



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



7-Eleven
21420 Highway 221 N
Laurens, SC 29360

REPRESENTATIVE IMAGE

EXCLUSIVELY MARKETED BY:



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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale This New Construction of a 7-Eleven Truck Stop Scheduled to Be Delivered With Rent Commencing in Summer 2020. This 7-Eleven is a New Concept That Includes a 4,050 SF Convenience Store, 8 Standard Fuel Pumps, an Additional Fuel Canopy With 6 High Speed Diesel Fuel Pumps Offering Trendar/Comdata Fleet Payment System, as Well as a CAT Truck Scale On-Site. This Property is 25-Miles Southeast of Greenville, SC.

OFFERING SUMMARY

PRICE	\$6,701,031
CAP	4.85%
NOI	\$325,000
GUARANTOR	7-Eleven, Inc.

PROPERTY SUMMARY

ADDRESS	21420 Highway 221 N Laurens, SC 29360
COUNTY	Laurens
BUILDING AREA	4,050 SF
LAND AREA	12.0 AC
BUILT	2020



HIGHLIGHTS

- Brand New 2020 Construction Set to Open in August 2020
- Absolute Triple Net (NNN) Lease With No Landlord Responsibilities
- Desirable 15 Year Term With Four (4) Five (5) Year Options
- 7-Eleven, Inc. Has S&P; AA- Credit, is Publicly Traded and Has Over 69,000 Locations
- Large Site Includes Over 4 Acres of Excess Buildable Land, Providing a Substantial Value-Add Opportunity
- 12 Acre Truck Stop Concept Includes a 4,050 SF Convenience Store, 2 Fuel Canopies With 8 Gasoline Fuel Pumps, 6 Diesel Fuel Pumps and a CAT Scale
- Commercial Diesel Fuel is Estimated to Increase Fuel Sales Volume By More Than 50% With Typical Truck Fill-Up Over 100-Gallons
- Accelerated Depreciation May Be Available
- Located Less Than ½-Mile to the 1,685,000 SF Walmart Distribution Center, the 1,164,000 SF Michelin Tire Distribution Center, the 180,000 SF International Paper Company, Sofa Express Distribution Center and the Hunter Industrial Park, All Providing Consistent Truck Traffic
- Adjacent to Interstate 385 Which Sees Over 29,700 VPD
- Site is Located 25-Miles to Interstate 85 and Greenville, SC, 30-Miles to Spartanburg, SC and 70-Miles to Columbia, SC
- Neighboring Tenants Include: Waffle House, Budget Inn and The Center For Advanced Manufacturing, a Center That is Part of Piedmont Technical College That Was Established to Support the Manufacturing Sector's Growing Training Needs in the Region



