

SECURE
NET LEASE

FILE PHOTO



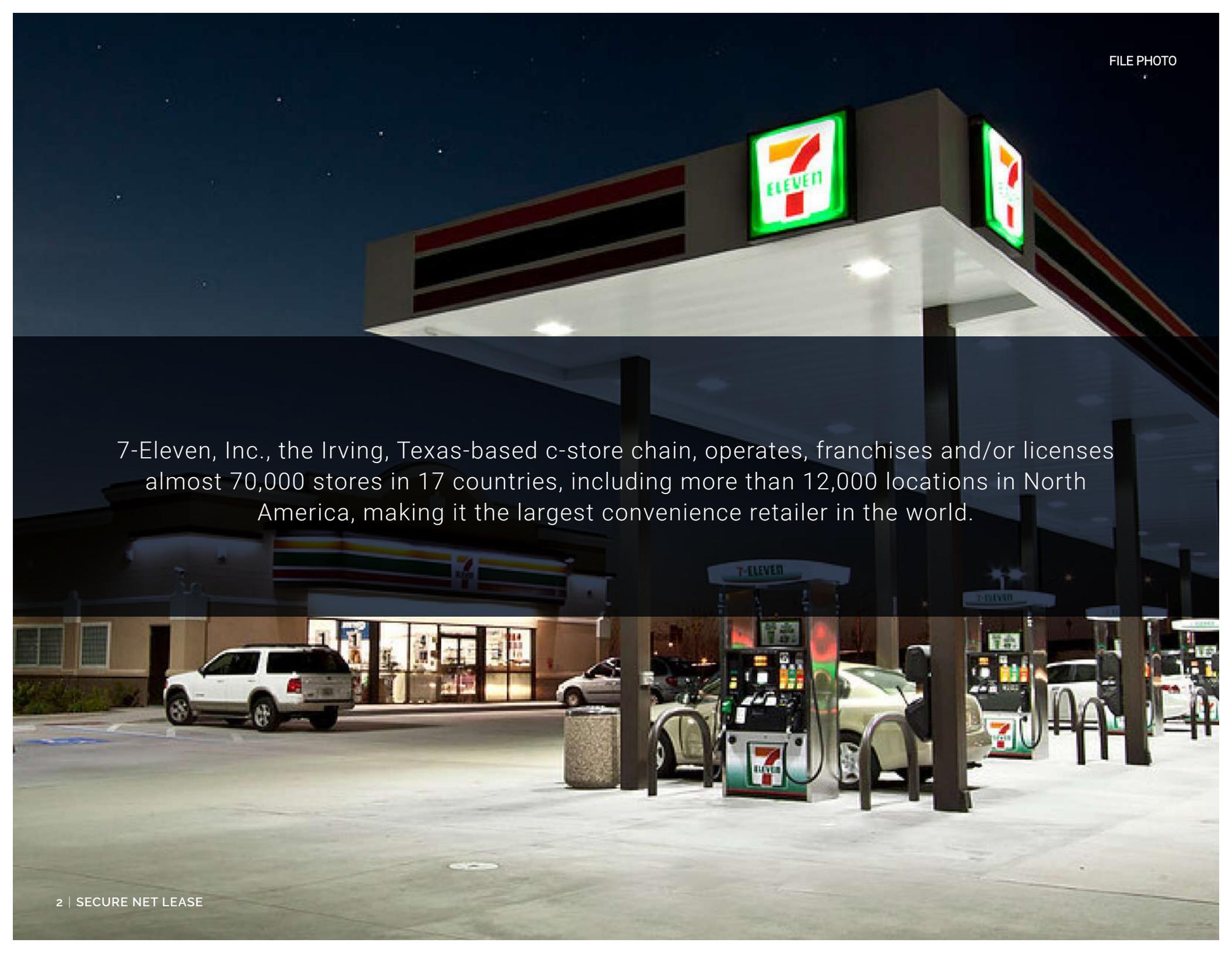
7-ELEVEN (S&P RATED: AA-)

