

SECURE

NET LEASE



7-Eleven (S&P: AA-)

Rare 10% Increases Every 5 Years

\$4,667,000 | 4.50% CAP

1715 Ave. H Rosenberg, TX 77471 (Houston MSA)

- ✓ Brand New 15-Year Corporate Absolute NNN Lease
- ✓ 10% Rent Bumps Every Five Years in Primary Term and Options
- ✓ Irreplaceable Hard Corner Location with Strong Traffic Counts (30K VPD)
- ✓ Average Household Incomes over \$70,000 within One, Three and Five Miles
- ✓ Located in an Affluent Growing Community in the Houston, TX MSA

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 retailer in the world.



INVESTMENT OVERVIEW

7-ELEVEN ROSENBERG, TX



CONTACT FOR DETAILS

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bob@securenetlease.com

\$4,667,000

4.50% CAP

NOI

\$210,000

- ✓ **New 15-year corporate absolute NNN lease with RARE 10% rent increases every 5 years** in both the primary term and in renewal option periods.

Building Area

±3,010 SF

- ✓ **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.

Land Area

±0.758 AC

- ✓ **Excellent location at the hard corner of Avenue H (ALT Highway 90) and 1st Street in Rosenberg, TX** which is estimated to see approximately 30,000 vehicles per day.

Year Built

2020

- ✓ **Located in a growing and affluent community in the Houston MSA** with strong average household income demographics of \$72,871, \$71,164 and \$78,423 within a one-, three- and five-mile radius respectively.

Lease Type

Absolute NNN

- ✓ **Located 25 miles west of Houston on Interstate 69,** Rosenberg is at the geographic and logistic heart of Fort Bend County, one of the fastest growing and the most ethnically diverse counties in the United States.

Occupancy

100%

- ✓ Rosenberg has seen the job market increase by 3.2% over the last year. **Future job growth over the next ten years in Rosenberg is predicted to be 38.8%, which is higher than the US average of 33.5%.**

*Seller cannot close escrow on this property before May 19, 2021

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE
NET LEASE

TENANT OVERVIEW

7-ELEVEN ROSENBERG, TX

7-Eleven

REVENUE

\$5.1 B

CREDIT RATING

AA-

STOCK TICKER

SVNDF

TOTAL LOCATIONS

70,0007-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.



IN THE NEWS

7-ELEVEN ROSENBERG, TX

7-Eleven seeking 20,000 workers across US locations, adding to 50,000 already hired since March

DANIELLA GENOVESE, SEPTEMBER 21, 2020 (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, the company announced Monday.

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."

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.

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."

EXPLORE ARTICLE



7-Eleven plays host to entrepreneurs' exclusive snacks, drinks

SEPTEMBER 1, 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. "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**. 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.

More than **750 companies** applied to be invited to present their brand at the company's second annual emerging brands showcase, and **65** were invited to participate in the two-day "**show and taste**" expo, according to the release.

EXPLORE ARTICLE



LEASE OVERVIEW

7-ELEVEN ROSENBERG, TX

| | |
|-------------------------|--|
| Initial Lease Term | 15-Years, Plus (4), 5-Year Options to Renew |
| Rent Commencement | 12/1/2020 |
| Lease Expiration | 11/30/2035 |
| Lease Type | Absolute NNN |
| Rent Increases | 10% Every 5 Years, In Primary Term & Options |
| Annual Rent Years 1-5 | \$210,000 |
| Annual Rent Years 6-10 | \$231,000 |
| Annual Rent Years 11-15 | \$254,100 |
| Option 1 | \$279,510 |
| Option 2 | \$307,461 |
| Option 3 | \$338,207.16 |
| Option 4 | \$372,027.84 |

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.





HOUSTON STREET
± 16,281 VPD



BRAZOS PARK
DISC GOLF COURSE

JACKSON
ELEMENTARY SCHOOL
(373 STUDENTS)

RIVERBEND
PARK



7-ELEVEN SUBJECT PROPERTY
1715 AVENUE H



LAMAR
CONSOLIDATED
HIGH SCHOOL
(1,699 STUDENTS)

36TH DIVISION MEMORIAL HIGHWAY
± 5,988 VPD



AVENUE H
± 20,084 VPD



SPUR
529

AVENUE I
± 16,010 VPD



KINGS ARMS
APARTMENTS
(120 UNITS)

TRAVIS
ELEMENTARY SCHOOL
(537 STUDENTS)

TAYLOR RAY
ELEMENTARY SCHOOL
(634 STUDENTS)



36
TEXAS

DOLLAR GENERAL

CARRIAGE GLEN
APARTMENTS
(112 UNITS)



