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 (87k+ VPD)

QUALIFIES FOR 100% BONUS DEPRECIATION

5600 N. Nob Hill Road | Tamarac, Florida

FT. LAUDERDALE-MIAMI MSA

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

REPRESENTATIVE PHOTO


University Plaza
Key Food Fresh
Family Dollar
Publix
planet fitness
five BELOW
YouFit Gyms
ROSS DRESS FOR LESS
Lowe's
Holiday Inn Express & Suites
The Home Depot
Tires Plus Total Car Care
Pet Supermarket
AutoZone
Sunrise Lakes
Federation Landings
Federation Sunrise
Welleby Elementary School
JAFCO
Playground at Veterans Park
The Faith Center
VA Hospital Tamarac Commercial Blvd
Sunrise Lakes Phase IV
Welleby Plaza
Publix
DOLLAR TREE
Sunrise Dan Pearl Library
Sunrise City Hall
Welleby Lake Club Apartments
ANYTIME FITNESS
USPS.COM
Repair PartsUSA
Franklin Academy
FIEGERT ENDOTECH
MP
U-HAUL
BOB'S
G&M
mosaics
SUPPLY ONE
CRASH CHAMPIONS
Arc Broward
CINERGY
ASCENT CONSTRUCTION GROUP
ProEndoscopy
ALPHA SECURITY
quickprints
DON'S JUNK CARS
MMA SCIENCE ACADEMY
TDW Closeouts
Extra Space Storage
UNITED SAFETY & FLAGS
Think ink
58,000 VPD
870
N NOB HILL RD 29,000 VPD
Gentle Dentistry
Community Christian Church
ELEVEN
WATCH DRONE VIDEO


Midway Plaza
Publix
ROSS
DRESS FOR LESS
five BELOW
DOLLAR TREE
Pet Supermarket
Ft. Lauderdale Plaza
Festival SUPERMARKET
Burlington
Staples
SKECHERS
Commercial Boulevard Shoppes
BrandsMart USA
O'Reilly AUTO PARTS
PETSMART
MATTRESS Warehouse
Wendy's
Public Storage
Tamarac Village
Discovery Elementary School
Banyan Elementary School
Westpine Middle School
Millennium 6-12 Collegiate Academy
FERGUSON
Challenger Elementary School
Sunrise West Shopping Center
Publix
CLUB PILATES
Wawa
McALISTER'S DELI
PAPA JOHNS
verizon
The Faith Center
VA Hospital Tamarac Commercial Blvd
7 ELEVEN
870
58,000 VPD
N NOB HILL RD 29,000 VPD
UNITED SAFETY & ALARMS
Community Christian Church


Cypress Commons
Publix
DOLLAR TREE
goodwill
LESLIE'S
J.P. Taravella High School
Lime Bay Condo Inc
Kings Point Tamarac, Granville
Tamarac Sports Complex
Kings Point In Tamarac Clubhouse
Nob Hill Landings Condo
Spyglass
amazon
THUNDER GROUP
B&I CONTRACTORS
MSK
AVEVA
DIAMOND COSMETICS
Tamarac Building Department
NATIONWIDE VAN LINES
Keyes Coverage
Tamarac Parot
SONNY'S The CarWash Factory
Community Christian Church
ELEVEN
N NOB HILL RD 29,000 VPD
Gentle Dentistry
870
58,000 VPD
UNITED SAFETY & ALARMS

14,000
LOCATIONS IN U.S. & CANADA

$82.2B
2025 REVENUE

S&P: A-
CREDIT RATING

OFFERING

Pricing	$4,999,000*
Net Operating Income	$249,929*
Cap Rate	5.00%

PROPERTY SPECIFICATIONS

Property Address	5600 N. Nob Hill Road, Sunrise, Florida 33351
Rentable Area	3,077 SF
Land Area	1.34 AC
Year Built / Remodeled	2001 / 2002
Tenant	7-Eleven
Lease Signature	Corporate (S&P: A-)
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term Remaining	5+ Years
Increases	7.50% Every 5 Years
Options	5 (5-Year)
Rent Commencement	December 1, 2016
Lease Expiration	December 31, 2031
ROFR/ROFO	15-Day ROFR

