

SECURE
NET LEASE

SUBJECT PROPERTY



7-ELEVEN (S&P: AA-)

\$4,680,850 | 4.70% CAP

1901 E State Hwy 356 Irving, TX 75060 (Dallas MSA)

- ✓ Brand New 15-Year Corp. Absolute NNN Lease
- ✓ Corporate Guarantee from 7-Eleven, Inc. | S&P Rated AA-
- ✓ 10% Rent Increases Every 5 Years, In Primary Term & Options
- ✓ 7-Eleven is the Largest Chain Store Operator Worldwide | 12,000 locations in North America
- ✓ Located 8 Miles from 7-Eleven's Headquarters in Irving, TX. Full Freeway Interchange, Highway Pylon Signage and 135,000 VPD



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 | IRVING, TEXAS

\$4,680,850 | 4.70% CAP

 **\$220,000**
NOI

 **±3,010 SF**
BUILDING AREA

 **±0.52 ACRES**
LAND AREA

 **2020**
YR BUILT

 **100%**
OCCUPANCY

 **ABSOLUTE NNN**
LEASE TYPE

- ✓ **New 15-year corporate absolute NNN lease** with 10% rent increases every 5-years, starting year 6 in primary term and year 16 in options.
- ✓ **7-Eleven (S&P rated AA-)** operates in 18 countries and employs over 54,000 people and is the largest chain store operator in the world with 65,000+ stores, 11,600 of which are in North America.
- ✓ High Traffic Highway Location with full freeway interchange, highway pylon signage and approximately 135,000 VDP on Highway 356 and Loop 12.
- ✓ **Dense retail corridor surrounded by national tenants** including Whataburger, Motel 6, Waffle House and numerous car and truck dealerships.
- ✓ Irving is a principal city in the Dallas MSA with an estimated population of 242,242 and has experienced strong population and business growth. **The Dallas-Fort Worth Metroplex is home to over 25 Fortune 500 Companies**, including: Exxon Mobil, McKesson, AT&T, American Airlines, Southwest Airlines, Texas Instruments and Kimberly-Clark.

SECURE

NET LEASE

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FILE PHOTO



SECURE NET LEASE 3

TENANT OVERVIEW

7-ELEVEN | IRVING, TEXAS



7-ELEVEN (7-Eleven.com)

7-Eleven is now part of an international chain of convenience stores, operating under Seven-Eleven Japan Co., Ltd., and surpassed McDonald's in 2007 as the world's largest retailer. 7-Eleven is also one of the nation's largest independent gasoline retailers. The company's largest markets are in the United States, Canada, the Philippines, Hong Kong, Taiwan, Malaysia and Thailand. 7-Eleven Accolades include: Ranked #1 on Entrepreneur magazine's Top Global Franchises List; #1 spot on Entrepreneur magazine's Franchise 500's Top 10 Most Popular Retail Companies, and #2 in Forbes magazine's Top 20 Franchises to Start; No. 2 on FranchiseRanking.com for Best Convenience Store Franchise Company USA, and among GI jobs magazine's Top 100 Military Friendly Employers.

S&P : **AA-**

CREDIT RATING

\$5.1 B

REVENUE



67,000+

TOTAL LOCATIONS

SVNDY

STOCK TICKER



IN THE NEWS

7-ELEVEN | IRVING, TEXAS

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

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

"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.

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.



[CLICK HERE TO READ MORE](#)

7-ELEVEN'S 7-SELECT PRODUCTS WIN PRIVATE BRAND AWARDS

Isabelle Gustafson, October 21, 2019 (CStore Decisions)

Three of 7-Eleven's 7-Select-branded products have received the Private Label Manufacturers Association's (PLMA)'s 2019 "Salute to Excellence" awards.

For this year's competition, PLMA had 750 product submissions and 60+ retailers represented, a record number for both.

The 7-Select entries and other winning products will be featured on a special Salute to Excellence Awards website and displayed at PLMA's 2019 Private Label Trade Show to be held Nov. 17-19 in Chicago.

