7-ELEVEN®

1605 E INNES STREET SALISBURY, NC 28146 (CHARLOTTE MSA)

ABSOLUTE NNN LEASE

Q1 2020 OPENING

S&P BOND RATING
AA-

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OFFERING HIGHLIGHTS

\$5,366,775
5.00%
\$268,339*
Absolute NNN
5% Every 5 Years (Base Term & Option Periods)
2020
3,010 SF
1.51 Acres
8/16
44129

*Base Rent is subject to change based upon final project costs.

Continental Structural Plastics

TOP ROWAN COUNTY EMPLOYERS

Food Lion Dillard's Inc.

Daimler Trucks North America LLC Wal-Mart Stores, Inc.

Rowan Regional Medical Center Swing Transport, Inc.

Gildan Schult Homes

Henkel Corp

INVESTMENT OVERVIEW

Fundamental Location, Visibility & Access

- Desirable Charlotte MSA location
 - > From '17 to '18, metro Charlotte had the nation's 13th-highest count of new residents
- Located directly off I-85 (±84,000 VPD)
- Strong traffic counts of $\pm 29,500$ VPD along E. Innes Street
- Flat topography with phenomenal visibility
- Access to traffic signal via inter-parcel access
- Brand new 2020 construction
- Large footprint with 8 pumps and 16 fueling stations
- Vibrant retail corridor anchored by Food Lion, Walmart, Lowe's, Cinemark, etc.
- Limited gas/c-store competition
- Strong daytime population (±42,947 3-mile)

Optimal Lease Structure

- 15-year base term
- Four (4), five-year options
- 5% rent escalations every 5 years throughout entire lease
- Triple Net (NNN) lease with no landlord responsibilities
- Corporately guaranteed by 7-Eleven, Inc.
- Investment grade credit rating of AA-/Stable (S&P)
- Tax advantages with accelerated depreciation due to fee simple ownership

Category-Leading Tenant

- World's Largest Convenience Retailer with over 69,000 locations globally, including 11,800 North American locations
- Ranks #278 on Forbes' "World's Largest Companies" list in 2019 with \$61.6 B in revenue and a \$30.3 B market cap
- Seven & I Holdings, 7-Eleven's parent company, plans to double its store count in the U.S. by 2027
- #10 on the Franchise 500 in 2019 by Entrepreneur.com
- Ranked on Fast Company Magazine's World's Top 10 Most Innovative Companies in Retail





