

FILE PHOTO


SECURE
NET LEASE

7-ELEVEN

\$4,105,200 | 4.75% CAP

SWC of SH-360 & US-287 Mansfield, TX 76065

- ✓ New 15-Year Corporate Absolute NNN
- ✓ 3,010 SF building on 1.648 acre site
- ✓ Strategically located at the intersection of SH-360 & US-287
- ✓ Entrance to Somerset Master-Planned Community (487 acres)
- ✓ 3-Mile HH Income: \$129,322

A photograph of a 7-Eleven convenience store and gas station at night. The building is illuminated by interior and exterior lights, with the 7-Eleven logo prominently displayed on the roof and above the entrance. Several gas pumps are visible in the foreground, also featuring the 7-Eleven logo. A white SUV is parked in the lot, and other vehicles are partially visible. The sky is dark, and the overall scene is brightly lit by the store's artificial lights.

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 convenience store retailer in the world.

INVESTMENT OVERVIEW

7-ELEVEN | MANSFIELD, TEXAS

\$4,105,200 | 4.75% CAP



\$195,000

NOI



±3,010 SF

BUILDING AREA



±1.648 ACRES

LAND AREA



2020

YR BUILT



100%

OCCUPANCY



ABSOLUTE NNN

LEASE TYPE

- ✓ **New Corporate Absolute NNN Lease**, with 10% rent increases every 5-years beginning in year 11.
- ✓ **Property is across US-287 from South Pointe – a new 870-acre, mixed-use development.** Project includes Texas Health Hospital Mansfield, a 4-story, 195,400 SF community hospital slated to open in late 2020.
- ✓ **The subject 7-Eleven will be located in a brand new development, Somerset, a 487-acre master-planned community.** The subject 7-Eleven stands to gain from being the first Convenience Store and Gas Station located at the entrance of the Somerset community.
- ✓ **7-Eleven is strategically located at the intersection of SH-360 & US-287**, along the high traffic highway of US-287 at its soon to be intersection with Barrington Way in Mansfield, TX, an established and growing market.
- ✓ **The subject 7-Eleven is located near downtown.** Approximately 33-miles southwest of downtown Dallas, TX, and 18-miles southeast of downtown Fort Worth, TX.
- ✓ **Strong Demographics.** Another plus for the property is the fact that it's located in an immediate trade area that features strong demographics of above average median household incomes of \$129,322 within a 3-mile radius

SECURE

NET LEASE

CONTACT FOR DETAILS

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BOB MOORHEAD

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FILE PHOTO



SECURE NET LEASE | 3

TENANT OVERVIEW

7-ELEVEN | MANSFIELD, TEXAS



\$5.1B

REVENUE

S&P : AA-

CREDIT RATING

67,000+

TOTAL LOCATIONS

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.

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.

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.

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 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.

President and CEO Joe DePinto recently shared with Convenience Store Decisions his take on the headwinds and disruption in the c-store and retail environment and how 7-Eleven is not only addressing the complex business challenges now, but also how the company plans to maintain its leadership position in the industry, going forward.

HOW 7-ELEVEN USES TECH TO STAY AHEAD OF IT'S COMPETITION

David Zax, January 15, 2018 (*Entrepreneur India*)

Ninety-one years later, the brand is still eager to experiment. "In this digital age," says 7-Eleven CEO Joe DePinto, "all segments of business are being disrupted." And the convenience-store brand doesn't want to be left behind. For example, it has a delivery partnership with Postmates in 35 cities (and in 2016, it tested drone delivery in Nevada in a partnership with Flirtey). In more than 8,000 stores nationwide, 7-Eleven is even dipping a toe into financial services. Customers can pay utility bills or income tax at participating stores, and in November, 7-Eleven announced a partnership with Amazon that allows

In 1927, an employee of Texas's Southland Ice Company named Johnny Green gave his boss a tip. Customers were requesting that the ice company sell household staples as well. The company tried it out and found great success, and the business was renamed to reflect its (then unheard-of) hours of operation. **A convenience store empire was born: 7-Eleven now has 63,000 stores worldwide.**

shoppers to hand over cash at a store and see it immediately transformed into Amazon credit, enabling people without credit cards to shop online at the everything store.



