

SECURE
NET LEASE

SUBJECT PROPERTY



7-ELEVEN (S&P RATED AA-)

RARE 10% RENT INCREASES EVERY 5 YEARS

\$5,128,000 | 4.50% CAP

1205 North Houston Ave, Humble, TX (Houston)

- ✓ New 15-Yr Corp. Absolute NNN Lease
- ✓ 10% Rent Bumps Every Five Years
- ✓ Largest Chain Retailer in the World
- ✓ Less than 2 Miles from Memorial Hermann Northeast Hospital
- ✓ Excellent Visibility in High-Traffic Retail Area
- ✓ Property Includes Laredo Taco Company, 7-Eleven owned Mexican Food Chain



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 | HUMBLE, TEXAS

\$5,128,000 | 4.50% CAP

 **\$230,770**
NOI

 **±3,010 SF**
BUILDING AREA

 **±1 ACRE**
LAND AREA

 **2020**
YR BUILT / RENOVATED

 **100%**
OCCUPANCY

 **ABSOLUTE NNN**
LEASE TYPE

- ✓ **15-Year Corporate Absolute NNN Lease.** Rare NNN lease with 10% rent increases every 5-years, starting year 6 in primary term and year 16 in options.
- ✓ **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.
- ✓ **Excellent Access and Visibility:** Strategically located at intersection of FM 1960 and N Houston Ave in the heart of Humble with **60,605 VPD**. **Only 5 miles from George Bush Intercontinental Airport** and less than 2 miles from Memorial Hermann Northeast Hospital (255 beds).
- ✓ **High-Traffic Location:** Located near national tenant retailers including Pep Boys, Service King, Planet Fitness, Petco, Supercuts, Dollar Tree, Wendy's, Taco Bell, Smoothie King and 1 mile from Deerbrook Mall with 154 stores and food outlets.
- ✓ Stellar demographics in rapidly growing suburb of Houston. **Houston region is 5th largest MSA in the U.S.**
- ✓ **Brand new 7-Eleven property featuring Laredo Taco Company, 7-Eleven's own authentic Mexican food chain.** 7-Eleven (S&P rated AA-) operates more than 11,800 company-owned, or franchised convenience stores in North American. Globally, 7-Eleven licenses more than 69,000 stores in over 18 countries.

SECURE

NET LEASE

CONTACT FOR DETAILS

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TENANT OVERVIEW

7-ELEVEN | HUMBLE, TEXAS

SUBJECT PROPERTY



7-ELEVEN (7-eleven.com)

LESSEE: 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



IN THE NEWS

7-ELEVEN | HUMBLE, TEXAS

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

Daniella Genovese, September 21, 2020 (FOXBusiness)

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, the company announced Monday.

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."***

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.

The company also acknowledged that the hiring spree comes amid a time when millions of Americans are still looking to work after many industries underwent mass layoffs to better weather the pandemic.



[CLICK HERE TO READ MORE](#)

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

September 1, 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.

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

More than 750 companies applied to be invited to present their brand at the company's second annual emerging brands showcase, and 65 were invited to participate in the two-day "show and taste" expo, according to the release.



[CLICK HERE TO READ MORE](#)

LEASE OVERVIEW

7-ELEVEN | HUMBLE, TEXAS

INITIAL LEASE TERM	15 Years, Plus Four, 5 - Year Options to Renew
PROJECTED RENT COMMENCEMENT	August 2020
PROJECTED LEASE EXPIRATION	July 2035
LEASE TYPE	Corporate Absolute NNN Lease
RENT INCREASES	10% bumps every 5 years, In Primary Term & Options
ANNUAL RENT YRS 1-5	\$230,770
ANNUAL RENT YRS 6-10	\$253,847
ANNUAL RENT YRS 11-15	\$279,231
OPTION 1	\$307,154
OPTION 2	\$337,870
OPTION 3	\$371,657
OPTION 4	\$408,822

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SUBJECT TO PROPERTY



TARGET KOHL'S

CLICK HERE FOR DRONE VIDEO

AMC THEATRES JCPenney VANS
 Dillard's FOREVER 21 Foot Locker
 DICK'S SPORTING GOODS TORRID zumiez CHAMPS
 macy's SHOE DEPT. Casa Ole PACSUN
 ENCORE FOOTACTION WINDSOR
 charlotte russe LANE BRYANT HOLLISTER