Since 2014, *7-Eleven private brand products have won 28 awards for product innovation, quality and package design*, including 12 PLMA Salute to Excellence awards. Award-winning items have ranged from sea-salt chocolate caramels and Yosemite Road Pink Moscato wine to frozen thin-crust pizza, yogurt-drizzled fruit and nut bars, and decadent dessert cookies.

In the annual PLMA competition for top private brand honors, food and beverage entries are reviewed for concept, packaging, taste and value for money. Non-food products are judged on concept, innovation, presentation and value for money.

Created as a refreshing Mexican-style frozen treat, 7-Select Fresa Paleta bars are made with real fruit and cane sugar. Both the strawberry and coconut varieties are certified as kosher.



[CLICK HERE TO READ MORE](#)

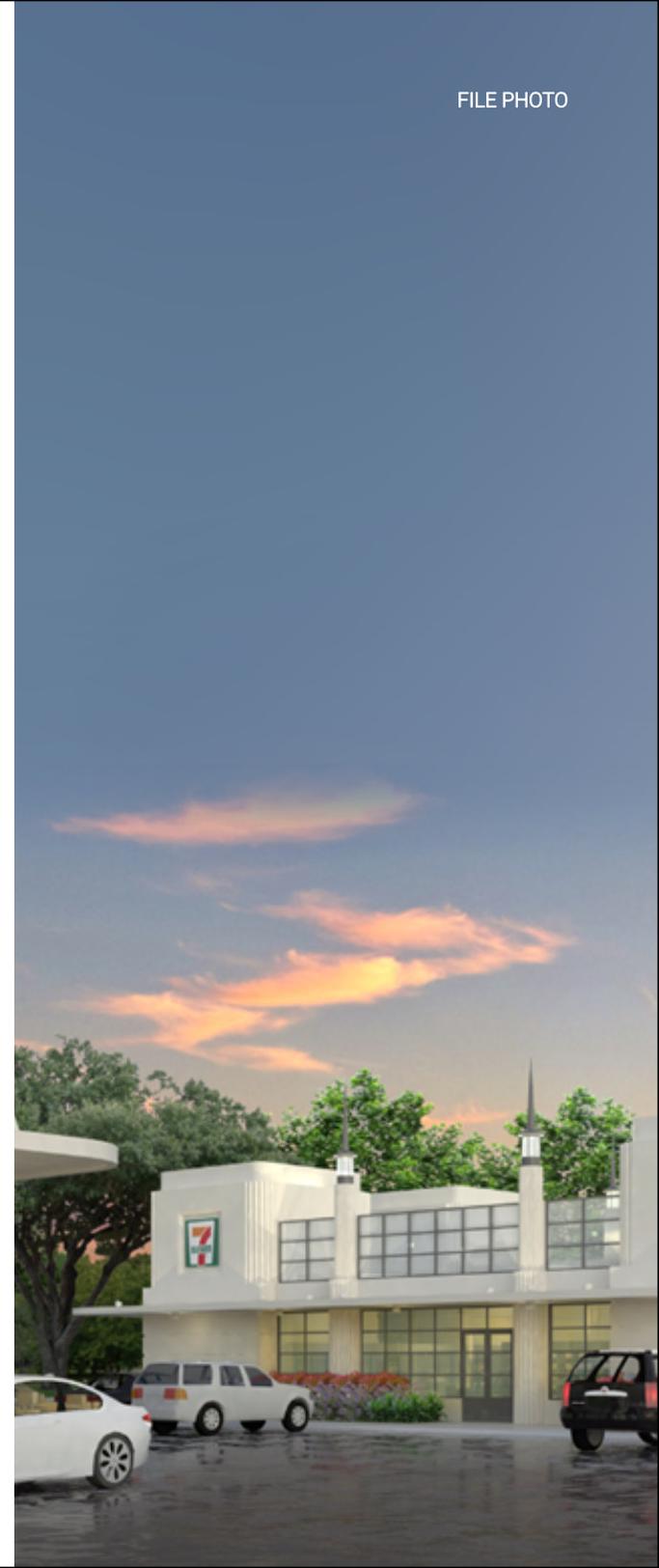
LEASE OVERVIEW

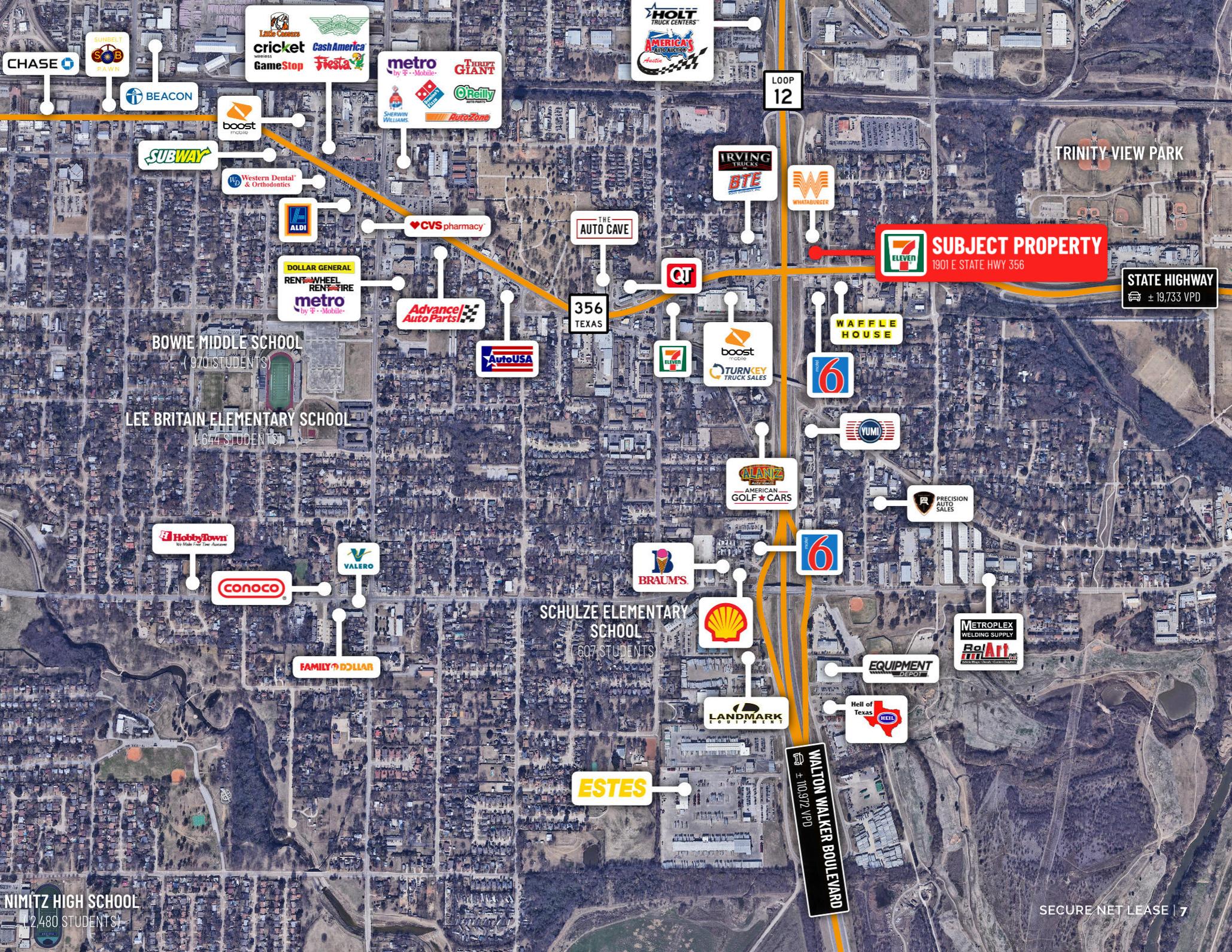
7-ELEVEN | IRVING, TEXAS

FILE PHOTO

INITIAL LEASE TERM	15-Years, Plus (4), 5-Year Options to Renew
PROJECTED RENT COMMENCEMENT	April 2, 2020
PROJECTED LEASE EXPIRATION	April 30, 2035
LEASE TYPE	Absolute NNN
RENT INCREASES	10% Every 5 Years, In Primary Term & Options
ANNUAL RENT YRS 1-5	\$220,000.08
ANNUAL RENT YRS 6-10	\$242,000.04
ANNUAL RENT YRS 11-15	\$266,200.08
OPTION 1	\$292,820.04
OPTION 2	\$322,102.08
OPTION 3	\$354,312.00
OPTION 4	\$389,743.08