URBAN INFILL MIDTOWN LOCATION

\$4,674,000 | 4.75% CAP

4615 San Jacinto Street, Houston, TX 77004

- ✓ Brand New 15-Yr Corp. Absolute NNN Lease
- ✓ Houston Ranks 7th in U.S. GDP
- ✓ Staggering 200K People (3-Mile Radius)
- ✓ Over \$100K in HH Income
- ✓ Walking Distance to Minute Maid Park, Houston Zoo, and Midtown Park



7-Eleven, Inc., the Irving, Texas-based c-store chain, operates, franchises and/or licenses almost 70,000 stores in 17 countries, including more than 12,000 locations in North America, making it the largest convenience retailer in the world.

INVESTMENT OVERVIEW

7-ELEVEN | HOUSTON, TEXAS

\$4,674,000 | 4.75% CAP

 **\$222,010**
NOI

 **±3,193 SF**
BUILDING AREA

 **±0.30 ACRES**
LAND AREA

 **2010 / 2020**
YR BUILT / RENOVATED

 **100%**
OCCUPANCY

 **ABSOLUTE NNN**
LEASE TYPE

- ✓ **Corporate Absolute NNN lease**, with 10% rent increases every 5 years with options.
- ✓ **Minute Maid Park**, is a ballpark in downtown Houston and home to the Houston Astros. Located less than 2-miles from the subject 7-Eleven and has an approximate capacity of 42,000.
- ✓ **Many universities within close proximity.** Rice University (7,500 students), Texas Southern University (10,514 students) and Houston University (45,364 students) .
- ✓ **NRG Stadium located 3-miles from 7-Eleven**, is a multi-purpose arena and home to the Houston Texans built in 2020 with a \$352 million construction cost and seat capacity of 71,995.
- ✓ **Texas Medical Center** is nearby the subject property and has approximately 9,200 beds.
- ✓ **Strategically located** on the corner of San Jacinto Street and Blodgett Street with approximately 2,363 vehicles passing daily.
- ✓ **Houston Zoo**, a main tourist attraction with 2.1 million annual visitors is located less than 1-mile from subject 7-Eleven.

SECURE

NET LEASE

CONTACT FOR DETAILS

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TENANT OVERVIEW

7-ELEVEN | HOUSTON, TEXAS



\$5.1B

REVENUE

S&P : AA-

CREDIT RATING

67,000+

TOTAL LOCATIONS

7-ELEVEN (7-eleven.com)

LESSEE: 7-ELEVEN, INC., A TEXAS CORPORATION

The brand name 7-Eleven is now part of an international chain of convenience stores, operating under Seven-Eleven Japan Co., Ltd., Primarily operating as a franchise. It is the largest chain store operator with approximately 65,000+ locations operating around the world, surpassing the previous record-holder McDonald's Corporation in 2007. Its stores are located in sixteen countries, with its largest markets being Japan, the United States, Canada, the Philippines, Hong Kong, Taiwan, Malaysia and Thailand. 7-Eleven, Inc. as a former U.S.-Originating company, is a subsidiary of Seven-Eleven Japan Co., Ltd, which in turn is owned by Seven & I Holdings Co. of Japan. The US chain has its headquarters in Irving, Texas.

The company operates, franchises and licenses more than 9,800+ stores in the U.S. and Canada. Of the more than 9,800 stores the company operates and franchises in the United States, approximately 8,000 are franchised. Outside of the U.S. and Canada, there are more than 55,300 7-Eleven and other convenience stores in Japan, Taiwan, Thailand, South Korea, China, Malaysia, Mexico, Singapore, Australia, Philippines, Indonesia, Norway, Sweden and Denmark.

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.

7-Eleven focuses on meeting the needs of convenience-oriented customers by providing a broad selection of fresh, high-quality products and services at everyday fair prices, speedy transactions and a clean and 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 customers. 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. 7-Eleven Accolades include: Ranked #1 on Entrepreneur magazine's 2017 Top Global Franchises List; Ranked #1 spot on Entrepreneur magazine's Franchise 500's Top 10 Most Popular Retail Companies for 2016, and No.2 in Forbes magazine's Top 20 Franchises to Start. 7-Eleven is No. 2 on FranchiseRanking.com for Best Convenience Store Franchise Company USA, and among GI jobs magazine's Top 100 Military Friendly Employers.