Hampton Inn
 RHC RADISSON HOTEL GROUP
 Fairfield BY HARRIOTT

NTE
 ROBERTS CARPET & FINE FLOORING
 chair king BACKYARD STORE

FIREBIRD Bulk Carriers, Inc.

buy buy BABY bel PET SMART
 FURNITURE PartyCity
 BEST BUY rue 21 KIRKLAND'S
 SHOE CARNIVAL carter's Pier 1 imports
 MARSHALLS
 OLD NAVY ULTA FRIDAYS
 Justice BED BATH & BEYOND RED LOBSTER

HUMBLE ELEMENTARY SCHOOL (575 STUDENTS)

59

69

THE HOME DEPOT

6

7-ELEVEN SUBJECT PROPERTY
 1205 NORTH HOUSTON AVE

EASTEX FREEWAY ± 95,000 VPD

Ashley HOME STORE
 POPEYES
 chilli's

CVT

Starbucks

Walmart Supercenter

Sam's CLUB
 FITNESS

BOOT BARN Rainbow
 OUTBACK HALF PRICE BOOKS
 Total Wine & MORE PLATOS CLOSET
 ROSS DRESS FOR LESS Tuesday Morning
 Schlotzsky's DOLLAR TREE

Kroger

FIREHOUSE SUBS
 Capital One

golden corral
 Mister

WILLOWBEND APARTMENTS (456 UNITS)

Aaron's

FARM TO MARKET 1960 BYPASS ROAD ± 50,149 VPD

1960 ROAD

PARK AT HUMBLE (216 UNITS)

at home

JOANN

TIMBERS OF DEERBROOK (260 UNITS)

Office DEPOT 99¢
 CHUCK E. CHEESE
 FURNITURE TOWN planet fitness

Domino's
 Pep Boys
 Service King COLLISION

Jack in the box

Advance Auto Parts

Academy SPORTS+OUTDOORS
 Burlington SportClips HAIRCUTS
 Cheddar's SCRATCH KITCHEN

Olive Garden SAS
 THRIFT STORE THRIFT STORE
 MOVIE TAVERN Pollo Loco

five BELOW DSW
 Michaels Conn's
 Walgreens HomePlus
 petco IHOP
 CHASE

BIG LOTS!

HARBOR FREIGHT TOOLS
 DOLLAR GENERAL
 Firestone COMPLETE AUTO CARE

N HOUSTON AVENUE ± 7,347 VPD

AutoZone
 O'Reilly AUTO PARTS
 State Farm

UNITED STATES POSTAL SERVICE

SONIC

MEMORIAL HERMANN NORTHEAST HOSPITAL (255 BEDS)