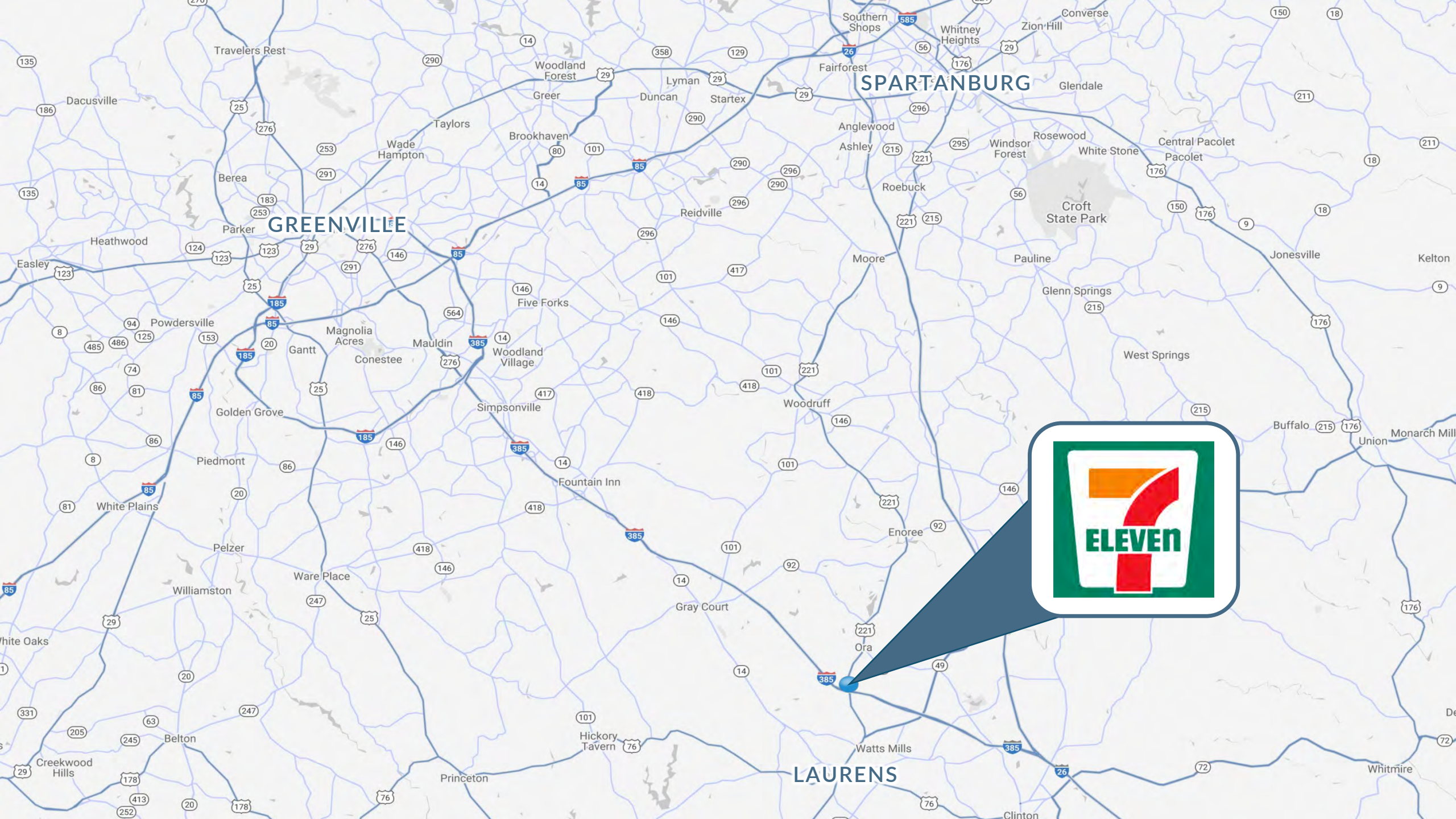
LEASE SUMMARY

TENANT	7-Eleven Inc.
PREMISES	A Building of Approximately 4,050 SF
LEASE COMMENCEMENT	Under Construction - Est. 08/01/2020
LEASE EXPIRATION	Est. 07/31/2035
LEASE TERM	15 Years
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	7.5% Every 5 Years
LEASE TYPE	Absolute Triple Net (NNN)
PERMITTED USE	Convenience Store and Fuel Station
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	Yes

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
4,050 SF	\$325,000*	\$80.25

*Rent Subject To Change Per Lease Once Development Costs Are Reconciled





Walmart
DISTRIBUTION CENTER

alupress

BRAVO

FUKOKU

KIMURA



INTERNATIONAL PAPER

**WAFFLE
HOUSE**

S & H
Truck Stop



**Budget
Inn**



WALMART DISTRIBUTION CENTER

Walmart Distribution Center #6014 & #7031
1050 & 1052 Vern Cora Road
Laurens, SC 29360

Total SF: 1,630,860 SF
280 Docks
700+ Parking Spaces
174 Acres

Walmart Inc. (NYSE: WMT) was founded in 1962 and is one of the largest retailers in the world with approximately 11,500 stores under 56 banners in 27 countries and eCommerce websites. With fiscal year 2020 revenue of \$524 billion, Walmart employs over 2.2 million associates worldwide.