NAVARRO
MIDDLE SCHOOL
(513 STUDENTS)

BOWIE
ELEMENTARY SCHOOL
(608 STUDENTS)

GEORGE JUNIOR
HIGH SCHOOL
(1,066 STUDENTS)

1ST STREET
± 20,266 VPD

SITE OVERVIEW

7-ELEVEN ROSENBERG, TX

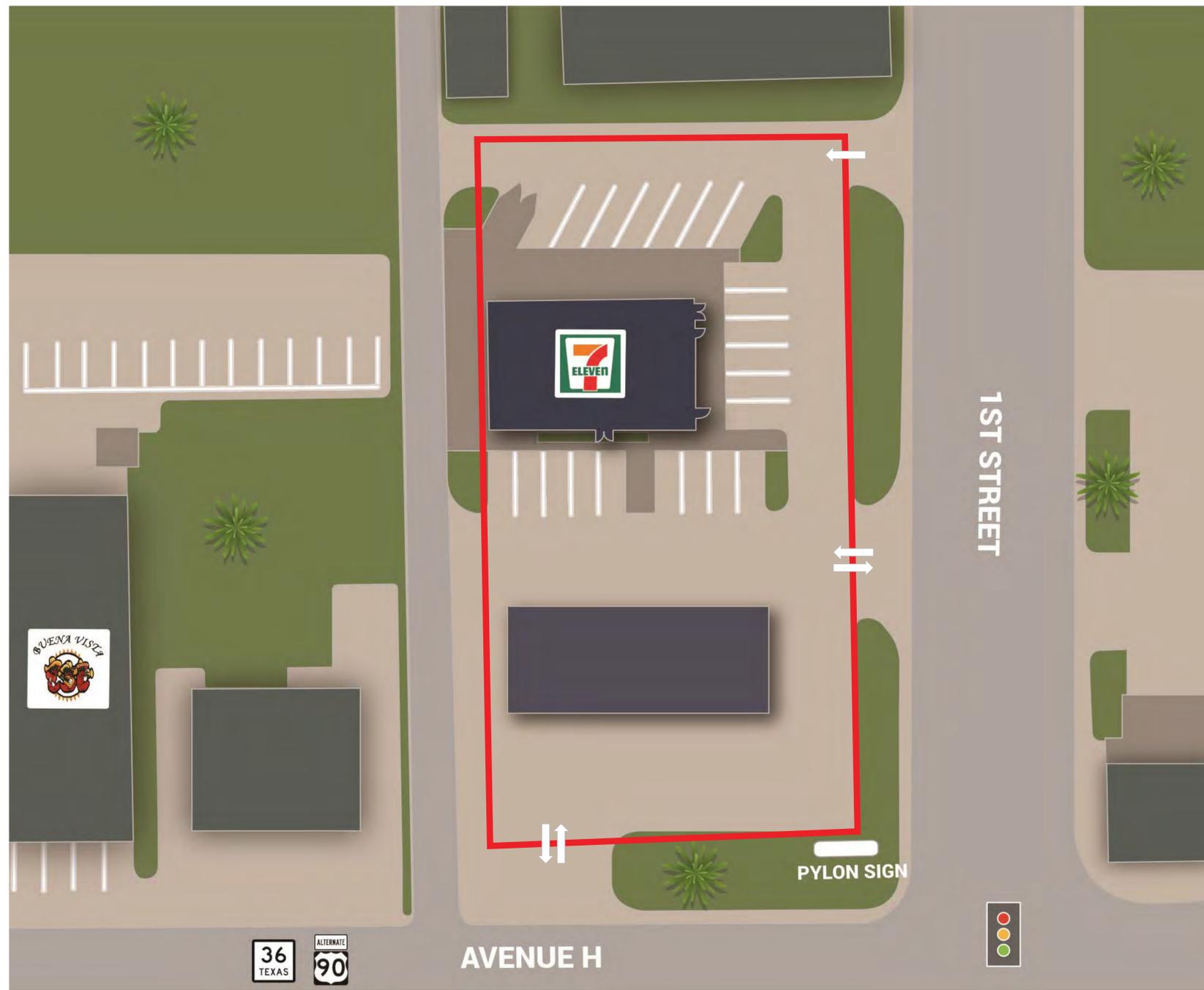
 Year Built | 2020

 Building Area | ±3,010 SF

 Land Area | ±0.758 AC

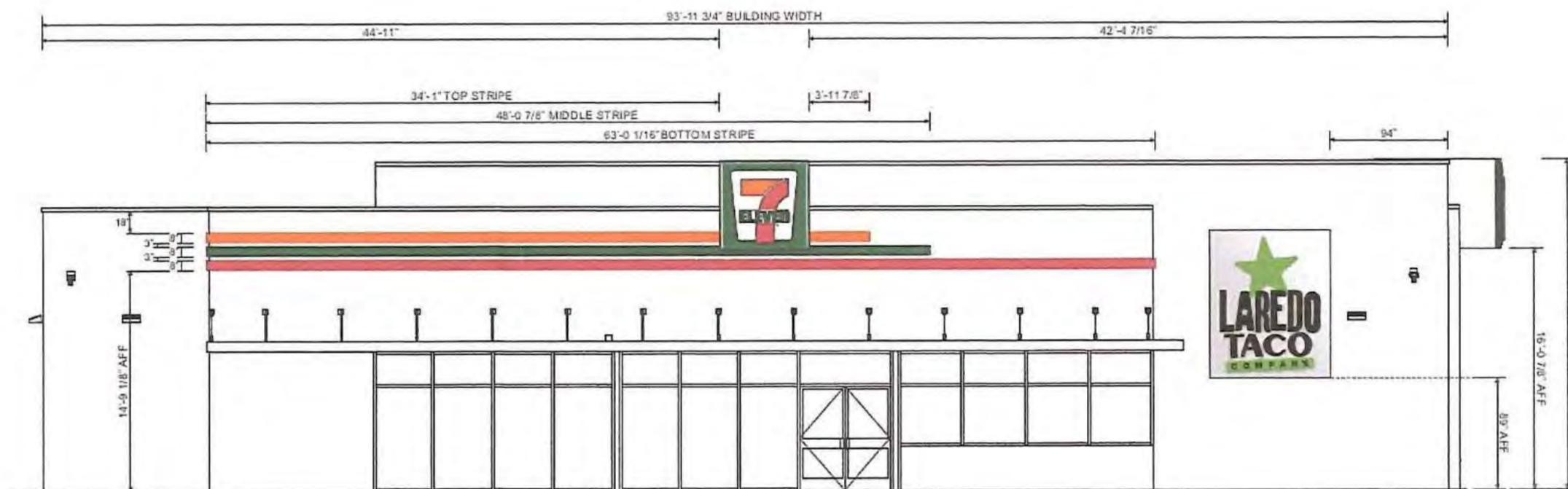
NEIGHBORING RETAILERS

- Family Dollar
- United States Postal Service
- Dollar General
- 99 Cents Only Stores
- Walgreens
- Burkes Outlet
- Popeyes Louisiana Kitchen
- Sonic Drive-In
- McDonald's
- KFC

