

FILE PHOTO

SECURE
NET LEASE


7-ELEVEN

S&P : AA-

\$5,384,000 | 5.25% CAP

114 US-90 ALT, Gonzales, TX 78629 (San Antonio MSA)

- ✓ New Corp. 15-Yr. Absolute NNN Lease
- ✓ 7-Eleven is the Largest Retail Chain in the World - 12,000+ N. America Locations
- ✓ Off U.S. Interstate-10 - 300K VPD
- ✓ Near San Antonio - 7th Largest City in the U.S.
- ✓ Property will benefit from 7-Eleven's "Laredo Taco Company" restaurant concept.

A photograph of a 7-Eleven gas station at night. The station features a large canopy with illuminated 7-Eleven signs. Several gas pumps are visible, each with a 7-Eleven logo. A white SUV is parked in the foreground, and a silver car is parked near the pumps. The store's entrance is visible in the background, with interior lights glowing through the glass doors.

7-Eleven, Inc., the Irving, Texas-based c-store chain, operates, franchises and/or licenses almost 70,000 stores in 17 countries, including more than 12,000 locations in North America, making it the largest retailer in the world.

INVESTMENT OVERVIEW

7-ELEVEN | GONZALES, TEXAS

\$5,384,000 | 5.25% CAP



\$282,651

NOI



±4,120 SF

BUILDING AREA



±1.243 ACRES

LAND AREA



1999/ 2020

YR BUILT/ RENOVATED



100%

OCCUPANCY



ABSOLUTE NNN

LEASE TYPE

- ✓ **New 15 Year Absolute NNN Lease** | 10% Rental Increase in Year 11 and All Option Periods
- ✓ **Corporate Guarantee from 7-Eleven, Inc.** | S&P Rated AA- | Largest Chain Store Operator Worldwide with 65,000 locations | 12,000 locations in North America
- ✓ **Hard Corner Location adjacent to numerous national retailers and hotels:** area retailers include: Walmart, HEB Grocery, McDonald's, O'Reilly Auto Parts, Taco Bell, Wells Fargo, AutoZone among others
- ✓ **Located Just South of Interstate 10:** I-10 corridor is over 2,400 miles stretching from CA to FL, average daily traffic throughout the entire corridor is over 41,000 with a maximum over 300,000 vehicles per day
- ✓ **Close proximity to San Antonio, TX:** Gonzales, TX is 70 miles from San Antonio which is the 7th largest city in the US with a population of 1,565,000
- ✓ **Diesel Fueling Station and Laredo Taco Restaurant.** Property benefits from diesel fueling station and ability to sell fuel to semi-trucks, as well as 7-Eleven's restaurant concept Laredo Tacos.

SECURE NET LEASE

CONTACT FOR DETAILS

ED BENTON

VICE PRESIDENT

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FILE PHOTO

SECURE NET LEASE | 3

TENANT OVERVIEW

7-ELEVEN | GONZALES, TEXAS



7-ELEVEN (7-eleven.com)

LESSEE: 7-ELEVEN, INC., A TEXAS CORPORATION

The brand name 7-Eleven is now part of an international chain of convenience stores, operating under Seven-Eleven Japan Co., Ltd., Primarily operating as a franchise. It is the largest chain store operator with approximately 65,000+ locations operating around the world, surpassing the previous record-holder McDonald's Corporation in 2007. Its stores are located in sixteen countries, with its largest markets being Japan, the United States, Canada, the Philippines, Hong Kong, Taiwan, Malaysia and Thailand. 7-Eleven, Inc. as a former U.S.-Originating company, is a subsidiary of Seven-Eleven Japan Co., Ltd, which in turn is owned by Seven & I Holdings Co. of Japan. The US chain has its headquarters in Irving, Texas.

\$5.1B

REVENUE

The company operates, franchises and licenses more than 9,800+ stores in the U.S. and Canada. Of the more than 9,800 stores the company operates and franchises in the United States, approximately 8,000 are franchised. Outside of the U.S. and Canada, there are more than 55,300 7-Eleven and other convenience stores in Japan, Taiwan, Thailand, South Korea, China, Malaysia, Mexico, Singapore, Australia, Philippines, Indonesia, Norway, Sweden and Denmark.