FILE PHOTO



POSITIONING 7-ELEVEN FOR THE FUTURE

David Bennett, October 12, 2018 (*Cstore Decisions*)

For 91 years, 7-Eleven Inc. has often been on the cutting edge of major trends across the convenience store industry.

Whether it was the company's launch of the first self-serve soda fountain, 24/7 store hours, coffee sold in to-go cups, or the first self-serve gas pumps and ATMs installed at a c-store, 7-Eleven can count many "firsts." The biggest, of course, occurred in 1927. Convenience retailing got its start when employee "Uncle Johnny" Jefferson Green approached a young Joe C. Thompson of the Southland Ice Co. about selling bread, milk and eggs from the front dock of an ice house.

President and CEO Joe DePinto shares *with Convenience Store Decisions how a customer-obsessed culture is propelling the world's largest convenience retailer forward.*

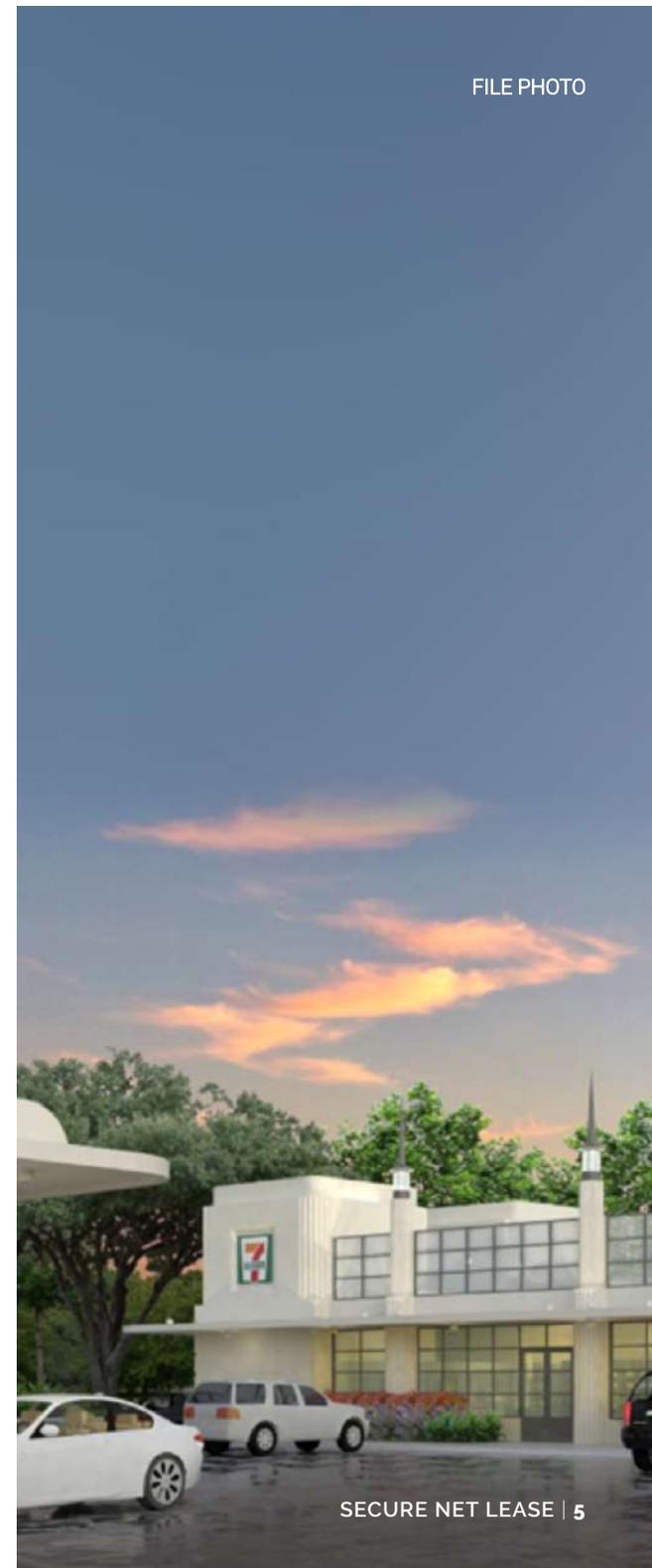
With success comes growth. Today, a new 7-Eleven store opens somewhere in the world every 3.5 hours. Convenience, 7-Eleven style, remains in high demand. The Irving, Texas-based c-store chain, a subsidiary of Seven & I Holdings Co., operates, franchises and/or licenses more than 67,000 stores in 17 countries, including more than 11,800 locations in North America, making it the largest convenience retailer in the world.

