





INVESTMENT OVERVIEW



7500 S PIERCE ST, LITTLETON, CO 80128



\$4,231,000 PRICE



4.50%CAP RATE



15 YEARS



7.5% EVERY FIVE YEARS



2020 YEAR BUILT





INVESTMENT HIGHLIGHTS

- Best in-Class Tenant: 7-Eleven is considered the premier tenant in the net-lease industry with nearly 70,000 locations, more than McDonald's and Starbucks combined. 7-Eleven has one of the strongest credit ratings in the industry with an investment-grade credit rating of AA-; similar to the United States Federal Government.
- Ideal Real Estate Location: The property sits on the hard corner of two main thoroughfares with combined traffic counts of ±70,700. There is limited competition from other gas stations / convenience stores that serve the immediate vicinity and this asset out-positions its competitors.
- Strong Demographics: There are over 211,000 residents in the 5-mile radius with an average household income exceeding ±\$123,000. The population has seen a steady growth rate and is projected to increase by an additional 5%+ over the next 5 years. The consumer spending in the 5-mile radius exceeds \$2.5B with over \$200M spent on gasoline, which is expected to increase to over \$260M in the next 5 years.
- Denver is Booming: Denver was recently ranked by U.S. News and World's Report as the #2 best place to live in America and has consistently ranked as one of the top cities by Forbes. Denver is ranked as the 19th largest MSA in the United States with over 15% growth in the past 8 years. There is expected to be nearly 1.5 million more people living in Denver by 2050 than there are today.
- NNN Property with Increases: The property is a NNN lease with minimal landlord responsibilities and offers 7.50% increases every 5 years; the lease offers 4, 5-year options.
- Increased Savings Through Depreciation: Most gas stations offer an investor significant tax savings through accelerated depreciation by allowing the investor to depreciate the asset over 15 years rather than 39 years. This allows investors to save 260% through depreciation compared to owning a typical net-lease investment. An investor should verify through their accountant.

SURROUNDING TENANTS





FINANCIAL OVERVIEW





ANNUALIZED OPERATING DATA

	Monthly Rent	Annual Rent	CAP
Years 1-5	\$15,865.08	\$190,381	4.50%
Years 6-10	\$17,054.96	\$204,660	4.84%
Years 11-15	\$18,334.09	\$220,009	5.20%
Option 1	\$19,709.14	\$236,510	5.59%
Option 2	\$21,187.33	\$254,248	6.01%
Option 3	\$22,776.38	\$273,317	6.46%
Option 4	\$24,484.61	\$293,815	6.94%

INVESTMENT SUMMARY

»	OFFERING PRICE	\$4,231,000
»	CAP RATE	4.50%
»	TOTAL BUILDING AREA	± 3,000 SF
»	TOTAL LAND AREA	± 1.04 Acres (± 45,143 SF)
»	YEAR BUILT	2020

TENANT SUMMARY

Tenant Trade Name	7-Eleven, Inc. Inc.
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NNN
Structure & Foundation	Landlord Responsible
Roof	Tenant Responsible
Original Lease Term	15 Years
Estimated Rent Commencement	4/15/20
Lease Expiration Date	15 Years from Rent Commencement
Term Remaining	15 Years
Increases	7.5% Every Five Years
Options	Four (4), Five (5) Year Options

TENANT OVERVIEW







±70,000NO. OF LOCATIONS



45,000NO. OF EMPLOYEES



\$1.51B REVENUE



AA-CREDIT RATING (S&P)



DALLAS, TX HEADQUARTERS

THANK HEAVEN FOR 7-ELEVEN

TENANT OVERVIEW

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.

Entrepreneur's

Magazine Top Global

Franchises List

TOP C-STORE

#3

Forbes' Top 20 Franchises to Start



AREA OVERVIEW

LITTLETON, CO

Littleton is the Home Rule Municipality in Arapahoe, Douglas, and Jefferson counties that is the county seat of Arapahoe County, Colorado. The city is a part of the Denver-Aurora-Lakewood, CO Metropolitan Statistical Area. The occupational composition of the employed civilian labor force was: 44.4% in management, business, science, and arts; 25.0% in sales and office occupations; 17.8% in service occupations; 6.6% in production, transportation, and material moving; 6.2% in natural resources, construction, and maintenance. The three industries employing the largest percentages of the working civilian labor force were: educational services, health care, and social assistance (20.1%); professional, scientific, and management, and administrative and waste management services (14.1%); retail trade (11.2%).

	POPULATION	1-MILE	3-MILE	5-MILE
	2025 PROJECTION	14,961	85,618	223,665
	2020 ESTIMATE	14,531	81,239	211,685
ė	2010 CENSUS	14,242	74,548	191,338
	GROWTH 2020-2025	2.96%	5.39%	5.66%
1	GROWTH 2010-2020	2.03%	8.97%	10.63%
	HOUSEHOLDS	1-MILE	3-MILE	5-MILE
	2025 PROJECTION	5,697	34,780	91,547
	2020 ESTIMATE	5,481	32,804	86,087
	2010 CENSUS	5,216	29,484	76,202
	GROWTH 2020-2025	3.94%	6.02%	6.34%
	GROWTH 2010-2020	5.08%	11.26%	12.97%
	INCOME	1-MILE	3-MILE	5-MILE
	AVERAGE HOUSEHOLD INCOME	\$126,678	\$129,363	\$123,957
	MEDIAN HOUSEHOLD INCOME	\$107,610	\$101,464	\$96,761





DENVER, CO

Denver is the capital and most populous municipality of the U.S. state of Colorado. Denver is in the South Platte River Valley on the western edge of the High Plains just east of the Front Range of the Rocky Mountains. Denver is nicknamed the Mile-High City because its official elevation is exactly one mile above sea level, making it the highest major city in the United States.

#1

BEST PLACES FOR BUSINESS AND CAREER -FORBES 2 ND

IN
THE UNITED STATES

Denver's neighborhoods are alive with tasty chef-owned restaurants, art galleries, and one-of-a-kind boutiques. Whether you visit RiNo, LoDo, LoHi, Uptown, Five Points, Cherry Creek, Highlands, Golden Triangle, South Gaylord, South Pearl or Antique Row, you will find charming cafes, bookstores, artists, big name shopping, brewpubs, and a wide assortment of restaurants serving all cuisines.

±3M

10-COUNTY METRO POPULATION

2.4%

PROJECTED JOB GROWTH -FORBES Denver is ranked as a Beta-World city by the Globalization and World Cities Research Network. With an estimated population of 693,060 in 2016, Denver is the 19th-most populous U.S. city, and with a 15.48% increase since the 2010 United States census. Denver was named 2018 3rd best place to live in the United States by US News & World Report.

18TH

BEST PLACE TO LIVE -US NEWS & WORLD REPORT 3.5%

HOUSEHOLD INCOME GROWTH -FORBES

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of 7-Eleven located at 7500 S Pierce St, Littleton, CO 80128 ("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 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.



LISTING AGENTS

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