*Priced based on the upcoming December 1, 2026 rental increase

CLICK HERE FOR A FINANCING QUOTE

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

ACTUAL SITE

RENT ROLL & INVESTMENT HIGHLIGHTS

		LEASE TERM		RENTAL RATES				
Tenant Name	**Square Feet**	**Lease Start**	**Lease End**	**Begin**	**Increase**	**Monthly**	**Annually**	**Options**
7-Eleven	3,077	12/1/2016	12/31/2031	Current	-	$19,374	$232,492	5 (5-Year)
				12/1/2026	7.50%	$20,827	$249,929	
					7.50% (through option 3, FMV options 4-5)			

* The asset is priced based on the upcoming December 1, 2026 rental increase

5+ Years Remaining | Options To Extend | Bonus Depreciation | Scheduled Rental Increases | Corporate Signature

- 7-Eleven has 5+ years remaining on the lease, with five 5-year renewal options, demonstrating its long-term commitment to the site
- Lease features 7.50% rental increases every five years through option periods 1–3, with option periods 4 and 5 subject to fair market value, providing NOI growth and a 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

Signalized Hard Corner Location | Prime Retail Corridor | High Traffic Counts

- Strategically located at the signalized hard corner of Nob Hill Road and Commercial Boulevard with approximately 87,000 combined VPD, while also benefiting from excellent regional connectivity to the Sawgrass Expressway (166,500 VPD) and Florida's Turnpike (141,400 VPD)
- 7-Eleven is located in a dense retail corridor with nearby credit tenants including Publix, AMC Theatres, Five Below, PetSmart, and many more

Dense Demographics 5-Mile Trade Area | Nearby Developments

- More than 372,000 residents and 96,000 employees support the trade area
- $101,093 average household income
- Located near several major commercial projects, highlighting continued investment and growth throughout the City of Sunrise (Link to City Developments)
- Metropica
    - 65-acre live-work-play development in Sunrise featuring residential and commercial uses, curated retail and dining, eight residential towers, two hotels, and planned tram-based transportation infrastructure
- Baptist Health Sunrise Hospital
    - Construction is underway on a seven-story, 340,000 SF hospital featuring 100 inpatient beds and a 30-bed emergency department, with opening expected in 2029
- Westerra Phase I
    - A new mixed-use development at W. Sunrise Boulevard and NW 136th Avenue featuring planned multifamily, commercial, and office uses, further supporting continued growth and investment throughout Sunrise

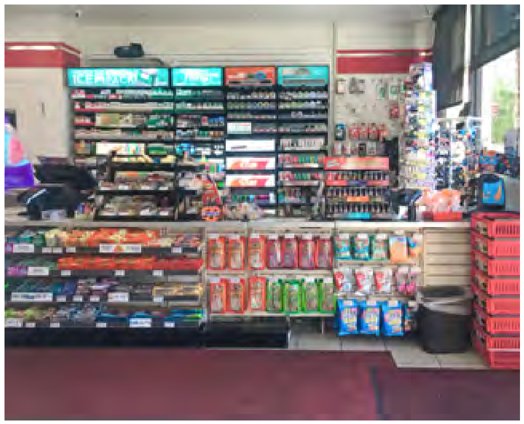

WATCH DRONE VIDEO

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).



