




7-ELEVEN (S&P: AA-)
Washington DC Trophy Asset

\$6,236,000 | 4.75% CAP

5410 Marlboro Pike, District Heights, MD 20747

- ✓ Brand New Build-to-Suit
- ✓ Absolute NNN, No Landlord Responsibilities
- ✓ Fee Simple, Eligible for Bonus Depreciation
- ✓ Washington DC Metro
- ✓ Located within the Capital Beltway

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 cars are parked in the lot, and gas pumps are visible in the foreground. The sky is dark, and the overall scene is well-lit by the store's artificial lighting.

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 | DISTRICT HEIGHTS, MARYLAND

\$6,236,000 | 4.75% CAP



\$296,207

NOI



±2,993 SF

BUILDING AREA



±0.80 ACRES

LAND AREA



2020

YR BUILT



100%

OCCUPANCY



ABSOLUTE NNN

LEASE TYPE

- ✓ **Brand new build-to-suit with 7-Eleven, Inc.** 7-Eleven (S&P rated AA-) operates more than 11,800 company-owned, or franchised convenience stores in North America. Globally, 7-Eleven licenses more than 69,000 stores in over 18 countries.
- ✓ **Located within the Capital Beltway of the Washington D.C. Metro Area.** The Washington D.C. metropolitan area is one of the most educated and most affluent metropolitan areas in the US. The metro area anchors the southern end of the densely populated Northeast megalopolis with an estimated total population of 6,216,589 as of the 2017 U.S. Census Bureau estimate, making it the sixth-largest metropolitan area in the nation.
- ✓ **Absolute NNN Lease, with 10% rental increases every 5-years,** making it an excellent passive investment that will hedge against inflation.
- ✓ **Located Near Many Great Schools** including Suitland High School (2,157 Students), William W. Hall Academy (552 Students), Doswell E. Brooks Elementary (231 Students), Suitland Elementary School (549 Students) and Bishop McNamara High School (887 Students).
- ✓ **The subject property is located near many other national credit tenants** including Starbucks, Target, JC Penney, Chick-fil-A, Panda Express, Giant Food, Walgreen's, TGI Friday's, Wells Fargo, CVS, Wendy's, Popeye's Louisiana Kitchen, Valvoline Express, AutoZone and many more!

SECURE

NET LEASE

CONTACT FOR DETAILS

RUSSELL SMITH

VICE PRESIDENT

(214) 915-8890

rsmith@securenetlease.com

BOB MOORHEAD

MANAGING PARTNER

(214) 522-7200

bob@securenetlease.com

MD BROKER OF RECORD:

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FILE PHOTO



TENANT OVERVIEW

7-ELEVEN | DISTRICT HEIGHTS, MARYLAND



7-ELEVEN (7-Eleven.com)

LESSEE: 7-ELEVEN, INC.

GUARANTOR: 7-ELEVEN, INC.

The brand name 7-Eleven is part of an international chain of convenience stores, operating under Seven-Eleven Japan Co., Ltd., primarily 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. 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. 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 rated No. 2 on FranchiseRanking.com for Best Convenience Store Franchise Company USA, and among GI jobs magazine's Top 100 Military Friendly Employers.

\$205M

REVENUE

S&P : AA-

CREDIT RATING

SVNDY

STOCK TICKER



70,000

TOTAL LOCATIONS

FILE PHOTO



IN THE NEWS

7-ELEVEN | DISTRICT HEIGHTS, MARYLAND

7-ELEVEN SEEKING 20,000 WORKERS ACROSS US LOCATIONS, ADDING TO 50,000 ALREADY HIRED SINCE MARCH

Daniella Genovese, September 21 (Fox Business)

7-Eleven is seeking to hire an additional 20,000 employees nationwide as it looks to meet continued demand for its products amid the COVID-19 pandemic.