Since he was appointed president and CEO of 7-Eleven in 2005, DePinto has led the charge of building long-term sustainable growth in part by implementing programs designed to satisfy its franchisees and its customers. During the last 13 years, however, U.S. retail has been reformed drastically by demographic, technological, behavioral and entrepreneurial changes. Just in the last few years, the explosion of e-commerce has forced c-stores to rethink how they do business and evaluate what kind of job they're doing to meet consumer demand.

How well 7-Eleven is doing on a daily basis is what DePinto and his executive team concern themselves with every day at its headquarters, known as the 7-Eleven Store Support Center. For a company that was preoccupied with customer satisfaction when DePinto took the helm in 2005, 7-Eleven now identifies itself as a customer-obsessed and digitally-enabled company.



[CLICK HERE TO READ MORE](#)



LEASE OVERVIEW

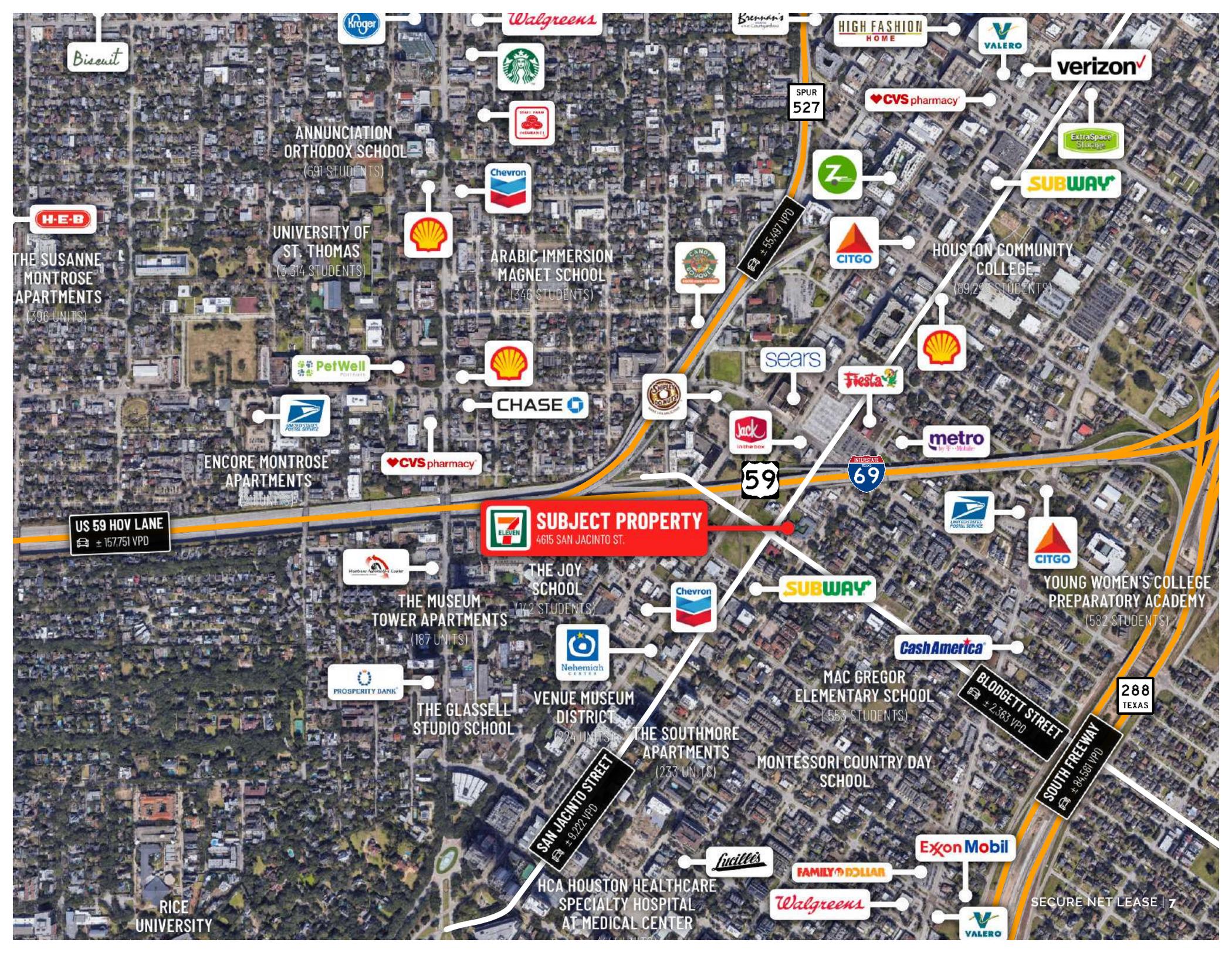
7-ELEVEN | HOUSTON, TEXAS

INITIAL LEASE TERM	15-Years, Plus (4), 5-Year Options to Renew
PROJECTED RENT COMMENCEMENT	April 2020
PROJECTED LEASE EXPIRATION	April 2035
LEASE TYPE	Absolute NNN
RENT INCREASES	10% Every Five Years, Including Option Periods
