



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



OFFERING MEMORANDUM
Absolute Triple Net (NNN) Lease Investment Opportunity

7125 South Staples Street | Corpus Christi, TX 78413

EXCLUSIVELY MARKETED BY:

2



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

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TABLE OF CONTENTS

Valero | 7125 South Staples Street | Corpus Christi, TX 78413

3



Investment Overview

Investment Summary
Investment Highlights

Property Overview

Location Map
Aerial Maps
Retail Map

Area Overview

City Overview
Port of Corpus Christi
New Developments
Demographics

Brand Overview

Brand Profile

Lease Abstract

Lease Summary
Rent Roll

INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 3,899 SF Valero Located at 7125 S Staples Street in Corpus Christi, Texas. This Brand New 20 Year Absolute Triple Net (NNN) Lease with Zero Landlord Responsibilities and Rent Increases Every Five Years, Provides For a Secure Stable Income Stream. Well Established Guarantor Currently Operating 26 Locations.

Actual Property Image



OFFERING SUMMARY

PRICE	\$939,719
CAP	6.75%
NOI	\$63,431
PRICE PER SF	\$241.02
YEARS REMAINING	20 Years
LEASE GUARANTY	Strong Guarantor With 26 Locations

PROPERTY SUMMARY

ADDRESS	7125 South Staples Street Corpus Christi, TX 78413
COUNTY	Nueces
BUILDING AREA	3,899 SF
LAND AREA	0.97 AC
BUILT RENOVATED	1999 2008

HIGHLIGHTS



Brand New 20 Year Absolute Triple Net (NNN) Lease – Zero Landlord Responsibilities



8% Rent Increases Every 5 Years



Valero is the World's Largest Independent Petroleum Refiner



Established Operator of Convenience Stores in Texas – Currently Operates 26 Locations



Strong Store Performance - 2.021x Rent Coverage



Corpus Christi MSA Population is 500,000+ and Growth Has Outpaced Any Other City in the US