[CLICK HERE TO READ MORE](#)



[CLICK HERE TO READ MORE](#)

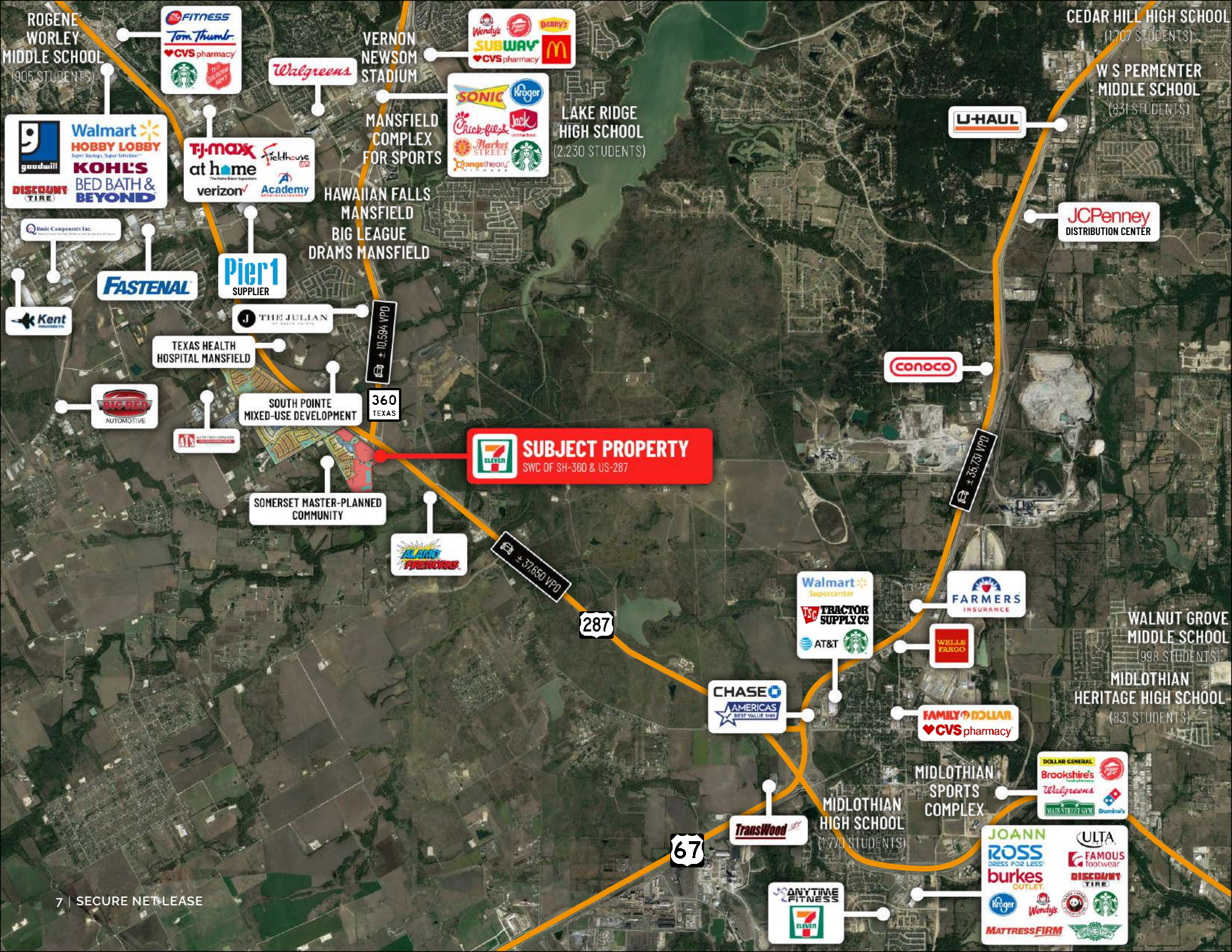
LEASE OVERVIEW

7-ELEVEN | MANSFIELD, TEXAS

INITIAL LEASE TERM	15-years, Plus (4), 5-year options to extend
ESTIMATED RENT COMMENCEMENT	April 2020
ESTIMATED LEASE EXPIRATION	March 2035
LEASE TYPE	Corporate Absolute NNN lease
RENT INCREASES	10% Every 5 years, beginning year 11
ANNUAL RENT YEARS 1-10	\$195,000.00
ANNUAL RENT YEARS 11-15	\$214,500.00
OPTION 1 YEARS 16-20:	\$235,950.00
OPTION 2 YEARS 21-25:	\$259,545.00
OPTION 3 YEARS 26-30:	\$285,499.00
OPTION 4 YEARS 31-35:	\$314,049.00
ROFR TO PURCHASE:	Yes