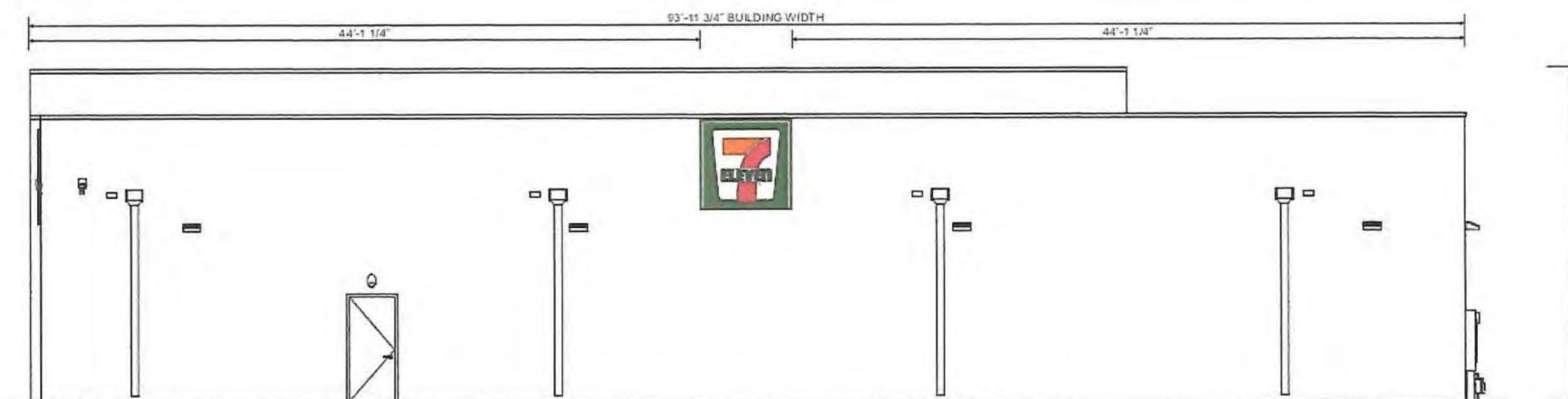


ELEVATIONS

7-ELEVEN ROSENBERG, TX



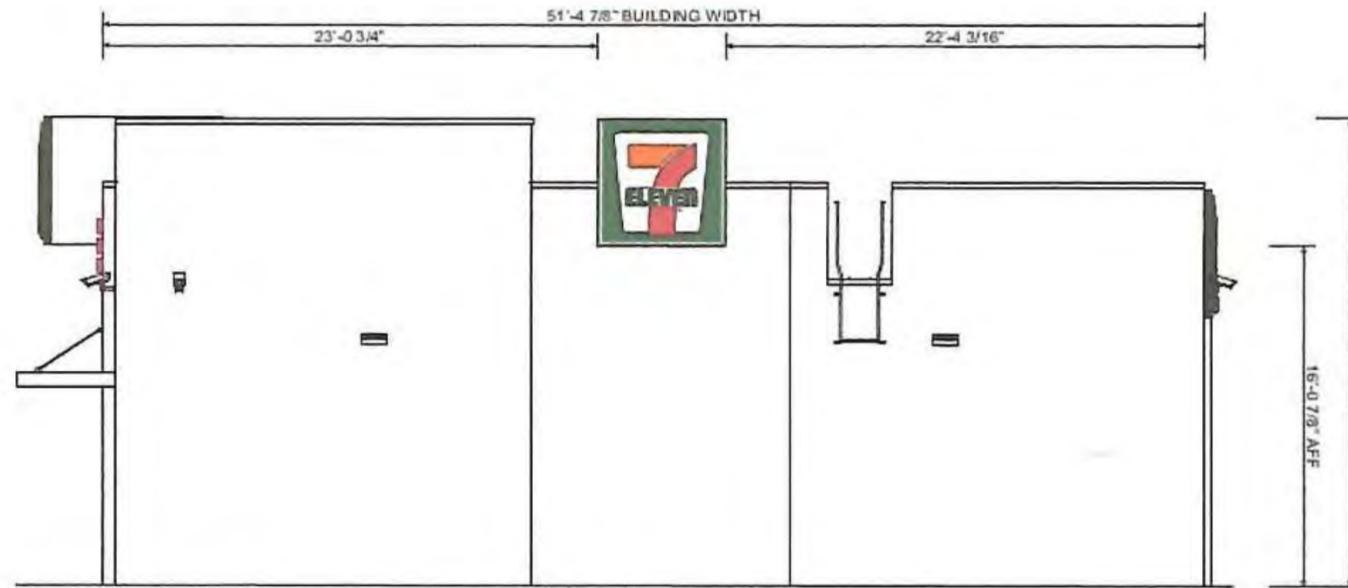