Household Growth of 1.69% in the Next 5 Years Within a 3-Mile Radius



Car Wash Located on Site Increasing Traffic and Sales



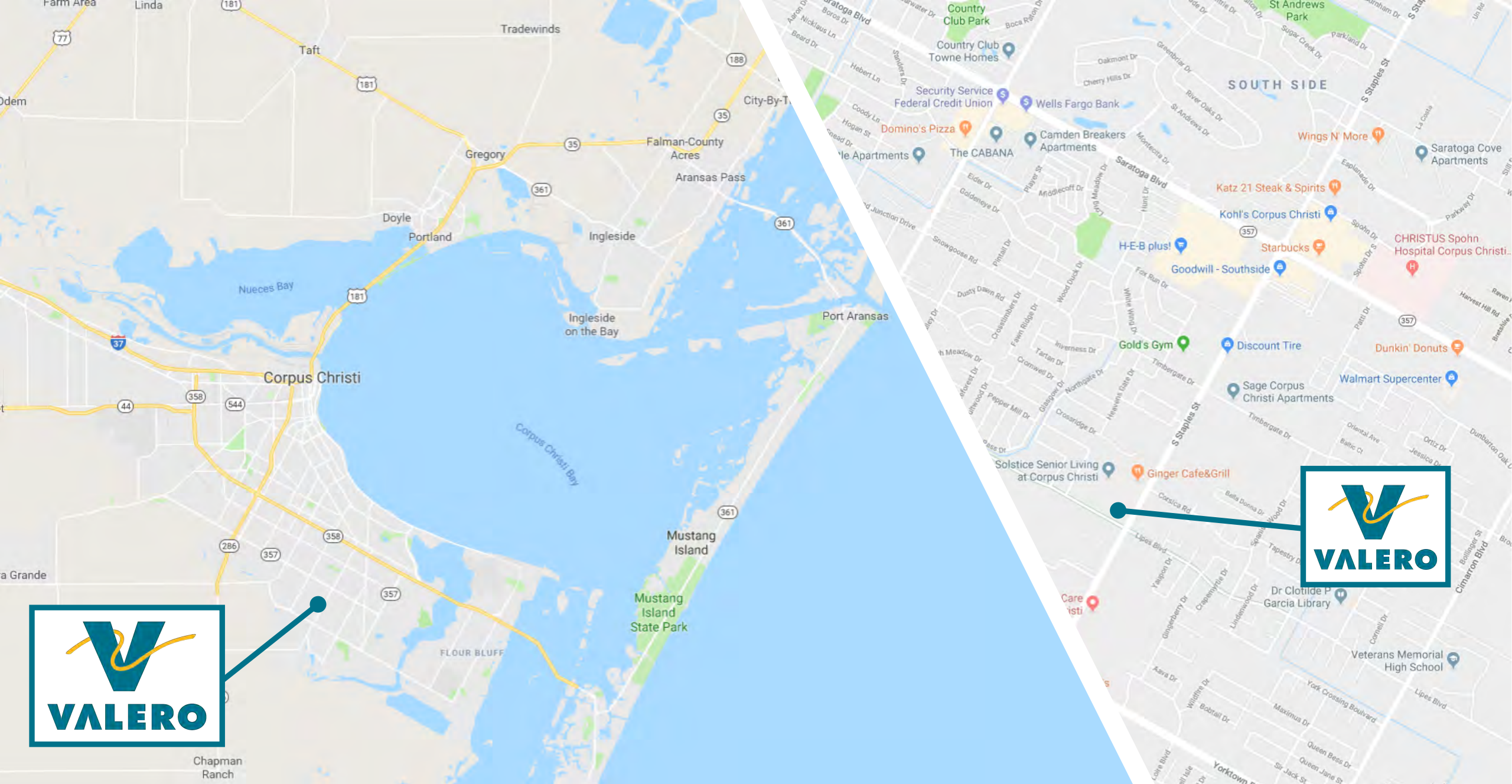
Corner Location and Signalized Intersection With Excellent Visibility and Excellent Traffic Counts - Over 21,000 Cars Travel Through the Intersection of S Staples Street and Lipps Boulevard Daily



1.5-Miles From CHRISTUS Spohn Hospital – Proximity Drives Additional Traffic to the Site



Nearby Tenants Include: Gold's Gym, Kohl's, Pizza Hut, Popeyes, Subway, Dairy Queen, Whataburger, Sonic, McDonald's, Dollar General, Sea Breeze Fruit Co., HEB, Walmart and Dollar Tree



Valero | 7125 South Staples Street | Corpus Christi, TX 78413



COMPLETE CARE

S Staples St

Lipes Blvd



Odyssey Early Learning



Bottle Shop

Footcare Specialist of
Corpus Christi





Footcare Specialist of
Corpus Christi

Bottle Shop



Lipes Blvd

South Staples Street

Odyssey Early Learning



FAMILY DOLLAR
♥ **CVS pharmacy**
Jack in the box
GOODYEAR

Papa Murphy's
TAKE 'N' BAKE PIZZA
SMOOTHIE KING
WHATABURGER
SUBWAY

Walgreens
LONG JOHN SILVER'S
Kentucky Fried Chicken
SportClips
9
goodwill
AW
SHIPLEY DO-IT-4-ALL
Metrol Self Storage

Starbucks
KOHL'S
petco
Luby's
Sprint
COST CUTTERS
VALERO
FIREHOUSE SUBS
Kentucky Fried Chicken