ANNUAL RENT YRS 1-6	\$222,010
ANNUAL RENT YRS 7-11	\$244,211
ANNUAL RENT YRS 12-16	\$268,362
OPTION 1	\$295,496
OPTION 2	\$325,045
OPTION 3	\$357,550
OPTION 4	\$393,305

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FILE PHOTO





Biscuit

Kroger

Walgreens

Brennan's

HIGH FASHION HOME

VALERO

verizon

CVS pharmacy

ExtraSpace Storage

SUBWAY

ANNUNCIATION
ORTHODOX SCHOOL
(691 STUDENTS)

UNIVERSITY OF
ST. THOMAS
(3,314 STUDENTS)

ARABIC IMMERSION
MAGNET SCHOOL
(346 STUDENTS)

HOUSTON COMMUNITY
COLLEGE
(69,298 STUDENTS)

H-E-B

THE SUSANNE
MONTROSE
APARTMENTS
(396 UNITS)

Shell

Chevron

Z

CITGO

CRANDALL
BOULDER

Shell

sears

Fiesta

Shell

PetWell

UNITED STATES
POSTAL SERVICE

CHASE

WHEEL
DOODLES

Jack
IN THE BOX

metro

ENCORE MONTROSE
APARTMENTS

CVS pharmacy

US 59 HOV LANE
± 157,751 VPD

SUBJECT PROPERTY
4615 SAN JACINTO ST.

59

69

UNITED STATES
POSTAL SERVICE

CITGO

YOUNG WOMEN'S COLLEGE
PREPARATORY ACADEMY
(582 STUDENTS)

Hardware Authority Center

THE JOY
SCHOOL
(142 STUDENTS)

Chevron

SUBWAY

UNITED STATES
POSTAL SERVICE

THE MUSEUM
TOWER APARTMENTS
(187 UNITS)

PROSPERITY BANK

Nehemiah
CENTER

MAC GREGOR
ELEMENTARY SCHOOL
(553 STUDENTS)

CashAmerica

THE GLASSELL
STUDIO SCHOOL

VENUE MUSEUM
DISTRICT
(224 UNITS)

