AMC Theatres
Marshalls
HomeSense
Michaels
Barnes & Noble
HobbyTown
Old Navy
DXL Big + Tall
five BELOW
Rainbow
Shoe Station
Ulta
petco
Dollar Tree
Brandon High School
H.T. Hackney
LKQ
Essendant
Keystone
Toyota
Nissan
Wilsonart
Ford
enterprise
FedEx
Jeep
Chevrolet
RAM
KIA
Honda
Selmon Expy
98,500 VPD
InTown Suites
gerber
Baker
Red Bull
Johnstone Supply
Allied Foam
Fleet Management
IPS
7 Eleven
Cintas
Harley-Davidson
The Salvation Army
The Home Depot
Drury Hotels
Fairfield
Courtyard
Ashley
Palm River Rd
7,200 VPD
Sunbelt Rentals
Penske
Tire Kingdom
Burlington
Plaza at Brandon Town Center
Target
Ross Dress for Less
Skechers
Mattress Firm
60
81,500 VPD
save a lot
Citi Trends
Little Caesars
Dollar Tree
Advance Auto Parts
Palm River Square
Fresco y Más
five BELOW
Family Dollar
goodwill
Public Storage
LifeLink Tissue Bank
USAA
Bridges at Crosstown
Dave & Buster's
Bass Pro Shops
Topgolf
Brandon Exchange
macy's
Dick's
Dillard's
BAM! Books-A-Million
16,900 VPD
Brandon Pkwy
Walmart Supercenter
Coca-Cola
ExtraSpace Storage
Storage Sense
meineke
morningstar storage
Wawa
63,000 VPD
Hampton
Jimmy John's
Extended Stay America
Texas Roadhouse
Five Guys
Qdoba
Bubba's 33
31,000 VPD
Falkenburg Rd
301


7,200 VPD
PALM RIVER ROAD
ELEVEn
Pylon Sign
301
63,000 VPD

	1 Mile	3 Miles	5 Miles
Population			
2026 Estimated Population	5,062	74,762	193,340
2031 Projected Population	5,481	79,556	204,585
2026 Median Age	33.7	34.9	36.5
Households & Growth			
2026 Estimated Households	2,106	29,177	74,689
2031 Projected Households	2,325	31,519	79,805
Income			
2026 Estimated Average Household Income	$90,076	$93,509	$96,255
2026 Estimated Median Household Income	$77,281	$74,497	$76,272
Businesses & Employees			
2026 Estimated Total Businesses	587	3,669	9,044
2026 Estimated Total Employees	6,460	47,861	102,652

TAMPA, FLORIDA

The City of Tampa is the largest city in Hillsborough County, is the county seat and is the third most populous city in Florida. It is located on the west coast of Florida, approximately 200 miles northwest of Miami, 180 southwest of Jacksonville, and 20 miles northeast of St. Petersburg. The City of Tampa is the 3rd largest city in Florida with a population of 408,696 as of July 1, 2025.

The City of Tampa boasts a diverse and expanding economy anchored by key assets such as the Port of Tampa Bay, Tampa International Airport, MacDill Air Force Base, major universities, and a thriving central business district. The Tampa Bay region is home to numerous corporate headquarters, including Publix, Raymond James Financial, Jabil, TECO Energy, and Tech Data, supporting a broad employment base across retail, industrial, healthcare, technology, and logistics sectors. The Port of Tampa, Florida's largest port by tonnage, serves as a critical economic driver and international trade hub, while MacDill Air Force Base contributes significantly to the local economy with approximately 15,000 military and civilian personnel.

Tampa also offers a strong quality of life supported by world-class healthcare, higher education, arts, and cultural amenities. The region is served by more than 20 hospitals, including Tampa General Hospital and Moffitt Cancer Center, and is home to major educational institutions such as the University of South Florida and the University of Tampa. Residents and visitors enjoy a wide array of museums, theaters, galleries, professional sports teams, and recreational attractions.