S&P : AA-

CREDIT RATING

7-Eleven also is one of the nation's largest independent gasoline retailers. Its company's name was changed from The Southland Corporation to 7-Eleven, Inc. after approval by shareholders on April 28, 1999.

67,000+

TOTAL LOCATIONS

7-Eleven focuses on meeting the needs of convenience-oriented customers by providing a broad selection of fresh, high-quality products and services at everyday fair prices, speedy transactions and a clean and friendly shopping environment. Each store's selection of about 2,500 different products and services is tailored to meet the needs and preferences of local customers. 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. 7-Eleven Accolades include: Ranked #1 on Entrepreneur magazine's 2017 Top Global Franchises List; Ranked #1 spot on Entrepreneur magazine's Franchise 500's Top 10 Most Popular Retail Companies for 2016, and No.2 in Forbes magazine's Top 20 Franchises to Start. 7-Eleven is No. 2 on FranchiseRanking.com for Best Convenience Store Franchise Company USA, and among GI jobs magazine's Top 100 Military Friendly Employers.

FILE PHOTO



POSITIONING 7-ELEVEN FOR THE FUTURE

David Bennett, October 12, 2018 (*CStore Decisions*)

For 91 years, 7-Eleven Inc. has often been on the cutting edge of major trends across the convenience store industry.

Whether it was the company's launch of the first self-serve soda fountain, 24/7 store hours, coffee sold in to-go cups, or the first self-serve gas pumps and ATMs installed at a c-store, 7-Eleven can count many "firsts." The biggest, of course, occurred in 1927. Convenience retailing got its start when employee "Uncle Johnny" Jefferson Green approached a young Joe C. Thompson of the

President and CEO Joe DePinto shares with Convenience Store Decisions how a customer-obsessed culture is propelling **the world's largest convenience retailer forward.**

Southland Ice Co. about selling bread, milk and eggs from the front dock of an ice house.

With success comes growth. Today, a new 7-Eleven store opens somewhere in the world every 3.5 hours. Convenience, 7-Eleven style, remains in high demand.

The Irving, Texas-based c-store chain, a subsidiary of Seven & I Holdings Co., operates, franchises and/or licenses more than 67,000 stores in 17 countries, including more than 11,800 locations in North America, making it the largest convenience retailer in the world.



CLICK HERE TO READ MORE

7-ELEVEN TO FURTHER GLOBAL GROWTH, ENTERING 18TH COUNTRY

February 28, 2019 (*Convenience Store News*)

7-Eleven Inc. is furthering its global growth by signing a master franchise agreement with a subsidiary of Future Retail Ltd to develop and operate 7-Eleven stores in India.

The expansion marks the company's first entry into the India. According to 7-Eleven, its entry into the country will modernize the small-retail environment and bring greater convenience to shoppers.

The first 7-Eleven in India is expected to open this year. The new master

7-Eleven Inc. is among **the most iconic global brands in the food retail landscape.** We are proud to bring this globally trusted convenience store to India and build new pathways together that will offer Indian customers greater convenience and choices, within their own neighborhood," said Kishore Biyani, founder & group CEO, Future Group.

franchisee plans to build 7-Eleven stores, as well as convert some of its existing locations to the 7-Eleven brand.

Internationally popular products, beverages, snacks and immediately consumable fresh foods with recipes developed for local tastes will be part of the initial convenience offering.