Storefront South Elevation - Signs B, C, & D
1/8"=1'-0"



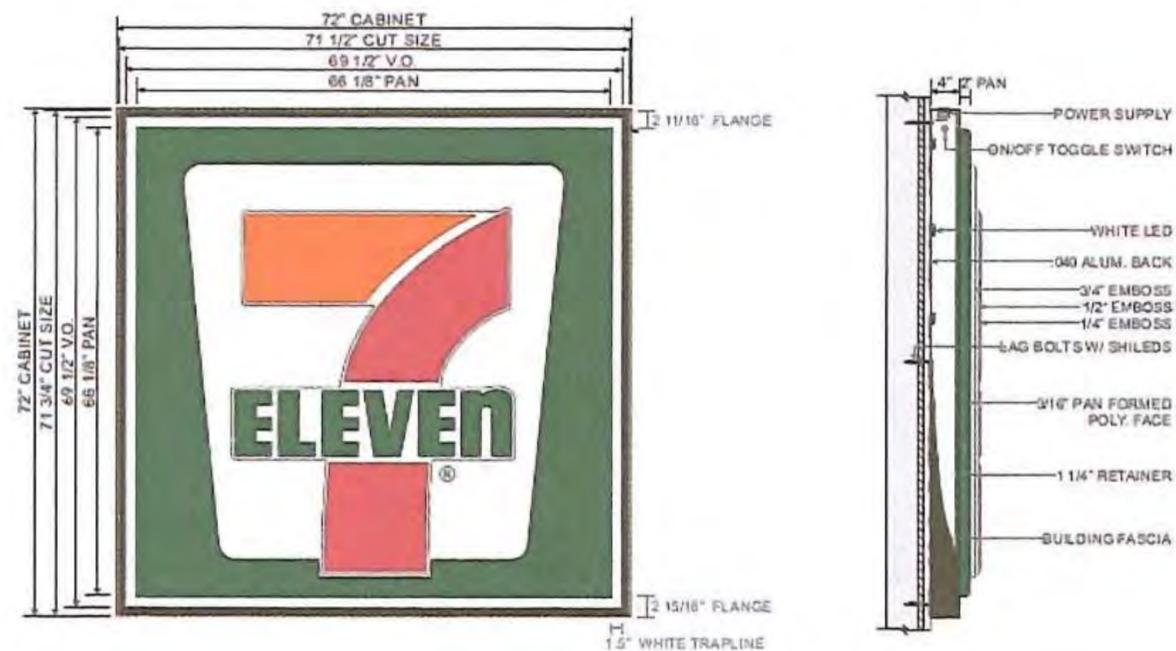
Rear (North) Elevation - Sign B
1/8"=1'-0"

