

**SECURE**  
NET LEASE

FILE PHOTO



**7-ELEVEN**

S&P: AA- | DOWNTOWN AUSTIN TROPHY ASSET

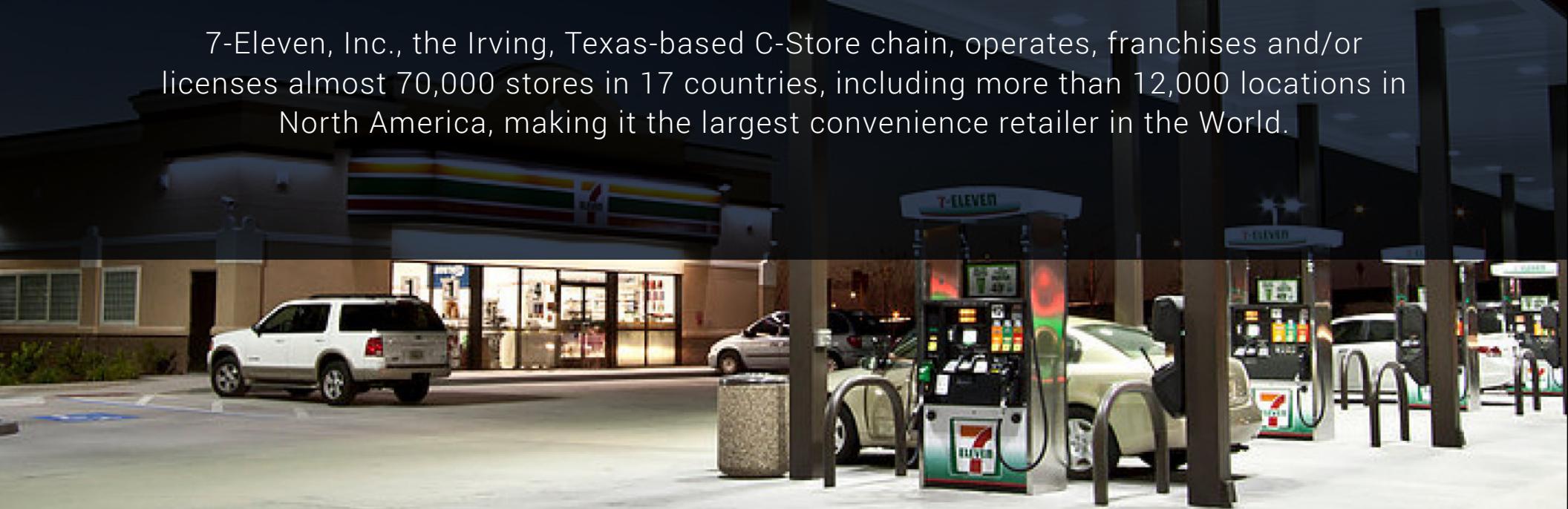
**\$6,972,000 | 4.25% CAP**

2020 E. 7th Street, Austin, TX 78702

- Austin Ranked #1 Place to live in the US by US World Report.
- Bonus Depreciation Eligible
- Explosive Growth in Immediate Trade Area
- Absolute NNN Lease, with 10% Rental Increases Every 5-Years
- Near the Texas State Capital and The University of Texas