THE SOUTHMORE
APARTMENTS
(233 UNITS)

MONTESSORI COUNTRY DAY
SCHOOL

BLODGETT STREET
± 2,363 VPD

288
TEXAS

SOUTH FREEWAY
± 84,568 VPD

RICE
UNIVERSITY

SAN JACINTO STREET
± 9,222 VPD

HCA HOUSTON HEALTHCARE
SPECIALTY HOSPITAL
AT MEDICAL CENTER

Snitt's

FAMILY DOLLAR

Exxon Mobil

Walgreens

VALERO

SECURE NET LEASE | 7

SITE OVERVIEW

7-ELEVEN | HOUSTON, TEXAS



2010 / 2020

YR BUILT / RENOVATED



±3,193 SF

BUILDING AREA

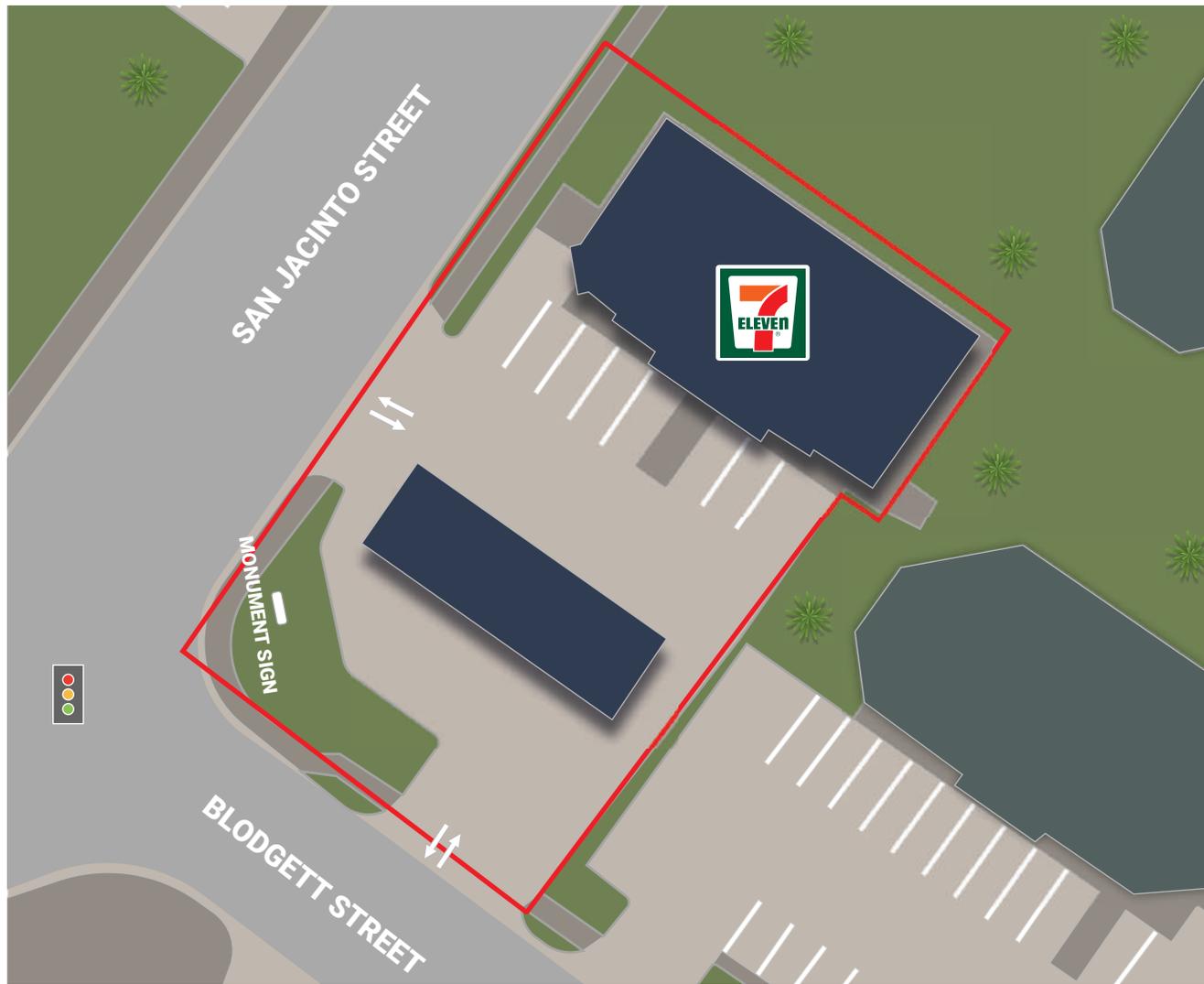


±0.3 ACRES

LAND AREA

NEIGHBORING RETAILERS

H-E-B	CVS
Walgreens	Shell
Subway	Chase Bank
Jack in the Box	Candy Bouquet
Sears	Shipley Do-Nuts
Chevron	US Postal Service



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LOCATION OVERVIEW

7-ELEVEN | HOUSTON, TEXAS



ECONOMIC DRIVERS (# of Employees in Houston)

Ttwf LP (17,000)

Methodist Hospital (5,700)

Predicit Solutions (5,400)

Spectra Energy Solutions (5,100)

Corestaff Support Services, LLC (5,000)

Chill Holdings, Inc. (4,900)

Enterprise Product Holdings (4,800)

Chevron Corporation (4,500)

Wang, Jing (4,500)

CHI St. Luke's Health (4,000)

CC Scn Fiber LLC (4,000)

Shelf Drilling Distribution Ltd. (3,900)

Tracer Industries, Inc. (3,700)

Veterans Health Administration (3,500)

PVF Holdings LLC (3,400)

LOCATION OVERVIEW

7-ELEVEN | HOUSTON, TEXAS



HOUSTON TEXAS



2.33 M
POPULATION



\$51,203
MEDIAN HOUSEHOLD INCOME

Houston is the most populous city in the state of Texas, and it is the fourth most populous city in the United States with an estimated population of 2.325 million residents in 2018. The city is the most populous city in the Southern U.S. and on the Gulf Coast of the U.S. Houston is the seat of Harris County and the principal city of the Greater Houston metropolitan area, which is the fifth most populous metropolitan statistical area in the U.S. and the second most populous in Texas.