H-E-B
metroPCS
T-Mobile
Jason's deli
First Community Bank

TACO BELL
O'Reilly AUTO PARTS
McALISTER'S DELI
Little Caesars
cricket

Pizza Hut
DOLLAR TREE
SUPERCUTS
VALERO
MARBLE SLAB CREAMERY
SALLY BEAUTY

DQ
POPEYES
WHATABURGER
PANDA EXPRESS
peter piper pizza
GNC LIVE WELL

VALERO

DISCOUNT TIRE
FUZZY'S TACO SHOP
NUTRISHOP

Walmart Supercenter
DUNKIN'
SUBWAY

VALERO
Chicken EXPRESS
CIRCLE K

ALAMO DRAPHOUSE CINEMA

CVS pharmacy
WHATABURGER
9ROUND
30 MIN KICKBOX FITNESS

Saratoga Blvd

S Staples St

Lipes Blvd

CITY OVERVIEW

Corpus Christi | Nueces County | Texas

10



CORPUS CHRISTI, TX

Corpus Christi, TX

Corpus Christi is a coastal city in the South Texas region. The city is also the county seat of Nueces County, but its area extends into Aransas, Kieberg, and San Patricio Counties. The city's population was estimated to be 325,605 in 2017, making it the eighth-most populous city in Texas. The Corpus Christi metropolitan area has an estimated population of 442,600 residents. The city is home to the Port of Corpus Christi, which is the fifth-largest in the United States. The nickname of the city is "Sparkling City by the Sea", due to its location on the gulf of Mexico.



CORPUS CHRISTI'S PORT

Economy

The majority works in wholesale and retail trades, and government sectors. The Port of Corpus Christi is the fifth-largest U.S. port and deepest inshore port on the Gulf of Mexico; it handles mostly oil and agricultural products. Much of the local economy is driven by tourism and the oil and petrochemicals industry. Corpus Christi is also home to the Naval Air Station Corpus Christi providing 6,200 civilian jobs to the local economy, making it the single largest employer in the city. The city is also home to the Corpus Christi Army Depot, which is the largest helicopter repair facility in the world.



HARBORFRONT TEXAS STATE AQUARIUM

Contemporary Life

Corpus Christi is home to the the World War II aircraft carrier, the USS Lexington, which now houses a naval aviation museum. The city is also home to the Harborfront Texas State Aquarium which has touch pools, an aquatic nursery and a shark exhibit. The city is also near Padre Island National Seashore, which is home to migratory birds and endangered Kemp's ridley sea turtles. The city is also located on the Gulf of Mexico with some of the best beaches around, including the Mustang Island State Park that covers 3,954 acres and has a 5-mile beachfront.