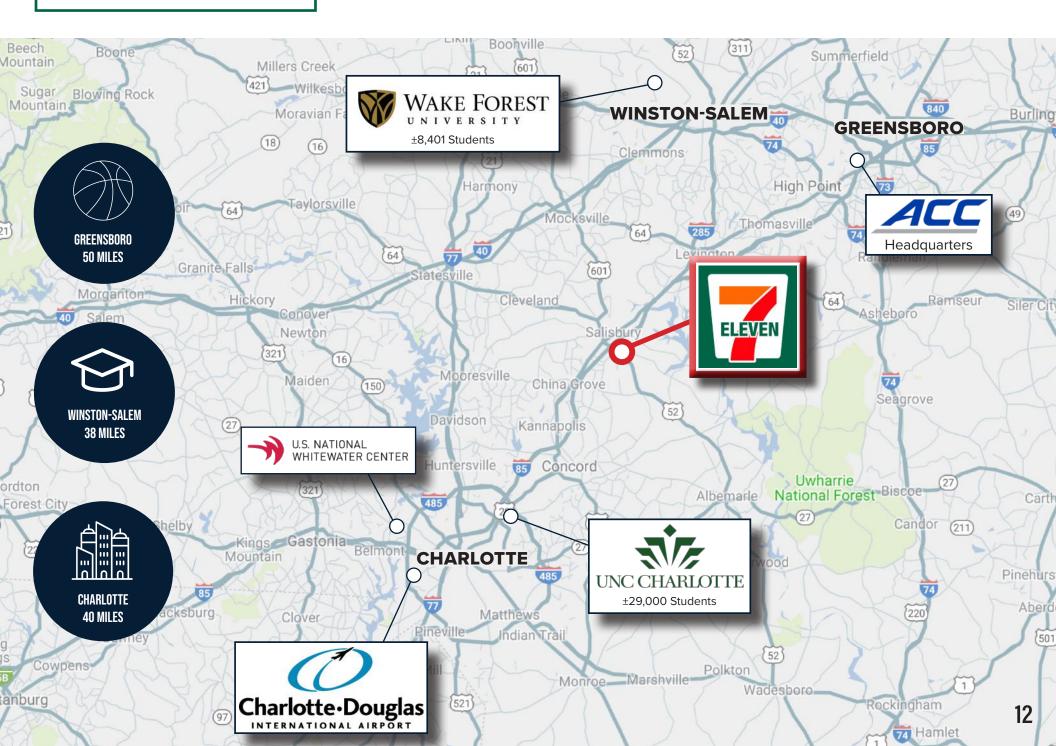




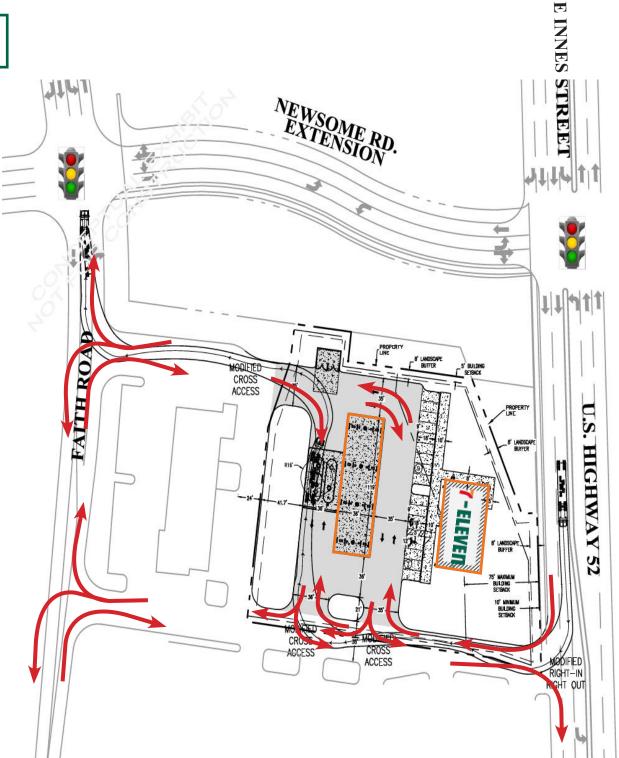




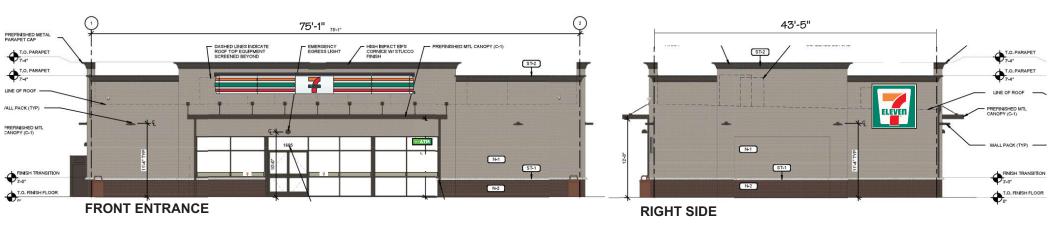
REGIONAL MAP

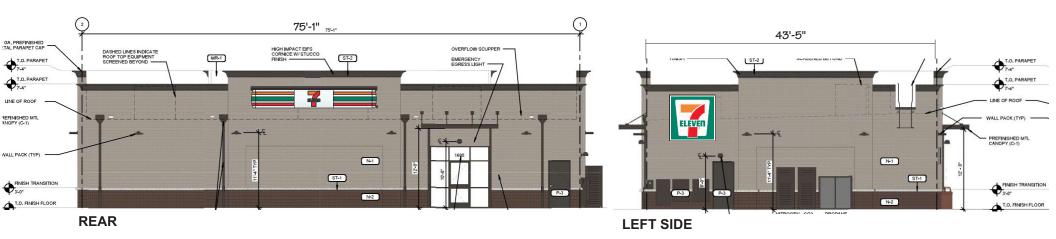


SITE PLAN



ELEVATIONS





CONSTRUCTION PHOTOS











LOCATION OVERVIEW

Salisbury is the county seat of Rowan County in the center of the Piedmont region and industrial heart of North Carolina. The city is located just 50 minutes from both Charlotte, NC and Greensboro, NC and is part of the Charlotte MSA. Salisbury is the oldest continually populated colonial town in the western region of North Carolina and is noted for its historic preservation, with five Local Historic Districts and ten National Register Historic Districts. The town is home to North Carolina soft drink, Cheerwine, regional supermarket, Food Lion and Rack Room Shoes. Major employers in Salisbury include the headquarters of Food Lion, a regional grocery chain that is one of the US subsidiaries of Delhaize; the W.G. (Bill) Hefner VA Medical Center, the City of Salisbury, and the County of Rowan. Novant Health Rowan Medical Center and the Rowan Salisbury School System are also major employers. Smaller employers include textile mills and other manufacturing businesses. In 2019, the pet food retailer Chewy announced it would build a 700,000 square foot facility employing 1,200, putting it among the top three private companies in Rowan County along with Food Lion and Daimler Trucks. The new facility will be located 5 miles from the subject property along I-85.

