

# SECURE NET LEASE



## 7-Eleven and Kum & Go Portfolio

### 22 Properties in 8 Different States

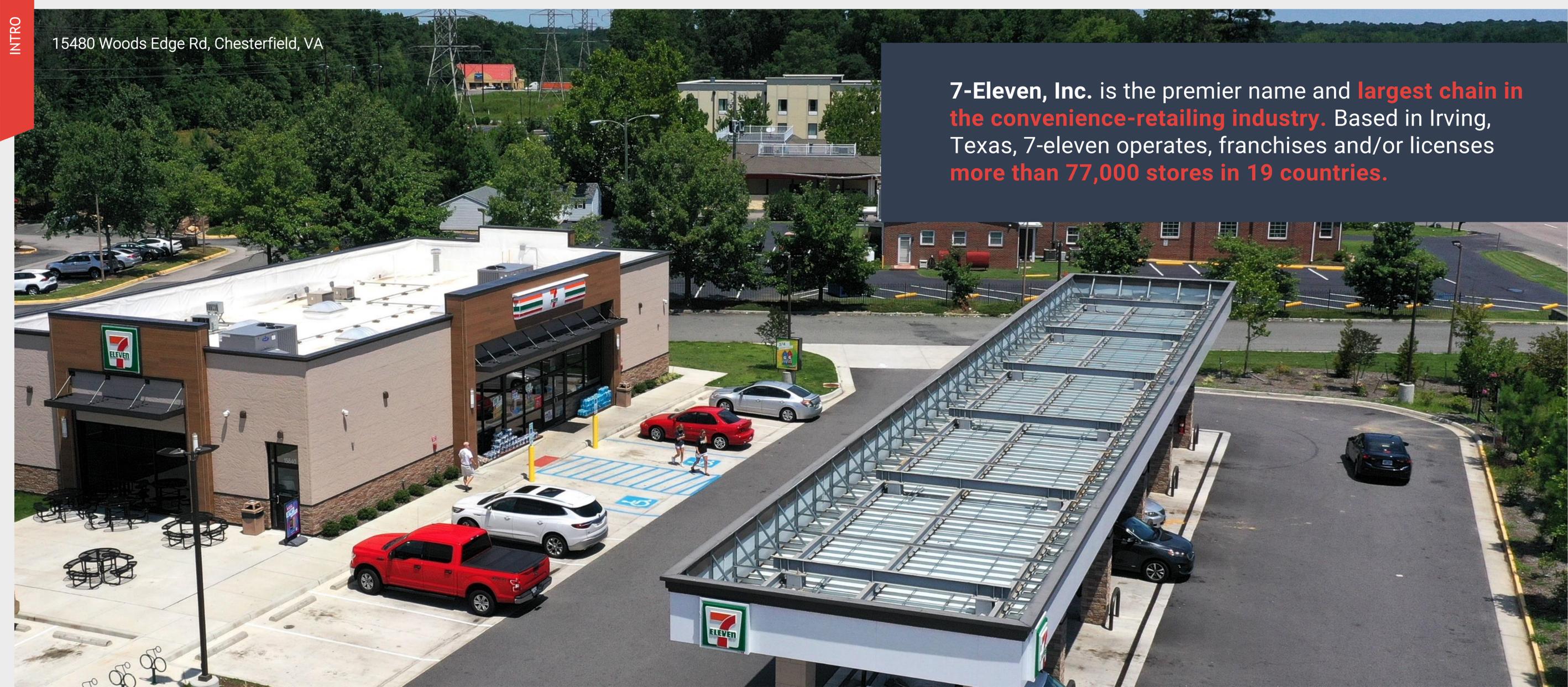
7-Eleven: TX (6), IL (7), FL (3), MD (1), SC (1), NC (1), VA (2)

Kum & Go: CO (1)

- ✓ Average of 13+ Years Remaining on Absolute NNN Leases/ Modified NNN Leases
- ✓ All 22 Locations are Open and Operating
- ✓ Average Building Year Construction for the Stores is 2020
- ✓ 100% Bonus Depreciation Year-End Opportunity

15480 Woods Edge Rd, Chesterfield, VA

7-Eleven, Inc. is the premier name and **largest chain in the convenience-retailing industry**. Based in Irving, Texas, 7-eleven operates, franchises and/or licenses **more than 77,000 stores in 19 countries**.