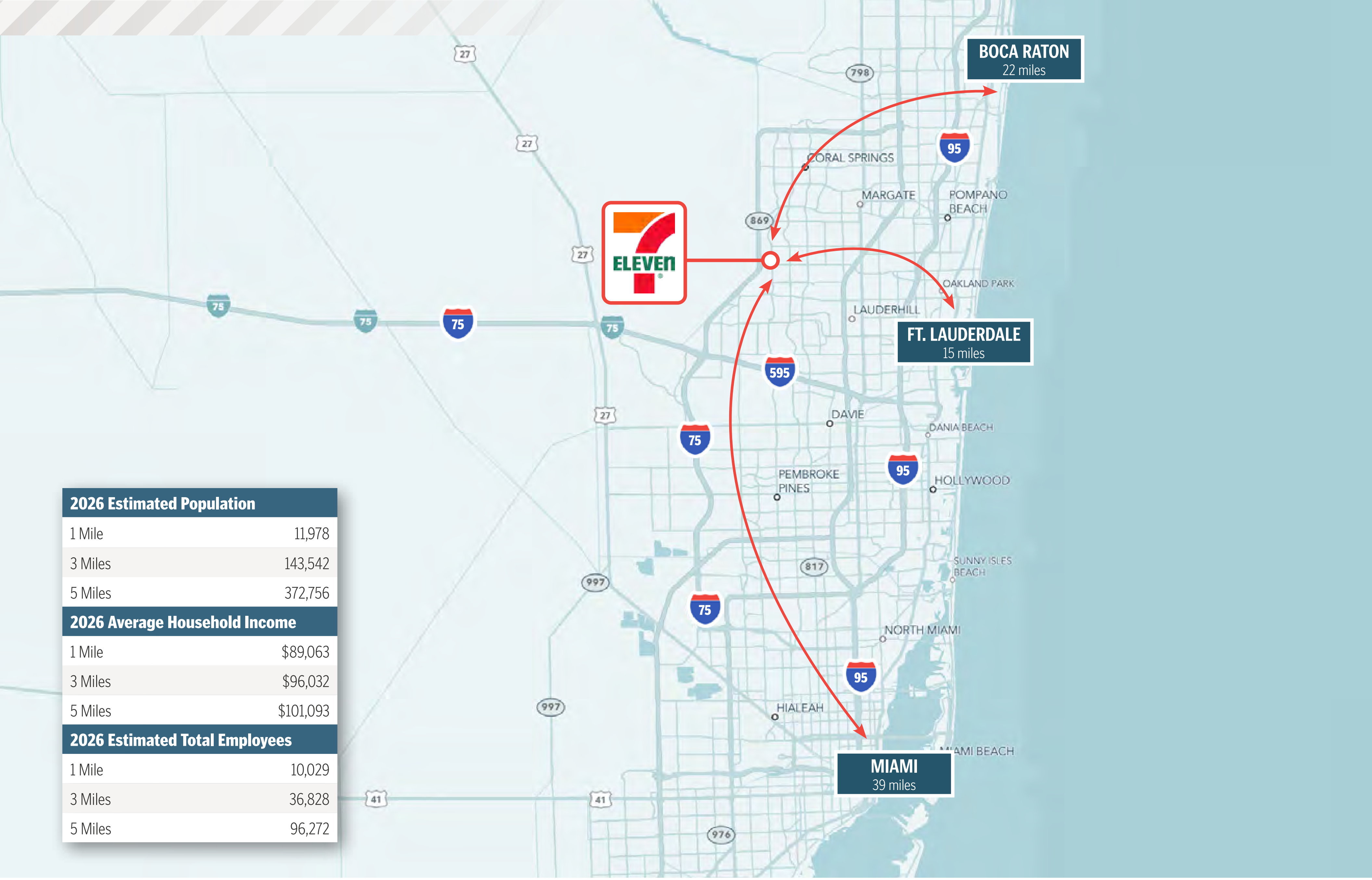
7-ELEVEN

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-

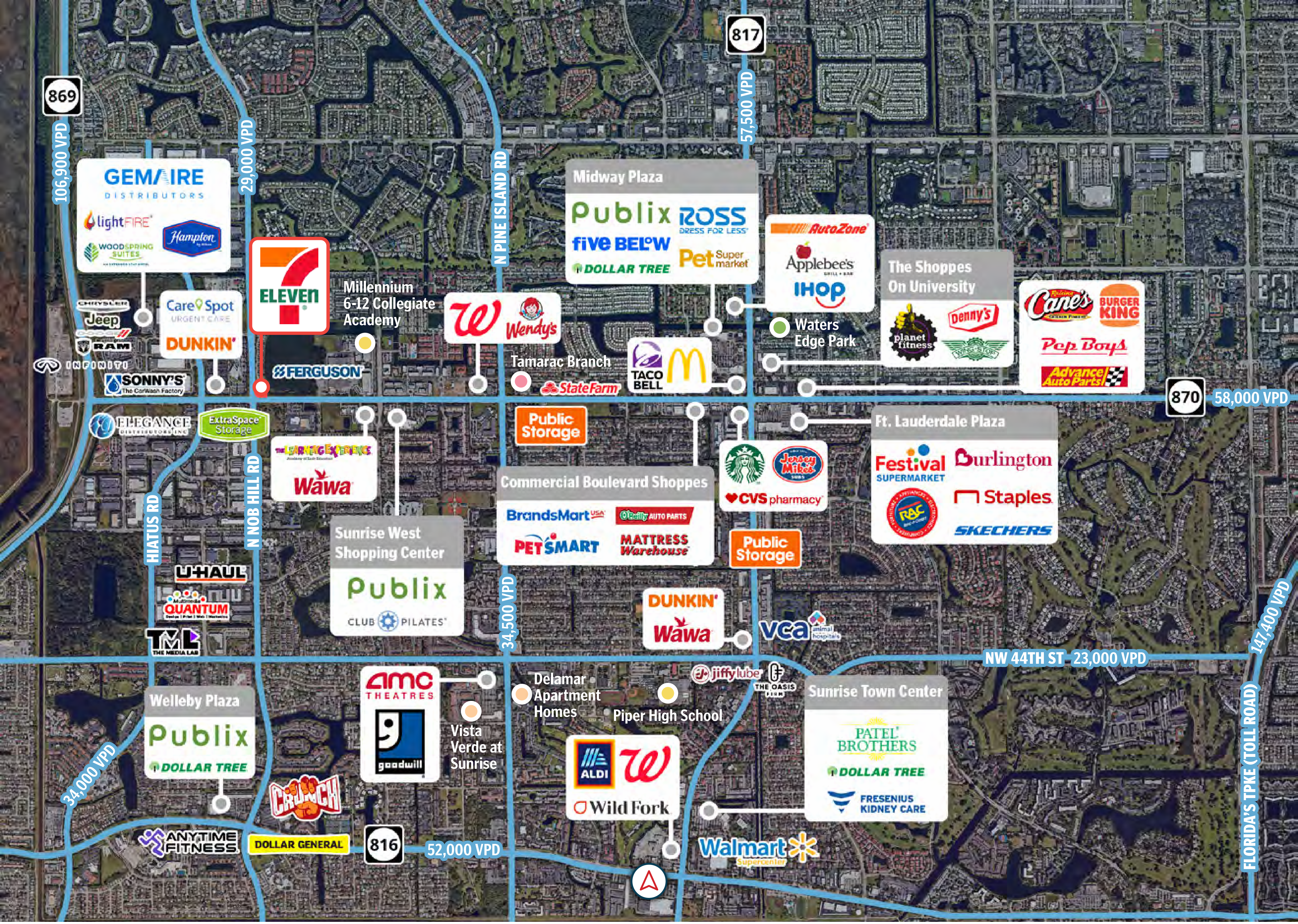
7-Eleven, Inc. is the premier name in the U.S. convenience-retailing industry. Based in Irving, Texas, 7-Eleven operates, franchises and/or licenses more than 14,000 stores in the U.S. and Canada. In addition to 7-Eleven stores, 7-Eleven, Inc. operates and franchises Speedway, Stripes, Laredo Taco Company 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	11,978
3 Miles	143,542
5 Miles	372,756
2026 Average Household Income	
1 Mile	$89,063
3 Miles	$96,032
5 Miles	$101,093
2026 Estimated Total Employees	
1 Mile	10,029
3 Miles	36,828
5 Miles	96,272