TEXAS TOYOTA

PLANET Ford

EF EXCLUSIVE FURNITURE WHERE LOW PRICES LIVE
 9 URBAN AIR ADVENTURE PARK
 goodwill SPEC'S

SITE OVERVIEW

7-ELEVEN | HUMBLE, TEXAS



2020

YR BUILT / RENOVATED



±3,010 SF

BUILDING AREA



±1 ACRE

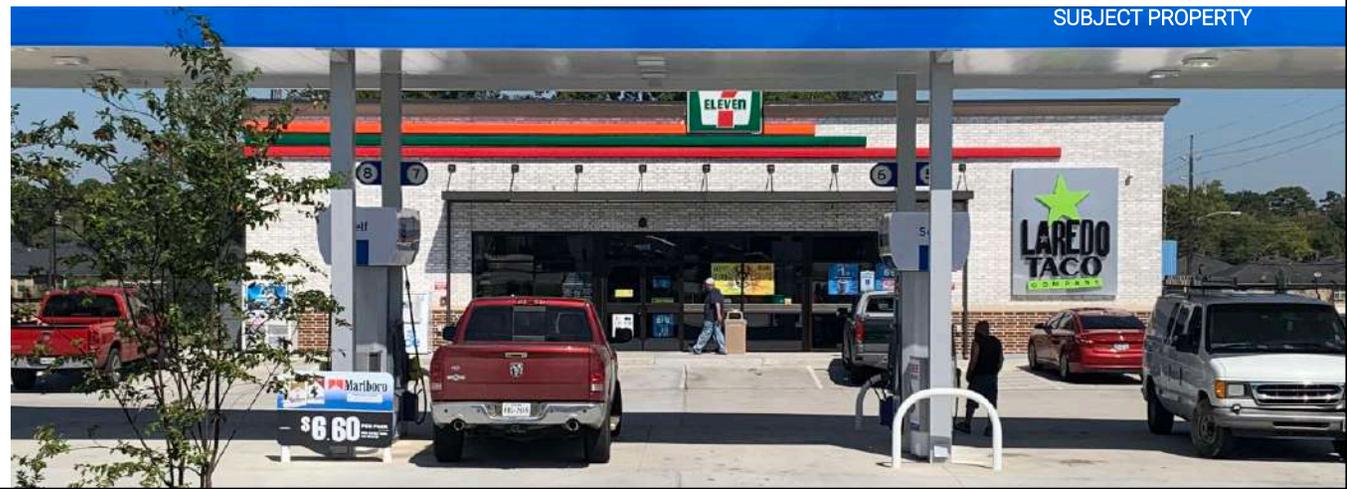
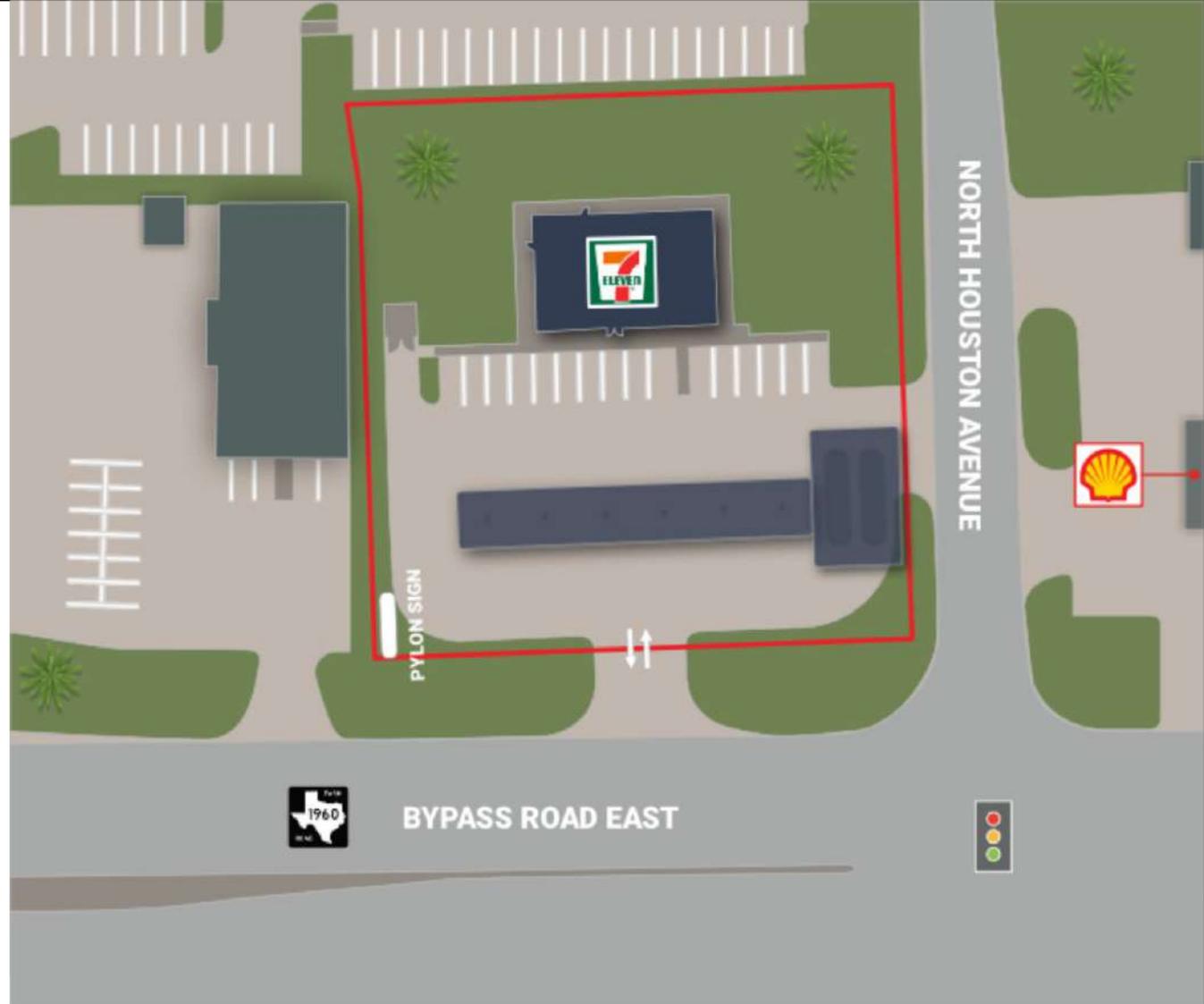
LAND AREA