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ROGENE WORLEY MIDDLE SCHOOL (905 STUDENTS)

Walmart
Hobby Lobby
Kohl's
Bed Bath & Beyond

Walgreens

VERNON NEWSOM STADIUM

Wendy's
SUBWAY
CVS pharmacy
McDonald's

SONIC
Kroger
Chick-fil-A
Jack in the Box
Market Street
Orange Theory

LAKE RIDGE HIGH SCHOOL (2,230 STUDENTS)

MANSFIELD COMPLEX FOR SPORTS

HAWAIIAN FALLS MANSFIELD BIG LEAGUE DRAMS MANSFIELD

U-HAUL

W S PERMENTER MIDDLE SCHOOL (831 STUDENTS)

JCPenney DISTRIBUTION CENTER

conoco

WALNUT GROVE MIDDLE SCHOOL (998 STUDENTS)

MIDLOTHIAN HERITAGE HIGH SCHOOL (831 STUDENTS)

Walmart Supercenter
Tractor Supply Co
AT&T
Starbucks

FARMERS INSURANCE

WELLS FARGO

FAMILY DOLLAR
CVS pharmacy

MIDLOTHIAN SPORTS COMPLEX

MIDLOTHIAN HIGH SCHOOL (1,770 STUDENTS)

TransWood

JOANN
ROSS
DRESS FOR LESS
burkes OUTLET

ULTA
FAMOUS footwear
DISCOUNT TIRE

MATTRESS FIRM

ANYTIME FITNESS

7 ELEVEN

TEXAS HEALTH HOSPITAL MANSFIELD

SOUTH POINTE MIXED-USE DEVELOPMENT

SOMERSET MASTER-PLANNED COMMUNITY

ALAMO FIREWORKS

360 TEXAS

± 10,594 VPD

± 35,731 VPD

± 37,650 VPD

287

67

7 | SECURE NET LEASE

SOMERSET MASTER-PLANNED COMMUNITY

Somerset is a master planned community located comfortably off US 287 and SH 360 Hanover acquired and entitled this 487 acre tract as a mixed use master planned community. The property has been zoned to allow for commercial, townhome and single family uses Phase 1 includes 322 family lots that were delivered in 2017 Future phases include an additional 783 lots with its natural beauty with lush landscaping, and stunning homes, residents will easily be able to relax and take a breath of fresh air each day making Somerset such a coveted place to live Families will enjoy the convenient location and renowned builders, along with the picturesque country setting among the planned amenities that include an amenity center, lakes with fountains, hike and bike trails, parks and ponds, all providing the perfect backdrop for gorgeous homes in this one of kind, beautiful master planned community.



SUBJECT PROPERTY

SWC OF SH-360 & US-287

TEXAS HEALTH
HOSPITAL MANSFIELD
- A 4-STORY,
195,400 SF COMMUNITY HOSPITAL
SLATED TO OPEN IN LATE 2020

- ☑ \$150 MILLION PROJECT
- ☑ 38-ACRE CAMPUS
- ☑ 95-BED CAPACITY (59 OPERATIONAL AT OPENING)
- ☑ 6 OPERATING ROOMS (3 OPERATIONAL)

