

SINGLE TENANT ABSOLUTE NNN

Ground Lease Investment Opportunity



New 20-Year Lease | Near Tomoka Town Center (7.7M+ Visits) | Estimated Grand Opening August 2024



2079 LPGA Boulevard

DAYTONA BEACH FLORIDA

REPRESENTATIVE PHOTO

SRS | CAPITAL MARKETS

EXCLUSIVELY MARKETED BY



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A photograph of a modern Seven Brew Drive Thru Coffee building. The building has a light-colored wood-grain exterior with a large arched roofline and blue LED lighting along the eaves. The 'SEVEN BREW COFFEE' logo is prominently displayed on the side and above the entrance. A drive-thru window is visible on the left. In the foreground, there's a paved area with some landscaping, including small trees and shrubs. In the background, there's a parking lot with several cars and a Publix supermarket sign.

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INVESTMENT SUMMARY



SRS National Net Lease Group is pleased to offer the opportunity to acquire the leased fee interest (land ownership) in an absolute NNN leased, freestanding, 7 Brew Coffee investment property located in Daytona Beach, Florida. The tenant, 7 Ventures, Inc., recently signed a brand new 20 year lease with 4 (5-year) options to extend, demonstrating their commitment to the site. The lease features 1% annual rental increases throughout the initial term and each option period, steadily growing NOI and hedging against inflation. The lease is absolute NNN with zero landlord responsibilities making it an ideal, management free investment opportunity for a passive investor. 7 Brew Coffee is a rapidly growing brand with over 229 locations throughout the country. 7 Venture, Inc., is a subsidiary of K-MAC, a proven QSR operator with hundreds of Taco Bell locations and currently 35+ 7 Brew Coffee locations in the Southeast and Midwest.

7 Brew has excellent visibility and location near the signalized, hard corner intersection of LPGA Boulevard and N. Williamson Boulevard (combined 56,400 VPD). The asset will benefit tremendously from its position near the 400K+ square foot Tomoka Town Center. The retail center ranks in the top 98th percentile among shopping centers nationwide with 7.7M+ annual visits (per Placer.ai) and features national/credit tenants including Sam's Club, Dave & Buster's, Academy Sports + Outdoors, and Ross. Furthermore, the site is less than 1-mile from the Tanger Outlets, featuring 350K+ square feet of retail space occupied by major retailers including Nike, Ralph Lauren, Old Navy, Under Armour, and Adidas. The outlets receive 2.9M+ annual visits (per Placer.ai) and will promote further crossover retail exposure to the subject property, along with that derived from other nearby retailers including Costco, Home Depot, and Walmart Supercenter. The immediate area consists of a dense, coastal community which receives a significant amount of tourism from its location and the Daytona International Speedway, a world-famous motor sports complex less than 4-miles from the site. The 5-mile trade area is supported by a population of over 117,300 residents and 86,700 employees.

OFFERING SUMMARY



OFFERING

Price	\$1,833,000
Net Operating Income	\$110,000
Cap Rate	6.00%
Guaranty	7 Venture, Inc. (35+ Unit Operator)
Tenant	7 Venture, Inc.
Lease Type	Absolute NNN (Ground Lease)
Landlord Responsibilities	None

PROPERTY SPECIFICATIONS

Rentable Area	551 SF (Est.)
Land Area	0.95 Acres
Property Address	2079 LPGA Boulevard Daytona Beach, Florida 32117
Year Built	2024
Parcel Number	5203-13-00-0031
Ownership	Leased Fee (Land Ownership)

INVESTMENT HIGHLIGHTS



Brand New 20-Year Lease | Scheduled Increases | New Construction Options To Extend | Strong Operator

- The tenant, 7 Ventures, Inc., recently signed a brand new 20-year lease with 4 (5-year) options to extend, demonstrating their commitment to the site
- The lease features 1% annual increases throughout the initial term and option periods, growing NOI and hedging against inflation
- 7 Venture, Inc. (K-MAC), is a proven franchisee with hundreds of Taco Bell locations and 35+ 7 Brew Coffee locations in the Southeast and Midwest

Rapidly Expanding Brand | Strong Investment & Leadership

- Established in 2017, 7 Brew has grown quickly and was named QSR Magazine's "Breakout Brand of 2023"
- The brand offers over 20,000 custom drink combinations, catering to a diverse customer base
- The company is led by CEO John Davidson, with a focus on a positive customer experience and a supportive franchise environment
- Blackstone Growth and affiliated funds have made a substantial growth equity investment in 7 Brew Coffee, supporting its expansion across the U.S.
- Collaboration with Blackstone aims to redefine the out-of-home coffee experience, combining personal customer service with premium products and efficiency
- 7 Brew aims to accelerate its already-rapid growth, leveraging Blackstone's resources and expertise