- DC#6014/#7031 Serves as a Fashion & Footwear Distribution Center and E-Commerce Distribution Center For Walmart. The Site is One of Only TWO National Fashion/E-Commerce Fashion DC's For Walmart in the United States.
- The Other Fashion & E-Commerce DC is Located in Greencastle, IN. DC#6014 is One of Only 7 National Fashion Distribution Centers Serving Walmart Retail Locations in the U.S. All Walmart Fashion DC's Make Up 8 Million Total Square Feet, Making the Laurens, SC Facility Over 20% of the Total Fashion DC Square Footage in the U.S. The Other Fashion DC's Are Located in Bentonville, AR (2); Greencastle, IN; Sharon Springs, NY; Palestine, TX and Hurricane, UT.
- Laurens Facility is the Largest of the National Fashion DC's in the U.S. With Over 1.6 Million Square Feet and is the 7th Largest DC For Walmart Nationally.
- The Facility Was Originally Built in 1988 and Expanded in 1992. It is Part of Walmart's Network of 190 DC's Throughout the U.S. Which Make Up Over 141 Million Square Feet.



Walmart U.S. Distribution Center Network Summary

Facility Type	Active Facilities	Future Facilities	Active Sqaure Feet	Future Sqaure Feet
Regional Distribution Center	42	0	50,114,745	-
Food Distribution Center	44	1	35,624,800	600,000
Fashion Distribution Center	7	0	8,015,160	-
E-Commerce Fulfillment Center	25	1	19,521,851	772,000
Sam's Club Dark Store	6	0	827,411	-
Specialty Distribution Center	23	0	3,947,487	-
Import Distribution Center	10	1	19,095,213	1,800,000
Consolidation Distribution Center	0	0	-	-
Centerpoint	10	0	1,594,072	-
Sam's Distribution Center	23	0	2,483,151	-
Totals for USA Market	190	3	141,223,890	3,172,000



Reliable Management
Solutions

Popular Springs
Church



S & H
Truck Stop



8 Pump Gas
Fuel Canopy

4,050 SF
Convenience Store

6 Pump Diesel
Fuel Canopy

± 4 Acres Excess Land /
Future Development

CAT Scale

221

WAFLE
HOUSE

Waffle House



Walmart
DISTRIBUTION CENTER



AutoZone

FAMILY DOLLAR

McDonald's

DOLLAR GENERAL

Kentucky Fried Chicken

LONG JOHN SILVER'S

Walgreens

SOUTH STATE BANK

O'Reilly AUTO PARTS

ROSES

ACE

NAPA

TD Bank

Bojangles

Little Caesars

RODEWAY INN

United Community Bank

metro by T-Mobile

VALERO

BILO

DOLLAR GENERAL

SUBWAY

belk

Walmart Supercenter

ingles

ALDI

ZAXBY'S

Chick-fil-A

Save a lot

Aaron's

BURGER KING

Arby's

CARQUEST

Badcock & more

Walgreens

DOLLAR TREE

DOLLAR GENERAL

TRACTOR SUPPLY CO

SALLY BEAUTY

Advance Auto Parts

T

SONIC

R&C

CITITRENDS

HIBBETT SPORTS

goodwill

TACO BELL

SHERWIN-WILLIAMS

Pizza hut

WOODFOREST NATIONAL BANK

CAIO

SHOE SHOW

United Community Bank

SUBWAY

Great Clips

cricket

AT&T

MURPHY USA



LAURENS | LAURENS COUNTY | SC

Laurens is a city located in Laurens County in the state of South Carolina. Laurens County was established in 1785 as a part of the Old 96 District. Located in the Upstate region of South Carolina, the city of Laurens is named after John Laurens of Revolutionary War frame. The estimated population was about 8,887 people at the 2018 census. Laurens has a beautiful Historical Downtown Square which is a main focal point for the essence of the city "Charming, Beautiful, Quaint, Historical and Welcoming". The city has all the components for southern hospitality at its finest and the sophistication of the larger cities. Laurens is located 34 miles from Greenville, 45 from Anderson, and 70 miles from Columbia, which is less than an hour drive to the state's capital.