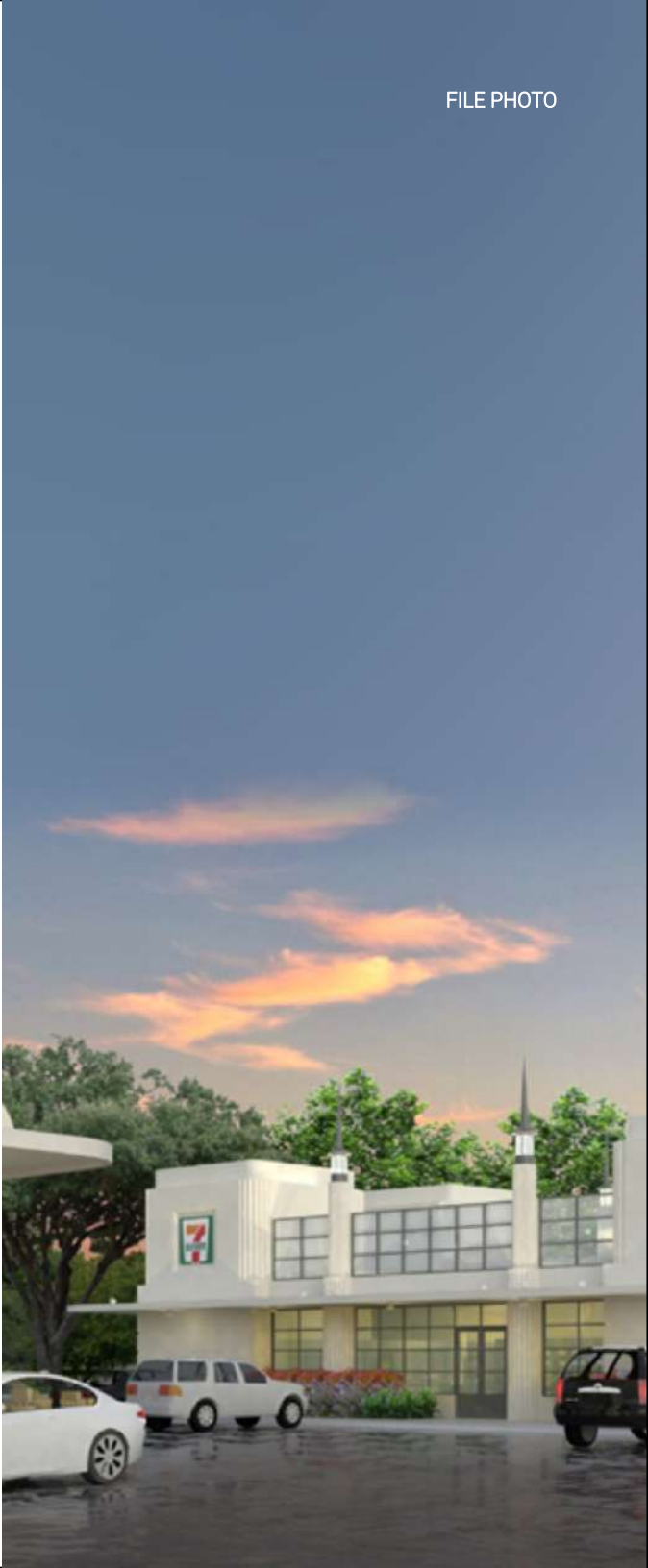
CLICK HERE TO READ MORE

LEASE OVERVIEW

7-ELEVEN | GONZALES, TEXAS

| | |
|------------------------|--|
| INITIAL LEASE TERM | 15-Years, Plus (4), 5-Year Options to Extend |
| RENT COMMENCEMENT | December 2nd, 2019 |
| LEASE EXPIRATION | December 1st, 2034 |
| LEASE TYPE | Corporate Absolute NNN |
| RENT INCREASES | 10% in Year 11; 10% Every 5yrs in Option Periods |
| ANNUAL RENT YRS 1-10 | \$282,651.00 |
| ANNUAL RENT YRS 11-15: | \$310,916.16 |
| OPTION 1 : | \$342,007.68 |
| OPTION 2 : | \$376,208.52 |
| OPTION 3 : | \$413,829.36 |
| OPTION 4 : | \$455,212.32 |

