

OFFERING MEMORANDUM

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



7-ELEVEN

1712 LAMAR ST
SWEETWATER, TX 79556



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EXECUTIVE OVERVIEW



INVESTMENT HIGHLIGHTS

- » Strong Demographics in an Excellent Retail Corridor
- » Right down the street from a Walmart with other retailers in the area including: McDonald's, Whataburger, Little Caesars Pizza, AT&T, Subway, Schlotzky's, Taco Bell, Dairy Queen, Domino's Pizza, and Sonic
- » Located just off of Interstate 20 which sees over 18,000 VPD
- » Low price point deal at \$462,857 with an attractive return of 7.0%
- » Absolute NNN fee simple investment with zero landlord responsibilities and the tenant that has been there since 2003
- » 1.5 miles from downtown Sweetwater
- » Corporately Guaranteed by Delek US Holdings, Inc. - the largest 7-Eleven licensee in the United States and operates approximately 300 stores





I 20 US 80 ±24,000 VPD

LAMAR STREET



FINANCIAL OVERVIEW



INVESTMENT SUMMARY

• PROPERTY ADDRESS	1712 Lamar St Sweet Water, TX 79556
• LIST PRICE	\$462,857
• CAP RATE	7.00%
• LOT (ACRES)	±0.39
• YEAR BUILT	1966
• APN	S2600-0004-04
• PARKING SPACES	12
• LEASE TYPE	NNN
• TYPE OF OWNERSHIP	Fee Simple

ANNUALIZED OPERATING DATA

Lease Commence	Lease End	Monthly Rent	Annual Rent	Cap Rate
1/1/19	12/31/23	\$2,700.00	\$32,400.00	7.00%

TENANT SUMMARY

Tenant Trade Name	7-Eleven
Lease Guarantor	Delek US Holdings, Inc.
GLA	±2,640 SF
Original Lease Term (Years)	5
Lease Expiration	12/31/2023
Lease Commencement	1/1/2019
Rent Commencement	1/1/2019
Roof and Structure	Tenant Responsibility
Annual Rent	\$32,400

PROPERTY OVERVIEW



DELEK US HOLDINGS, INC.

Founded in 2001, Delek US Holdings, Inc. is a downstream energy company with assets in petroleum refining, logistics, convenience store retailing, and renewables. This platform was created through a combination of M&A and organic projects that have supported continued growth since 2001. The most recent step, which doubled the size of Delek, was the completion of the **acquisition of Alon** USA Energy, Inc. in July 2017 and the acquisition of the remaining units of Alon USA Partners in February 2018. The inland refining system has four refineries with approximately 70% of its crude oil sourced from the Permian Basin, via a combination of third-party and Delek pipelines. In the midstream business, Delek is developing its Permian Basin platform through the construction of its Big Spring Gathering system around Big Spring, Texas. The focus is to further develop the more stable midstream business to provide additional EBITDA diversity by growing the size of this business over time. Initiatives are underway to improve the retail operations, which are primarily in west Texas and New Mexico, through reimagining, rebranding and new store construction. Delek remains committed to creating and sustaining long-term value for its employees, communities, and shareholders.



LARGEST

7-Eleven licensee in the
United States

DK

NYSE

300

convenience stores

BA3

Credit Rating
two behind the top tier of
non-investment grade credit

THE OFFERING

PROPERTY NAME	7-Eleven
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Property Address	1712 Lamar St Sweet Water, TX 79556
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SITE DESCRIPTION

Number of Stories	One
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Year Built	1966
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GLA	± 2,640 SF
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Lot Size	±0.39 AC
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Type of Ownership	Fee Simple
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7 - ELEVEN

7-Eleven is the world's largest convenience store chain operating, franchising and licensing more than 70,000 stores in 18 countries and is also one of the nation's largest independent gasoline retailers. As the pioneer of the convenience store concept, 7-Eleven strives to meet 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 maintains a selection of approximately 2,500 different products and services tailored to meet the needs and preferences of its local clientele.



#1

Entrepreneur's
Magazine Top Global
Franchises List

TOP C-STORE

Team Members

#3

Forbes' Top 20 Franchises
to Start

AA-

Credit Rating (S&P)