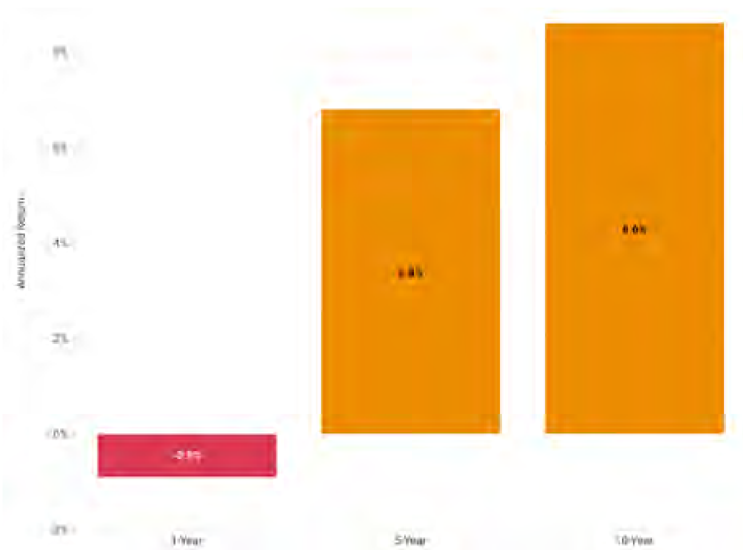
Additionally, Tampa benefits from excellent regional connectivity through Tampa International Airport, St. Petersburg-Clearwater International Airport, and Sarasota-Bradenton International Airport, making it one of the Southeast's most attractive places to live, work, and do business.

#4 TAMPA-ST. PETERSBURG

Though Tampa-St. Petersburg might fly under the radar compared to its neighbors—the colorful Miami and heavily touristed Orlando—the metro area is no slouch amid Florida's formidable peers. Tampa's sunny climate, year-round sports, no state income tax, and booming economy have created a longtime draw for workers and retirees alike, leading Money magazine to name Tampa the ninth best place to live in the United States in 2022. The metro area has proven a good place for real estate investment capital to live as well, with 10-year annualized total returns of 8.6 percent in NCREIF's NPI. Tampa moved up 14 spots in Emerging Trends' U.S. Markets to Watch over the past year, the most improved ranking among Florida's major metro areas (and tied for highest upward movement in the state with Deltona/Daytona Beach and Gainesville); Tampa is also the first U.S. Market to Watch for homebuilding prospects.