ELEVATIONS

7-ELEVEN ROSENBERG, TX



Side (East) Elevation - Sign B
1/8" = 1'-0"



THREE (3) W37 INTERNALLY ILLUMINATED S/F WALL SIGN CABINET.
3/16\"/>

VINYL SPECS: 3M 3630-44 ORANGE, 3M 3630-33 RED, 3M 3630-26 GREEN
PAINT SPECS: DURANODIC BRONZE

7-ELEVEN LOGO
DIMENSIONS:
OAH: 58 1/2"
OAL: 53 7/16"

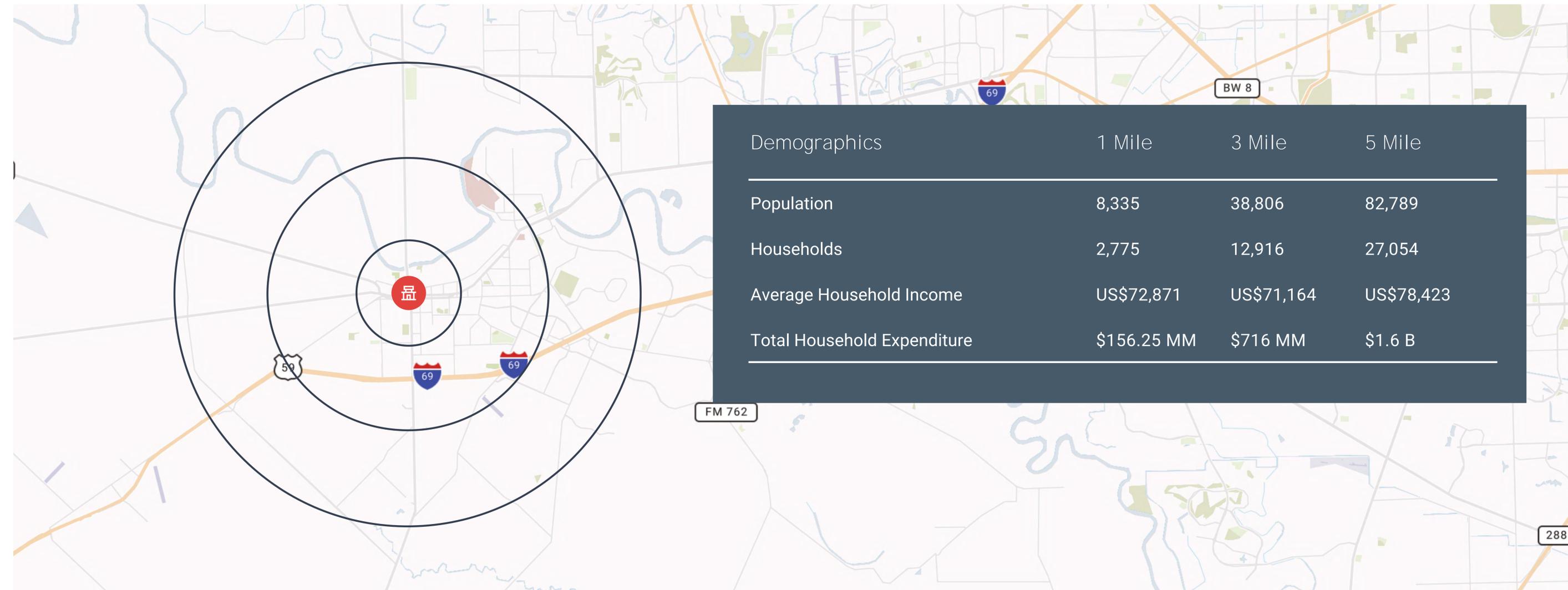
Face & Side Detail - W37 Wall Sign Cabinet - Sign B

1/2" = 1'-0"

