



**INVESTMENT GRADE GUARANTY WITH  
7-ELEVEN, INC. (S&P AA- STABLE)**

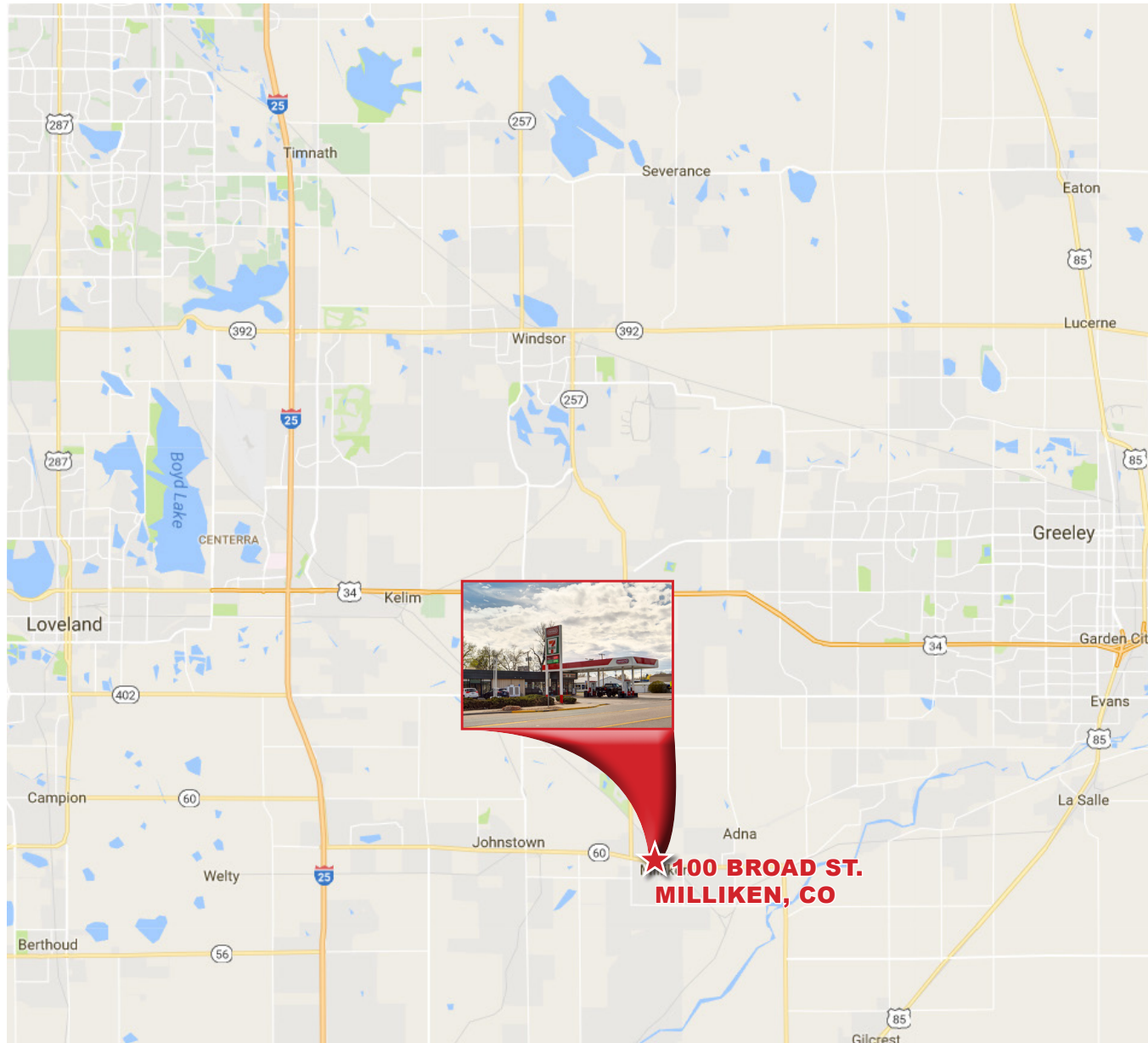
**SINGLE TENANT INVESTMENT OPPORTUNITY  
1100 BROAD STREET, MILLIKEN, CO 80543**





# SINGLE TENANT - NET INVESTMENT OFFERING

## PROPERTY MAP & SITE AERIALS



The information in this document was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein.



# SINGLE TENANT - NET INVESTMENT OFFERING

## OFFERING SUMMARY



## PROPERTY / OFFERING SUMMARY

Location:	1100 Broad Street Milliken, CO
Purchase Price:	\$1,600,000
CAP Rate:	5.75
NOI:	\$91,965
Rent/SF:	\$25.80
Building Size:	±3,270 SF
Year Built:	1987
Type of Ownership:	Fee-Simple
Tenant:	7-Eleven
Lease Term:	15 Years
Years left on Lease:	7+
Lease Expiration:	August 31, 2024
Renewal Options:	Four 5-year options
Lease Type:	Double Net (NN)**

\*\*Landlord responsible for Roof, Structure and Exterior.

## RENT ROLL

Period:	Monthly Rent:	Annual Rent:	Annual Rent/SF:
9/01/14 - 8/31/2019*	\$7,664	\$91,965	\$28.12
9/01/19 - 8/31/2024	\$8,583	\$103,001	\$31.50
Option Periods			
9/01/24 - 8/31/2029	\$9,613	\$115,361	\$35.28
9/01/29 - 8/31/2034	\$10,767	\$129,204	\$39.51
9/01/34 - 8/31/2039	\$12,059	\$144,709	\$44.25
9/01/39 - 8/31/2044	\$13,505	\$162,064	\$49.56

\*Current Rent

# **SINGLE TENANT - NET INVESTMENT OFFERING**

## **TENANT OVERVIEW**

### **7-Eleven**

The company operates, franchises and licenses more than 8,600 stores in the U.S. and Canada. Of the more than 7,800 stores the company operates and franchises in the U.S., more than 6,200 are franchised. Outside of the U.S. and Canada, there are more than 43,500 7-Eleven world wide.