The economy of Laurens employs about 3,553 people and is specialized in Manufacturing, Utilities and other services. Due to the city's close proximity, Greenville's economy also affects Laurens's. In the last few decades, favorable wages and tax benefits have lured foreign companies to invest heavily in the area. Greenville is the North American headquarters for Michelin, AVX Corporation, AMECO, Southern Tide, Confluence Outdoor, Concentrix, JTEKT, Hubbell Lighting subsidiary of Hubbell Incorporated, and ScanSource. The area is also near many universities including Furman University with 2,970 students, Bob Jones University with 2,606 students, and North Greenville University with 2,312 students.

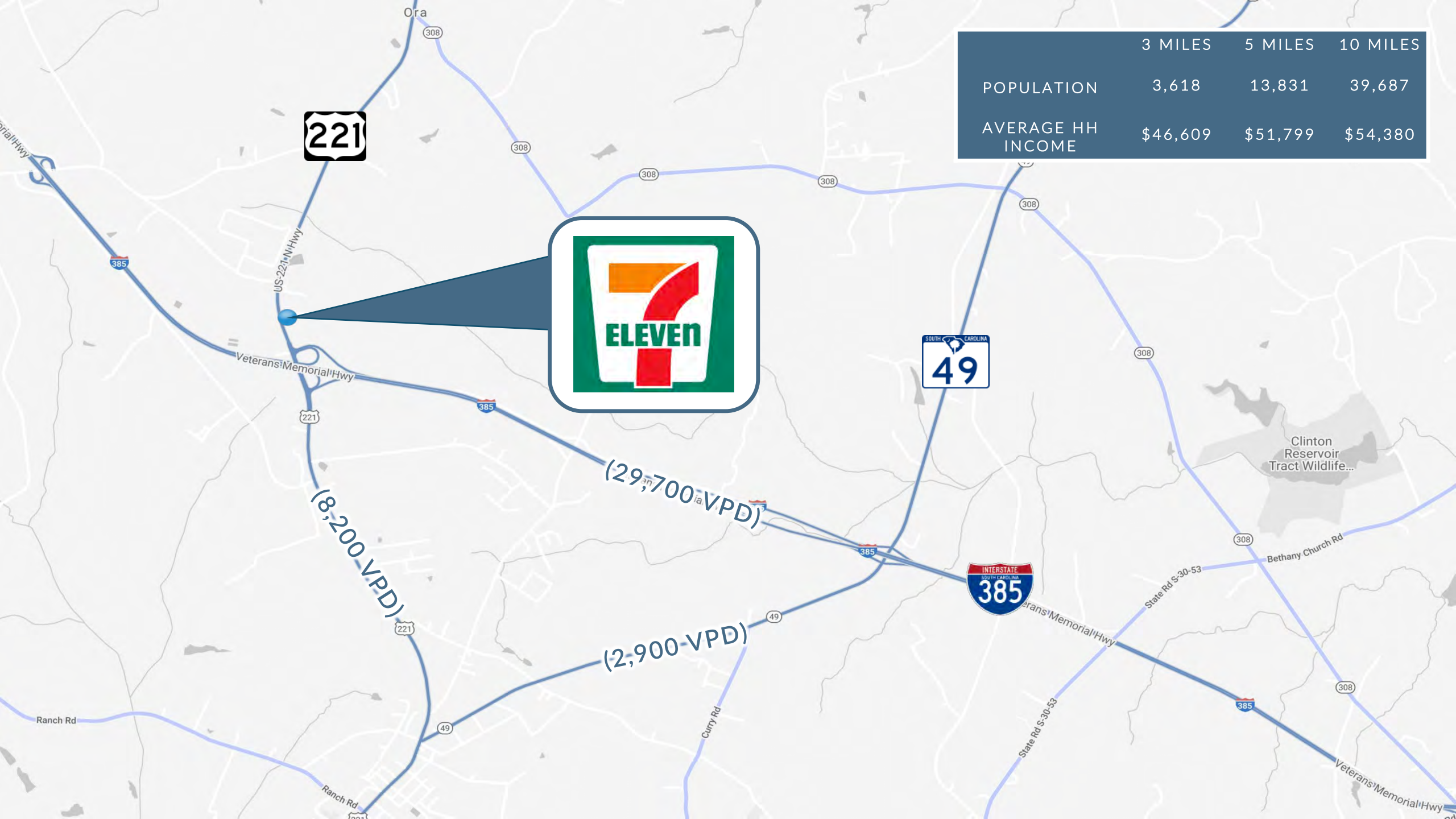
Being a historic city there are a many Revolutionary War historic places to explore. The James Dunklin House is a classic southern home on the National Register of Historic Places. It was built in 1822 and today houses a museum of antiques. The city is also home to its Historic District, specifically the city's Main Street. The John Calvin Owings House, is located in the city's historic district and it also on the National Register of Historic Places. The house is a gorgeous Victorian home built in 1896 by George F. Barber. The city is also home to the Old 96 District. The district is filled with hiking trails such as Baker Creek State Park Trail, Battlefield Trail, the British Encampment Trail, and all that Calhoun Falls State Park has to offer.