SOUTH POINTE
- A NEW 870-ACRE,
MIXED-USE DEVELOPMENT



SUBJECT PROPERTY
SWC OF SH-360 & US-287

SITE OVERVIEW

7-ELEVEN | MANSFIELD, TEXAS



2020
YR BUILT



±3,010 SF
BUILDING AREA



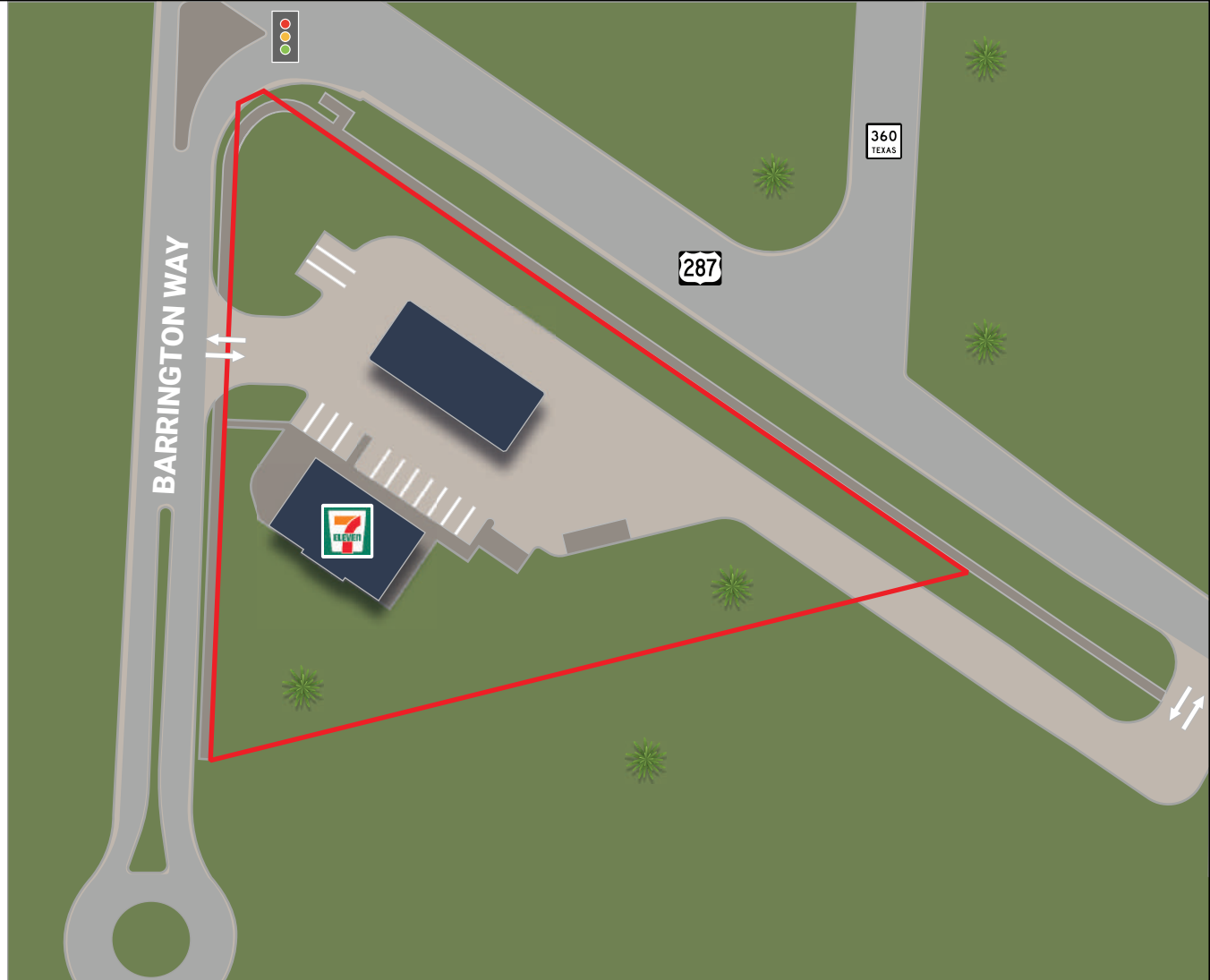
±1.648 ACRES
LAND AREA

NEIGHBORING RETAILERS

Alamo Fireworks	Chase
The Julian	Family Dollar
Walmart	AT&T
Tractor Supply Co.	Starbucks
Wells Fargo Bank	GameStop