PORT OF CORPUS CHRISTI

11



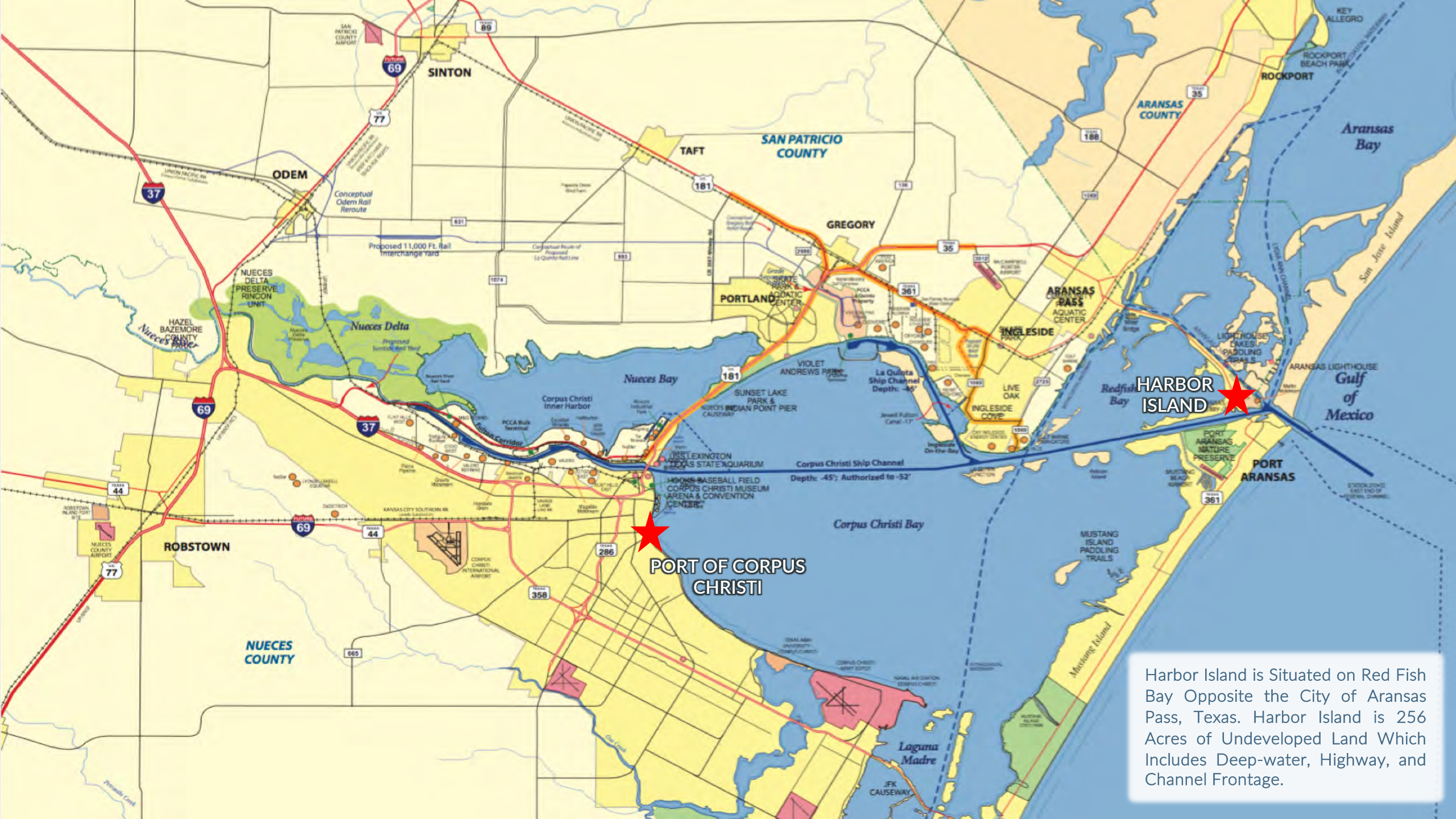
“MOVING AMERICA’S ENERGY”

- Located on the Western Gulf of Mexico, the Port of Corpus Christi is a Major Economic Driver For Not Only the State of Texas, But For the U.S.
- 4th Largest Port in the United States in Total Tonnage
- Leading U.S. Crude Oil Export Port
- With a Straight, 45' Deep Channel and a Strategic Location, the Port Provides Quick Access to the Gulf of Mexico and the United States Inland Waterway System
- Port is a Leading Gateway to International and Domestic Commerce
- Excellent Railroad and Highway Network Connectivity – Three Railroads and Two Major Interstates



“Corpus Christi is certainly where the incremental barrels want to go as we have deep water, availability of land for development and plenty of capacity to absorb the forecasted U.S. energy production growth in oil and gas. Corpus Christi is open for business.”

– Charlie Zahn
Chairman of the Port of Corpus Christi Commission



HARBOR ISLAND

PORT OF CORPUS CHRISTI

Harbor Island is Situated on Red Fish Bay Opposite the City of Aransas Pass, Texas. Harbor Island is 256 Acres of Undeveloped Land Which Includes Deep-water, Highway, and Channel Frontage.