Houston's economy diversified as it became home to the Texas Medical Center—the world's largest concentration of healthcare and research institutions—and NASA's Johnson Space Center, where the Mission Control Center is located.

Houston is also the 8th most expansive city in the whole country. Houston's economy has a broad industrial base in energy, manufacturing, aeronautics, and transportation. Leading in healthcare sectors and building oilfield equipment,

Houston has the second most Fortune 500 headquarters of any U.S. municipality within its city limits. The Port of Houston ranks first in the United States in international waterborne tonnage handled and second in total cargo tonnage handled. Nicknamed the "Space City", Houston is a global city, with strengths in culture, medicine, and research. Houston is home to the Theater District which is a 17-block area in Downtown Houston that is home to the Bayou Place entertainment complex, restaurants, movies and parks. Bayou Place has full-service restaurants, bars, live music, billiards, and Sundance Cinema. The city has the Space Center which is the official visitors' center of NASA and has interactive exhibits including moon rocks and a shuttle simulator. Other tourist attractions include the Galleria, Old Market Square, the Downtown Aquarium, and Sam Houston Race Park

#1 FASTEST GROWING U.S. CITIES (FORBES 2016)

TOP 3 U.S. CITIES OF THE FUTURE (FINANCIAL TIMES 2017)

18 FACTS THAT MAKE HOUSTON THE BEST CITY IN AMERICA

Emmie Martin, July 01, 2014 (*Business Insider*)

When you think about Houston, Texas, you probably picture massive oil refineries, oppressive humidity, and a sub-par baseball team - a far cry from one of the nation's most up-and-coming cities. But you shouldn't dismiss Houston so easily; the Bayou City is an economic juggernaut.