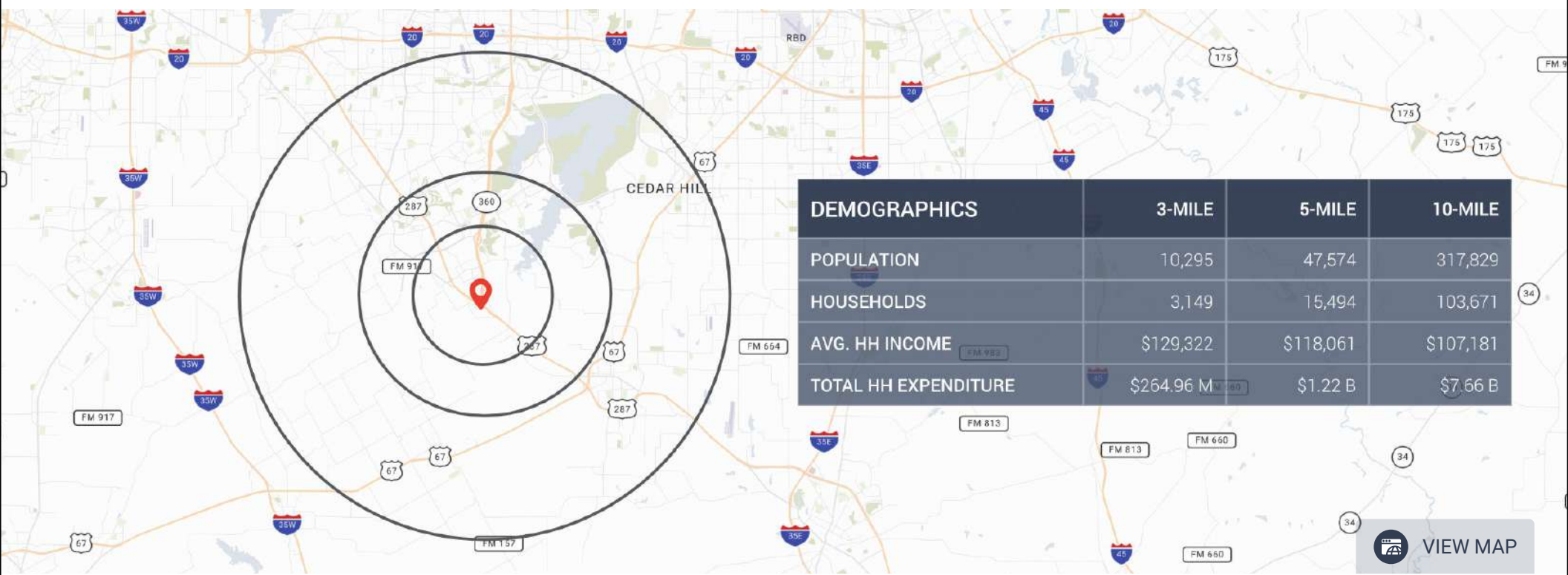
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LOCATION OVERVIEW

7-ELEVEN | MANSFIELD, TEXAS



ECONOMIC DRIVERS (# of Employees in Mansfield)

- | | | |
|---|--|---|
| Texas Energy Future Holdings LP (5,000) | Fuqua Homes, Inc. (435) | Progressive Incorporated (275) |
| Mouser Electronics Inc. (1,500) | Dmg Masonry and Construction, Ltd. (400) | Kindred Healthcare Operating Inc. (238) |
| Mansfield Independent School District (1,383) | Walmart Inc (400) | Trinity Forge, Inc. (200) |
| SPS Technologies, LLC (683) | Methodist Hospital of Dallas (350) | Target Stores, Inc. (200) |
| Honeywell International Inc. (673) | Seville Farms, Inc. (334) | Home Depot U.S.A Inc. (200) |