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 | AUSTIN, TEXAS

# \$6,972,000 | 4.25% CAP

 \$296,292  
NOI

 ±3,010 SF  
BUILDING AREA

 ±0.54 ACRES  
LAND AREA

 2020  
YR BUILT

 100%  
OCCUPANCY

 ABSOLUTE NNN  
LEASE TYPE

- ✓ **Brand new build-to-suit with 7-Eleven, Inc.** 7-Eleven (S&P rated AA-) operates more than 11,800 company-owned, or franchised convenience stores in North America. Globally, 7-Eleven licenses more than 69,000 stores in over 18 countries.
- ✓ **Absolute NNN Lease, with 10% rental increases every 5-years**, making it an excellent passive investment that will hedge against inflation.
- ✓ **The subject property is located on E. 7th Street (30,202 VPD) in downtown Austin, near the Sixth Street District. The area around nearby 6th Street has been a major entertainment district since the 1970s.** Many bars, clubs, music venues, and shopping destinations are located on East 6th Street between Congress Avenue and Interstate 35, and many offer live music at one time or another during the week. Traffic is generally blocked on East 6th Street and most crossroads from I-35 to Brazos Street on weekend evenings, and football home games, as well as holidays and special events, to allow the crowds to walk unfettered to the many venues that line the street.
- ✓ Many recently constructed, as well as upcoming, **multi-family developments within walking distance of the subject property**.
- ✓ The subject property is located less than **3 miles from both the Texas State Capital and The University of Texas** (51,090 students).
- ✓ **Located less than 4 miles from Austin Bergstrom International Airport**, which sees over 17,000,000 passengers per year.

SECURE  
NET LEASE

CONTACT FOR DETAILS

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# TENANT OVERVIEW

7-ELEVEN | AUSTIN, TEXAS



\$205M  
REVENUE

S&P : AA-  
CREDIT RATING

SVNDY  
STOCK TICKER

## 7-ELEVEN (7-Eleven.com)

LESSEE: 7-ELEVEN, INC.

GUARANTOR: 7-ELEVEN, INC.

The brand name 7-Eleven is part of an international chain of convenience stores, operating under Seven-Eleven Japan Co., Ltd., primarily 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. 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. 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 rated No. 2 on FranchiseRanking.com for Best Convenience Store Franchise Company USA, and among GI jobs magazine's Top 100 Military Friendly Employers.

70,000  
TOTAL LOCATIONS

FILE PHOTO



# IN THE NEWS

7-ELEVEN | AUSTIN, TEXAS

## 7-ELEVEN SEEKING 20,000 WORKERS ACROSS US LOCATIONS, ADDING TO 50,000 ALREADY HIRED SINCE MARCH

Daniella Genovese, September 21 (Fox Business)

7-Eleven is seeking to hire an additional 20,000 employees nationwide as it looks to meet continued demand for its products amid the COVID-19 pandemic.

The new hires, which will fill positions across more than 9,000 U.S. stores, will also help with orders through the company's 7NOW delivery app, which has seen an uptick in orders since the pandemic hit the country earlier this month,

In hiring 20,000 more employees, 7-Eleven CEO Joe DePinto says the company will be able to *"continue to fulfill our mission to give customers what they want, when and where they want it, whether in stores or at home."*

the company announced Monday.

7-Eleven was classified as an essential retailer, meaning its convenience retail stores remained open since March although it quickly enhanced its cleaning procedures and added extra safety protocols to protect employees and customers.

Since then, the company -- including its independent 7-Eleven franchise owners -- has hired more than 50,000 workers to assist in its operations during the course of the pandemic.

 CLICK HERE TO READ MORE

## 7-ELEVEN PLAYS HOST TO ENTREPRENEURS' EXCLUSIVE SNACKS, DRINKS

September 01, 2020 (Retail Customer Experience)

Convenience retailer 7-Eleven is once again supporting innovative products with its second Sips & Snacks initiative.

This year's program will stock 200 California stores with 84 exclusive items from 25 up-and-coming brands, according to a press release.

The stores participating in Sips & Snacks 2.0 are located in Los Angeles and San Diego

*"7-Eleven's Sips & Snacks initiative offers small businesses a rare opportunity to reach thousands — and potentially millions — of customers with their most innovative products.*

"This selection of sips and snacks are ones that a 7-Eleven customer might not expect to find at one of our stores," 7-Eleven Senior Vice President, Merchandising and Demand Chain Jack Stout said in the release.

We are excited to help boost emerging brands' growth, development and success by giving them the chance to test their products in a real retail environment."

The products will also be available for purchase on the 7NOW delivery app for customers located in the Los Angeles and San Diego areas.