869
106,900 VPD
29,000 VPD
N PINE ISLAND RD
817
57,500 VPD
GEMAIRE DISTRIBUTORS
lightFIRE
Hampton
WOODSPRING SUITES
Care Spot URGENT CARE
DUNKIN'
CHRYSLER
Jeep
RAM
INFINITI
SONNY'S The CarWash Factory
ELEVEN
Millennium 6-12 Collegiate Academy
FERGUSON
Wendy's
Tamarac Branch
State Farm
Midway Plaza
Publix
ROSS DRESS FOR LESS
five BELOW
DOLLAR TREE
Pet Supermarket
TACO BELL
AutoZone
Applebee's
IHOP
Waters Edge Park
The Shoppes On University
planet fitness
Denny's
Cane's
BURGER KING
Pep Boys
Advance Auto Parts
870
58,000 VPD
ELEGANCE DISTRIBUTORS INC
ExtraSpace Storage
Wawa
Public Storage
Commercial Boulevard Shoppes
BrandsMart USA
O'Reilly AUTO PARTS
PETSMART
MATTRESS Warehouse
CVS pharmacy
Jersey Mike's SUBS
Public Storage
Ft. Lauderdale Plaza
Festival SUPERMARKET
Burlington
Staples
SKECHERS
HIATUS RD
N NOB HILL RD
U-HAUL
QUANTUM
THE MEDIA LAB
Sunrise West Shopping Center
Publix
CLUB PILATES
34,500 VPD
DUNKIN'
Wawa
vca animal hospitals
NW 44TH ST 23,000 VPD
147,400 VPD
Welleby Plaza
Publix
DOLLAR TREE
AMC THEATRES
goodwill
Delamar Apartment Homes
Vista Verde at Sunrise
Piper High School
jiffy lube
THE OASIS
Sunrise Town Center
PATEL BROTHERS
DOLLAR TREE
FRESENIUS KIDNEY CARE
34,000 VPD
CRUNCH
ANYTIME FITNESS
DOLLAR GENERAL
816
52,000 VPD
ALDI
Wild Fork
Walmart Supercenter
FLORIDA'S TPKE (TOLL ROAD)

SRS


ELEVEN
29,000 VPD
NOB HILL ROAD
870
COMMERCIAL BOULEVARD 58,000 VPD

	1 Mile	3 Miles	5 Miles
Population			
2026 Estimated Population	11,978	143,542	372,756
2031 Projected Population	12,322	145,545	376,766
2026 Median Age	42.4	45.7	42.5
Households & Growth			
2026 Estimated Households	4,545	58,993	145,922
2031 Projected Households	4,712	60,108	148,648
Income			
2026 Estimated Average Household Income	$89,063	$96,032	$101,093
2026 Estimated Median Household Income	$79,261	$77,450	$78,044
Businesses & Employees			
2026 Estimated Total Businesses	1,409	5,689	13,071
2026 Estimated Total Employees	10,029	36,828	96,272

TAMARAC, FLORIDA

The Florida city of Tamarac is located in Broward County, about 13 miles northwest of Fort Lauderdale and 40 miles north of Miami. The city is bordered by Margate to the north and Sunrise and Lauderhill to the south. It is easily accessible from the Sawgrass Expressway and the Florida Turnpike and is also close to Interstate I-95. It is part of the Miami metropolitan area. Tamarac has a 2026 population of 74,720.

The economy of Tamarac, FL employs 34.4k people. The largest industries in Tamarac, FL are Health Care & Social Assistance, Retail Trade, and Accommodation & Food Services, and the highest paying industries are Public Administration, Management of Companies & Enterprises, and Professional, Scientific, & Technical Services. Some of the local companies include The Bank, Enzo International Care Group, and Toray Industries Inc. The Bank offers banking services and financial products to individuals, families and small businesses in the area while Enzo International Care Group provides medical solutions for assisted living communities throughout South Florida. Lastly, Toray Industries Inc manufactures power systems technology for aerospace applications.

