

UNDER CONSTRUCTION - JUNE 2019 DELIVERY



7-ELEVEN

(UNDER CONSTRUCTION)

SWC HIGHWAY 193 & 1000 WEST
SYRACUSE, UTAH 84075



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

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7-ELEVEN

SWC HIGHWAY 193 & 1000 WEST
SYRACUSE, UTAH 84075

PREPARED BY



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

CONFIDENTIALITY AND DISCLOSURE

Mountain West Commercial Real Estate has been retained on an exclusive basis to market the property described as SWC Highway 193 & 1000 West, Syracuse, Utah 84075. Broker has been authorized by seller of the property to prepare and distribute the enclosed information for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and the prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and /or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the Market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

EXECUTIVE SUMMARY

PRICING

PURCHASE PRICE	\$3,473,684
NET OPERATING INCOME	\$165,000
CAP RATE	4.75%

LEASE INFORMATION

TENANT TRADE NAME	7-Eleven
LEASE GUARANTOR	7-Eleven, Inc. (Corporate)
LEASE SIGNED	8/8/2018
PROJECTED SUBSTANTIAL COMPLETION	4/31/2019
PROJECTED RENT COMMENCEMENT	6/15/2019
LEASE TYPE	NNN
LEASE TERM	15 Years
RENTAL INCREASES	10% Every 5-Years
EXTENSION OPTIONS	Three, 5-Year Options
PROPERTY TAXES	Tenant Responsible
INSURANCE	Tenant Responsible
UTILITIES	Tenant Responsible
MAINTENANCE	Tenant/Landlord Responsible

PROPERTY INFORMATION

PROPERTY ADDRESS	SWC Hwy. 193 & 1000 W, Syracuse, UT
# OF PUMPS (MPD'S)	8
GROSS LEASABLE AREA (SF)	3,043 SF
LAND SIZE (AC)	1.5
YEAR BUILT	2019

OPTIONS & ESCALATIONS

LEASE TERM	START	EXPIRATION	MONTHLY RENT	ANNUAL RENT	% INCREASE
INITIAL TERM	6/15/2019	6/14/2024	\$13,750.00	\$165,000.00	
INITIAL TERM	6/15/2024	6/14/2029	\$15,125.00	\$181,500.00	10.00%
INITIAL TERM	6/15/2029	6/14/2034	\$16,637.50	\$199,650.00	10.00%
OPTION 1	6/15/2034	6/14/2039	\$18,301.25	\$219,615.00	10.00%
OPTION 2	6/15/2039	6/14/2044	\$20,134.58	\$241,576.56	10.00%
OPTION 3	6/15/2044	6/14/2049	\$22,144.51	\$265,734.12	10.00%

INVESTMENT HIGHLIGHTS

BRAND NEW LONG-TERM LEASE

7-Eleven (S&P: AA-) signed a brand new 15-year lease with three; 5-year options

RENTAL ESCALATIONS

There are 10.00% rental increases every 5-years in both the initial term and options

BRAND NEW 2019 CONSTRUCTION

The building is currently under construction and projected to finish in April of 2019