Add a thriving restaurant and cultural scene, and you've got a winning case for Houston as the best city in America. Here are 18 reasons you may want to pack your bags and head south.

It's by far the country's **No. 1 job creator and home to 26 Fortune 500 companies**. A paycheck goes farther here than anywhere else in the country, and it has a medical center larger than downtown Dallas

There are 26 Fortune 500 companies headquartered in Houston, fewer than New York's 72 but well ahead of Dallas's 19 and Washington D.C.'s 20. Many are in the city's "energy corridor," the home of the oil and gas industry. They include Conoco Phillips, Marathon Oil, Sysco, Apache, Halliburton, and many more.



CLICK HERE TO READ MORE

HOUSTON POPULATION EXPECTED TO EXCEED 7.1 MILLION BY 2020

Patrick Jankowski, May 07, 2019 (*Greater Houston Partnership*)

Houston ranked third in the nation in overall population growth, third in net natural increase, and fourth in international migration in 2018. New York, Los Angeles and Chicago lost population, again, but not enough to endanger their rankings as the nation's three most populous metros.

Last year's growth, however, was the weakest in 20 years. It came on the heels of tepid growth the year before. The region saw fewer births last year, an uptick in deaths, and a significant number of residents leaving Houston. If not for a surge in international migration, Houston's population growth would have been weaker still.

Metro Houston **added nearly 92,000 residents last year**, boosting the region's population to nearly 7.0 million. **Since 2010, the Houston area has added nearly 1.1 million residents**. Houston's population should exceed **7.1 million** by the end of the decade.

For the second consecutive year, more people left Houston than moved here from other parts of the U.S. The U.S. Census Bureau estimates the loss at 19,500 residents over the two years. Earlier in the decade, domestic migration annually exceeded 60,000.



CLICK HERE TO READ MORE

THE HOUSTON - THE WOODLANDS - SUGAR LAND METROPOLITAN AREA (MSA)

7-ELEVEN | HOUSTON, TEXAS

HOUSTON METRO STATISTICS	
TOTAL POPULATION	6,997,384
GDP	\$500 B
NATIONAL ECONOMY RANKING	15th
FORTUNE 500 COMPANIES	26

GEORGE BUSH INTERCONTINENTAL AIRPORT

- 40 Million Annual Passengers
- Hub for United Airlines & Atlas Air

MINUTE MAID PARK STADIUM

- Houston Astros - 10th Most Valuable MLB Team (\$1.8 Billion)
- 41,168 Seating Capacity

nrg park

- Houston Texans - 9th Most Valuable NFL Team (\$3.1B)
- 72,220 Seating Capacity

Houston Rockets - 7th Most Valuable NBA Team (\$2.3B)

- 18,300 Seating Capacity

RICE UNIVERSITY

- School of Architecture Ranked #2 in the Nation
- 6,740 Students

PORT OF HOUSTON INTERNATIONAL PORT

- 182 Billion Tons of Cargo Annually
- Shipping Activity Accounts for \$159 Billion in Trade

UNIVERSITY OF HOUSTON

- Part-Time Law Program Ranked #9 Nationally
- 45,364 Students

WILLIAM P. HOBBY AIRPORT

- 14 Million Annual Passengers
- 93% of Annual Flights are on Southwest Airlines

JOHNSON SPACE CENTER

- Hub of Human Space Flight for More than Half a Century
- 1 Million Visitors Annually

SECURE

NET LEASE

CALL FOR ADDITIONAL INFORMATION

DALLAS OFFICE

3100 Monticello Avenue
Suite 220
Dallas, TX 75205
(214) 522-7200

LOS ANGELES OFFICE

123 Nevada Street
El Segundo, CA 90245
424-220-6430

securenetlease.com

TEXAS DISCLAIMER

7-ELEVEN | HOUSTON, TEXAS

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties' consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written – listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests

of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- ▷ shall treat all parties honestly;
- ▷ may not disclose that the owner will accept a price less than the asking price submitted in a written offer unless authorized in writing to do so by the owner;
- ▷ may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- ▷ may not disclose any confidential information or any information that a part specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.