



US 192 - Harmony, FL Osceola County

6990 E Irlo Bronson Hwy, Harmony, FL

Asking Price: \$4,931,510 | Cap Rate 5.00%

- ❖ Absolute NNN Lease
- ❖ 3% ANNUAL Rent Increases
- ❖ Lease Expiration - July 2026
- ❖ S&P AA- Credit Rating
- ❖ Part of the 7-Eleven 3 Billion Dollar Acquisition of approx. 1100 Sunoco's





Address: 6990 E Irlo Bronson Hwy,
Harmony, FL 34771
Asking Price: \$6,591,168

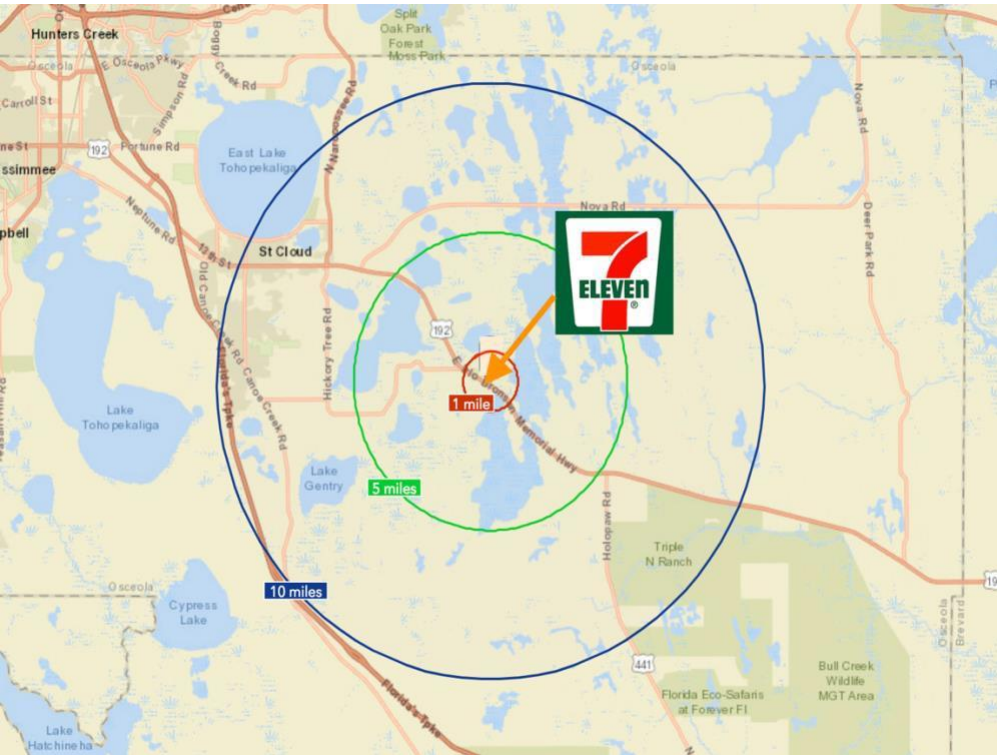
Investment Summary:

Rent/Month:	\$21,970.56
Building Size:	3,290 SF
Parcel Size:	1.6 Acres
Year Built:	2010
Lease Term:	15 years
Lease Type:	NNN
Landlord Responsibilities:	None
Lease Commencement:	July 28, 2011
Rent Increases:	3% Every Year
Lease Options:	Three (3) Five (5) Year Periods



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Demographics



Radius	1 Mile	5 Miles	10 Miles
Population			
2017 Population	1644	5631	56991
2022 Population	1993	6794	67210
2017-2022 Annual Rate	3.93%	3.83%	3.35%
Households			
2017 Households	537	1960	19635
2022 Households	647	2356	22991
2017-2022 Annual Rate	3.80%	3.75%	3.21%
2017 Average Household Size	3.06	2.87	2.90
Median Household Income			
2017 Median Household Income	\$74,669	\$68,271	\$53,729
2022 Median Household Income	\$78,361	\$76,496	\$59,690
Average Household Income			
2017 Average Income	\$88,625	\$83,979	\$68,453
2022 Average Income	\$101,434	\$96,340	\$79,437
Per Capita Income			
2017 Per Capita Income	\$30,760	\$29,644	\$23,783
2022 Per Capita Income	\$34,989	\$33,819	\$27,379

Tenant Overview 7-Eleven



7-Eleven, Inc. (S&P: AA-) The world's largest operator, franchisor and licensor of convenience stores.

7-Eleven was founded in 1927 by Jose C. Thompson, Jr. of Texas. It is a Japanese-owned American international chain of convenience stores, headquartered in Irving, Texas. It operates, franchises and licenses some 64,319 stores in 18 countries as of January 2018. The chain was known as Tote'm Stores until it was renamed in 1946 to reflect its operating hours.

7-Eleven in the United States sells Slurpee drinks, a partially frozen soft drink introduced in 1965 and Big Gulp beverages, introduced in 1976. Other products include: 7-Select private-brand products, coffee, fresh-made daily sandwiches, fresh fruit, salads, bakery items, hot and prepared foods, gasoline, dairy products, carbonated beverages and energy drinks, juices, financial services and product delivery services.

7-Eleven has received numerous accolades through its 90 years in business. It was recognized as the #1 Top Global Franchise by Entrepreneur magazine in 2017, a Silver Level Military Friendly Employer for 2017 by Victory Media, and one of Stores Magazine's Top 100 Retailers in 2016, where it was the top convenience store on the list. On April 6, 2017, 7-Eleven announced that it has entered into an asset purchase agreement with Sunoco LP. As part of the agreement, 7-Eleven acquired approximately 1,108 convenience stores located in 18 states.



Market Overview Harmony, FL

Harmony Florida: Small town with a big town Lifestyle.

Harmony is an unincorporated master planned community near St. Cloud. It is part of the Orlando-Kissimmee Metropolitan Statistical Area. Harmony is a Green-certified community.

Harmony developed a cooperative relationship with the University of Florida's Department of Wildlife Ecology and Conservation in 2001. Harmony was demonstrating a real-life example of people living and working in the same community. The goal is to show that this could be done in a sustainable way while also minimizing the impact to the local ecology.

The Harmony Residential Owner Association (ROA) was created on October 2002. It "establishes a mechanism by which to realize the goal of creating a community in which good citizenship and community service are encouraged from all residents." The owner association is responsible for maintenance as well as community-wide standards for all common areas of Harmony not managed by the CDD.

Harmony, Florida has a population of 8,179.

The median household income in Harmony is \$53,614. The median household income for the surrounding county is \$44,551 compared to the national median of \$53,482. The median age of people living in Harmony is 41 years.



SUNOCO

OFFICIAL P

AUTO DIESEL

AUTO DIESEL

7-ELEVEN

12 SELF

10 SELF

6 SELF