LAURENS COUNTY COURTHOUSE



DOWNTOWN LAURENS



	3 MILES	5 MILES	10 MILES
POPULATION	3,618	13,831	39,687
AVERAGE HH INCOME	\$46,609	\$51,799	\$54,380

221

49

385

(29,700 VPD)

(8,200 VPD)

(2,900 VPD)

Clinton Reservoir Tract Wildlife...

Bethany Church Rd

State Rd S-30-53

State Rd S-30-53

308

Veterans Memorial Hwy

Ranch Rd

Ranch Rd

Curry Rd

49

221

385

385

US-221 Veterans Memorial Hwy

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Veterans Memorial Hwy

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Veterans Memorial Hwy

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TENANT PROFILE

7-Eleven Inc. is a Japanese-owned American international chain of convenience stores, headquartered in Dallas, Texas. The chain was known as Tote'm Stores until it was renamed in 1946. 7-Eleven is the world's largest convenience store chain and is a brand that's recognized worldwide. The company has also made a reputable name for themselves in the franchise business and are consistently ranked as a top-five franchisor. 7-Eleven has a legacy of innovation. The company was the first to provide to-go coffee cups, offer a self-serve soda fountain, operate for 24 hours a day, and yes, they even coined the phrase "BrainFreeze®" in honor of the world's favorite frozen drink.

Then came the innovation of their most popular menu items: the SLURPEE® drink, the BIG GULP® and then the BIG BITE®. Now, the company continues the history of innovation and powers it through digital initiatives. 7-Eleven's parent company since 2005, Seven & I Holdings Company, operates, franchises, and licenses 69,000 stores in 17 countries as of March 31, 2019. 7-Eleven Japan is headquartered in Chiyoda, Tokyo and held by Seven & I Holdings Co., Ltd. 7-Eleven was ranked #1 on Entrepreneur magazine's 2017 Top 500 Franchises List and they were ranked on Fast Company magazine's World's Top 10 Most Innovative Companies in Retail.



COMPANY TYPE
Subsidiary



FOUNDED
1927



OF LOCATIONS
69,000+



HEADQUARTERS
Dallas, TX



WEBSITE
7-eleven.com

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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