Charlotte is recognized worldwide for being a hub for the energy, transportation, banking and healthcare industries and a rich place for arts, culture, sports, and entertainment. The city was ranked the No. 1 fastest-growing tech talent market for the past two years. Business is thriving due to North Carolina having the lowest corporate tax rate on the East Coast and a region with an educated, talented and innovative workforce, regularly ranked in the top three best places to start a business. Charlotte is home to the corporate headquarters of Bank of America and the east coast operations of Wells Fargo, which along with other financial institutions has made it the second-largest banking center in the United States since 1995. Among Charlotte's many notable attractions, some of the most popular include the Carolina Panthers (NFL), the Charlotte Hornets (NBA), the NASCAR All-Star Race, the Wells Fargo Championship, the NASCAR Hall of Fame, the Charlotte Ballet, Children's Theatre of Charlotte, Carowinds amusement park, and the U.S. National Whitewater Center.

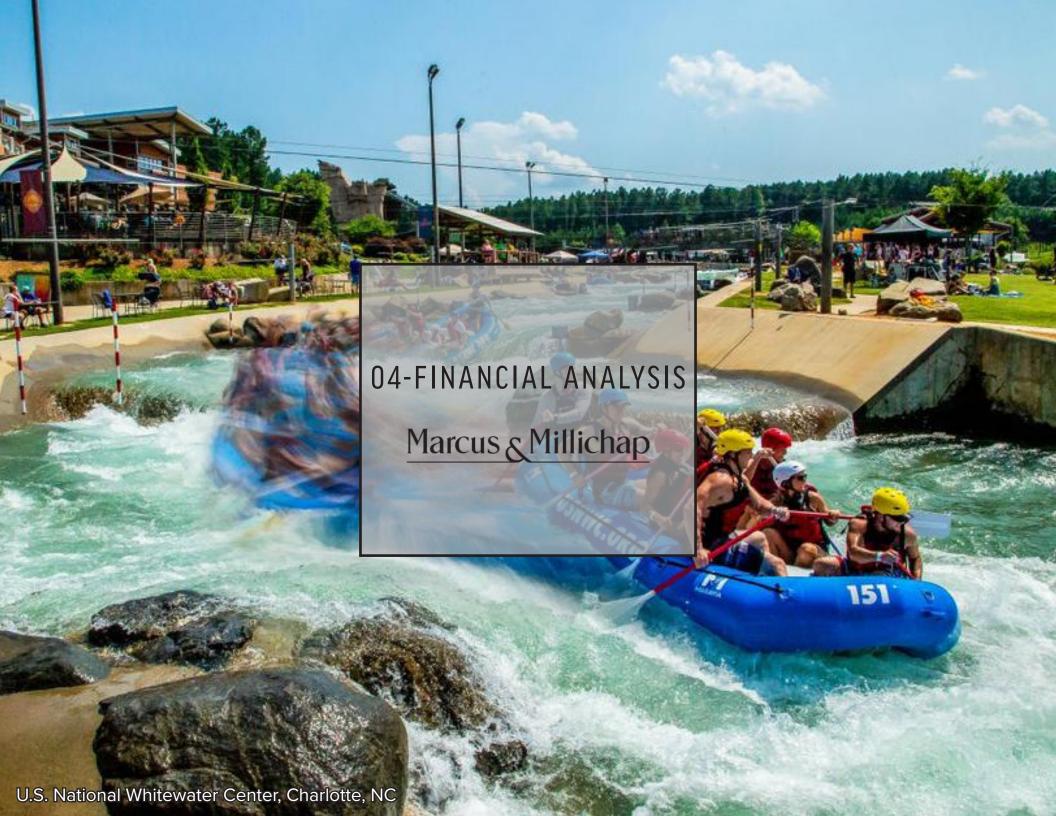






DEMOGRAPHICS

POPULATION	1 - MILE	3 - MILE	5 - MILE	POPULATION PROFILE	1 - MILE	3 - MILE	5 - MILE
2023 Projection	4,604	29,364	53,373	20 to 34 Years	19.3%	21.6%	20.3%
2018 Estimate	4,494	28,585	51,688	35 to 59 Years	29.3%	30.0%	30.8%
Growth 2018 - 2023	2.46%	2.72%	3.26%	60 to 74 Years	16.3%	14.8%	15.8%
2000 Census	4,357	27,324	47,741	Age 75+	10.4%	8.2%	7.9%
2010 Census	4,502	28,007	50,307	2018 Median Age	40.7	37.8	39.1
Growth 2000 - 2018	3.14%	4.61%	8.23%	2018 Population 25 + by Education Level	3,113	18,994	34,716
HOUSEHOLDS				Elementary (0-8)	4.74%	3.90%	4.13%
2023 Projections	1,964	11,652	20,729	Some High School (9-11)	11.53%	10.16%	9.78%
2018 Estimate	1,894	11,245	19,916	High School Graduate (12)	33.53%	30.99%	31.21%
Growth 2018 - 2023	3.69%	3.61%	4.08%	Some College (13-15)	21.62%	22.62%	22.30%
2010 Census	1,913	11,092	19,493	Associates Degree Only	7.83%	8.03%	8.90%
2000 Census	1,829	10,851	18,538	Bachelors Degree Only	13.98%	16.50%	15.92%