CORPUS CHRISTI ECONOMY

Valero | 7125 South Staples Street | Corpus Christi, TX 78413

One of the Most Prominent Cities in South Texas, With a Thriving and Diverse Economic Base, a Major Commercial Port and Naval Air Station

- ENERGY AND PETROLEUM LEADER**
Among Other Companies, Corpus Christi and the Texas Economy Benefit From Eagle Ford Shale Play – Hotspot For Oil Drilling and One of the Most Productive Oil Basins in the Country Producing Over 1M Barrels of Oil Daily
- THRIVING TOURIST INDUSTRY**
Warm Winters, Access to the Beaches of the Gulf of Mexico and Booming Growth Allow For Corpus Christi’s Economy to Thrive of Annual Tourism
- ACCESS TO WORLD MARKETS**
Port of Corpus Christi Along With the Corpus Christi International Airport and Immediate Access to the Gulf of Mexico Provide Access to Global Markets

Naval Air Station is Corpus Christi’s largest employer contributing to over \$3.5B to the Texas economy and employing over 9,773 people. NAS is also home to the Corpus Christ Army Depot, the primary aviation depot maintenance for Department of Defense and hope to the largest helicopter repair facility in the world.

OTHER MAJOR EMPLOYERS	# OF EMPLOYEES
Corpus Christi ISD	5,178
CHRISTUS Spohn Health Systems	5,144
HEB	5,000
City of Corpus Christi	3,171
Naval Air Station Corpus Christi	2,822
Bay, LTD.	2,100

DEMOGRAPHICS

14

Valero | 7125 South Staples Street | Corpus Christi, TX 78413



Population

3-MILE

90,705

5-MILE

160,759

10-MILE

282,164



Average Household Income

3-MILE

\$88,984

5-MILE

\$81,526

10-MILE

\$70,714



BRAND PROFILE

15



Valero Energy Corporation is a Fortune 500 international manufacturer and marketer of transportation fuels, other petrochemical products, and power. Valero is the world's largest independent petroleum refiner, and a leading marketer, ethanol producer and corporate citizen. Valero proudly has a workforce of about 10,000 employees and markets products in 43 states in the U.S., six provinces in eastern Canada, the U.K., Ireland and Peru.

Throughout the United States and Canada, the company owns and operates 15 refineries, and one in Wales, with a combined capacity of approximately 3.1 million barrels per day; 14 ethanol plants with a combined production capacity of 17.3 billion gallons per year; and a 50-megawatt wind farm. The petroleum refineries are located in the United States, Canada and the United Kingdom, and the ethanol plants are located in the Mid-Continent region of the U.S. Valero is also a joint venture partner in Diamond Green Diesel, which operates a renewable diesel plant in Norco, Louisiana. Diamond Green Diesel is North America's largest biomass-based diesel plant. Valero sells its products in the wholesale rack or bulk markets in the U.S., Canada, the U.K., Ireland and Latin America. Approximately 7,400 outlets carry Valero's brand names.



COMPANY TYPE
NYSE: VLO



FOUNDED
1980



OF LOCATIONS
4,700+ Retail Sites



HEADQUARTERS
San Antonio, TX



WEBSITE
valero.com



LEASE SUMMARY

TENANT	OHK Global, Inc.
PREMISES	Approximately 3,899 SF
LEASE COMMENCEMENT	March 8, 2019
LEASE EXPIRATION	March 31, 2039
LEASE TERM	20 Years Remaining
RENT INCREASES	8% Every 5 Years
LEASE TYPE	Absolute Triple Net (NNN)
PERMITTED USE	Convenience Store
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
PARKING LOT (STRUCTURE)	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility



Actual Property Image

RENT ROLL

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Actual Property Images

TENANT NAME	SQUARE FOOTAGE	% OF TOTAL	ANNUAL BASE RENT	RENT PER SF	RENTAL INCREASE	INCREASE DATES	LEASE BEGIN	LEASE END	OPTIONS
OHK Global, Inc.	3,899 SF	100%	\$63,431	\$16.27	8%	Every 5 Years	03/08/2019	03/31/2039	4 x 5 Years

CONFIDENTIALITY AGREEMENT


The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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:

- (1) Shall treat all parties honestly;
- (2) May not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) 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
- (4) 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 the Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Valero | 7125 South Staples Street | Corpus Christi, TX 78313



Actual Property Image

EXCLUSIVELY MARKETING BY:

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