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CHASE
SUNBELT SOBE PAWN
BEACON

cricket
GameStop
Cash America
Fiesta

metro by T-Mobile
THRIFT GIANT
O'Reilly
SHERWIN WILLIAMS
AutoZone

HOLT TRUCK CENTERS
AMERICA'S AUTO ARCHIVE

LOOP 12

SUBWAY

Western Dental & Orthodontics

ALDI

CVS pharmacy

THE AUTO CAVE

IRVING TRUCKS
BTE

WHATABurger

SUBJECT PROPERTY
1901 E STATE HWY 356

STATE HIGHWAY
± 19,733 VPD

DOLLAR GENERAL
RENT-A-WHEEL
RENT-A-TIRE
metro by T-Mobile

Advance! Auto Parts

356 TEXAS

QT

boost
TURNKEY TRUCK SALES

WAFFLE HOUSE

6

BOWIE MIDDLE SCHOOL
(970 STUDENTS)

LEE BRITAIN ELEMENTARY SCHOOL
(644 STUDENTS)

AutoUSA

7 ELEVEN

YUM!

HobbyTown
We Make Your Time Account

VALERO

CONOCO

BRAUM'S

SHELL

6

PRECISION AUTO SALES

SCHULZE ELEMENTARY SCHOOL
(607 STUDENTS)

FAMILY DOLLAR

AMERICAN GOLF CARS

METROPLEX WELDING SUPPLY
Rel Art

EQUIPMENT DEPOT

Hell of Texas

LANDMARK EQUIPMENT

ESTES

WALTON WALKER BOULEVARD
± 10,972 VPD

NIMITZ HIGH SCHOOL
(2,480 STUDENTS)