PROXIMITY TO MASSIVE INDUSTRIAL PARK

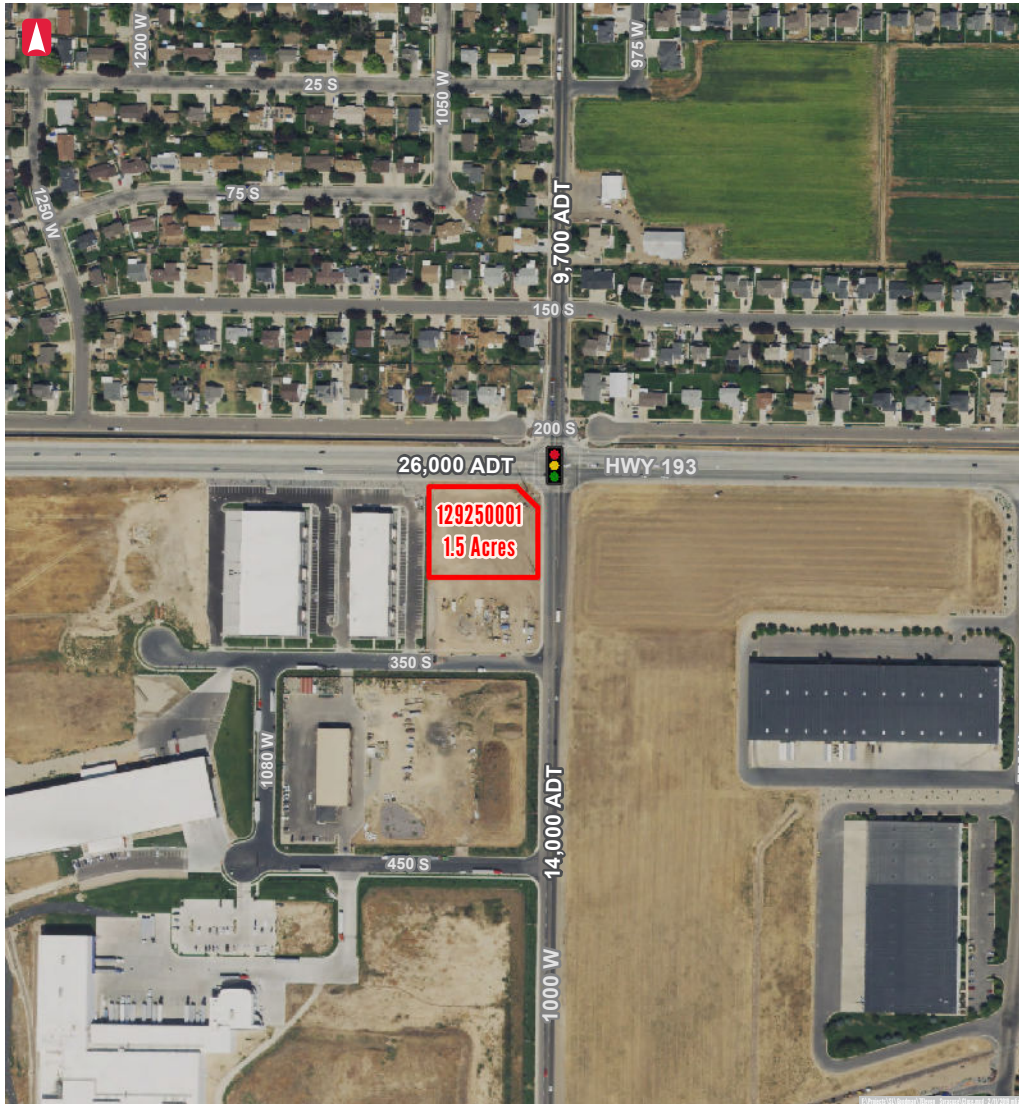
The property is located within a half mile of the Freeport Center, which includes 7,000,000 sf of industrial property on 680 acres of land. The Freeport Center has more than 70 national companies that have a workforce of over 7,000 employees.

LARGE FORMAT GAS STATION

The property has 1.5 acres of land with 6 fueling stations and an additional 2 high-flow diesel pumps. This is to accommodate the volume expected from both the daily traffic utilizing this major thoroughfare and also the trucks/ employees from the surrounding industrial parks.

PROPERTY FEATURES & LAND OVERVIEW

7-ELEVEN



PROPERTY DESCRIPTION

Location:

SWC of Hwy 193 (Bernard Fisher Hwy) and 1000 West in Syracuse, UT

Land Area:

Consists of 1.50 Acres or 65,340 SF of land area.

Building Area:

The subject property consists of 1 retail building totaling approximately 3,043 SF of gross leasable area.

Parking:

14 Standard Spaces
1 ADA Space
15 Total Spaces
4.93/1,000 SF parking ratio

Frontage & Access:

The subject property has 287 feet along Hwy 193 and 426 feet along 1000 West. There are two (2) access points to the subject property along 1000 West.