TAMPA-ST. PETERSBURG TRAILING TOTAL RETURNS ANNUALIZED AS OF 2025 Q2

Source: NCREIF NPI Database, accessed 2025 Q3

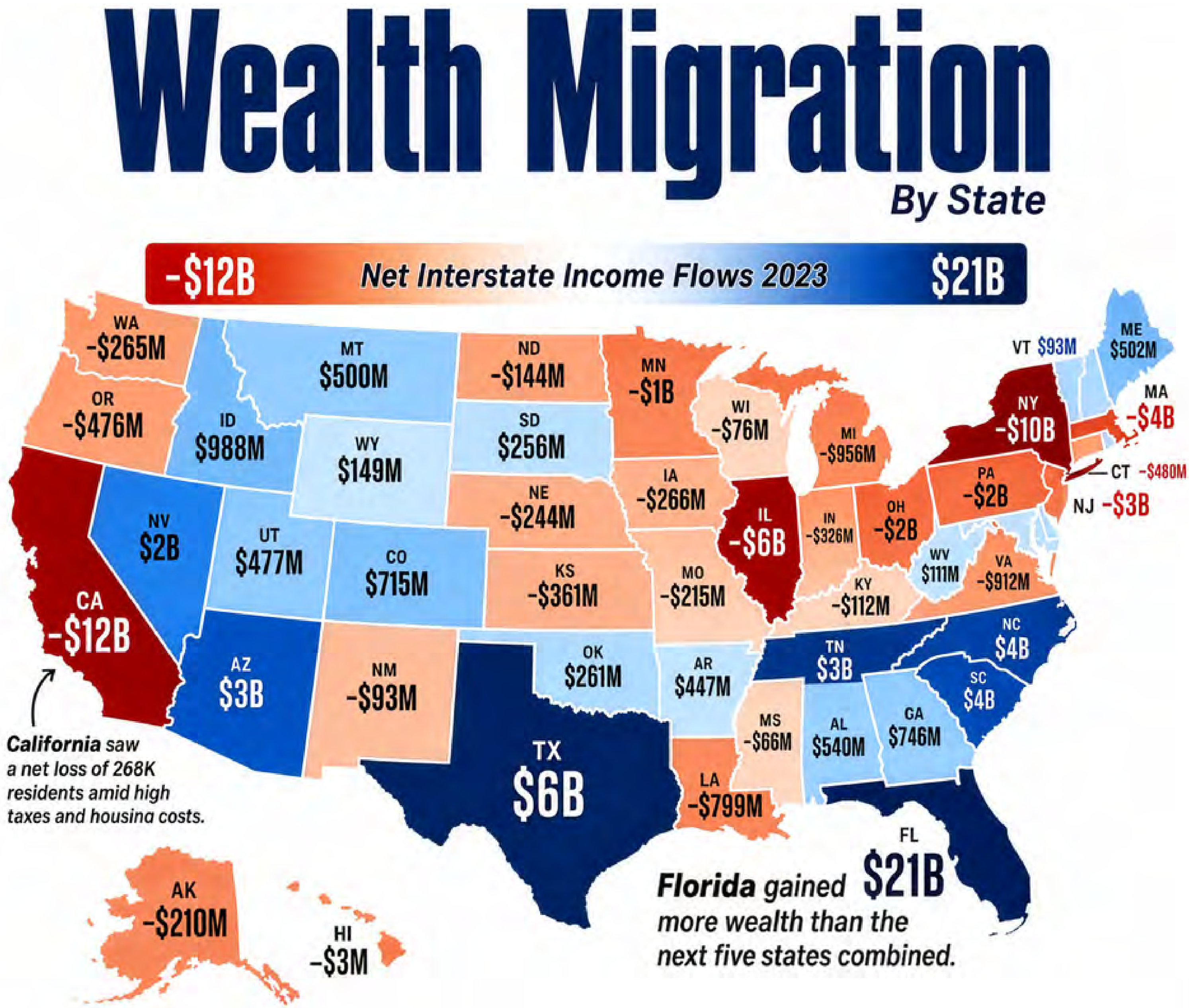


Tampa models an enviable economy with strong growth, high-paying job drivers, and economic diversity. The MSA's population grew 1.5 percent per year from 2013 to 2023, approximately 2.5 times the national pace. Similarly, Tampa's job growth has nearly doubled the national pace over the 10 years ending August 2025. The metro area is driven by white-collar jobs, particularly in the financial services sector. The share of private office–using jobs is 39 percent higher in Tampa than in the United States overall, while financial services jobs' share is 59 percent higher here. There are four noteworthy finance and insurance companies with over 5,000 jobs in the metro area. But despite this notably outsized industry cluster, Moody's Analytics gives the area an industrial diversity score of 0.83 (U.S. = 1.0), which ranks fourth most diverse among the 390 ranked MSAs.

Housing affordability is perhaps Tampa's greatest headwind, as Moody's data on the cost of living puts Tampa's relative costs at 111 percent of the national average. Homeowner's insurance expense now ranks among the 10 highest nationally. Rising costs might slow in-migration from the 50,000 to 70,000 the metro area saw each year from 2021 to 2023, which calculated to a top 10 rate per capita for metro areas with more than 1 million residents. Some relief will come from lower interest rates, while Tampa home prices have moderated a bit since their January 2025 peak. But with house prices up 66 percent in the four years ending July 2025, much of Tampa's previous housing affordability has eroded, with little hope of returning in the near term. On the bright side, costs of doing business remain below national averages (95 percent of the national rate, per Moody's), with costs considerably lower than U.S. averages for energy, state, and local taxes, and office rent.

Despite these outlined risks, local economic growth is expected to be conducive to outsized real estate returns. Continued in-migration, an attractive business climate, and job growth forecast at 2.3 times the nation's five-year forecast set the stage for continued demand for Tampa real estate.

Read Full Article Here


Wealth Migration
By State
-$12B
Net Interstate Income Flows 2023
$21B
WA -$265M
OR -$476M
CA -$12B
NV $2B
ID $988M
MT $500M
WY $149M
UT $477M
CO $715M
AZ $3B
NM -$93M
ND -$144M
SD $256M
NE -$244M
KS -$361M
OK $261M
TX $6B
MN -$1B
IA -$266M
MO -$215M
AR $447M
LA -$799M
WI -$76M
IL -$6B
MI -$956M
IN -$326M
OH -$2B
KY -$112M
TN $3B
MS -$66M
AL $540M
GA $746M
FL $21B
SC $4B
NC $4B
VA -$912M
WV $111M
PA -$2B
NY -$10B
NJ -$3B
CT -$480M
MA -$4B
VT $93M
ME $502M
AK -$210M
HI -$3M
California saw a net loss of 268K residents amid high taxes and housing costs.
Florida gained $21B more wealth than the next five states combined.

SRS | CAPITAL MARKETS

THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

300+
TEAM MEMBERS

29
OFFICES

$6.5B+
TRANSACTION VALUE
company-wide in 2025

930+
CAPITAL MARKETS PROPERTIES SOLD
in 2025

$3.5B+
CAPITAL MARKETS TRANSACTION VALUE
in 2025

45 Years OF GOING THE EXTRA MILE

SRSRE.COM/CapitalMarkets