The new hires, which will fill positions across more than 9,000 U.S. stores, will also help with orders through the company's 7NOW delivery app, which has seen an uptick in orders since the pandemic hit the country earlier this month.

In hiring 20,000 more employees, 7-Eleven CEO Joe DePinto says the company will be able to *"continue to fulfill our mission to give customers what they want, when and where they want it, whether in stores or at home."*

the company announced Monday.

7-Eleven was classified as an essential retailer, meaning its convenience retail stores remained open since March although it quickly enhanced its cleaning procedures and added extra safety protocols to protect employees and customers.

Since then, the company -- including its independent 7-Eleven franchise owners -- has hired more than 50,000 workers to assist in its operations during the course of the pandemic.



CLICK HERE TO READ MORE

7-ELEVEN PLAYS HOST TO ENTREPRENEURS' EXCLUSIVE SNACKS, DRINKS

September 01, 2020 (Retail Customer Experience)

Convenience retailer 7-Eleven is once again supporting innovative products with its second Sips & Snacks initiative.

This year's program will stock 200 California stores with 84 exclusive items from 25 up-and-coming brands, according to a press release.

The stores participating in Sips & Snacks 2.0 are located in Los Angeles and San Diego

"7-Eleven's Sips & Snacks initiative offers small businesses a rare opportunity to reach thousands — and potentially millions — of customers with their most innovative products."

"This selection of sips and snacks are ones that a 7-Eleven customer might not expect to find at one of our stores," 7-Eleven Senior Vice President, Merchandising and Demand Chain Jack Stout said in the release.

We are excited to help boost emerging brands' growth, development and success by giving them the chance to test their products in a real retail environment."

The products will also be available for purchase on the 7NOW delivery app for customers located in the Los Angeles and San Diego areas.