Traffic Counts 2016:

Hwy 193 - 26,000 AADT
1000 West - 14,000 AADT

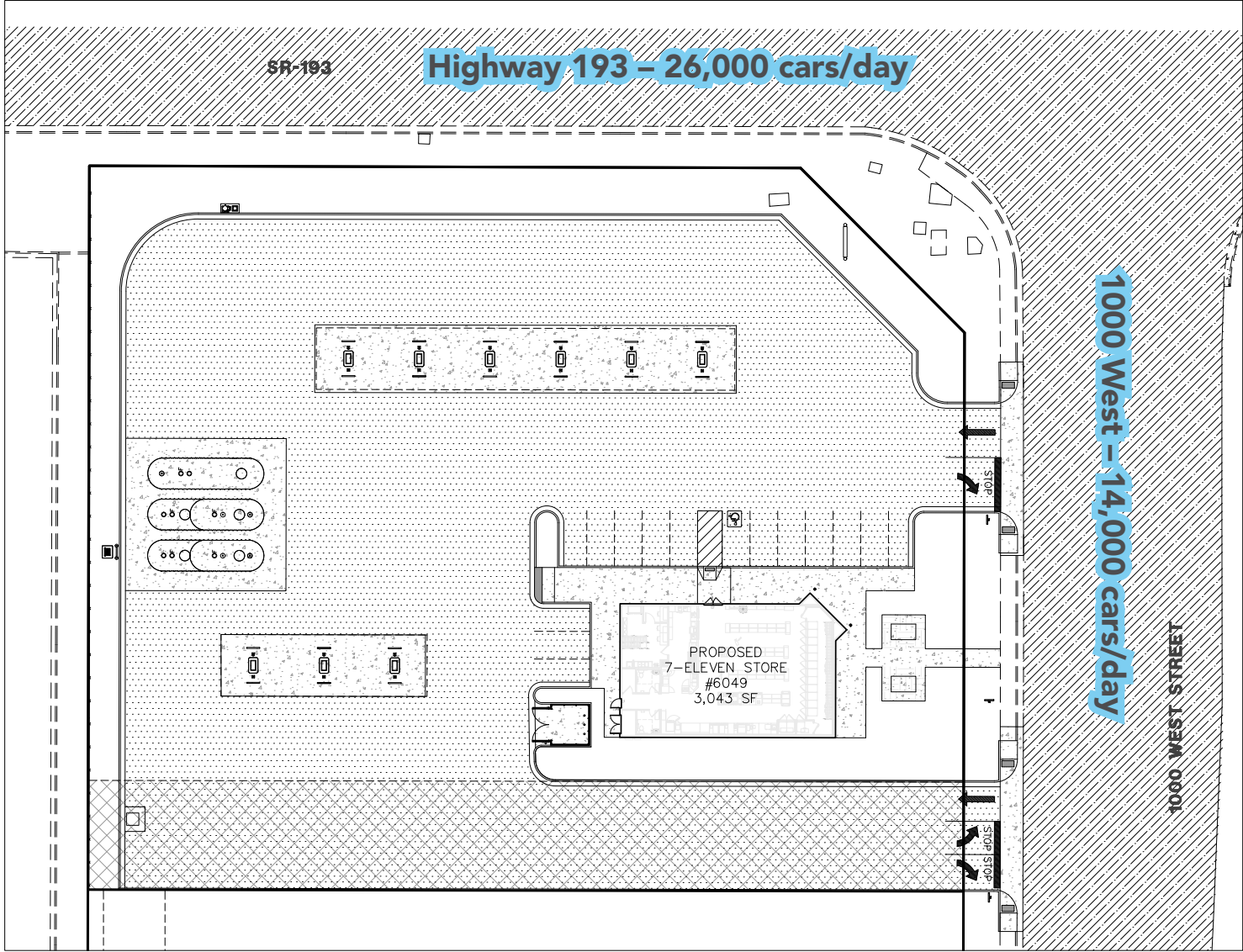
Year Built:

To be completed April 2019

LAND OVERVIEW

APN #	ADDRESS	ACRES	SF
129250001	SWC Hwy. 193 & 1000 West	1.5 Acres	63,340

SITE PLAN



PROGRESS AS OF FEBRUARY 2019





LAYTON

FREEPORT CENTER
7,000,000 SF
INDUSTRIAL PARK



SITE

4,100 ADT

10,000 ADT

1000 WEST 14,000 ADT



HWY 193

2,900 ADT

FACING SOUTHEAST

FACING SOUTHWEST

SYRACUSE TOWN CENTER

DOLLAR CUTS

Walmart

CVS
pharmacy

Carl's Jr.

FIZ
DRINKS

Papa Murphy's



SITE



1000 WEST
14,000 ADT

2,900 ADT

HWY 193
4,100 ADT

10,000 ADT



WinCo FOODS

Homestead Pavilion

DOWNEAST HOME & OUTFITTERS
ROSS
DRESS FOR LESS
KOHL'S
LOWE'S

Smith's
FOOD & DRUG STORES

Clinton Town Center

Park Plaza
Clinton City Center

JOANN
BIG 5
Walmart

Sunset Plaza

WINEGARS

Falcon Hill

COMMISSARY

U.S. AIR FORCE
HILL AFB

SR-193 new extension completed in 2014

Site

Antelope Business Park
225,447 SF

FREEPORT CENTER
7,000,000 SF

Clearfield Towne Square

Lakeside Square

Clearfield Retail Center

Clearfield