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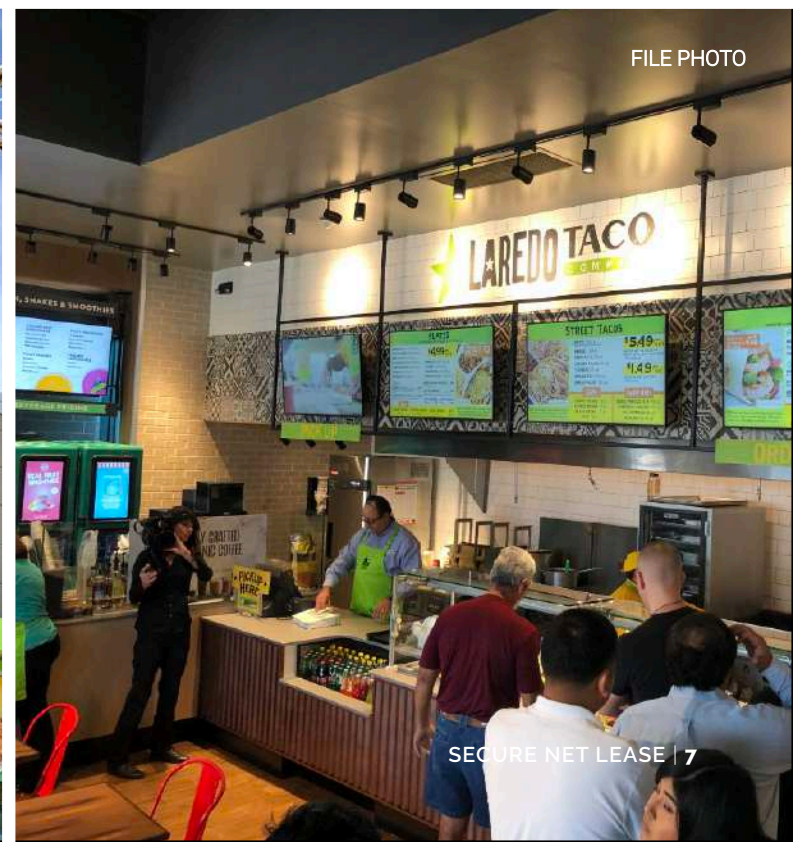
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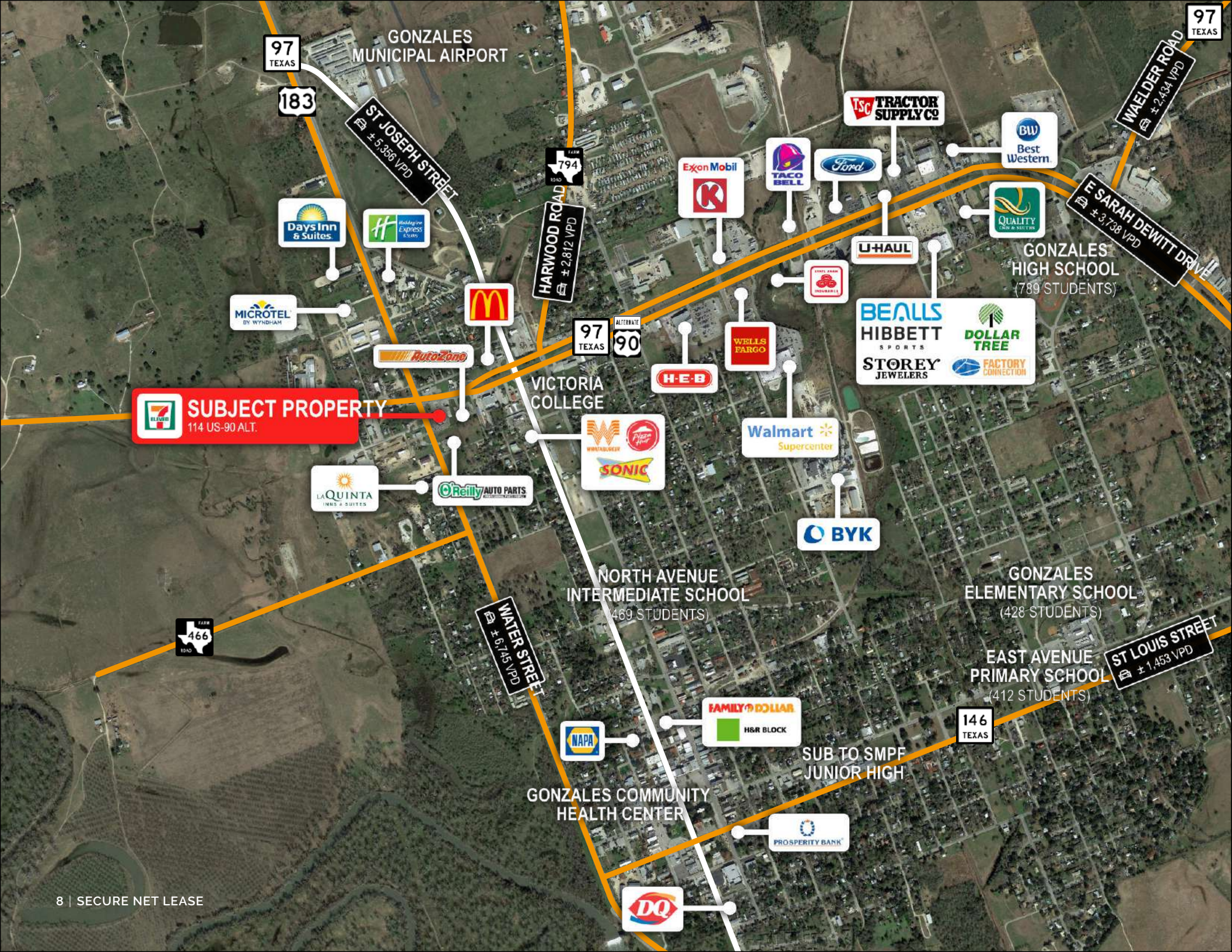
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FILE PHOTO