As the world's largest operator, franchisor, and licensor of convenience stores, 7-Eleven is well established in the net lease investment sales market. With over \$53 billion in sales worldwide, 7-Eleven properties are supported by good business and brand recognition.



**8,600 Stores in the U.S & Canada**

**Investment Grade Credit  
(S&P Rated AA-)**

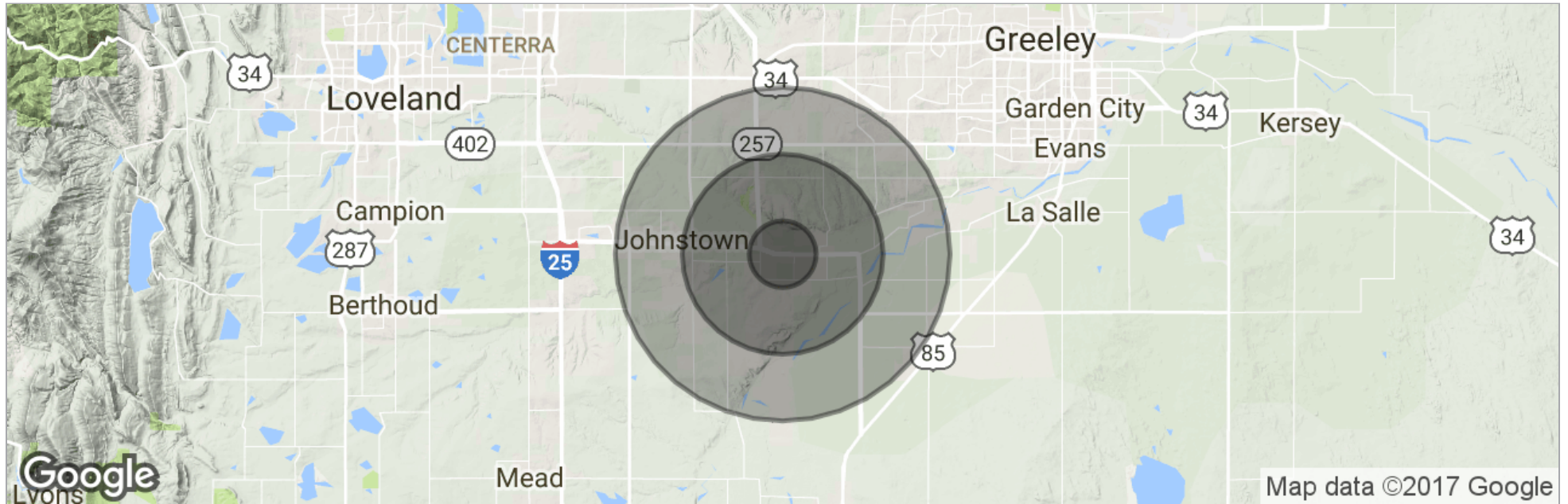


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## DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Total Population	456	4,327	13,750
Population Density	145	153	175
Median Age	30.3	30.7	32.5
Median Age (Male)	30.0	30.7	32.8
Median Age (Female)	30.7	31.0	32.4
Total Households	149	1,421	4,627
# of Persons Per HH	3.1	3.0	3.0
Average HH Income	\$70,138	\$70,800	\$71,213
Average House Value	\$190,132	\$197,930	\$218,011

*\* Demographic data derived from 2010 US Census*

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## Disclaimer & Confidentiality

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The Seller is selling the Property in “AS IS” and “WHERE IS” condition with “ALL FAULTS” in the broadest sense of that term, without any representation or warranties. Buyer, or Buyer’s agent, shall be given a reasonable opportunity to inspect and investigate the Property and its improvements. Receipt of this Information by Buyer does not entitle Buyer to rely on the Seller or its employees, contractors or agents, for any purpose, including, without limitation (1) the adequacy and physical condition of the Property; (2) the suitability of the Property for any particular purpose; (3) the condition of soils, geology and hydrology; (4) the existence or adequacy of utilities serving the Property; (5) the zoning or legal status of the Property; (6) the compliance of the Property with any environmental protection, pollution or land use laws, rules, regulations, orders or requirements; and (7) the condition of title and the nature and status of any condition, covenant, encumbrance, license, lease, lien, restriction, reservation, right of redemption, right-of-way and any other matter affecting title.

The Seller reserves the right to withdraw the offering of the Property without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Neither the prospective Buyer nor Seller shall be bound until full execution of the contract of purchase and sale, which contract shall supersede prior discussions and constitute the sole agreement of the parties. Prospective Buyers shall be responsible for their costs and expenses of investigating the Property without reimbursement.

Buyer shall submit any expressions of interest and/or offers to purchase the Property to the Seller, through TRI Commercial Real Estate Services, Inc.

By acknowledgement of your receipt of this Information, you agree that the information and its contacts are confidential; that you will hold and treat it in the strictest of confidence; that you will not directly disclose or permit anyone to disclose this presentation or its contents to any other person, firm or entity without prior written authorization of the Seller; and that you will not use or permit to be used this Information or its contents in any manner detrimental to the interest of Seller. Photocopying or duplication is strictly prohibited. If you do not wish to pursue negotiations leading to this acquisition, kindly return this Information to Seller’s exclusive listing broker, TRI Commercial Real Estate Services, Inc.

# SINGLE TENANT INVESTMENT OPPORTUNITY

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