 CLICK HERE TO READ MORE

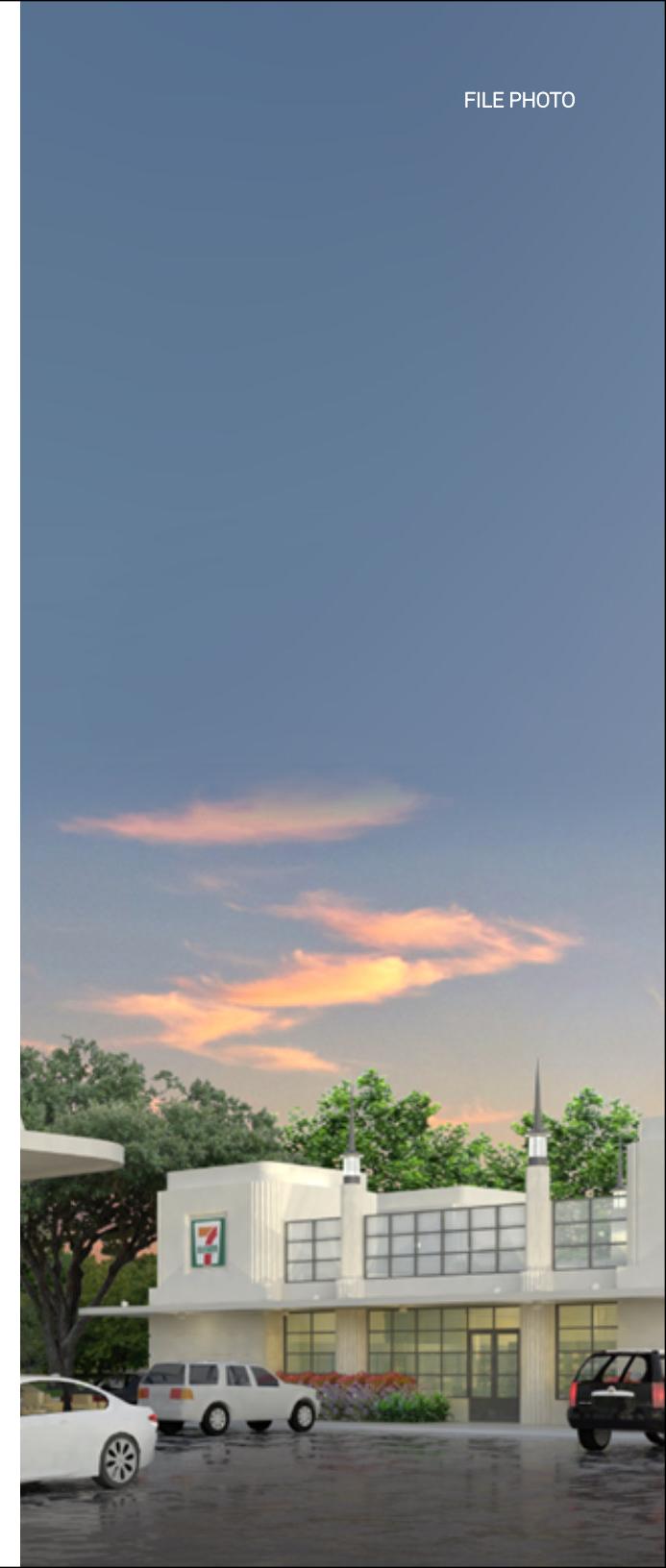
# LEASE OVERVIEW

7-ELEVEN | AUSTIN, TEXAS

FILE PHOTO

INITIAL LEASE TERM	15-Years
RENT COMMENCEMENT	July 2021
LEASE EXPIRATION	July 2036
LEASE TYPE	Absolute NNN
RENT INCREASES	10% rental increases every 5-years, including option periods
ANNUAL RENT YRS 1-5	\$296,292
ANNUAL RENT YRS 6-10	\$325,922
ANNUAL RENT YRS 11-15	\$358,514
OPTION 1	\$394,365
OPTION 2	\$433,802
OPTION 3	\$477,182
OPTION 4	\$524,900