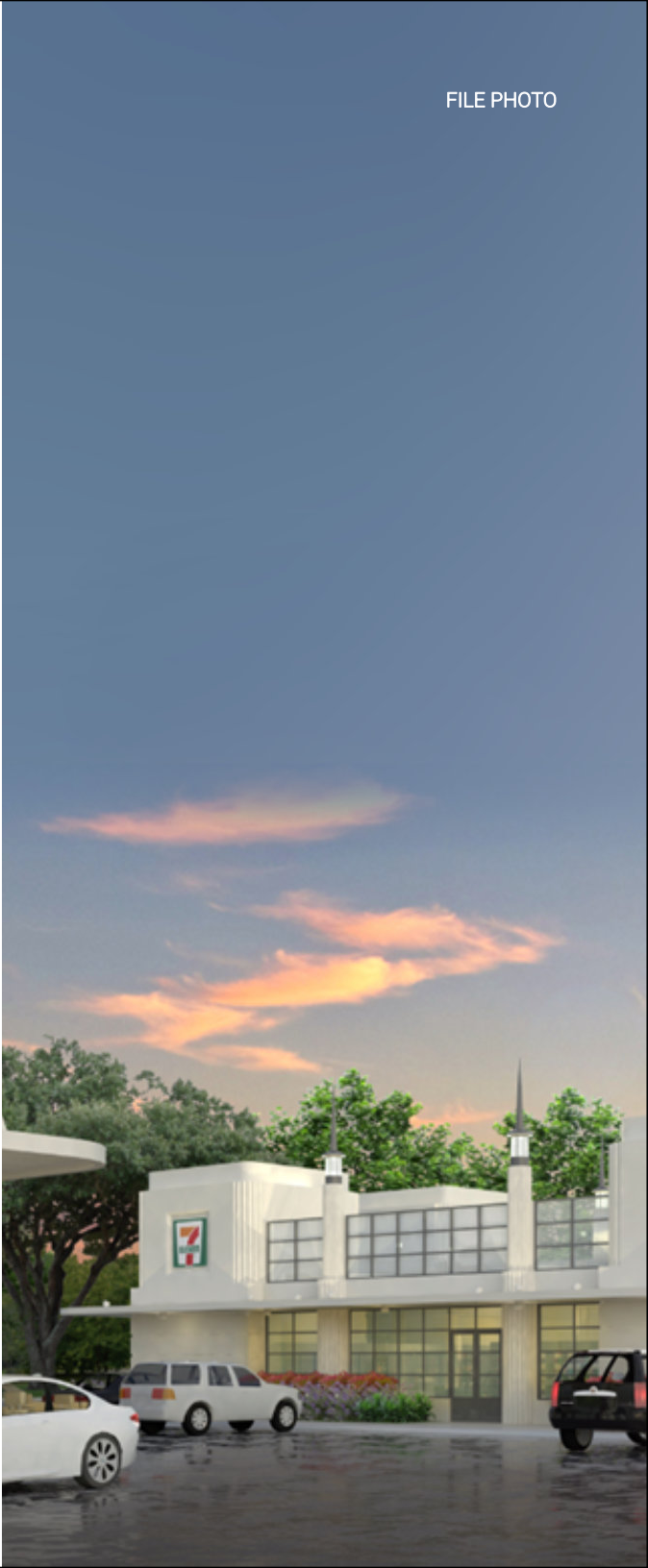
CLICK HERE TO READ MORE

LEASE OVERVIEW

7-ELEVEN | DISTRICT HEIGHTS, MARYLAND

INITIAL LEASE TERM	15-Years
RENT COMMENCEMENT	December 2020
LEASE EXPIRATION	December 2035
LEASE TYPE	Absolute NNN
RENT INCREASES	10% Every 5 Years
ANNUAL RENT YRS 1-5	\$296,207.00
ANNUAL RENT YRS 6-10	\$325,827.00
ANNUAL RENT YRS 11-15	\$358,410.00
OPTION 1	\$395,251.00
OPTION 2	\$433,676.00
OPTION 3	\$477,044.00
OPTION 4	\$524,748.00

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WILLIAM W. HALL ACADEMY
(540 STUDENTS)

MARLBORO PIKE
± 21,539 VPD



WALKER MILL ROAD
 ± 24,460 VPD

ExtraSpace
Storage



MARYLAND
458


SUBJECT PROPERTY
 5410 MARLBORO PIKE

CONCORD ELEMENTARY SCHOOL
(356 STUDENTS)

**FRANCIS SCOTT
KEY ELEMENTARY
SCHOOL**
(490 STUDENTS)

**DISTRICT HEIGHTS
ELEMENTARY SCHOOL**
(417 STUDENTS)



**OAKCREST TOWER
APARTMENTS**
(1,544 UNITS)

Exxon



petco   **SHOPPERS**
Low prices. Every day.

 **DOLLAR TREE**  **HONEY BAKED**
Ham

Party City  **Rainbow**
ROSS
DRESS FOR LESS

Burlington  **Wendy's**

MATTRESS FIRM  **TACO BELL**

Aaron's

**DREW-FREEMAN
MIDDLE SCHOOL**
(777 STUDENTS)



**SUITLAND
PARK**

SUITLAND
HIGH SCHOOL
2023 STUDENTS

AND
RK



**BISHOP MCNAMARA
HIGH SCHOOL**
(880 STUDENTS)



**SUITLAND
ELEMENTARY SCHOOL**
(549 STUDENTS)



**WINDSOR CROSSING
APARTMENTS**
(128 UNITS)

**LERNER SURREY
SQUARE
(418 UNITS)**

CVS pharmacy
 JCPenney
 TARGET
 YCMC
 FIVE BELOW
 DXL
 Applebee's
 ASHLEY STEWART
 Bath & Body Works
 sears
 HOME SERVICES
 Foot Locker
 Arby's
 CHIPOTLE
 MEXICAN GRILL



**SAMUEL P. MASSIE
ACADEMY**
(622 STUDENTS)

PARK BERKSHIRE

WASHINGTON AREA TENNIS LEAGUE

**LONGFIELDS
ELEMENTARY
SCHOOL**
(283 STUDENTS)

DOLLAR GENERAL

bp

The logos for Dollar General (a green and yellow starburst), bp (the letters 'bp' in green), and McDonald's (the golden arches on a red background) are displayed in a row.