Tamarac boasts a number of parks which provide a variety of amenities and recreational opportunities for residents and visitors alike. Veteran's Park has a veteran's memorial. Sunset Point Park features a walking trail, playground and a small amphitheater. Caporella Park offers picnic tables, grills, playground and a lake with a fishing pier. The Tamarac Sports Complex includes a hockey rink, tennis and basketball courts, fields for baseball, softball, football and soccer, as well as a gazebo, covered playground and picnic tables.

The nearest major airport is Fort Lauderdale-Hollywood International Airport. This airport has international and domestic flights and is 19 miles from Tamarac.

#2 MIAMI

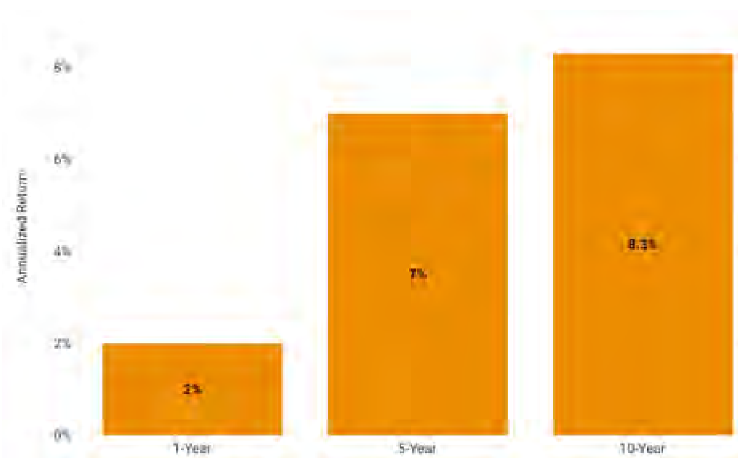
Miami is a major tourist destination, both domestically and internationally. The city welcomed over 27 million visitors in 2023. Known for its nightlife, beaches, and diverse culture, tourism is a major economic driver for the metro area. PortMiami is the world's second busiest cruise port by passenger count—edged out only by Orlando to the north—and home to major cruise lines.

Less well-known is the city's status as a major cargo port. Many goods pass through Miami warehouses on the way to and from the Caribbean and Latin America. Miami's pivotal role in shipping routes bolsters its industrial sector. Green Street expects logistics same store rent growth in Miami to reach over 3.5 percent per year through 2028, the highest among the nation's top 50 markets.

Home prices have risen 80 percent since the onset of the pandemic.