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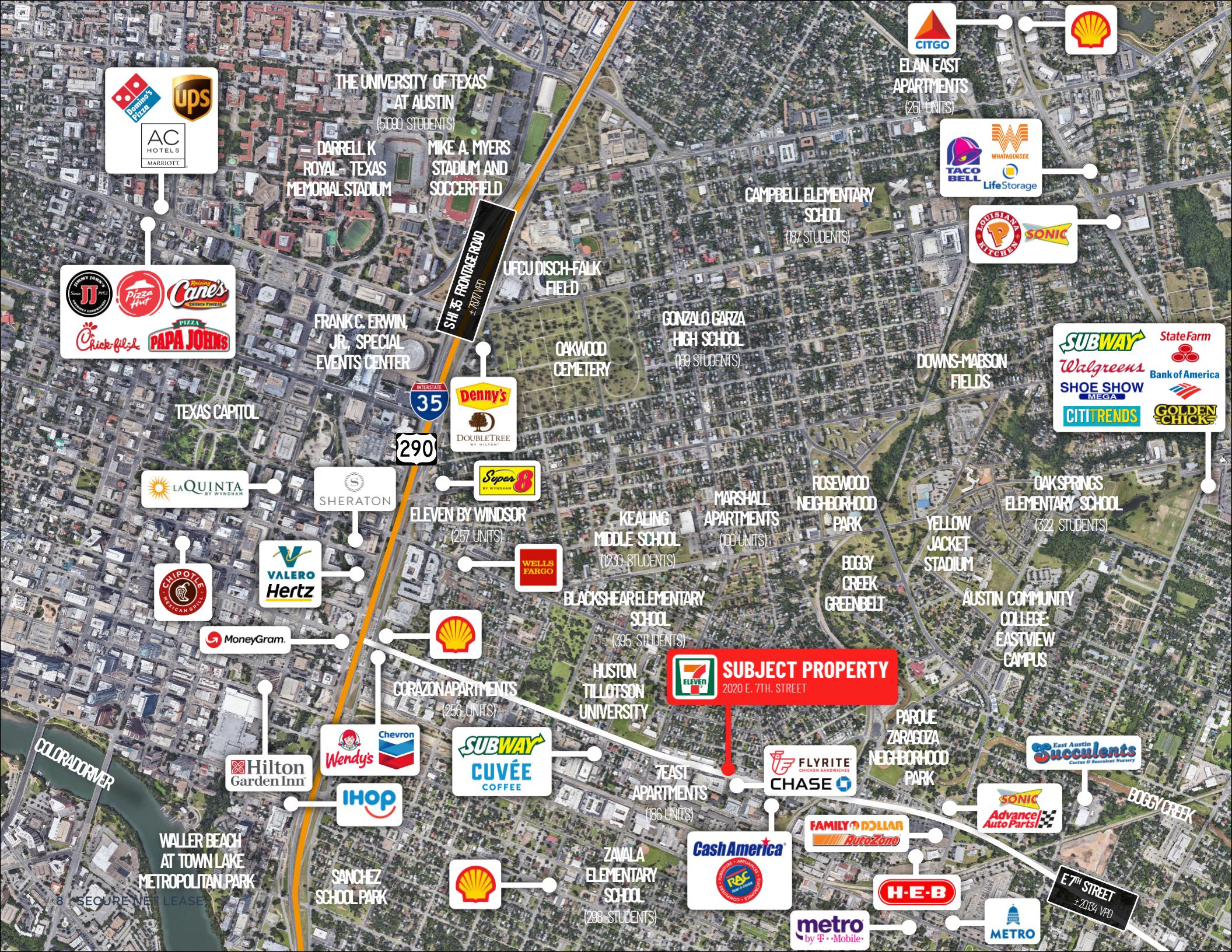




DOWNTOWN  
AUSTIN  
(2.3 MILES)

TEXAS  
The University of Texas at Austin  
(51,090 STUDENTS)