NEIGHBORING RETAILERS

Planet Fitness	JOANN
Office Depot	At Home
Harbor Freight Tools	Kroger
Big Lots	Walmart Supercenter
Dollar General	Sam's Club
Family Dollar	Academy Sports + Outdoors
Ashley HomeStore	Dollar Tree
La-Z-Boy	Ross Dress for Less
DICK'S	Sears
Forever 21	Macy's
Hobby Lobby	JCPenney

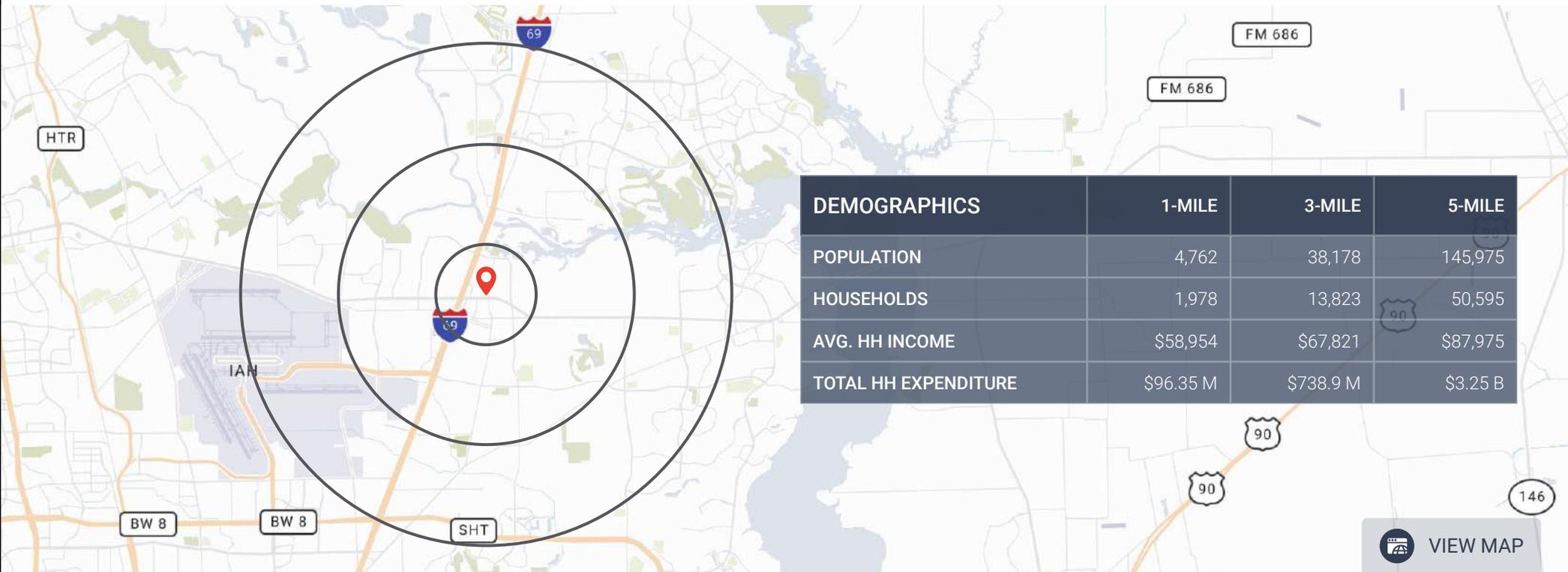
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LOCATION OVERVIEW

7-ELEVEN | HUMBLE, TEXAS



ECONOMIC DRIVER'S (# of Employees)

Memorial Hermann Health System (24,000)

The University of Texas MD Anderson (20,000)

United Airlines (15,000)

The Methodist Hospital System (14,985)

Exxon Mobil Corporation (13,000)

UTMB Health (12,448)

Kroger Company (12,000)

Shell Oil Company (11,892)

National Oilwell Varco (11,563)

Schlumberger Limited (10,000)

Chevron (9,000)

Baylor College of Medicine (8,924)

ARAMARK Corp. (8,500)

Haliburton (8,000)

Pappas Restaurants, Inc. (8,000)