SURROUNDING TENANTS



REGIONAL MAP



MIDLAND, TX.....±107 MILES



LUBBOCK, TX.....±123 MILES



FT WORTH, TX.....±192 MILES



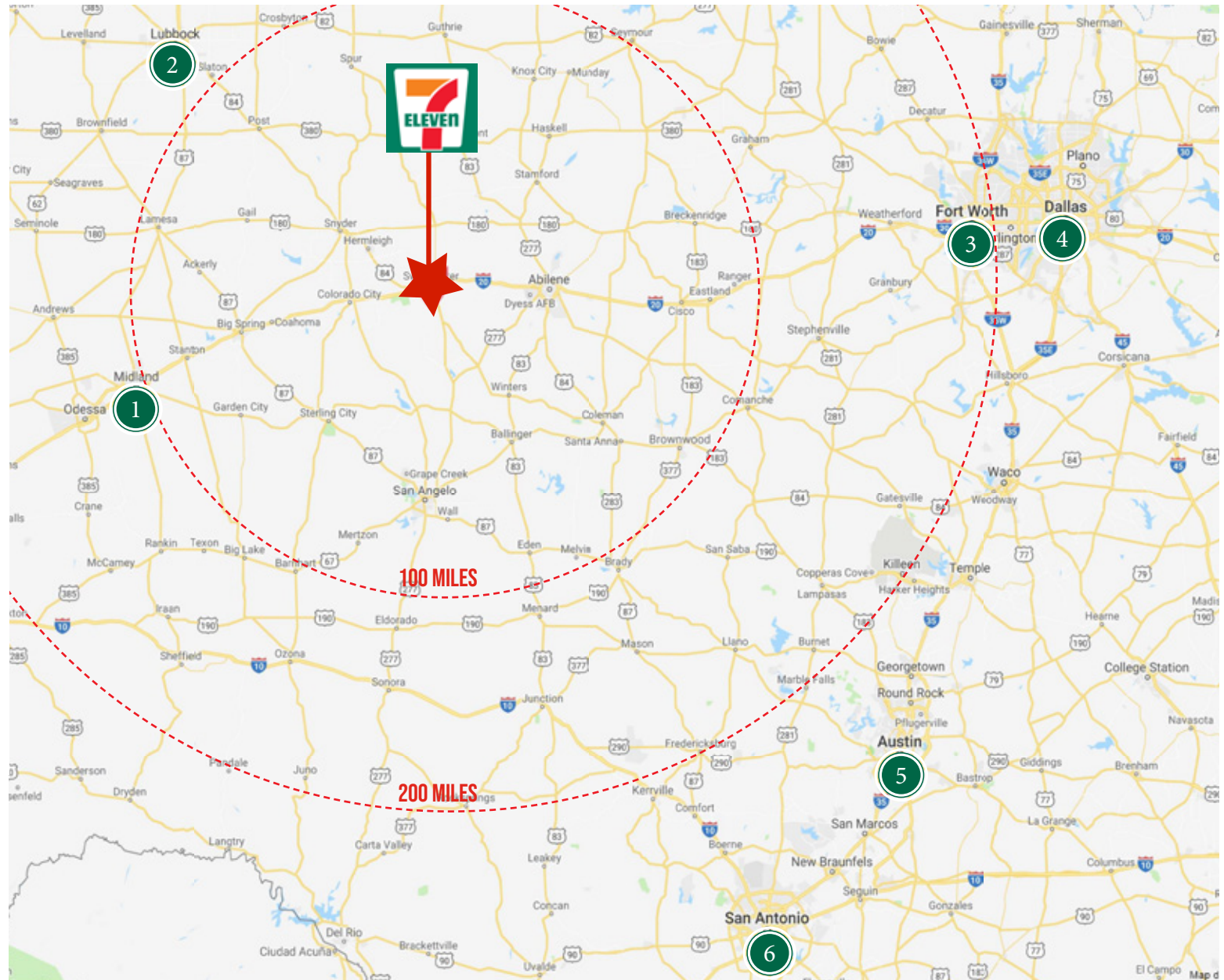
DALLAS, TX.....±223 MILES



AUSTIN, TX.....±250 MILES



SAN ANTONIO, TX.....±263 MILES



AREA OVERVIEW



SWEETWATER, TX

Sweetwater, Texas is the county seat and largest population center of Nolan County located on I-20 virtually halfway between El Paso and Shreveport.

The Texas State Technical College (TSTC) campus is located three miles west of historic downtown Sweetwater, which has a history of being a hub for cotton, oil, and cattle. The town has a hospital, two golf courses, a local newspaper, a historic renovated movie theater, and a large public swimming pool, as well as public fishing and recreational facilities at Lake Sweetwater. You can enjoy local attractions offered throughout the year at the Nolan County Coliseum, and you won't want to miss the annual Rattlesnake Roundup.



AREA DEMOGRAPHICS

POPULATION	3-Mile	5-Mile	7-Mile
2010 Census	11,413	11,992	12,643
2019 Estimate	10,894	11,481	12,130
2024 Projection	10,933	11,536	12,196
HOUSEHOLDS	3-Mile	5-Mile	7-Mile
2010 Census	4,534	4,705	4,984
2019 Estimate	4,354	4,530	4,812
2024 Projection	4,383	4,565	4,851
INCOME	3-Mile	5-Mile	7-Mile
Average Household Income	\$53,450	\$54,475	\$55,900

MIDLAND, TX

At the midpoint between Dallas and El Paso in the heart of the Permian Basin, Midland is a city that achieves a balance between traditional charm and modern amenities. It is the county seat of Midland County and a commercial center of the region.

With the lowest unemployment rate in the United States, Midland has a community that is active in its economic development. It is this engagement that has ensured continued prosperity for the region. Midland's economic base is concentrated mainly in the oil and gas industry; however, ranching and agriculture, health care, retirement and transportation contribute to the stability and diversity of the economy.