SECURE NET LEASE 7



# SITE OVERVIEW

7-ELEVEN | AUSTIN, TEXAS



**2020**

YR BUILT



**±3,010 SF**

BUILDING AREA

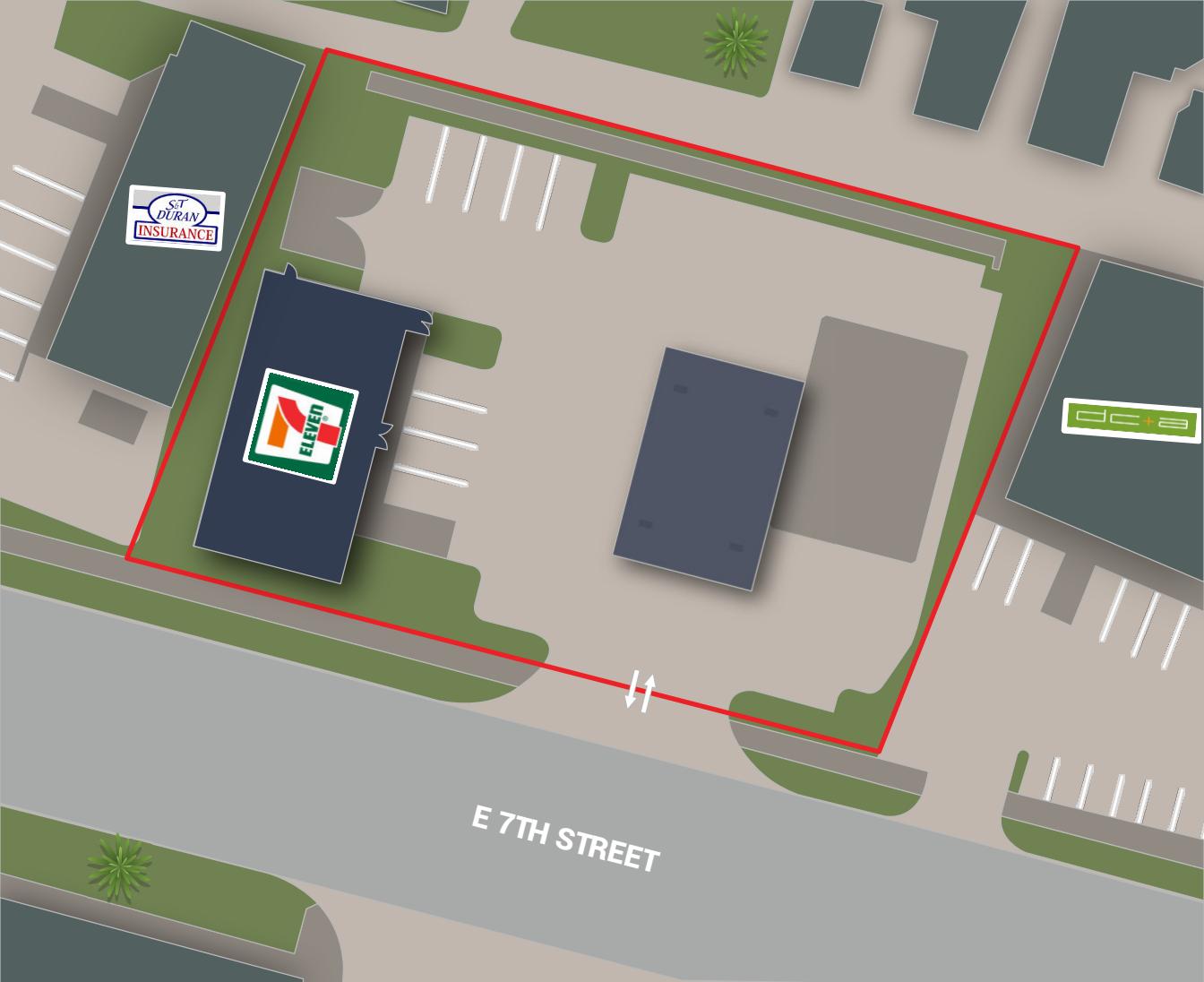


**±0.54 ACRES**

LAND AREA

## NEIGHBORING RETAILERS

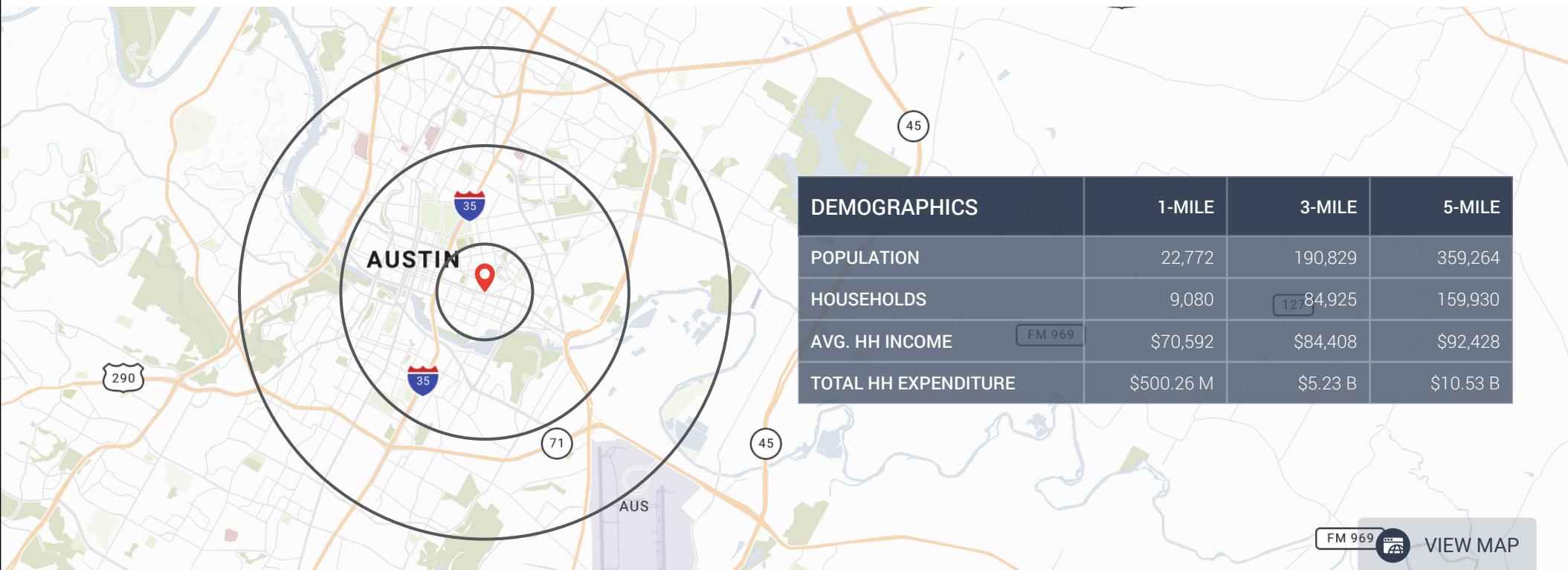
H-E-B	Enterprise Rent-A-Car
Family Dollar	Metro by T-Mobile
AutoZone Auto Parts	Shell
Advance Auto Parts	Wendy's
Sonic Drive-In	Chevron
The UPS Store	Valero
Subway	Hertz
MoneyGram	Marcelino's



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# LOCATION OVERVIEW

7-ELEVEN | AUSTIN, TEXAS



## ECONOMIC DRIVER'S (# of Employees)

State of Texas (62,853)

The University of Texas at Austin (23,925)

H-E-B (13,756)

City of Austin (13,531)

Dell Technologies (13,000)

Federal Government (12,795)

Austin Independent School District (12,227)

St. David's HealthCare Partnership (10,309)

Ascension Seton (9,947)

Samsung Austin Semiconductor (8,935)

Apple (7,000)

Round Rock Independent School District (6,345)

IBM Corp. (6,000)

U.S. Internal Revenue Service (5,700)

Travis County (5,309)

# LOCATION OVERVIEW

7-ELEVEN | AUSTIN, TEXAS



## AUSTIN TEXAS



964,243  
POPULATION



\$71,543  
MEDIAN HOUSEHOLD INCOME

**Austin** is the capital city of Texas and is the economic heart of Central Texas. It is the 11th most populous city in the United States and the 4th most populous city in Texas. Austin was recently named the No. 1 place to live in America for the third

*Austin was recently named the No. 1 place to live in America for the third year in a row by Forbes*, based on affordability, job prospects and quality of life.