SITE OVERVIEW

7-ELEVEN | DISTRICT HEIGHTS, MD



2020
YR BUILT



±2,993 SF
BUILDING AREA



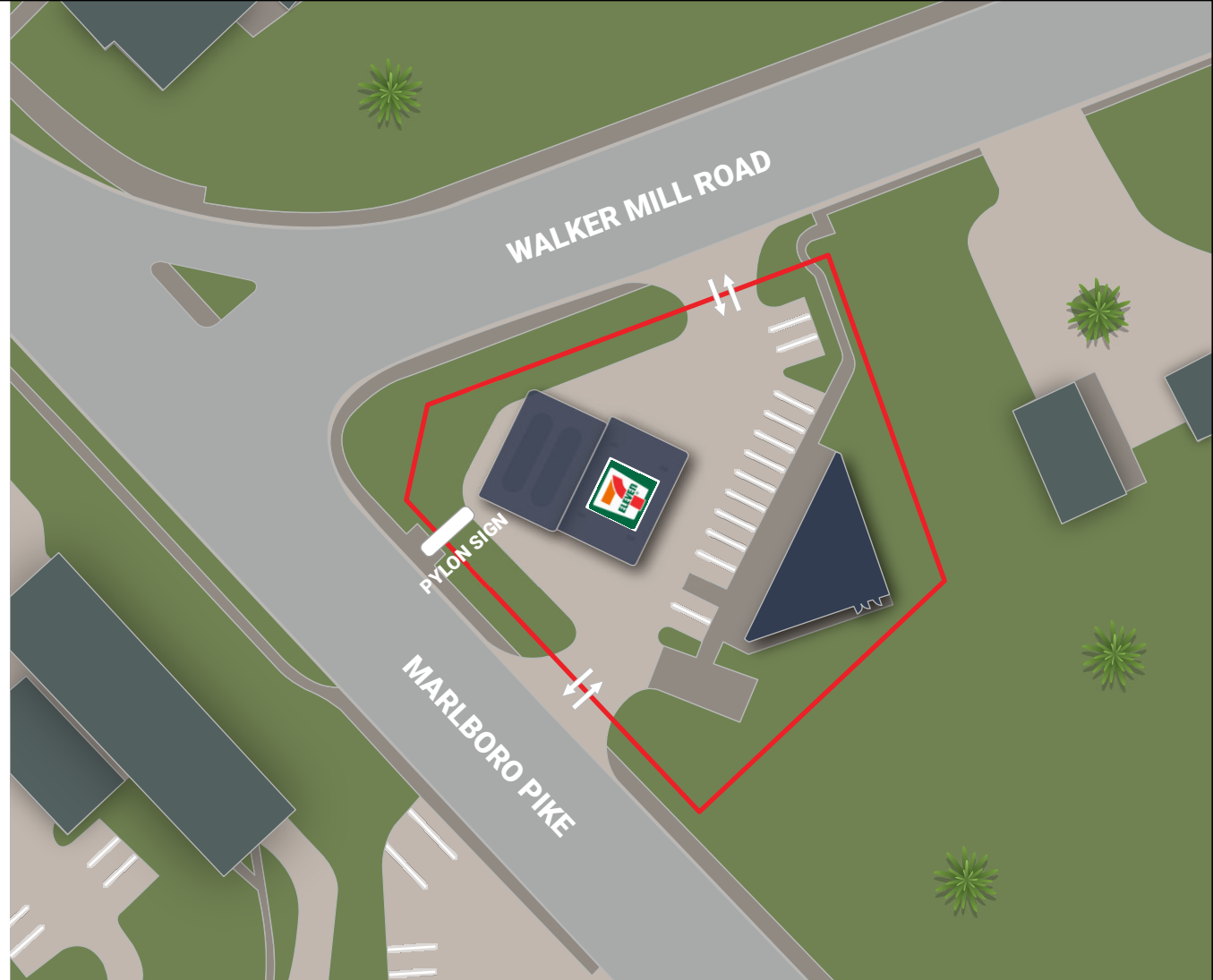
±0.80 ACRES
LAND AREA

NEIGHBORING RETAILERS

CVS	Wendy's
Family Dollar	Walgreens
Rent-A-Center	ALDI
Little Caesars Pizza	AutoZone Auto Parts