Largely due to the availability of post-secondary and higher education resources within the Midland area, the community's work force is well-educated and proactive. Access to this hard-working labor pool is essential in a competitive global environment, giving the surrounding businesses an advantage. The University of Texas Permian Basin campus brings 3,500 students to the area in addition to a health science center run by Texas Tech.

Health care services have continued to expand to meet the needs of the growing populace, which has exceeded 100,000. Community support has enabled Midland to offer medical services rivaling those in the largest cities.

A low cost of living, affordable housing and award winning health care services have made Midland an ideal home for families and retirees. Oil money brought an attractive skyscraper-centered downtown, which is teeming with cultural and recreational opportunities from unique museums and delicious food to exciting music and nightlife.





LUBBOCK, TX

Lubbock has grown into a vibrant and bustling city. While many things have changed since its incorporation in 1909, one thing has remained the same: Lubbock continues to be known for the charm and hospitality of its people.

Today Lubbock is the crossroads of culture in West Texas. It is the hub of art exhibits, award-winning wineries, live music, theatrical performances and more. Thanks to its thriving and increasingly diverse art and culture scene, Lubbock attracts millions of visitors every year.

Museums like the Buddy Holly Center and the West Texas Walk of Fame, attract thousands of visitors each year from across the world and are lasting proof of the thriving musical talent developing in Lubbock. The other museums in Lubbock, such as the American Wind Power Museum, the National Ranching Heritage Center, the Museum of Texas Tech University or the Silent Wings Museum, all tell a unique story that grasps the attention of visitors and take you on a journey through history.

TEXAS TECH

Texas Tech University is among 120 universities and colleges in the Carnegie Classification of Institutions of Higher Education's "Very High Research Activity" category. The University also is only one of 86 public institutions listed. The list is updated every three years and universities must maintain specific criteria to achieve designation. Texas Tech first made the list in 2015. Texas Tech University is located on the South Plains of West Texas in Lubbock (pop. 243,839). As the University was being established, several potential locations, including Floydada, Plainview, Big Spring, and Sweetwater were considered before Lubbock was selected.

The campus, which boasts Spanish Renaissance architecture, was described by American author James A. Michener as the "most beautiful west of the Mississippi until you get to Stanford" and by Stewart Mandel of Sports Illustrated as "easily one of the ten most beautiful campuses" he had seen. Many of the newly constructed buildings qualify for LEED certification, yet maintain the consistent Spanish theme throughout campus.

In fall 2018, 38,209 students were enrolled in the University. Of those, 31,957 were undergraduate, 5,835 graduate, and 417 law students. Twelve colleges and schools make up the academic areas at Texas Tech University and offer more than 150 undergraduate degrees, 100 graduate degrees, and 50 doctoral degrees. There are more than 450 organizations at Texas Tech University in which students can get involved. Texas Tech University's Red Raiders are members of the Big 12 Conference and compete in 17 varsity sports, including nine women's and eight men's programs.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **7-Eleven** located at **1712 Lamar St, Sweet Water, TX 79556** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

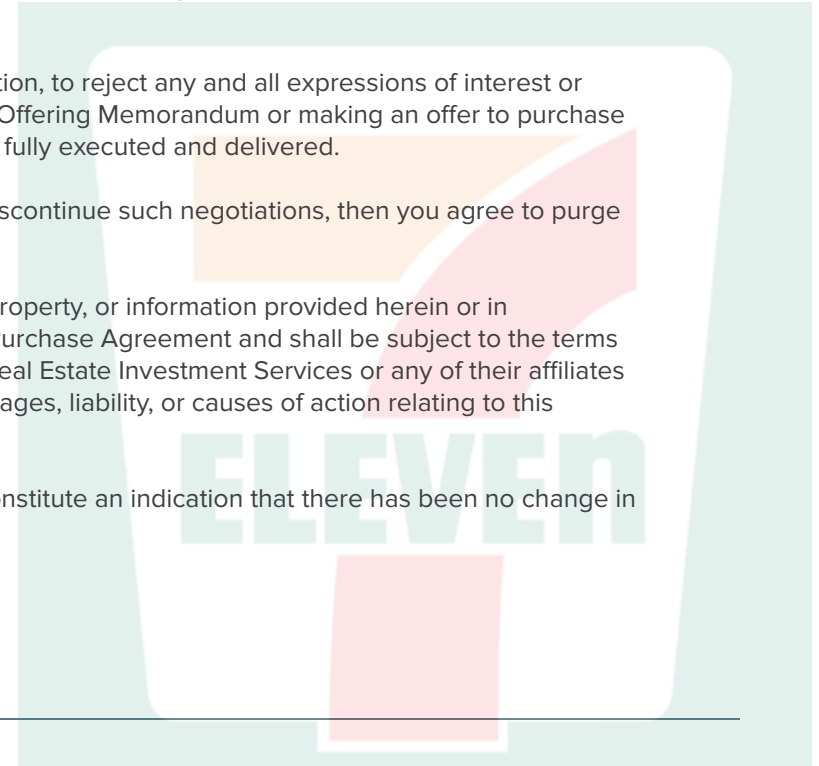
1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or bring up its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



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MATTHEWS™
REAL ESTATE INVESTMENT SERVICES



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
_____ Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____ Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date