Kum & Go is a family-owned operation focusing on fresh food in an **upscale environment** and uncluttered aisles. Kum & Go continues to strive for excellence in customer service and convenience - serving **more than 400,000 customers each day** & employing more than **5,000 associates in 420 stores** across **11 states**.



361 N. Union Blvd, Colorado Springs, CO

## INVESTMENT OVERVIEW

## PORTFOLIO



## CONTACT FOR DETAILS

## Alex Tower

Vice President  
(214) 915-8892

atower@securenetlease.com

## Bob Moorhead

Managing Partner  
(214) 522-7210

bob@securenetlease.com

# Price / CAP Rate

## Contact Agent

## Total NOI

\$5,722,085

## Total Building Area

±80,539 SF

## Total Land Area

±37.38 AC

## Average Year Built

2020

## Lease Types

Absolute NNN (15)  
Modified NNN (7)

## Occupancy

100%

- ✓ **Open & Operating** – All locations are open and operating.
- ✓ **Average of 13+ Years Remaining** on the property leases, which consist of either Absolute NNN or Modified NNN leases.
- ✓ **7-Eleven (S&P rated A)** operates in 19 countries and employs over 54,000 people and is the largest chain store operator in the world with 77,000+ stores, 14,000 of which are in North America.
- ✓ **Kum & Go is No. 18 on CSP's 2021 Top 200 Ranking** of U.S. c-store chains by store count. The company continues to be a leader of innovation in the convenience store industry. According to Forbes, Kum & Go is the 177<sup>th</sup> largest private company in the U.S. with over \$2.6 billion in revenue.
- ✓ **Strong Corner Locations** with good access and high traffic counts
- ✓ **Strong Demographic** trade areas
- ✓ **100% Bonus Depreciation Opportunity** with proven fuel sales \*

*\*Consult CPA or Tax Attorney*

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

## PORTFOLIO

## 7-Eleven

7-Eleven is part of an international chain of convenience stores, operating under Seven-Eleven Japan Co. Ltd, which in turn is owned by Seven & I Holdings Co. of Japan.

REVENUE  
**\$36.1 B**

CREDIT RATING  
**A**

STOCK TICKER  
**SVNDY**

LOCATIONS  
**77,000+**



[7-eleven.com](https://www.7-eleven.com)

Founded in 1927, 7-Eleven **focuses** on providing a broad selection of fresh, **high quality products** at everyday fair prices, serving over seven million customers per day in North America alone. According to their company website, **approximately 25%** of the U.S. population lives within one mile of a 7-Eleven Store.

Today, 7 Eleven is the world's largest convenience store chain with more than **77,000 stores in 19 countries**, of which approximately 14,000 are in the U.S. and Canada. These stores see approximately **64 million customers per day**. The name 7-Eleven originated in 1946 when the stores were open from 7 a.m. to 11 p.m. Today, offering busy shoppers 24-hour convenience seven days a week is the cornerstone of 7-Eleven's business. 7-Eleven focuses on meeting the needs of **convenience-oriented guests** by providing a broad selection of fresh, high-quality products and services at everyday fair prices, speedy transactions and a clean, 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 guests. 7-Eleven offers customers industry-leading **private brand products** under the 7-Select™ brand including healthy options, decadent treats and everyday favorites at an outstanding value. Customers can earn and redeem points on various items in stores nationwide through its 7Rewards® loyalty program with more than **40 million members**, place an order in the 7NOW® delivery app in over **1,300 cities**, or rely on 7-Eleven for bill payment service, self-service lockers, and other convenient services.

798 Lynnhaven Pkwy, Virginia Beach, VA



## IN THE NEWS

## PORTFOLIO

## 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, 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.

The company also acknowledged that the hiring spree comes amid a time when **millions of Americans** are still looking to work after many industries underwent mass layoffs to better weather the pandemic.

Interest applicants for both corporate and franchised stores can apply online or in person.

The Texas-based company operates, franchises and/or licenses more than **71,100 stores** in **17 countries**, including **11,800 in North America**.

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.

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



## TENANT OVERVIEW

## — PORTFOLIO

# Kum & Go

**Lessee:** KUM & GO L.C. an Iowa limited liability company

**Guarantor:** KUM & GO L.C.

REVENUE

**\$2.6 B**

LOCATIONS

**400+**



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

**W.A. Krause and T.S. Gentle founded Kum & Go, L.C. on September 1, 1959. When the two Hampton entrepreneurs opened their small full-service gas station, they couldn't have known it was only the beginning of a business which would become known for unmatched ingenuity and courageous risk-taking.**

In 1963, based on a desire to further serve customers, Kum & Go, L.C. introduced the convenience store concept by offering fuel and merchandise - converting their "gas station" into a "station store." By late 1977, Kum & Go had grown to **65 convenience stores** employing **327 people**. The 1980s brought further innovations in convenience with the addition of quick serve restaurants - including Blimpie, Taco John's and Burger King - in several stores. Kum & Go opened its **first store in Des Moines** in 1984.