Growth 2000 - 2018	3.55%	3.63%	7.43%	Graduate Degree	6.12%	6.98%	6.85%
2018 EST. HOUSEHOLDS BY	/ INCOME			DAYTIME POPULATION			
\$200,000 or More	1.96%	2.34%	2.55%	2018 Estimate	6,069	42,947	68,280
\$150,000 - \$199,999	1.38%	2.56%	2.76%				
\$100,000 - \$149,999	9.58%	8.50%	8.77%	2018 POPULATION BY RACE			
\$75,000 - \$99,999	11.99%	10.76%	11.57%	% White Population	53.67%	51.98%	60.32%
\$50,000 - \$74,999	18.98%	17.69%	19.73%	% Black Population	37.02%	39.62%	30.43%
\$35,000 - \$49,999	10.21%	13.84%	14.47%	% Asian Population	0.94%	1.28%	1.54%
\$25,000 - \$34,999	9.76%	11.16%	10.97%	% American Indian, Eskimo, Aleut Population	0.41%	0.38%	0.38%
\$15,000 - \$24,999	15.69%	13.57%	12.59%	% Hawaiian or Pacific Islander	0.04%	0.04%	0.06%
\$10,000 - \$14,999	8.96%	7.27%	6.68%	Population			
Under \$9,999	11.48%	12.30%	9.90%	% Multi-Race Population	2.09%	2.60%	2.40%
Average Household Income	\$56,164	\$58,309	\$61,864	% Other Population	5.83%	4.09%	4.87%



LEASE ABSTRACT

TENANT:

7-Eleven, Inc., a Texas corporation

LEASE GUARANTOR:

Corporate

BUILDING SIZE:

3,010 Square Feet

LEASE COMMENCEMENT:

Est. March 1, 2020

LEASE EXPIRATION:

Est. February 28, 2035

LEASE TYPE:

Absolute NNN

BASE TERM:

15 Years

BASE RENT:

\$22,365.73 per month/\$268,388.76 annually (Years 1-5) \$23,484.01 per month/\$281,808.12 annually (Years 6-10) \$24,658.21 per month/\$295,898.52 annually (Years 11-15)

*Base Rent subject to change based upon final construction costs.

OPTIONS:

Four (4), 5-year options

OPTION RENT:

Option 1: \$25,891.12 per month/\$310,693.44 annually (Years 16-20)

Option 2: \$27,185.68 per month/\$326,228.16 annually (Years 21-25)

Option 3: \$28,628.29 per month/\$343,539.48 annually (Years 26-30)

Option 4: \$29,972.21 per month/\$359,666.52 annually (Years 31-35)

TENANT MAINTENANCE OBLIGATIONS:

Tenant is responsible, which includes roof, slab and structure.

LANDLORD MAINTENANCE OBLIGATIONS:

None -- Absolute NNN

TAXES AND UTILITIES:

Tenant shall be responsible for all property taxes and shall pay all utilities.

INSURANCE:

Tenant is responsible.