 VIEW MAP

LOCATION OVERVIEW

7-ELEVEN | HUMBLE, TEXAS



HUMBLE TEXAS



15,736
POPULATION



\$38,961
MEDIAN HOUSEHOLD INCOME

Humble is a city located in Harris County, within the Houston metropolitan area. Famously, Humble became an oil boomtown in the early 20th century when oil was first discovered there in 1903. Humble is located 20 miles northeast of

Humble is located 20 miles northeast of downtown Houston and only 5 miles from George Bush International Airport.

downtown Houston and only 5 miles from George Bush International Airport. The city is a rapidly growing suburb of Houston, offering a small-town feel with all the amenities of the big city. Attractions in Humble include Mercer Arboretum and Botanical Gardens, Jesse H. Jones Park and Nature Center and the San Jacinto Battleground State Historic Site. The Shell Houston Open, an annual PGA Tour event is played at Golf Club of Houston, takes place in an unincorporated area near Humble. Houston is the most populous city in the state of Texas and the fourth most populous city in the United States. The seat of Harris County, Houston is the principal city of the Greater Houston metropolitan area, which is the fifth most

populous MSA in the United States. With a total of 627 square miles, Houston is the eighth most expansive city in the United States. Houston is home of the Texas Medical Center-the world's largest concentration of healthcare and research institutions-and NASA's Johnson Space Center, where the Mission Control Center is located. Houston is home to the Texas Medical Center (TMC)-the largest medical center in the world, featuring both the world's largest children's hospital, Texas Children's Hospital, and world's largest cancer hospital, MD Anderson Cancer Center. Houston is also home to several universities including Rice University, Texas Southern University and The University of Houston.

2023

HOUSTON IS EXPECTED TO SEE THE FASTEST ECONOMIC GROWTH IN U.S. THROUGH 2023

15TH

IF HOUSTON WERE A STATE, ITS ECONOMY WOULD RANK 15TH IN THE U.S.

IN THE NEWS

7-ELEVEN | HUMBLE, TEXAS

TxDOT BEGINS ACCEPTING BIDS TODAY FOR \$132 MILLION HIGHWAY EXPANSION BETWEEN HUMBLE, ATASCOCITA

Savannah Mehrtens, July 8, 2020 (*Chron*)

The Texas Department of Transportation will begin receiving bids on Phase I of its \$132 million FM 1960 expansion project between Humble and Atascocita on Wednesday, July 8.

The project includes reconstructing and widening the existing roadway from four to six lanes, the construction of an overpass at West Lake Houston Parkway, improved drainage and 5-foot wide sidewalks on both sides of the road, according to TxDOT Public Information Officer Danny Perez. Construction could begin next year.

The \$58.7 million Phase I will update a nearly four-mile stretch beginning at the intersection with FM 1960 Business and concludes just east of Twigsworth Lane.

The \$73.4 million Phase II will pick up there, includes the grade separation at West Lake Houston Parkway and ends at the beginning of the FM 1960 bridge. Phase II will go to bid this fall, TxDOT officials said.

Perez said the expansion was necessary as population growth continues in the Lake Houston area.

"With significant growth in these areas, we always look at ways to address the congestion in these areas," Perez said. "In many of these communities we're seeing increased traffic volumes, so what we want to do is to improve traffic flow, improve mobility in these communities."



CLICK HERE TO READ MORE

HOUSTON CROWNED ONE OF THE WORLD'S TOP CITIES OF THE FUTURE IN NEW REPORT

Natalie Harms, August 26, 2020 (*Culture Map Houston*)

Houston comes in third on a prestigious new list ranking which cities are on track for continued global business success. The inaugural fDi Tier 2 Cities of the Future 2020/21 evaluated second-tier cities — defined as non-capital cities with a population under 8 million.

Last year, Houston ranked in the No. 5 position on fDi's North American ranking. In this new report for 2020/2021, the city ranks No. 3 overall. Houston also takes the No. 3 spot for human capital and lifestyle and ranks No. 7 for economic growth potential.

With superior global access, a business-friendly climate, exceptional quality of life and a highly educated workforce, *Houston is well positioned to continue to build on that momentum in the years ahead.*

The report evaluated 116 data points across the five categories: economic potential, cost effectiveness, business friendliness, connectivity, and human capital and lifestyle.