SITE OVERVIEW

7-ELEVEN | IRVING, TEXAS

 **2020**
YR BUILT

 **±3,010 SF**
BUILDING AREA

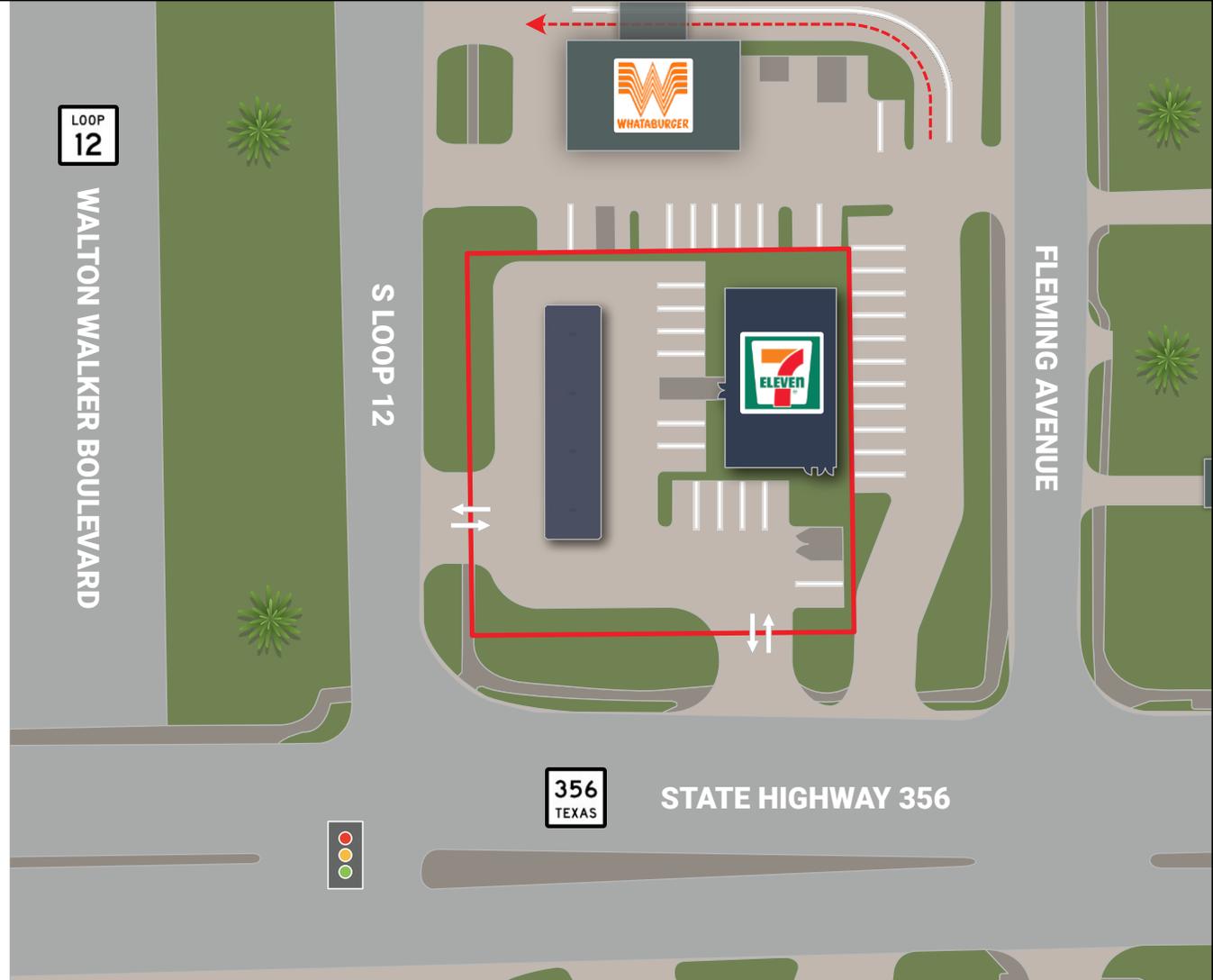
 **±0.52 ACRES**
LAND AREA

NEIGHBORING RETAILERS

- | | |
|----------------------|------------------------------|
| Whataburger | Domino's Pizza |
| Boost Mobile | AutoZone Auto Parts |
| QuikTrip | O'Reilly Auto Parts |
| Advance Auto Parts | Sherwin-Williams Paint Store |
| Dollar General | Metro by T-Mobile |
| CVS | Wingstop |
| ALDI | Fiesta Mart |
| Little Caesars Pizza | GameStop |
| Family Dollar | Shell |

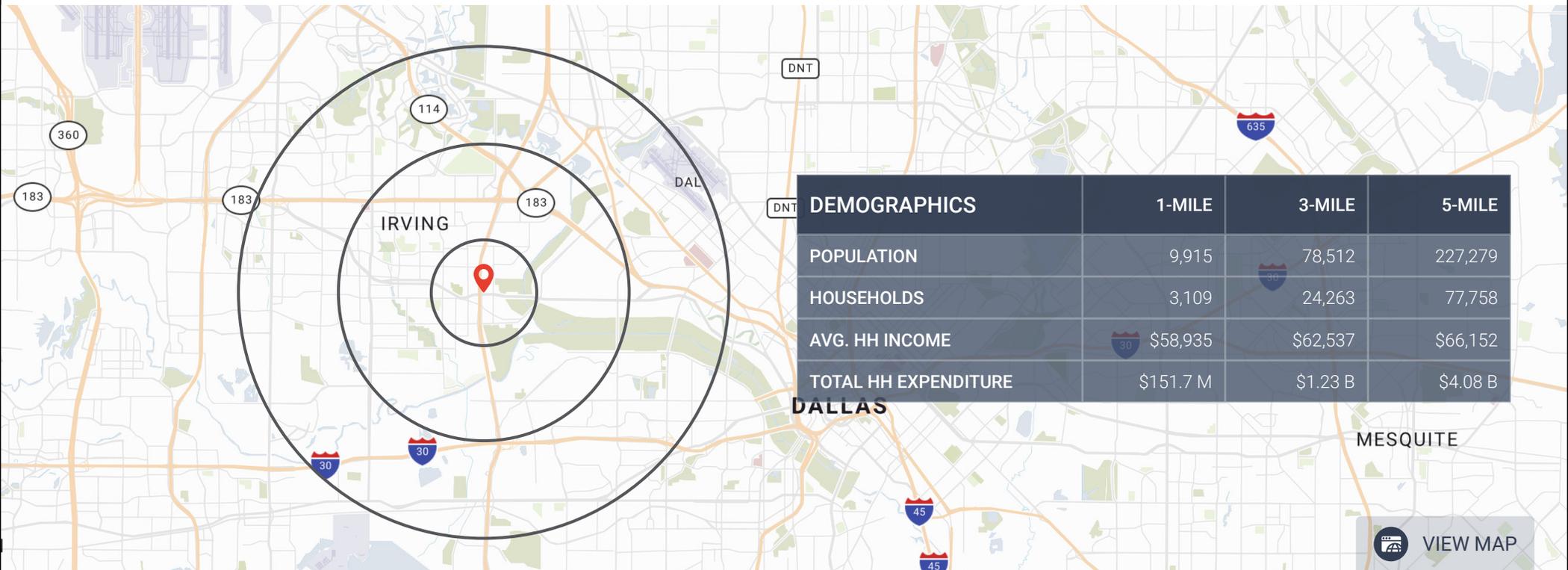
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LOCATION OVERVIEW