TENANT RESTORATION OBLIGATIONS:

At termination of their lease, Tenant is responsible for removing all underground storage tanks and all other equipment, restoring the subject property to its original condition, including any remediation obligations that may be required by the state.

ASSIGNMENT & SUBLETTING:

Tenant shall have the right to assign or sublease; however, in all cases Tenant shall remain liable for payment of rent and performance of the terms, covenants and conditions of this Lease.

RIGHT OF FIRST REFUSAL:

Tenant has been granted a thirty (30) day Right of First Refusal.

ESTOPPEL:

Tenant shall provide an executed Estoppel Certificate to Landlord within thirty (30) days of written request.



7-ELEVEN.

TENANT TRADE NAME

7-Eleven

OWNERSHIP

Wholly-Owned Subsidiary of Seven & 1 Holdings Co., Limited

TENANT

7-Eleven, Inc.

LEASE GUARANTOR

7-Eleven, Inc.

S&P CREDIT RATING

AA-

MOODY'S CREDIT RATING

Baa1

HEADQUARTERS

Irving, TX





\$30.3 BILLION Market Cap

Global Revenue



Top Global Franchise & Fastest-Growing Franchise

(2018 Franchise 500, Entrepreneur)

TENANT SUMMARY

7-Eleven is the world's largest convenience store chain and was founded in 1927 in Dallas, Texas. 7-Eleven, Inc. is the U.S. subsidiary of the international chain that operates, franchises, and licenses over 69,000 stores in 18 countries. It is headquartered in Irving, Texas with the parent company, Seven-Eleven Japan Co., Ltd., located in Chiyoda, Tokyo. The chain was known as Tote'm Stores until it was renamed in 1946. Seven-Eleven Japan is held by the Seven & I Holdings Co.

7-Eleven focuses on meeting the needs of convenience-oriented quests by providing a broad selection of fresh, high-quality products and services at everyday fair prices with speedy transactions in a clean, friendly shopping environment. Stores typically vary in size from 2,400 to 3,000 square feet and are most often located on corners for great visibility and easy access. In addition to being the world's largest convenience store chain, 7-Eleven is also one of the nation's largest independent gasoline retailers.

FINANCIAL SUMMARY

THE OFFERING

Property Address:

Cap Rate:

Price:

Gross Leasable Area (GLA):

Lot Size:

Year Built:

Type of Ownership:

LEASE SUMMARY

\$5,366,775

1605 E Innes St...

Salisbury, NC 28146

5.00%

3,010 SF

1.51 Acres

2020

Fee Simple

Tenant:

Rent Increases:

Guarantor:

Lease Type:

Lease Commencement:

Lease Term:

Renewal Options:

Landlord Responsibility:

Tenant Responsibility:

Right of First Refusal

7-Eleven, Inc.

5% Every Five (Base Term & Options)

Corporate

Absolute NNN

Fst. 3/1/2020

15 Years

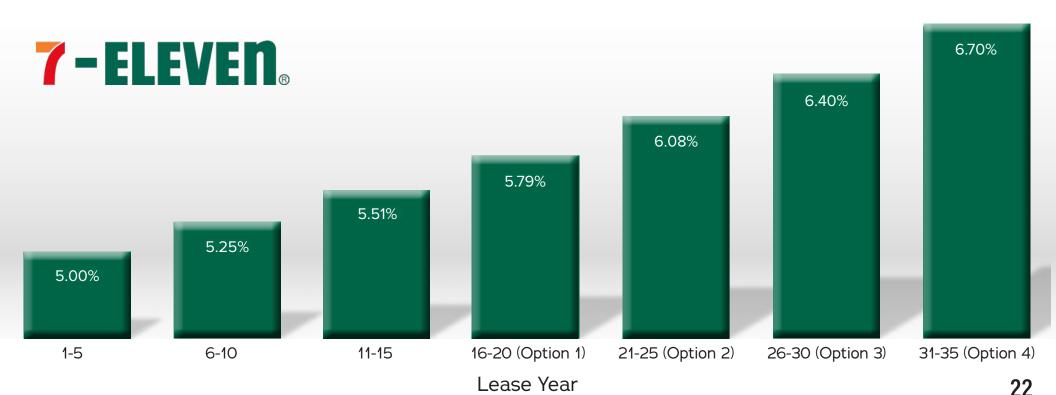
Four (4), 5-Year

None

CAM, Taxes, Insurance, Utilities, Roof

& Structure

Yes - 30 Days





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