MIAMI TRAILING TOTAL RETURNS ANNUALIZED AS OF 2025 Q2

Source: NCREIF NPI Database, accessed 2025 Q3

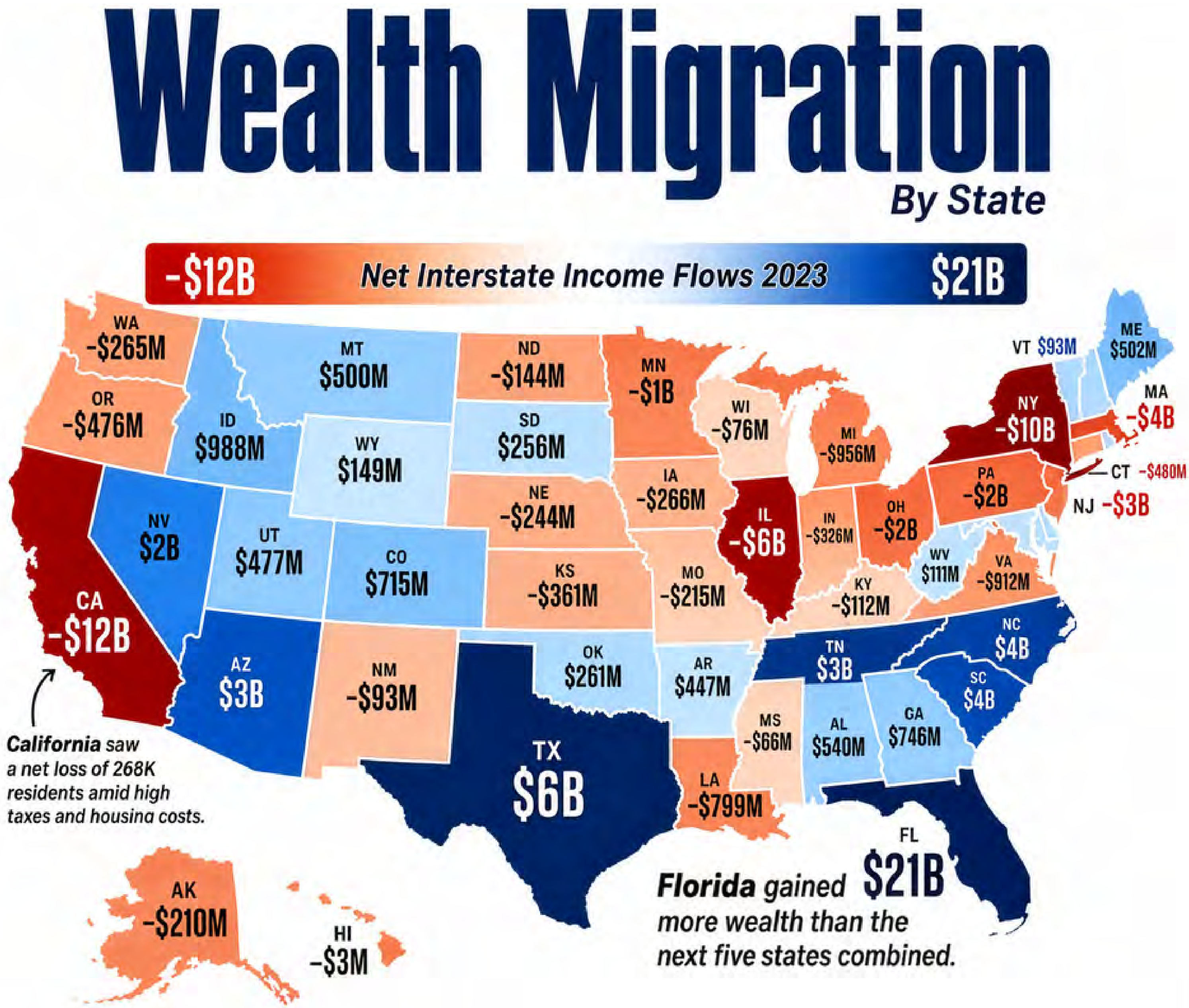


Ongoing demand from international arrivals and wealthy buyers alike has driven explosive growth in Miami's housing market. Home prices have risen 80 percent since the onset of the pandemic. This, combined with a subsequent 400-basis-point rise in mortgage rates, has sunk housing affordability to a four-decade low. Moody's Analytics rates Miami's relative cost of living at 122 percent of the national average, higher even than New York City's 119 percent.

As a result of this high cost of living, Miami has become one of the few Florida markets experiencing domestic net outmigration, primarily to more affordable communities in the state. Continued high international arrivals are more than compensating, however. Moody's expects population growth in the metro area to amount to between 0.5 percent and 1.0 percent per year for at least the next five years, despite cost-driven net domestic outmigration.

Miami's strengths have granted its institutional real estate market resilience in the face of a challenging interest rate environment. The MSA posted positive one-year total returns of 2.0 percent in the NCREIF Property Index (NPI), largely due to strong industrial performance, even as the national index returned −5.3 percent over the same period. Miami's offices are still relatively well utilized, and apartments relatively well occupied.

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
AZ $3B
CO $715M
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
VT $93M
ME $502M
MA -$4B
CT -$480M
NJ -$3B
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+	29	$6.5B+	930+	$3.5B+
TEAM MEMBERS	OFFICES	TRANSACTION VALUE company-wide in 2025	CAPITAL MARKETS PROPERTIES SOLD in 2025	CAPITAL MARKETS TRANSACTION VALUE in 2025

45 Years OF GOING THE EXTRA MILE

SRSRE.COM/CapitalMarkets