Display Square Footage(Cabinet): 36.0

LOCATION OVERVIEW

7-ELEVEN ROSENBERG, TX



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

- | | | |
|---|--|--|
| 1. Methodist Sugar Land Hospital (2,637) | 7. Oak Bend Medical Center (795) | 13. Ben E. Keith (419) |
| 2. Schlumberger Technology Corp. (2,007) | 8. Frito-Lay, Inc. (750) | 14. Tramontina (400) |
| 3. Fluor Corporation (1,410) | 9. Memorial Hermann-Sugar Land Hospital (696) | 15. Texas Instruments (375) |
| 4. United Parcel Service (1,200) | 10. Fiserv Output Solutions (531) | 16. NRG (370) |
| 5. Nalco Company Energy Services Division (1,100) | 11. St. Luke's Sugar Land Hospital (454) | 17. National Oilwell Varco, Inc. (350) |
| 6. Texana Center (867) | 12. Emerson Automation Solutions Final Control (450) | |

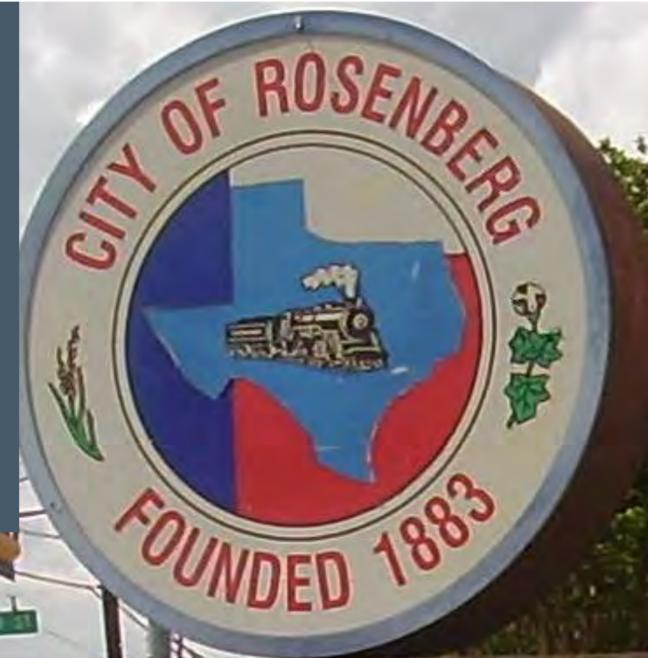
LOCATION OVERVIEW

7-ELEVEN ROSENBERG, TX

Rosenberg

Texas


37,059
Population


\$50,867
Median Household Income

WELCOME

DOWNTOWN SUMMER FUN - 3rd SATURDAYS JUNE - SEPT.

 2015 fastest
growing U.S. city
(50,000+ residents)

50,000+

 54.5% of households
earn \$100,000+
annually

54.5%
Rosenberg is a city within the Houston–The Woodlands–Sugar Land metropolitan area and Fort Bend County.

Houston's economy since the late 20th century has a broad industrial base in energy, manufacturing, aeronautics and transportation.

Fort Bend County is Texas' 10th most populous county and its wealthiest county.

Houston is the most populous city in Texas, as well as the 4th most populous city in the U.S. Located in Southeast Texas near Galveston Bay and the Gulf of Mexico, it is the seat of Harris county.

Leading in healthcare sectors and building oilfield equipment, Houston has the second most Fortune 500 headquarters of any U.S. municipality within its limits after New York City. Houston is the most diverse metropolitan area in Texas and is home to many cultural institutions and exhibits, attracting more than 7 million visitors a year to its Museum District. CNN Money and Money Magazine have recognized 5 cities in the Great Houston area over the past 3 years as part of its 100 Best Places to Live in the U.S. list. Houston has become a global city, with world-renowned strength in medicine and research. Houston is home to the Texas Medical Center (TMC)-the largest medical center in the world, featuring both the world's largest children's hospital, Texas Children's Hospital, and the world's largest cancer hospital, MD Anderson Cancer Center. Houston is also home to several universities including Rice University, Texas Southern University and The University of Houston. The University of Houston's annual impact on the area's economy equates that of a major corporation: \$1.1 billion in new funds attracted annually to the Houston area, \$3.13 billion in total.

IN THE NEWS

7-ELEVEN ROSENBERG, TX

Houston crowned one of the world's top cities of the future in new report

NATALIE HARMS, AUGUST 26, 2020 (CULTURE MAP HOUSTON)

Houston comes in third on a prestigious new list ranking which cities are on track for continued global business success. The inaugural fDi Tier 2 Cities of the Future 2020/21 evaluated second-tier cities – defined as non-capital cities with a population under 8 million. Last year, Houston ranked in the No. 5 position on fDi's North American ranking. In this new report for 2020/2021, the city ranks No. 3 overall. Houston also takes the No. 3 spot for human capital and lifestyle and ranks No. 7 for economic growth potential.