7-ELEVEN | IRVING, TEXAS



VIEW MAP

ECONOMIC DRIVER'S (# of Employees)

NCH Corporation (2,500)

W2005 Wyn Hotels L.P. (1,500)

Potter Concrete of Houston, Inc. (1,200)

Banctec, Inc. (1,100)

Frito-Lay North America, Inc. (800)

City of Irving (617)

NCH Corporation (605)

Verizon Communications Inc. (600)

City of Irving (600)

Holt Texas, Ltd. (500)

Walmart Inc. (450)

Luxor Staffing, Inc. (426)

Papa Grande Mgmt. Co. (400)

Standard Industries Inc. (380)

Bancroft & Sons Transportation, LLC (380)

LOCATION OVERVIEW

7-ELEVEN | IRVING, TEXAS



IRVING TEXAS



242,242
POPULATION



\$53,482
MEDIAN HOUSEHOLD INCOME

Irving is city and suburb located in Dallas County, Texas. With a population of over 240,00, Irving is the thirteenth most populous city in Texas. Irving is part of the Dallas-Fort Worth MSA, which is the largest metropolitan area in the state and the

One of the biggest draws to Irving is the presence of many major corporations, including more than 10 percent of Fortune 500 companies.

fourth largest in the US. Within Irving is the Las Colinas community, one of the first master-planned developments in the US and a major employment hub. Irving is also home to a portion of DFW International Airport, which experiences 65.6 million annual passengers. Irving maintains some of the lowest taxes, fees and water rates in North Texas, while boasting a low unemployment rate, and has been honored for its high-quality parks, golf courses and dining options. A diverse economic base is represented by manufacturing, high-tech, health care, financial and service-oriented businesses. One of the biggest draws to Irving is the

presence of many major corporations, including more than 10 percent of Fortune 500 companies. The city's top employers include Citigroup, Inc. Allstate Insurance, YRC Freight and Baylor Scott-White Medical Center. Las Colinas is also home to major companies including Exxon Mobil, Fluor and Kimberly-Clark. The DFW Metroplex also contains the largest Information Technology industry base in the state, often referred to as Silicon Prairie or the Telecom Corridor, due to the presence of numerous electronics, computing and telecommunications firms. The Telecom Corridor is home to more than 5,700 companies including Texas Instruments which employs over 10,000 people at its headquarters.

#1 IN 2019, DALLAS-FORT WORTH RANKED THE #1 AREA IN THE COUNTRY FOR TOTAL JOB GROWTH (127,600) IN THE YEAR.

#2 DALLAS-FORT WORTH WAS RANKED THE #2 "FASTEST GROWING ECONOMY" BY FORBES IN 2019.

FORBES LISTS DALLAS TOP 10 BEST CITIES FOR BUSINESS AND CAREERS

(Plano)

Dallas ranked 10th on the prestigious Best Places for Business and Careers list published by Forbes magazine.