year in a row by Forbes, based on affordability, job prospects and quality of life. It's no secret that Austin, Texas is a hotbed for technology, startups and innovation. There are so many tech companies that Austin has been nicknamed "Silicon Hills." Apple recently announced that it is creating a \$1 billion campus with the capacity for 15,000 employees, making it the largest private employer in Austin. Austin has long been the tech center of Texas, with 6,500 startups and tech companies based here, including Dell. A number of Fortune 500 companies

have headquarters or regional offices in Austin, including Amazon, Apple, Cisco, General Motors, Google, IBM, Oracle, Texas Instruments, 3M and Whole Foods Market. Oracle's new 40-acre Austin campus is located less than mile from the 7-Eleven site on the riverfront. With over \$1 billion invested to date, the company plans to employ and house up to 10,000 employees there. The city is also the home of South by Southwest (SXSW), which has transformed from an indie music gathering into one of the world's most trendsetting technology festivals. Austin is a special place with an appealing culture. It has an abundance of great parks, river access, hike and bike trails, good food, great music and a collaborative culture. Austin also has a highly educated workforce, thanks in part to the University of Texas and other local universities. Austin's low cost of living adds to its appeal. There's no personal income tax, and the city has more affordable housing than on the coasts, from which it pulls a lot of its transplants.

**\$87,472**

AVERAGE  
HOUSEHOLD  
INCOME OF \$87,472  
WITHIN 3 MILES OF  
SITE

**I-35**

EXCELLENT ACCESS  
AND VISIBILITY  
ADJACENT TO I-35  
ARTERIAL WITH A  
COMBINED AADT OF  
249,281

# IN THE NEWS

7-ELEVEN | AUSTIN, TEXAS

## AUSTIN IS THE NO. 1 CITY FOR STARTING A BUSINESS IN 2020

Brent Wistrom, December 12, 2019 (*Austininno*)

With a strong uptick in venture capital activity, a booming population and Texas' business-friendly landscape, Austin has once again been named the No. 1 place to start a business in 2020 by Inc. magazine.

We suspect Inno readers won't be surprised at the reasons why Austin took the top spot. The magazine cited the city's growth in early-stage deals, the huge \$300 million funding round RigUp raised and hometown product success stories from Yeti Coolers and Kendra Scott.

*For Austin, this is part of a wave of accolades tied to the city's innovation scene*

Inc.'s rankings were based on early-stage funding, job creation and a handful of other data points analyzed by Startup Genome, an innovation policy company.

In the overall breakdown, Austin ranked No. 3 for population; No. 27 net business creation; and No. 4 for early-stage funding.

Rounding out the top five were Salt Lake City, Durham, Denver and Boise. Also on the list were Dallas (No. 29) and Houston (No. 45).

This is the third year in a row Austin was named the best city to start a business by Inc. magazine. Last year, the publication noted the forthcoming \$1 billion Apple campus in North Austin.

 CLICK HERE TO READ MORE

## AUSTIN NAMED BEST PLACE TO LIVE IN AMERICA FOR THIRD YEAR IN A ROW BY U.S. NEWS AND WORLD REPORT

Amanda O'Donnell, April 8, 2019 (*Statesman*)

In case you still weren't convinced, Austin has been named the best place to live in America for the third year in a row by U.S. News and World Report.

The city has maintained its No. 1 spot on the list since it knocked Denver into second place in 2017.

U.S. News and World Report considered five main indexes (and graded them on a 10-point scale) in compiling the list: desirability, value, job market, quality of life and net migration. Unsurprisingly, Austin ranked a high 9 for desirability

The publication **ranked the 125 largest metropolitan areas** and found what you might already know to be true -- ***life's good in Austin, Texas.***

and net migration, but a lower 6.7 on value, which measures affordability and incomes.