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SUBJECT PROPERTY
114 US-90 ALT.

GONZALES
MUNICIPAL AIRPORT

97
TEXAS

183

ST JOSEPH STREET
± 5,356 VPD

HARWOOD ROAD
± 2,812 VPD

97
TEXAS

90

VICTORIA
COLLEGE

NORTH AVENUE
INTERMEDIATE SCHOOL
(469 STUDENTS)

GONZALES
ELEMENTARY SCHOOL
(428 STUDENTS)

EAST AVENUE
PRIMARY SCHOOL
(412 STUDENTS)

SUB TO SMPF
JUNIOR HIGH

GONZALES COMMUNITY
HEALTH CENTER

GONZALES
HIGH SCHOOL
(789 STUDENTS)

ST LOUIS STREET
± 1,453 VPD

WELDER ROAD
± 2,434 VPD

E SARAH DEWITT DRIVE
± 3,738 VPD

97
TEXAS

146
TEXAS

SITE OVERVIEW

7-ELEVEN | GONZALES, TEXAS



1999/ 2020

YR BUILT/ RENOVATED



±4,120 SF

BUILDING AREA



±1.243 ACRES

LAND AREA

NEIGHBORING RETAILERS

AutoZone Auto

Pizza Hut

O'Reilly Auto Parts

H-E-B

La Quinta Inn

Microtel Inn

McDonald's

Circle K

Sonic Drive-In

Taco Bell

Whataburger

Tractor Supply Co.