Advance Auto Parts	Target
Shoppers	Five Below
dd's DISCOUNTS	JCPenney
Dollar Tree	Petco
Burger King	Burlington
Giant Food	Ross Dress for Less
Chick-fil-A	Party City

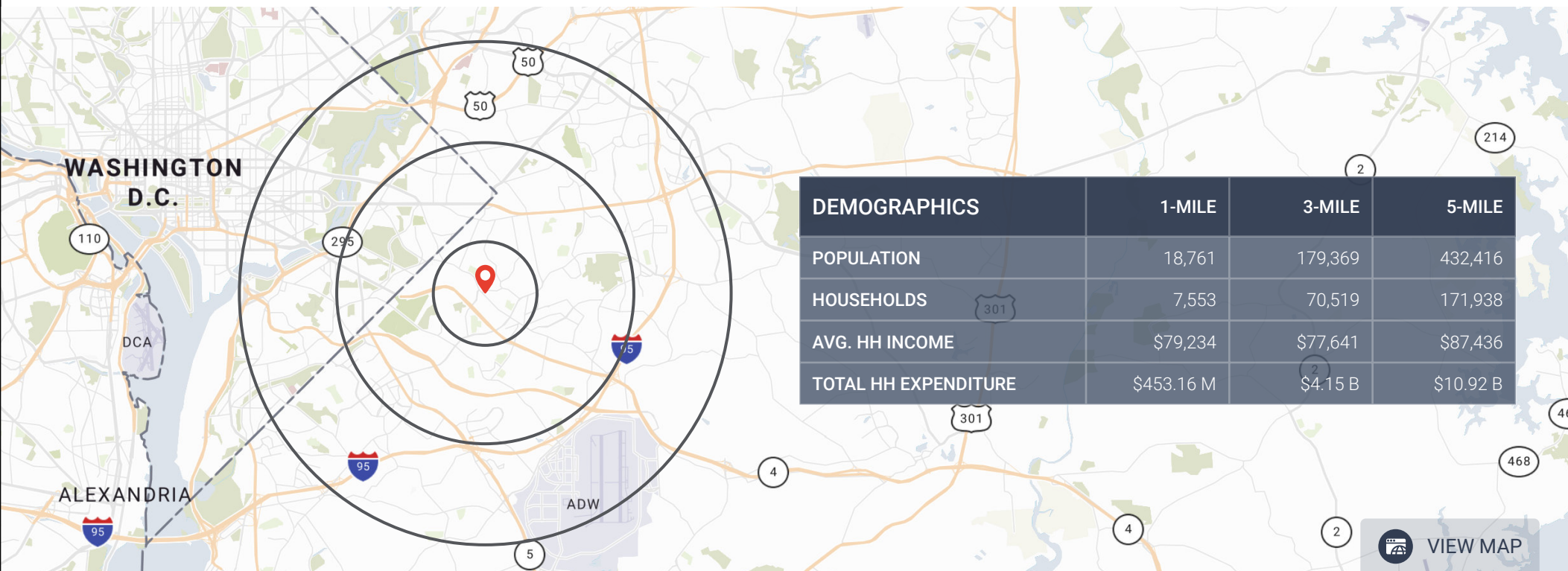
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8 | SECURE NET LEASE