LOCATION OVERVIEW

7-ELEVEN | MANSFIELD, TEXAS



MANSFIELD TEXAS



66,033
POPULATION



\$94,035
MEDIAN HOUSEHOLD INCOME

Mansfield, Texas is a suburban city located mostly in Tarrant county. Its location is almost equidistant to Dallas and Fort Worth, and is adjacent to Arlington. In its more than 100 years Mansfield has developed from a rural, farming community to a bustling suburban city of more than 73,000 people. Despite the explosive growth the city has not lost its small town feel. With over 900 acres of parkland, a historic downtown area, and numerous recreational opportunities, this city has one of the highest quality of life scores in the Metroplex. Since its opening in 2006, Methodist Mansfield Medical Center has been awarded an "A" hospital safety score by Leapfrog Group, Advanced Primary Stroke Center accreditation by the joint commission, and recognition as one of the best hospitals and emergency departments in Arlington. With 254 beds, 243 physicians and over 1,200 employees, Methodist Mansfield Medical Center is a full service hospital featuring some of the latest patient centric design, amenities, and technology. Mansfield Independent School District serves Mansfield and portions of the cities of Grand Prairie, Arlington, and Burleson. MISD has over 30 school and district facilities.

Among the facilities are 6 high schools, Ben Barber Career Tech Academy, a competition level stadium, a natatorium complex, and a center for the performing arts. The Mansfield ISD center for the Performing Arts is a dual purpose facility that serves students, staff and the entire community. The 141,500 square foot building has a theater stage with seating for 5,000 two lecture halls and three computer labs. Mouser electronics is an online distributor of electric components based in Mansfield. The website has products from 600+ manufacturers and access to 5 million data sheets. Mansfield's second largest employer, their global headquarters and distribution center is 750,000 square feet with over 1,700 employees.

150%

POPULATION GROWTH
OF THE MANSFIELD
CITY OVER THE LAST
18 YEARS

CONVENIENTLY LOCATED ALMOST
EQUIDISTANT BETWEEN FORT WORTH
AND DALLAS

HOUSING SURGE SPARKS DEBATE IN MANSFIELD ONE YEAR AFTER SCHOOL BOND PASSES

Nicholas Sakelaridis, May 17, 2018 (*Fort-Worth Star Telegram*)

Just as the Mansfield school district prepares to start construction on three new schools, developers propose thousands of single-family homes plus hundreds of townhomes and duplexes in the city.

The largest will be the M3 Ranch, a master-planned community in southwest Mansfield with 1,571 single-family homes and 375 townhomes.

While the M3 Ranch has been known about for years, two other neighborhood plans were not part of the school district's latest demographic report, which helped determine where new schools needed to be built and how attendance maps should be drawn.

Mansfield resident John Minyard said he's concerned about roads, water towers, fire stations and police stations keeping up with all the growth. Particularly challenging is the recent trend by developers to build on land outside Mansfield for more neighborhoods.

"It really makes me cringe anytime I see on the agenda that we're changing zoning for a planned development," he said. "It affects us as homeowners and the taxes that we pay." He said he wants to make sure the developers pay their share.

City Manager Clayton Chandler said the developers do pay impact fees that are used to pay for infrastructure, such as widening a road in front of a new neighborhood.



MANSFIELD RANKS 17TH ON THE BEST PLACES TO LIVE

Robert Cadwallader, September 22, 2014 (*Fort-Worth Star Telegram*)

The rank of 17th on the list of 50 cities is Mansfield's highest to date, and it's the second listing since the city ascended to the heavyweight division, competing against cities with populations of 50,000 to 300,000 people. Mansfield's last showing was at 30th in 2012, when the magazine was rating the top 100 places.

Mansfield leaders said the rankings shine light on qualities that help them market Mansfield to high-value commercial and residential developers.

Mansfield has earned a spot on Money Magazine's annual list of **Best Places to Live in America for the fourth time**, earning praise for its expanding park system, strong economy, highly rated schools and rural vibe, the magazine and city announced Monday.