Absolute NNN | Leased Fee Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

Near Tomoka Town Center (7.7M+ Visits) | National/Credit Tenants | Tanger Outlets (2.9M+ Visits) | Interstate-95 (79,000 VPD)

- 7 Brew is near the Tomoka Town Center, which ranks in the top 98th percentile among shopping centers nationwide with 7.7M+ annual visits (per Placer.ai), featuring tenants Sam's Club, Dave & Buster's, Academy Sports + Outdoors, and Ross
- Near the Tanger Outlets, which receives 2.9M+ annual visits (per Placer.ai) featuring tenants Nike, Ralph Lauren, Old Navy, Under Armour, and Adidas
- Other nearby retailers include Costco, Home Depot, Walmart Supercenter, and fast-foods brands Chipotle, Taco Bell, Wendy's, and Arby's
- Strong tenant synergy promotes crossover shopping to the subject property
- Less than 1-mile from on/off ramps of Interstate-95 (79,000 VPD)

Dayton International Speedway | Large Tourism Sector | Direct Consumer Base

- The site is within walking distance from multiple large-scale apartment communities such as the Tomoka Pointe Apartments (276 units), the Sands Parc Apartments (264 units) and the Edison Daytona Apartments (262 units), and the Madison Pointe Apartments (240 units)
- The subject property is less than 4-miles from the Daytona International Speedway, which generates an annual economic impact of nearly \$1 billion and hosts an array of events highlighted by the Daytona 500
- The renowned NASCAR race attracts 200,000+ visitors to Daytona Beach
- Volusia County received 10M+ tourists in 2023

Strong Demographics In 5-Mile Trade Area

- More than 117,300 residents and 86,700 employees support the trade area

PROPERTY OVERVIEW



LOCATION



Daytona Beach, Florida
Volusia County
Deltona-Daytona Beach-Ormond Beach MSA

ACCESS



LPGA Boulevard: 2 Access Point(s)

TRAFFIC COUNTS



LPGA Boulevard: 36,000 VPD
N. Williamson Boulevard/County Road: 20,400 VPD
Interstate 95: 79,000 VPD

IMPROVEMENTS



There is approximately 551 SF of existing building area

PARKING



There are approximately 13 parking spaces on the owned parcel.
The parking ratio is approximately 23.59 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 5203-13-00-0031
Acres: 0.95
Square Feet: 41,357