The report evaluated **116 data points** across the five categories: economic **potential**, cost effectiveness, business friendliness, **connectivity**, and human capital and lifestyle.

With superior global access, a business-friendly climate, exceptional quality of life and a highly educated workforce, Houston is well positioned to continue to build on that momentum in the years ahead.

"This ranking is further evidence of Houston's place among the **world's great global cities**," says Susan Davenport, chief **economic development** officer for the Greater Houston Partnership, in a news release. "Houston today competes at **a higher level** than ever before when it comes to foreign direct investment and our business ties to cities and countries around the world.

San Francisco comes in **at No. 1 on the list**, and Montreal ranks as **No. 2**. Texas has a stronghold on the list, with Austin and Dallas also appearing in the **top 20, at Nos. 11 and 19, respectively**.

EXPLORE ARTICLE



Texas recognized as second best state for business, while Houston expected to see key economic growth

JOHN EGAN, DECEMBER 30, 2019 (INNOVATION MAP)

Houston and the rest of Texas received two early Christmas presents signaling that their economies continue to percolate.

In a report released December 23, **economic** forecasting and analysis firm Oxford Economics predicted Houston and Dallas-Fort Worth will enjoy a **greater share** of **economic growth** through **2023** than any other mega-metro area in the U.S. except San Francisco.

In a recent forecast, the Greater Houston Partnership envisions the Houston area adding 42,300 jobs in 2020, mostly outside the energy sector.

Meanwhile, Forbes magazine declared on December 19 that Texas is the **second-best state for business**, behind only North Carolina. Texas previously sat in **the No. 3 spot** on the Forbes list, preceded by North Carolina and Utah.

Through **2023**, Oxford Economics forecasts average compound **GDP growth of 2.4 percent** in Houston and Dallas-Fort Worth. Among the country's **10 biggest** metro areas, only the projection for San Francisco is **higher (2.7 percent)**.

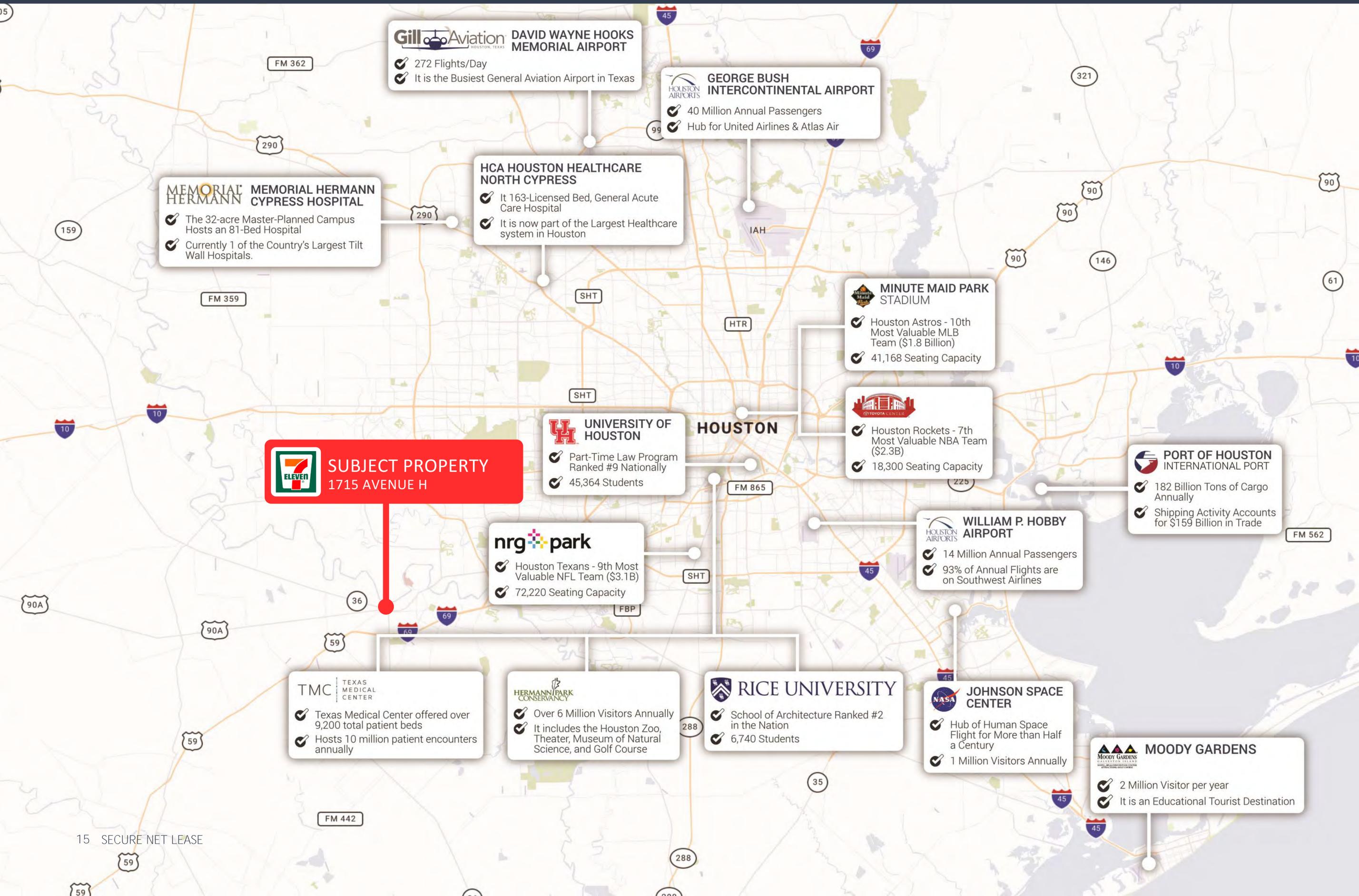
For Houston, the **2.4** percent figure would be an improvement over recent economic performance. From 2014 to 2018, the region's GDP growth rate was **1** percent, while it was **1.5** percent for 2015-19. In the 2020-21 timeframe, the growth rate for Houston is expected to be **1.9** percent.