West Davis Corridor is scheduled to be open by the end of 2022

2000 West widened to 5 lanes 2018

Walmart

Syracuse Town Center

Syracuse

Shadow Point Center

Syracuse Shopping Center

Smith's
FOOD & DRUG STORES

LAYTON HILLS MALL
CBL Properties
DOWNEAST HOME & CLOTHING
JC PENNY
DICK'S SPORTING GOODS

Target
BED BATH & BEYOND
petco
LOWE'S
Michael's
BARNES & NOBLE
ROSS
OLD NAVY

Layton Pointe

Layton Marketplace

Woodland Office Park

PETSMART
STAPLES

Layton Hills Mall

Layton Gateway Crossing

Industrial Park

KOHL'S
SHOPKO
BIG 5
HOBBY LOBBY
Ashley
BIG LOIS

Sams
Walmart
OfficeMax

AREA RETAIL

HOUSING GROWTH



Site

FREEPORT CENTER

NEW HOUSING GROWTH

Metrostudy 4q 2018

HOUSING INVENTORY

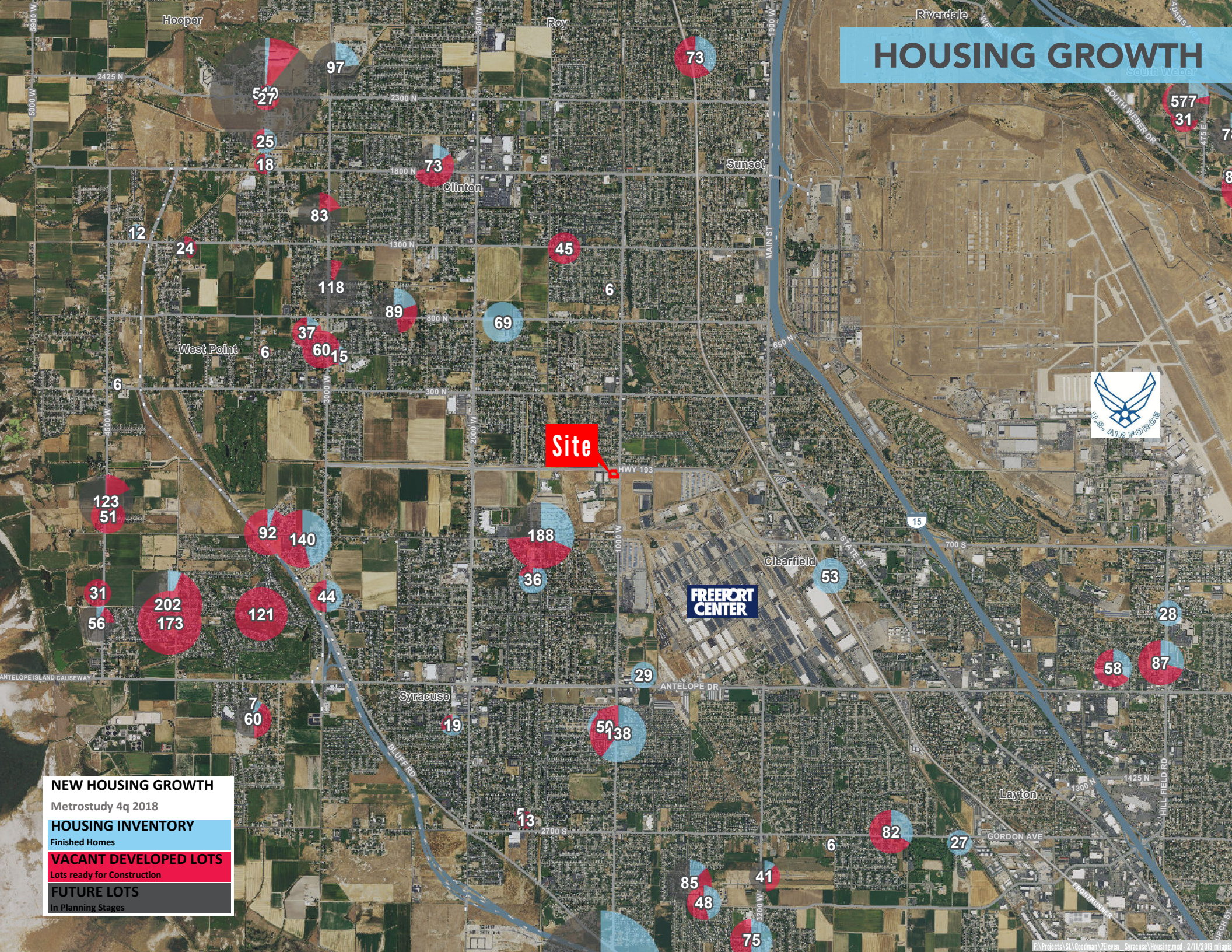
Finished Homes

VACANT DEVELOPED LOTS

Lots ready for Construction

FUTURE LOTS

In Planning Stages



DEMOGRAPHICS

POPULATION



1 MILE
10,934
2018 EST.
POPULATION

3 MILES
97,149
2018 EST.
POPULATION

5 MILES