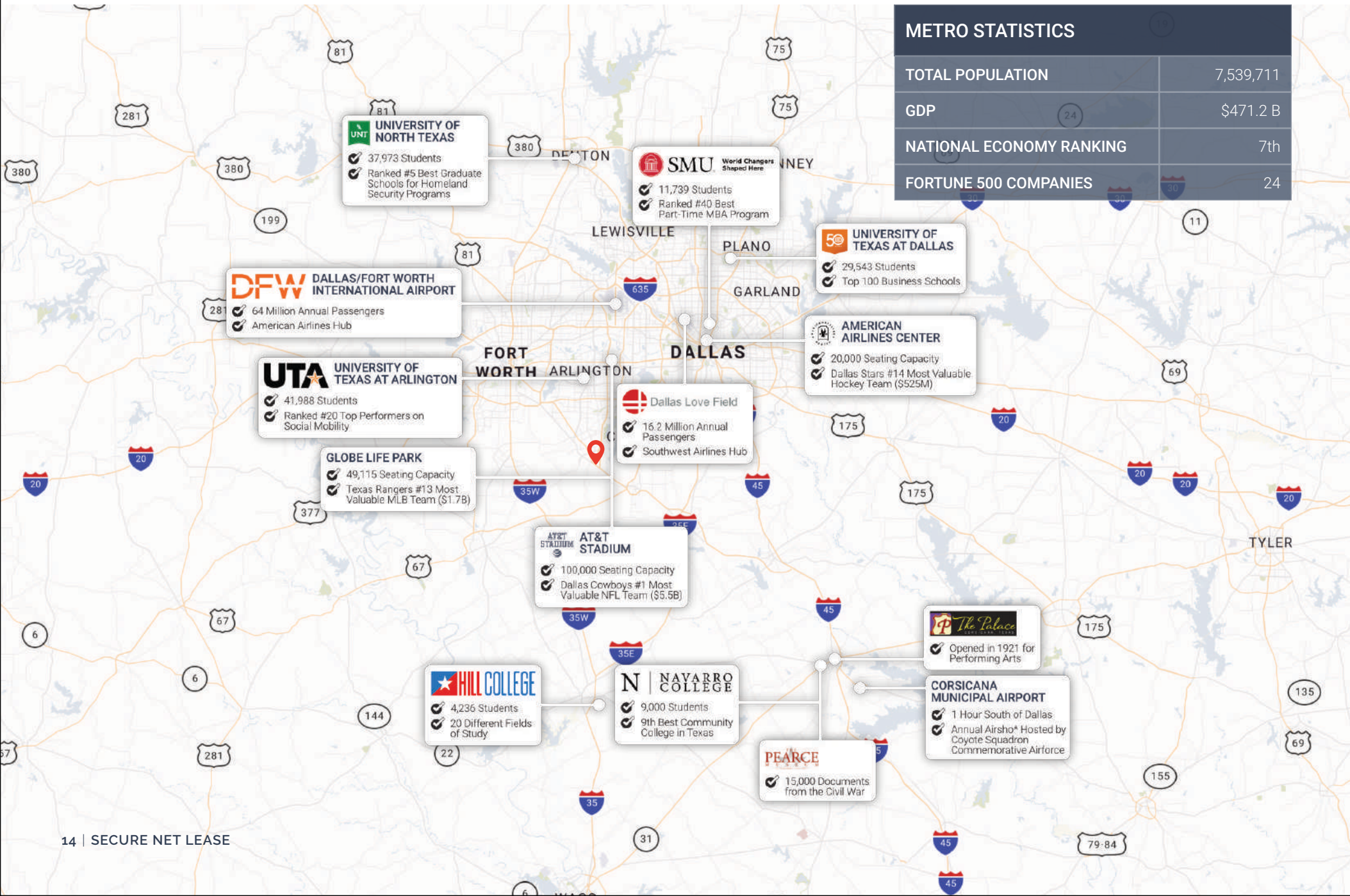
"It certainly gives us a head start on other communities when Money Magazine is recognizing us as a destination city to move to and raise your family," said homegrown Mansfield resident and Mayor David Cook. "This is affirmation for the city that other folks recognize the quality of life that we offer in our city."

Mansfield first appeared on the list in 2007, at 83rd out of 100, repeating in 2009 at 24th of 100. Both were in the smaller-city category.



DALLAS-FORT WORTH METROPLEX

7-ELEVEN | MANSFIELD, TEXAS



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CALL FOR ADDITIONAL INFORMATION

DALLAS OFFICE

3100 Monticello Avenue
Suite 220
Dallas, TX 75205
(214) 522-7200

LOS ANGELES OFFICE

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

securenetlease.com

TEXAS DISCLAIMER

7-ELEVEN | MANSFIELD, 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.