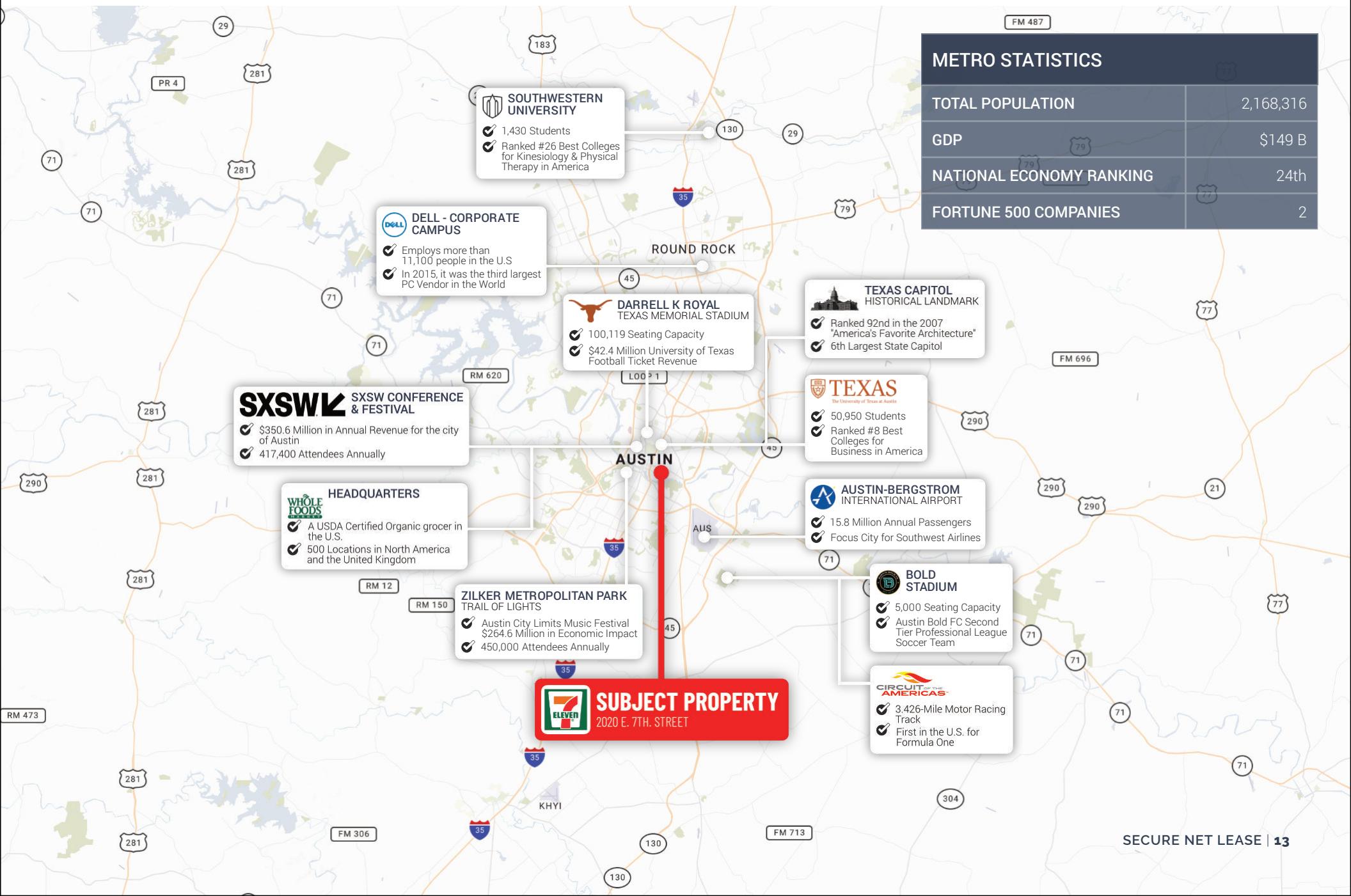
Overall, Austin received a score of 7.6.



CLICK HERE TO READ MORE

# AUSTIN METRO AREA

7-ELEVEN | AUSTIN, TEXAS



# **SECURE**

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N E T   L E A S E

*WE LOOK FORWARD TO HEARING FROM YOU*

---

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(214) 522-7200

**LOS ANGELES OFFICE**

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(424) 220-6430

[securenetlease.com](http://securenetlease.com)

# TEXAS DISCLAIMER

7-ELEVEN | AUSTIN, 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 party 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.