CONSTRUCTION



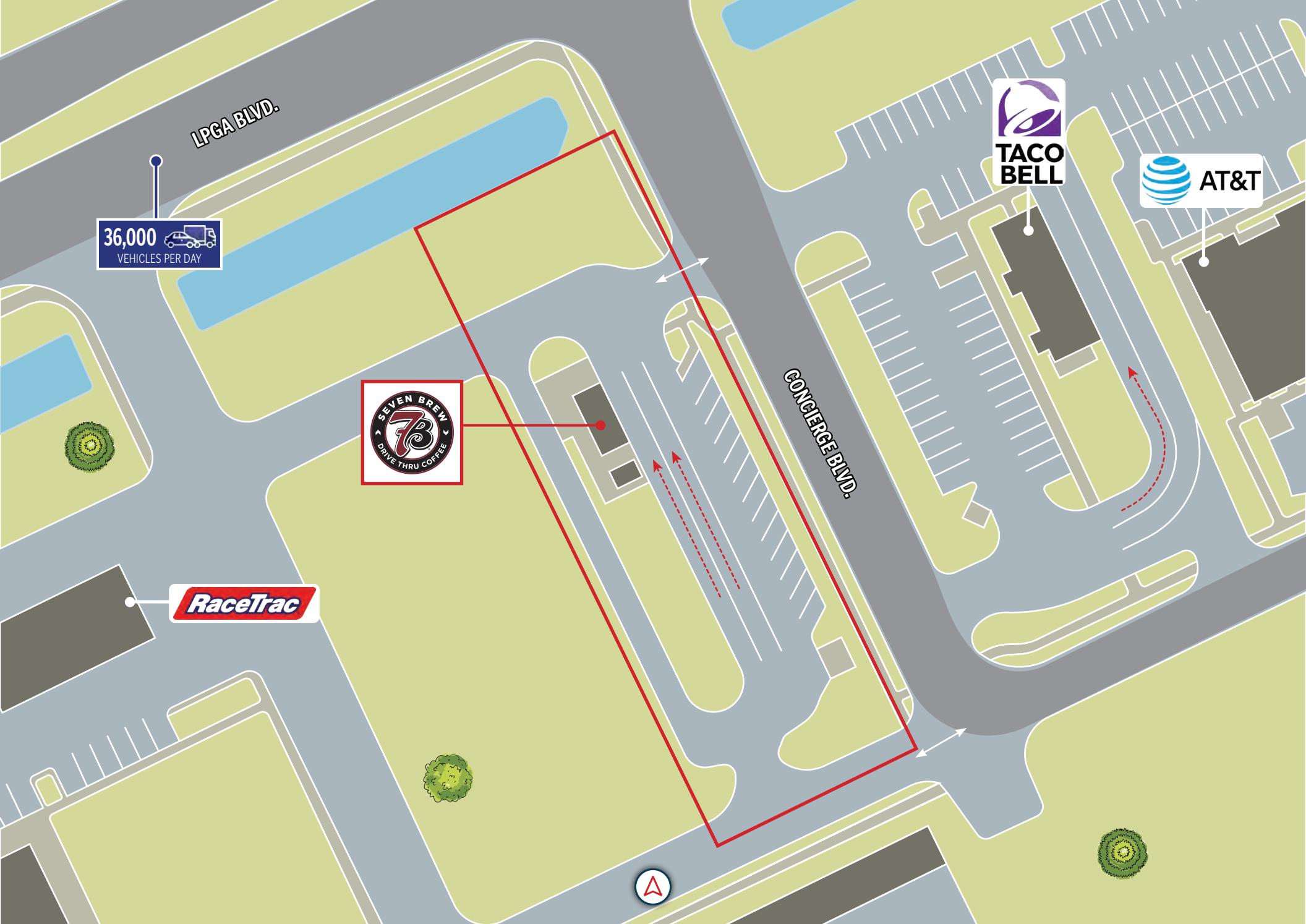
Year Built: 2024

ZONING

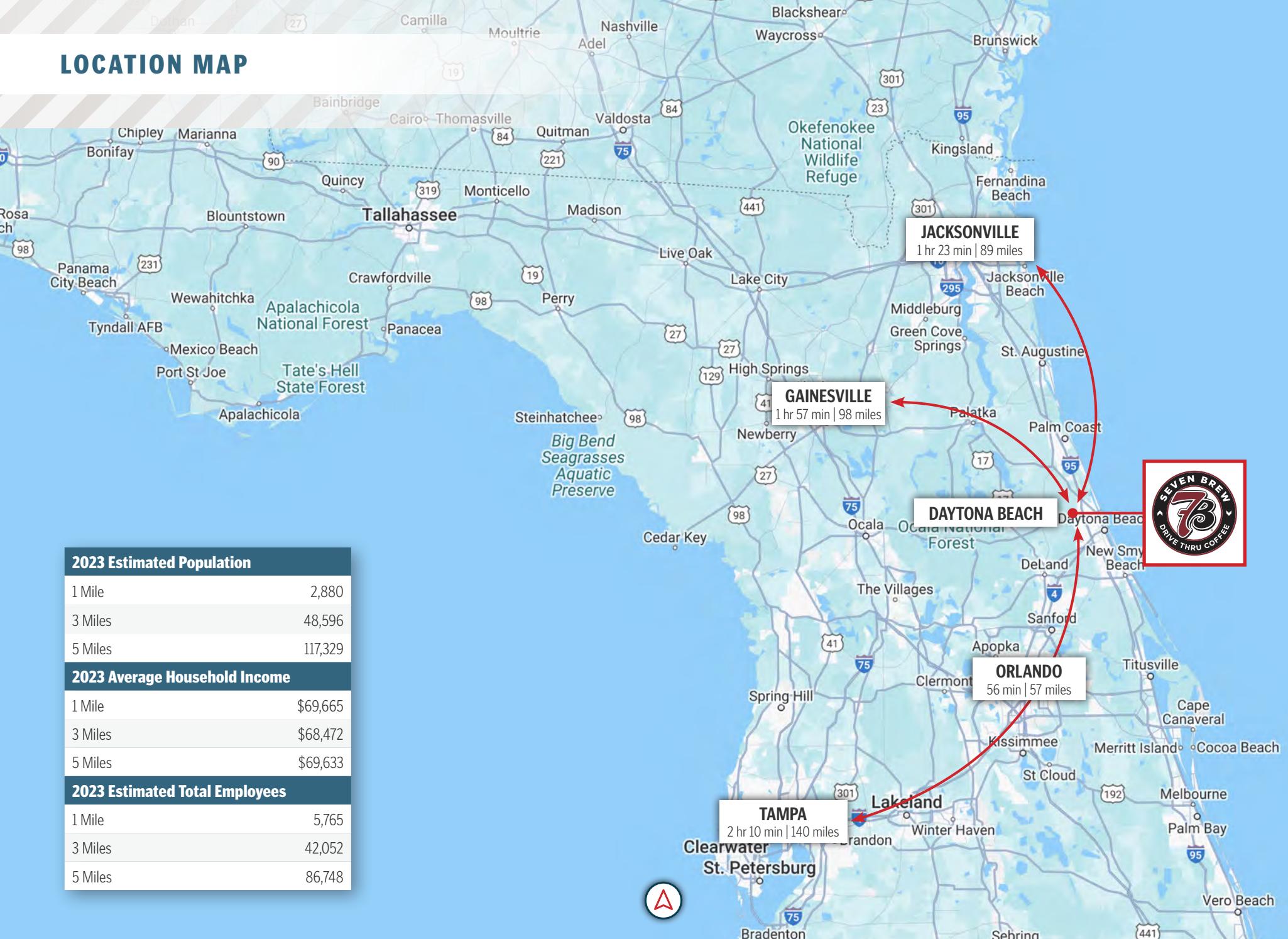


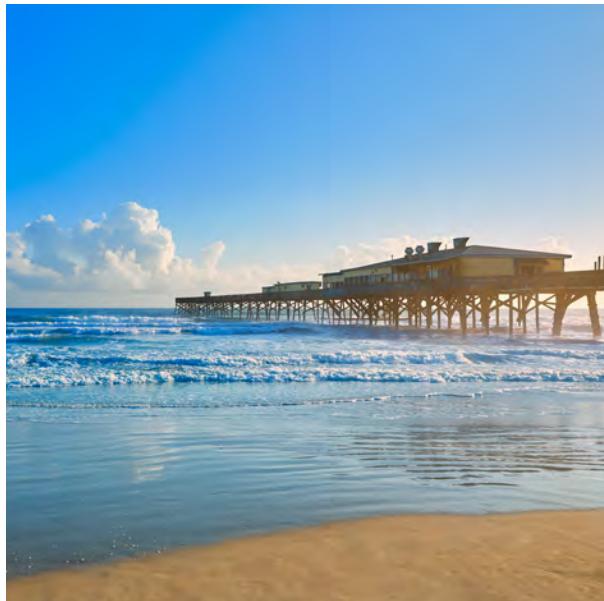
Commercial





LOCATION MAP





DAYTONA BEACH, FLORIDA

The City of Daytona Beach, Florida, is an incorporated municipality of the State of Florida located within the County of Volusia. The City, which currently encompasses 68 square miles, is located on the central east coast of the State of Florida, 89 miles south of Jacksonville and 50 miles northeast of Orlando. Daytona Beach is also a principal city of the Fun Coast region of Florida. The City of Daytona Beach had a population of 79,441 as of July 1, 2023.

Daytona Beach is a mecca for motorsports, and the old Daytona Beach Road Course hosted races for over 50 years. This was replaced in 1959 by Daytona International Speedway. The city is also the headquarters for NASCAR. Daytona Beach hosts large groups of out-of-towners that descend upon the city for various events, notably Speedweeks in early February when over 200,000 NASCAR fans come to attend the season-opening Daytona 500. Other events include the NASCAR Coke Zero 400 race in July, Bike Week in early March, Biketoberfest in late October, and the 24 Hours of Daytona endurance race in January.