In 1988, the headquarters were moved from Hampton to West Des Moines - the fastest growing city in Iowa. By the end of the 80s, Kum & Go had **134 stores** across the Midwest. In 1996, Kum & Go opened **22 new stores**. In 1997, the company opened 14 new stores. In 1998, Kum & Go added 122 new stores. In early 1999, the company capped a decade of phenomenal growth with the acquisition of an additional **45 stores**. In 2002, Iowa gained another **12 stores**, including seven in Des Moines, two in Fort Dodge and one each in Oskaloosa, Carroll and Grinnell. The pioneering spirit of Kum & Go's founders continue to drive the company forward into the future. As the fifth largest privately held, company-operated convenience store chain in the United States, Kum & Go operates more than **400 stores in 11 states** throughout the Midwest. Thanks to the efforts of its **more than 5,000 associates**, Kum & Go continues to strive for excellence in customer service and convenience - serving more than **400,000 customers each day**.



## IN THE NEWS

## PORTFOLIO

## Kum & Go announces expansion into first new state in more than 10 years

KIM NORVELL, MAY 18, 2021 (DES MOINES REGISTER)

**For the first time in more than a decade, Kum & Go is expanding to a new state.**

Its expansion into Utah puts Kum & Go stores in **12 states**, primarily in the Midwest, though it does have locations in western states Colorado, Montana and Wyoming. "We are considering other states as well. This is our **first state** that we'll be expanding to but that doesn't take other states off the table for consideration," said Niki Mason, **senior vice president** of store development. "We're a **high-growth company** so we want to continue to build several new stores a year."

**The Des Moines-based convenience store chain announced Tuesday it will build 30 gas stations in the Salt Lake City area over the next five years. The first stores will open in 2022.**

Kum & Go's **approximately \$200 million investment** in Salt Lake County includes 30 stores with fuel and Go Fresh Markets offering prepared foods. The company does not have immediate plans to build fuel-less urban walk-up stores, a new concept that just saw its **fifth opening**, the latest in Denver's LoDo District. Its first opened a year ago in downtown Des Moines.

Mason said the company is under contract for its first five Utah locations, expected to open next year. All stores will be in newly constructed buildings, with up to **12 employees per store**.

The company chose Utah because of its booming population and fast-growing job market. According to Forbes, the state's population is expected to nearly double in **30 years** and, in 2019, the state **ranked No. 1** for **total job growth** in the nation.

EXPLORE ARTICLE



## Kum & Go Expands EV Charging

JACKSON LEWIS, AUGUST 11, 2021 (CSP)

**"Kum & Go has been a great early partner in our EV Corridors charging infrastructure efforts," said Matt Mines, program manager for the Colorado Energy Office. "These new charging locations will help Coloradans drive anywhere in the state in an EV."**

The Colorado Energy Office awarded ChargePoint with the contract to build out the corridors project at **34 locations**. Since this agreement, Kum & Go and ChargePoint have worked together on **nine completed sites** in the United States with five more sites slated to be completed by the **end of 2021**.

**Kum & Go LC has partnered with the Colorado Energy Office to introduce DC fast-charging stations to another store in the state, at a new store opening in Wellington, Colo.**

"Kum & Go is committed to leading with sustainable options designed to meet the dynamic needs of our customers. Our network of **DC fast-chargers** and the support of Colorado Energy Office help advance this important work," said Ken Kleemeier vice president of fuels for Kum & Go.

Kum & Go continues to put a focus on sustainability. **In 2010**, Kum & Go became certified under the Leadership in Energy & Environmental Design (LEED) Volume Program.

**"Public-private partnerships** like ours with ChargePoint and Kum & Go are critical to increasing charging options for EV drivers across the state," said Will Toor, executive director of Colorado Energy Office.