Texas was one of the last economies to succumb to the recession and one of the first to bounce back, while California is limping along with an unemployment rate of 11.7%" wrote Badenhausen of Forbes.

Forbes based its ranking on past and projected job growth, costs of business and living, income growth, educational attainment

"Our look at America's Best Places for Business showcases the stark contrast between Texas—*with its low-cost, pro-business regulatory environment (5 cities among the top 25)—and overregulated and wildly expensive California.*

and projected economic growth. It also factored in such things as crime rates, cultural and recreational opportunities and net migration patterns. Also, the magazine looked at the number of highly ranked universities in an area.



CLICK HERE TO READ MORE

AMAZON OFFICIALS CONFIRM NEW DFW FULFILLMENT CENTRE

Bianca R. Montes, February 14, 2020 (D Magazine)

Amazon officials have confirmed today that a lease has been signed at a 1 million square foot warehouse in the City of Irving, further increasing its footprint in North Texas.

Located at 2601 S. Airfield Drive, the facility will serve as a fulfillment center. According to Amazon officials, it will create 1,000 new, full-time jobs with industry-leading pay of \$15 an hour and comprehensive benefits starting on day one. Employees will pick, pack, and ship customer orders.

"Amazon is an important stakeholder in Irving, and their decision to commit to a 1 million square feet adds to our economic development momentum."

"We're very pleased that Amazon has chosen to grow their business at DFW Airport in Irving as so many other industry leaders have," said Beth A. Bowman, president and CEO of the Irving-Las Colinas Chamber of Commerce and Irving Economic Development Partnership.

Irving-Las Colinas is home to seven Fortune 500 companies and five Fortune 1000 companies.

"The 1,000 jobs Amazon anticipates hiring will have an important economic impact on our City and North Texas," Bowman continued.