177,298
2018 EST.
POPULATION



1 MILE
92
2018 EST.
DAYTIME
POPULATION

3 MILES
1,468
2018 EST.
DAYTIME
POPULATION

5 MILES
3,562
2018 EST.
DAYTIME
POPULATION

AVERAGE HOUSEHOLD INCOME



1 MILE
3,097
2018 EST.
HOUSEHOLDS

3 MILES
28,301
2018 EST.
HOUSEHOLDS

5 MILES
53,635
2018 EST.
HOUSEHOLDS

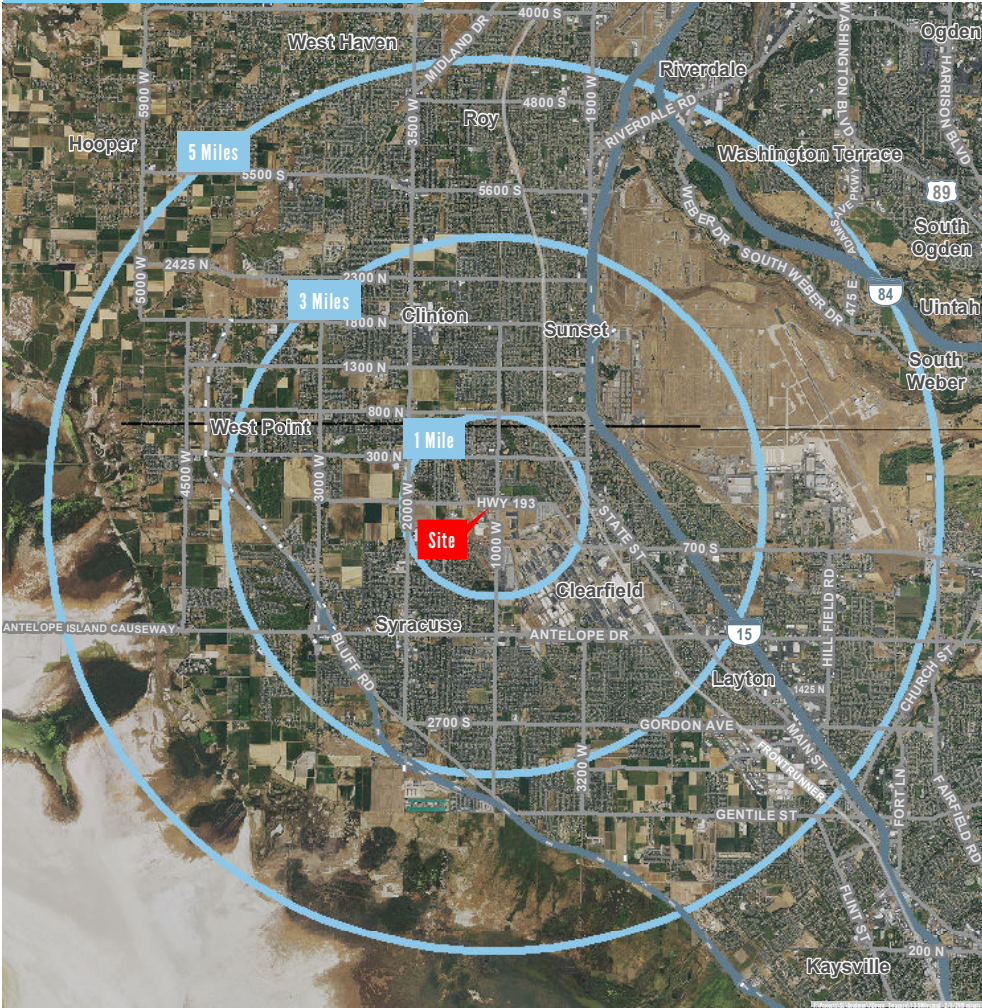


1 MILE
\$80,177
2018 EST.
INCOME

3 MILES
\$82,632
2018 EST.
INCOME

5 MILES
\$80,236
2018 EST.
INCOME

BUFFERS - 1, 3, 5 MILES

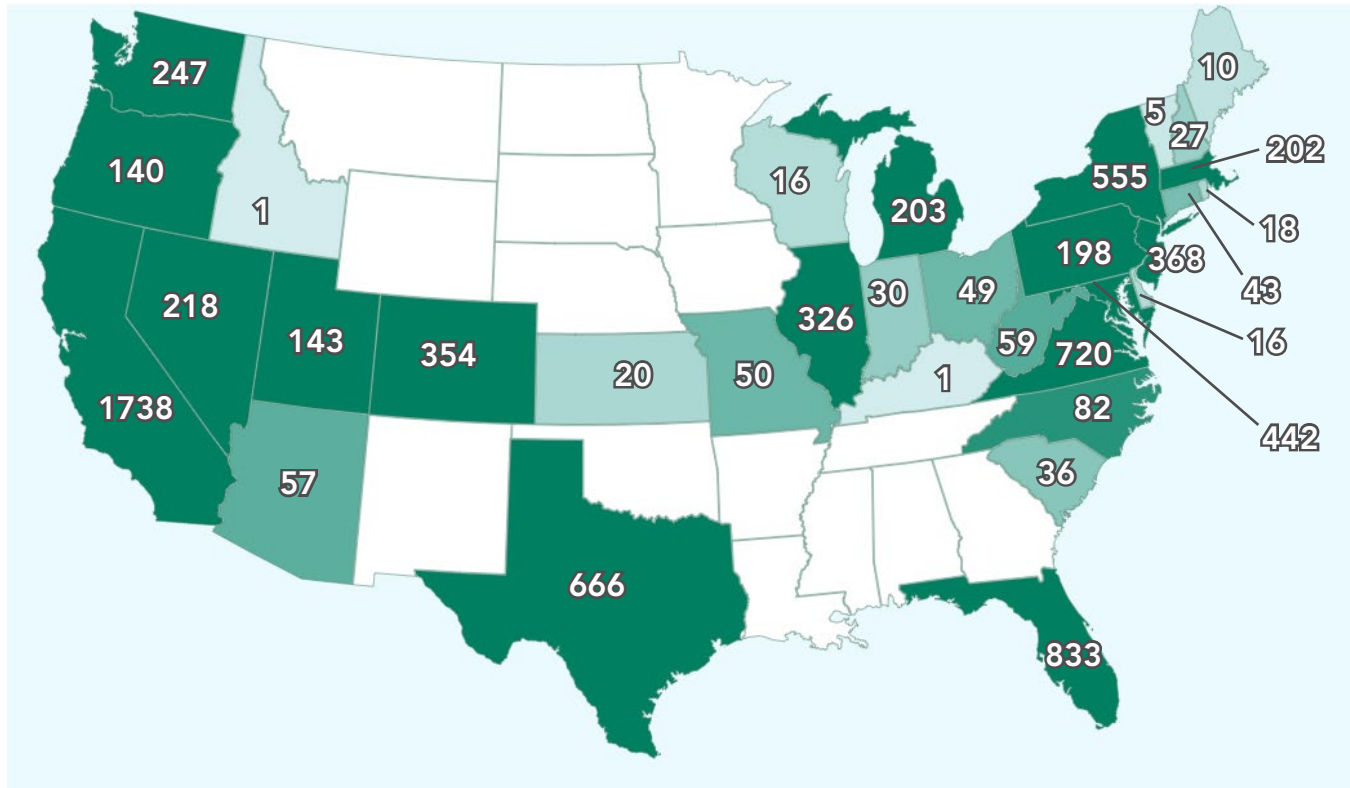


TENANT PROFILE



7-Eleven is an international chain of convenience stores, that started out as an icehouse in Dallas, Texas in 1927. Since then, they have grown and evolved into the world's largest operator, franchisor and licensor of convenience stores. They were the first convenience concept and the first convenience store to start selling gas and use ATM services. Today, there are 64,000 stores located in 18 countries, with over 10,000 locations in North America. 7-Eleven has more outlets worldwide than any other retailer or food service provider. They offer approximately 2,500 different products and services, which includes their private label, 7-Select, which added a healthy alternative to the convenience store options by adding high-quality salads, side dishes, cut fruit, and protein boxes. The outstanding prices and fresh quality of the 7-Select products have led to double-digit sale increases, outselling many national brands.

LOCATIONS IN THE UNITED STATES



COMPANY
7-ELEVEN, INC

TYPE
SUBSIDIARY

CREDIT RATING
AA-(S&P)

OF LOCATIONS WORLDWIDE
64,000+

OF LOCATIONS IN NORTH AMERICA
10,000 +

HEADQUARTERS
IRVING, TEXAS

YEAR FOUNDED
1927

OWNER
SEVEN & I HOLDINGS CO

RANKING
#1 IN C-STORES

PREPARED BY



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

136 E. South Temple, Suite 805 | Salt Lake City, UT 84111 | Office 801.456.8800 | Fax 801.578.5500 | www.mtnwest.com