LOCATION OVERVIEW

7-ELEVEN | DISTRICT HEIGHTS, MARYLAND



ECONOMIC DRIVER'S (# of Employees)

District of Columbia Government (25,955)

Fairfax County Public Schools (24,137)

Montgomery County Public Schools (21,091)

Prince George's Public Schools (19,000)

Inova Health System (18,000)

MedStar Health (17,400)

Marriott International, Inc. (16,700)

Booz Allen Hamilton (15,200)

University of Maryland (14,000)

Giant Food (10,700)

Deloitte (9,500)

CSRA, Inc. (9,050)

Leidos Holdings, Inc. (9,000)

Verizon Communications (8,300)

Lockheed Martin (7,800)

LOCATION OVERVIEW

7-ELEVEN | DISTRICT HEIGHTS, MARYLAND



DISTRICT HEIGHTS MARYLAND



5,989
POPULATION



\$69,358
MEDIAN HOUSEHOLD INCOME

District Heights is an incorporated city in Prince George's County, located near Maryland Route 4 and only 9 miles from central Washington, D.C. The state of Maryland borders the District of Columbia to the north, east and west, and the

The Washington, D.C. region is home to 400 international associations and 1,000 internationally owned companies.

state of Virginia borders the District on the southern shore of the Potomac river. Washington is an extraordinary city, one with many personalities. It is a working federal city, an international metropolis, a picturesque tourist destination with an unmatched treasury of the country's history and artifacts and a cosmopolitan center of culture. About half of the land in Washington is owned by the U.S. Government. The Washington, D.C. region is home to 400 international associations and 1,000 internationally owned companies. Sixteen Fortune 500 companies call Washington home and they represent a variety of industries from

international hospitality with Hilton Worldwide and Marriott to finance with Capitol One and Fannie Mae. The region is home to engineering and defense giants General Dynamics, Lockheed Martin, as well as technology firms like The Advisory Board, CoStar and Blackboard. Much of the attractiveness of Washington can be attributed to the hundreds of outdoor sculptures and monuments that adorn the parks, gardens, buildings, avenues and cemeteries of the city. Major universities in the region include Georgetown University, George Washington University, Howard University, American University, Catholic University of America and University of Maryland-College Park. The nearest major airports are Ronald Reagan Washington National Airport, Washington Dulles International Airport and Baltimore/Washington International Airport.

13TH

DISTRICT HEIGHTS RANKED THE 13TH 'HOTTEST NEIGHBORHOOD' FOR HOME SALES IN GREATER WASHINGTON (WASHINGTON BIZ JOURNAL)

TOP 5

THE WASHINGTON D.C. REGION IS ONE OF THE TOP FIVE MOST COVETED MSA'S IN THE US FOR COMMERCIAL REAL ESTATE INVESTMENT.

PRINCE GEORGE'S OVERTAKES MONTGOMERY AS TOP JOB CREATOR IN MARYLAND SUBURBS

Robert McCartney, January 20, 2020 (The Washington Post)

Prince George's County, once considered a weak link in the region's economy, has overtaken neighboring Montgomery as the leading job-creator in the Maryland suburbs.

The change is a tribute in part to more honest and effective political leadership in Prince George's, whose name was once synonymous with corruption, according to officials, business leaders and economists.

"We are not just waiting for businesses to come,"

The county has aggressively courted companies, *spent tens of millions of dollars on incentives and begun developing prime space* around underused Metro stations such as New Carrollton and Branch Avenue.

said County Executive Angela D. Alsobrooks (D), who was elected in 2018. "We are going out, beating the bushes, to tell the story of Prince George's County."

Montgomery's slippage from the top spot could be a warning sign, depending on one's point of view. Its leadership is divided over how best to create jobs.

County Executive Marc Elrich (D) wants to ensure that growth helps reduce economic inequality and combat climate change. His critics, some of whom sit on the Montgomery County Council, say that's a smokescreen to conceal a slow-growth agenda. Some residents are wary of development out of fear it will worsen traffic and school crowding.