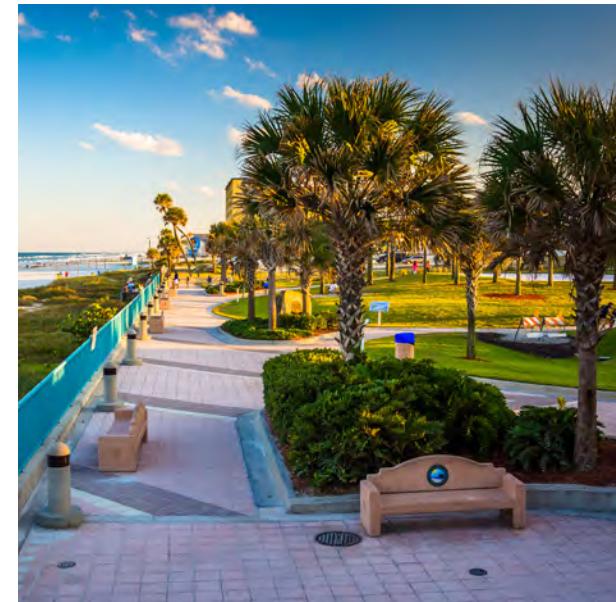
A major part of the Daytona Beach area economy is involved in the tourist industry. The area's economy includes other industries besides tourism, such as manufacturing. Daytona Beach has industrial sites within an enterprise zone and sites within a foreign trade zone adjacent to Daytona Beach International Airport. Prime Interstate 4 and Interstate 95 sites are available with access to road, air, rail and water transportation. The local economy of the City of Daytona Beach is growing in all economic sectors; tourism, housing, manufacturing, retail, and government. Companies and organizations that have their corporate headquarters or a major presence in the area: Brown & Brown, Halifax Health, Halifax Media Group, International Speedway Corporation, Gambro-Renal Products, Ladies Professional Golf Association and NASCAR.

The city is home to the following major league action within a two hour drive or less: NBA Basketball: Orlando Magic, NFL Football: Jacksonville Jaguars, Arena Football: Orlando Predators, Minor League Baseball: Brevard County Manatees (Milwaukee Brewer AAA-affiliate playing in Viera, just outside of Melbourne) and Jacksonville Suns (LA Dodgers AA-affiliate).

AREA DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
2023 Estimated Population	2,880	48,596	117,329
2028 Projected Population	3,192	51,774	121,331
2010 Census Population	997	36,093	97,487
Projected Annual Growth 2023 to 2028	2.08%	1.27%	0.67%
Historical Annual Growth 2010 to 2020	2.63%	1.63%	1.26%
Households & Growth			
2023 Estimated Households	1,411	21,746	51,147
2028 Projected Households	1,579	23,526	53,616
2010 Census Households	432	15,982	42,732
Projected Annual Growth 2023 to 2028	2.28%	1.59%	0.95%
Historical Annual Growth 2010 to 2020	2.99%	1.49%	1.09%
Race & Ethnicity			
2023 Estimated White	62.50%	61.77%	66.50%
2023 Estimated Black or African American	25.59%	27.23%	23.04%
2023 Estimated Asian or Pacific Islander	3.61%	2.80%	2.73%
2023 Estimated American Indian or Native Alaskan	0.31%	0.38%	0.35%
2023 Estimated Other Races	4.34%	3.76%	3.32%
2023 Estimated Hispanic	10.10%	9.64%	9.38%
Income			
2023 Estimated Average Household Income	\$69,665	\$68,472	\$69,633
2023 Estimated Median Household Income	\$54,033	\$50,811	\$50,608
2023 Estimated Per Capita Income	\$33,828	\$30,443	\$31,205
Businesses & Employees			
2023 Estimated Total Businesses	236	2,488	7,319
2023 Estimated Total Employees	5,765	42,052	86,748



RENT ROLL



Tenant Name	Square Feet	LEASE TERM				RENTAL RATES				Options	
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Recovery Type			
7 Venture, Inc.	551	8/14/2024	20 Years	Year 1	-	\$9,167	\$110,000	Absolute NNN	4 (5-Year)	1% Annual Increases	
	(Est.)	(Est.)		Year 2	1%	\$9,258	\$111,100				
1% annual increases each year thereafter											
1. Tenant has a 15-day Right of First Refusal (ROFR).											

FINANCIAL INFORMATION

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BRAND PROFILE



7 BREW COFFEE

7brew.com

Company Type: Private

Locations: 229+

Founded in February 2017, 7 Brew was born from a desire to change drive-thru coffee into a fun, mind-blowing experience for everyone. They dreamed of serving premium coffee in record time and making new friends while they are at it. The dream came alive with their first “stand” in Rogers, AR and their 7 original coffees. 7 Brew is so much more than just a coffee stand. It’s the concept of cultivating kindness and joy with every drink – through their service, speed, quality, energy and atmosphere. It’s contagious and it’s changing the drive-thru coffee industry.

Source: 7brew.com/about-us



SRS

CAPITAL
MARKETS

THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

2K+

RETAIL
TRANSACTIONS

company-wide
in 2023

510+

CAPITAL MARKETS
PROPERTIES
SOLD
in 2023

\$2.2B+

CAPITAL MARKETS
TRANSACTION
VALUE
in 2023

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