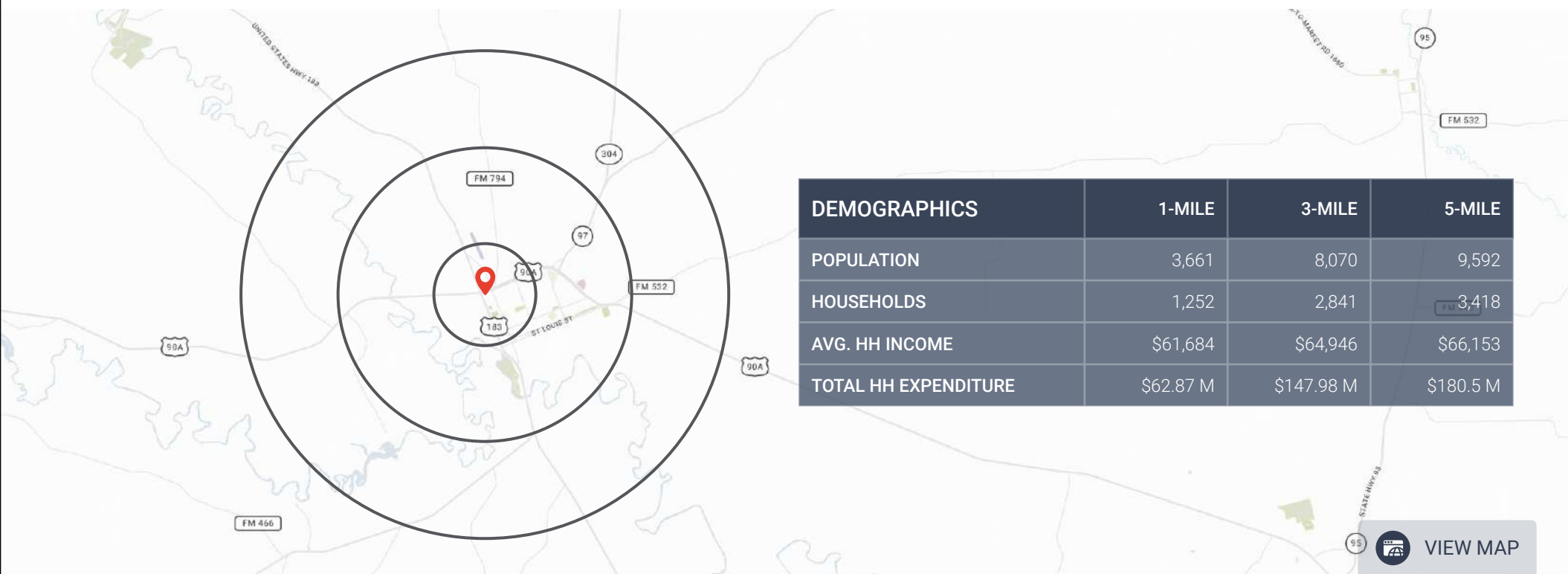


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LOCATION OVERVIEW

7-ELEVEN | GONZALES, TEXAS



ECONOMIC DRIVER'S (# of Employees in Gonzales)

| | | |
|---|--|--------------------------------------|
| Gonzales Independent School District (727) | Walmart Inc. (100) | Gravity Oilfield Services LLC (60) |
| Gonzales Health Care Systems Foundation (210) | Kitchen Pride Mushroom Farms, Inc. (100) | One Gas, Inc. (48) |
| Adam's Extract & Spice, LLC (163) | Cleaver-Brooks, Inc. (100) | Texas Healthcare, LLC (47) |
| Guadalupe Valley Electric Cooperative, Inc. (150) | Buddy's National Chickens, Inc. (76) | Touchstone Strategies LLC (45) |
| Tyson Foods, Inc. (130) | Purina Mills, LLC (60) | Central Texas Ingredients, Inc. (42) |

LOCATION OVERVIEW

7-ELEVEN | GONZALES, TEXAS



GONZALES TEXAS



20,558
POPULATION



\$47,515
MEDIAN HOUSEHOLD INCOME

Gonzales holds a unique place in Texas history as the site of the firing of the first shot for Texas Independence, and Gonzales is currently the county seat of Gonzales County with a population of 20,573. 7-Eleven is located just south of I-10 corridor which stretches over 2,400 miles from California to Florida, with a maximum amount of 300,000 vehicles passing daily. The subject property is also located approximately 50-miles away from Austin and 60-miles from San Antonio. Minutes from 7-Eleven is the Victoria College's Center of Education with roughly

Deep in the scenic Guadalupe Valley, Gonzales is growing! Ideally located within an hour of both Austin and San Antonio, ***Gonzales is in the middle of one of the fastest growing areas in the nation.***

18,000 students enrolled and several sports teams. Major industries in Gonzales are Health Care and Education 21.1%, manufacturing 15%, retail 12.3%, agricultural and mining 11.6%. The cost of living is 21.2% lower than the U.S. average.