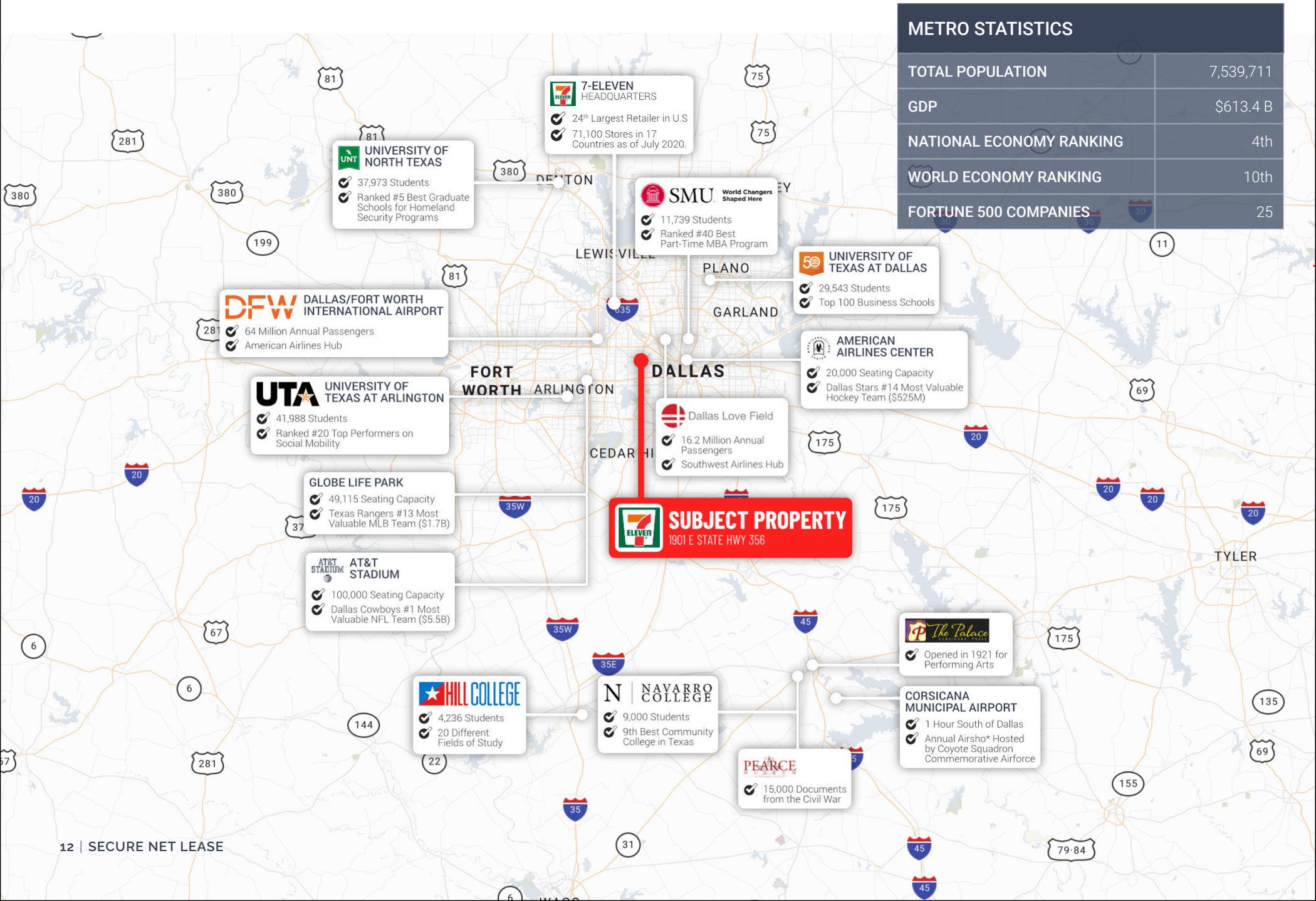


CLICK HERE TO READ MORE

DALLAS-FORT WORTH METRO

7-ELEVEN | IRVING, TEXAS

METRO STATISTICS	
TOTAL POPULATION	7,539,711
GDP	\$613.4 B
NATIONAL ECONOMY RANKING	4th
WORLD ECONOMY RANKING	10th
FORTUNE 500 COMPANIES	25



7-ELEVEN HEADQUARTERS

- 24th Largest Retailer in U.S.
- 71,100 Stores in 17 Countries as of July 2020.

UNIVERSITY OF NORTH TEXAS

- 37,973 Students
- Ranked #5 Best Graduate Schools for Homeland Security Programs

SMU World Changers Shaped Here

- 11,739 Students
- Ranked #40 Best Part-Time MBA Program

UNIVERSITY OF TEXAS AT DALLAS

- 29,543 Students
- Top 100 Business Schools

DFW DALLAS/FORT WORTH INTERNATIONAL AIRPORT

- 64 Million Annual Passengers
- American Airlines Hub

AMERICAN AIRLINES CENTER

- 20,000 Seating Capacity
- Dallas Stars #14 Most Valuable Hockey Team (\$525M)

UTA UNIVERSITY OF TEXAS AT ARLINGTON

- 41,988 Students
- Ranked #20 Top Performers on Social Mobility

Dallas Love Field

- 16.2 Million Annual Passengers
- Southwest Airlines Hub

GLOBE LIFE PARK

- 49,115 Seating Capacity
- Texas Rangers #13 Most Valuable MLB Team (\$1.7B)

7-ELEVEN SUBJECT PROPERTY
1901 E STATE HWY 356

AT&T STADIUM

- 100,000 Seating Capacity
- Dallas Cowboys #1 Most Valuable NFL Team (\$5.5B)

The Palace

- Opened in 1921 for Performing Arts

HILL COLLEGE

- 4,236 Students
- 20 Different Fields of Study

NAVARRO COLLEGE

- 9,000 Students
- 9th Best Community College in Texas

CORSICANA MUNICIPAL AIRPORT

- 1 Hour South of Dallas
- Annual Airsho* Hosted by Coyote Squadron Commemorative Airforce

PEARCE

- 15,000 Documents from the Civil War

SECURE

NET LEASE

WE LOOK FORWARD TO HEARING FROM YOU

DALLAS OFFICE

10000 N. Central Expressway
Suite #200
Dallas, TX 75231
(214) 522-7200

LOS ANGELES OFFICE

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

securenetlease.com

TEXAS DISCLAIMER

7-ELEVEN | IRVING, 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.