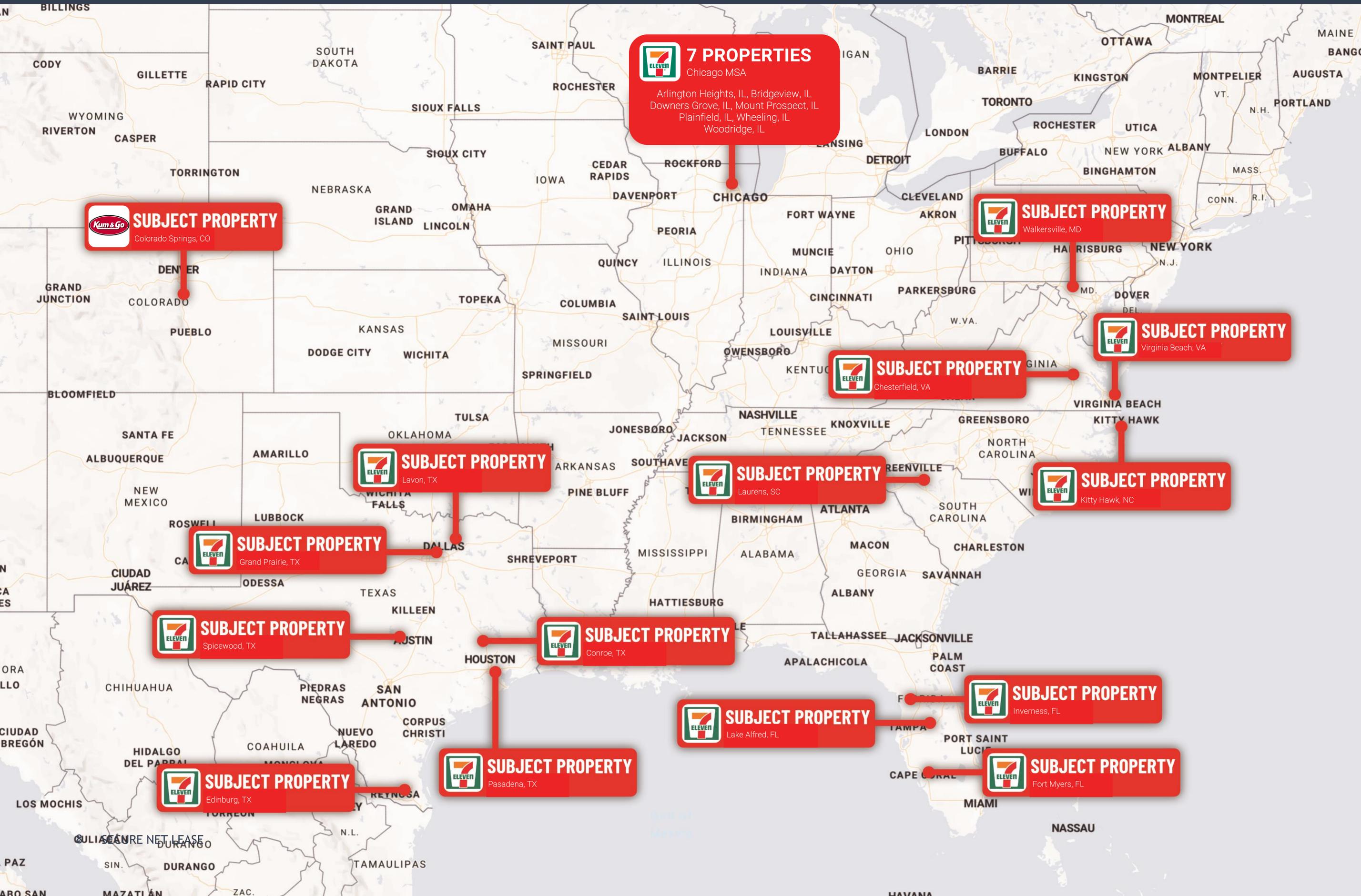
Based in Des Moines, Iowa, Kum & Go is a family-owned convenience store chain with a presence across the Midwest and West, with more than **400 stores in 11 states**.

EXPLORE ARTICLE



# PROPERTY LOCATIONS

## PORTFOLIO



CALL FOR ADDITIONAL INFORMATION

## Dallas

Office

10000 N Central Expressway  
Suite 200  
Dallas, TX 75231

## Los Angeles

Office

123 Nevada Street  
El Segundo, CA 90245

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CALL FOR ADDITIONAL INFORMATION

**Alex Tower**

Vice President  
(214) 915-8892

[atower@securenetlease.com](mailto:atower@securenetlease.com)

**Bob Moorhead**

Managing Partner  
(214) 522-7210

[bob@securenetlease.com](mailto:bob@securenetlease.com)