EXPLORE ARTICLE



HOUSTON-THE WOODLANDS-SUGARLAND-BAYTOWN MSA

7-ELEVEN ROSENBERG, TX



 **SUBJECT PROPERTY**
1715 AVENUE H

 **DAVID WAYNE HOOKS MEMORIAL AIRPORT**
✓ 272 Flights/Day
✓ It is the Busiest General Aviation Airport in Texas

 **GEORGE BUSH INTERCONTINENTAL AIRPORT**
✓ 40 Million Annual Passengers
✓ Hub for United Airlines & Atlas Air

 **MEMORIAL HERMANN CYPRESS HOSPITAL**
✓ The 32-acre Master-Planned Campus Hosts an 81-Bed Hospital
✓ Currently 1 of the Country's Largest Tilt Wall Hospitals.

HCA HOUSTON HEALTHCARE NORTH CYPRESS
✓ It 163-Licensed Bed, General Acute Care Hospital
✓ It is now part of the Largest Healthcare system in Houston

 **MINUTE MAID PARK STADIUM**
✓ Houston Astros - 10th Most Valuable MLB Team (\$1.8 Billion)
✓ 41,168 Seating Capacity

 **UNIVERSITY OF HOUSTON**
✓ Part-Time Law Program Ranked #9 Nationally
✓ 45,364 Students

 **HOUSTON ROCKETS**
✓ Houston Rockets - 7th Most Valuable NBA Team (\$2.3B)
✓ 18,300 Seating Capacity

 **PORT OF HOUSTON INTERNATIONAL PORT**
✓ 182 Billion Tons of Cargo Annually
✓ Shipping Activity Accounts for \$159 Billion in Trade

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

 **WILLIAM P. HOBBY AIRPORT**
✓ 14 Million Annual Passengers
✓ 93% of Annual Flights are on Southwest Airlines

 **TMC TEXAS MEDICAL CENTER**
✓ Texas Medical Center offered over 9,200 total patient beds
✓ Hosts 10 million patient encounters annually

 **HERMANN PARK CONSERVANCY**
✓ Over 6 Million Visitors Annually
✓ It includes the Houston Zoo, Theater, Museum of Natural Science, and Golf Course

 **RICE UNIVERSITY**
✓ School of Architecture Ranked #2 in the Nation
✓ 6,740 Students

 **JOHNSON SPACE CENTER**
✓ Hub of Human Space Flight for More than Half a Century
✓ 1 Million Visitors Annually

 **MOODY GARDENS**
✓ 2 Million Visitor per year
✓ It is an Educational Tourist Destination

15 SECURE NET LEASE

CALL FOR ADDITIONAL INFORMATION

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) 224-6430

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TEXAS DISCLAIMER

7-ELEVEN ROSENBERG, TX

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 the owner knows.

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.