HOUSING DEMAND, JOB GROWTH CONTINUE TO SOAR IN PRINCE GEORGE'S COUNTY

John Henry, February 24, 2020 (WUSA9)

LARGO, Md. — Much has been made of the "Amazon Effect" and its impact on housing in Arlington County. However, it isn't the only community in the region where the housing market is booming.

According to Bright MLS, a multiple listing service that analyzes real estate data in the Mid-Atlantic region, Prince George's County represents one of the hottest housing markets in the D.C. metro.

"It's more affordable than a lot of the areas that, quite frankly, price some

Finnegan said 21% of the closed sales that occurred in the DMV in 2019 happened in Prince George's County.

people out," Chris Finnegan, chief marketing and communications officer at Bright MLS, said.

The median sales price for a home in Prince George's County was \$310,000 in 2019, according to Bright MLS. In the District, the median sales price was \$459,000.

Bright MLS data also showed the median sales price for a home in Prince George's County increased by 6.9% from 2018 to 2019. The county was only outpaced in that category by Arlington County in Virginia at 8.9%.

Those housing numbers come at a time when Prince George's County has shown the ability to add jobs at a higher rate than its Maryland peers.



CLICK HERE TO READ MORE



CLICK HERE TO READ MORE

WASHINGTON-ARLINGTON-ALEXANDRIA, DC-VA-MD-WV

7-ELEVEN | DISTRICT HEIGHTS, MARYLAND

METRO STATISTICS

TOTAL POPULATION	9,546,579
GDP	\$540.9 B
NATIONAL ECONOMY RANKING	6th
FORTUNE 500 COMPANIES	16

UNIVERSITY OF MARYLAND, BALTIMORE COUNTY

- ✓ 13,602 Students
- ✓ Ranked #160 in National Universities

GEORGETOWN UNIVERSITY

- ✓ 19,593 Students
- ✓ Ranked #23 in National Universities

UNIVERSITY OF MARYLAND

- ✓ 40,743 Students
- ✓ Ranked #58 in National Universities

THE WHITE HOUSE

- ✓ Official Residence and Workplace of the President of the U.S.
- ✓ In 2007, it was Ranked 2nd for "America's Favorite Architecture"

Capital One Arena

- ✓ 20,656 Seating Capacity
- ✓ It is the Home Arena of the Washington Capitals of the NHL

DULLES INTERNATIONAL

- ✓ 799 Flights/Day
- ✓ Dulles is a Hub for United

RONALD REAGAN WASHINGTON NATIONAL AIRPORT

- ✓ 816 Flights/Day
- ✓ In 2019, DCA Served 23,945,527 Passengers

MANASSAS REGIONAL AIRPORT

- ✓ 237 Flights/Day
- ✓ It is the Largest Regional Airport in Virginia



SUBJECT PROPERTY

5410 MARLBORO PIKE

MARYLAND AIRPORT

- ✓ 60 Flights/Day

ROBERT F. KENNEDY MEMORIAL STADIUM

- ✓ 45,596 Seating Capacity
- ✓ Home to a National Football League (NFL) Team

FedExField STADIUM

- ✓ 82,000 Seating Capacity
- ✓ Home of the Washington Football Team



BALTIMORE/WASHINGTON INTERNATIONAL AIRPORT

- ✓ 730 Flights/Day
- ✓ It is the 22nd Busiest Airport in the United States

M&T Bank STADIUM

- ✓ 71,008 Seating Capacity
- ✓ Home of the Baltimore Ravens of the National Football League

ORIOLE PARK AT CAMDEN YARDS STADIUM

- ✓ 45,971 Seating Capacity
- ✓ Home to the Baltimore Orioles

SECURE

NET LEASE

WE LOOK FORWARD TO HEARING FROM YOU

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