San Antonio is the seventh most populous city in the United States and the second most populous city in both Texas and the Southern United States. San Antonio's notable attraction includes SeaWorld (3.3 million visitors annually), Six Flags (1.5 million visitors annually), the Alamo Bowl (70,000 visitors annually), and Marriage Island (hosts 225 weddings annually). According to the San Antonio Convention and Visitors Bureau, the city is visited by about 32 million tourists a year.

Austin is the capital of the U.S. state of Texas, the 11th most populous city in the U.S. and the 4th most populous city in Texas. It is also the fastest growing large city in the U.S. and the second most populous state capital. The city's 2019 estimated population is about 964,000 residents. The U.S. News & World Report named Austin the #1 place to live in the U.S. for 2017 and 2018. In 2018, Forbes awarded the South River City neighborhood "

20%

FUTURE JOB GROWTH IN
THE NEXT SEVERAL YEARS

"NEXT BIGGEST BOOM
TOWN IN THE U.S." (FORBES)

IN THE NEWS

7-ELEVEN | GONZALES, TEXAS

GONZALES SUCCESS STORIES

(Guadalupe Valley Economic Development)

Located in Seguin, Gretchen Bee Ranch is the only full-service beekeeper showroom in South Texas. Owners Mark and Thien are committed to providing fresh, healthy products from their beehives and from the hives of other beekeepers that they know and trust. "People can be assured that when they buy our honey, and other bee crafted products, they will know exactly where our products come from. All our products are presented to customers as purely as they come out of the hive. Nothing added, nothing taken away."

Gonzales Healthcare Systems has set the gold standard as *the first rural hospital in Texas, and only the second in the nation, to feature a state-of-the-art 3-D mammography machine in its Jane Johnson Women's Imaging Center.* The service attracts patients from Gonzales and surrounding counties, as well as close metropolitan cities such as Austin, seeking the benefits of this top notch technology.

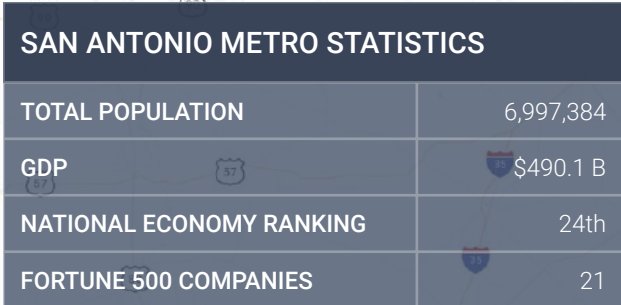
In addition to creating high-quality natural products, they are passionate about the health of the local bee population, aware of the positive impact they can make on bees and the ecosystem that depends on them. "We are working to repopulate bees that have disappeared from our area. Varroa mites, colony collapse disorder and small hive beetles are three of the adversaries that imperil bee hives today, and that have taken a serious toll on our world's bee population. With 30% of our diet dependent on pollination, the problem is troubling.



[CLICK HERE TO READ MORE](#)



7-ELEVEN | GONZALES, TEXAS



CALL FOR ADDITIONAL INFORMATION

DALLAS OFFICE

10000 N. Central Expressway
Suite #200
Dallas, TX 75231
(214) 522-7200

LOS ANGELES OFFICE

123 Nevada Street
El Segundo, CA 90245
(424) 220-6430

securenetlease.com

TEXAS DISCLAIMER

7-ELEVEN | GONZALES, TEXAS

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE

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

INFORMATION 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:

- ▷ shall treat all parties honestly;
- ▷ may not disclose that the owner will accept a price less than the asking price submitted in a written offer unless authorized in writing to do so by the owner;
- ▷ 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
- ▷ may not disclose any confidential information or any information that a part 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 that Act and associated with the broker to communicate with and carry out instructions of the other party.