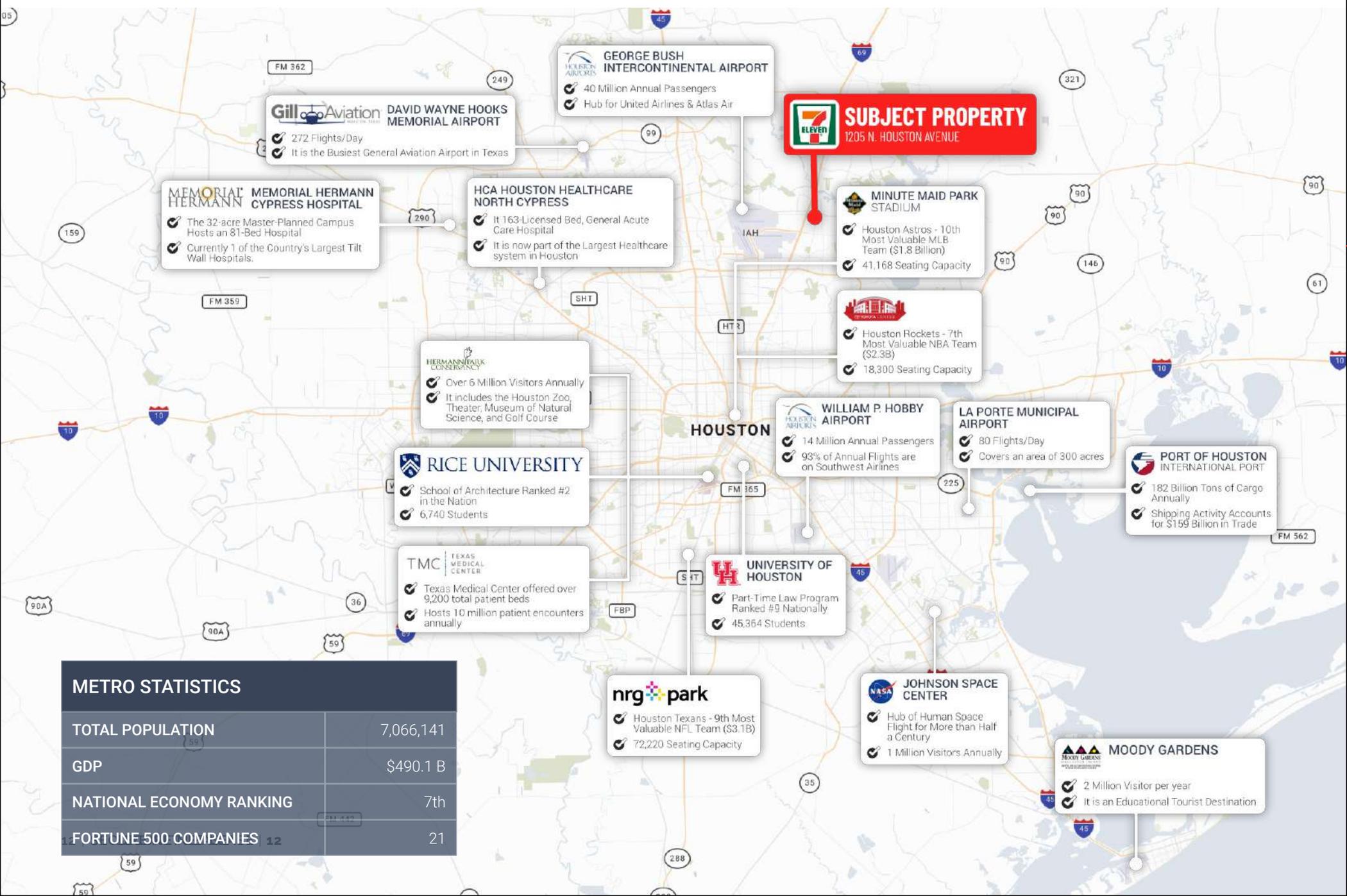
"This ranking is further evidence of Houston's place among the world's great global cities," says Susan Davenport, chief economic development officer for the Greater Houston Partnership, in a news release. "Houston today competes at a higher level than ever before when it comes to foreign direct investment and our business ties to cities and countries around the world."



CLICK HERE TO READ MORE

HOUSTON-THE WOODLANDS-SUGARLAND-BAYTOWN MSA

7-ELEVEN | HUMBLE, TEXAS



Gill Aviation DAVID WAYNE HOOKS MEMORIAL AIRPORT

- 272 Flights/Day
- It is the Busiest General Aviation Airport in Texas

HOUSTON AIRPORTS GEORGE BUSH INTERCONTINENTAL AIRPORT

- 40 Million Annual Passengers
- Hub for United Airlines & Atlas Air

7-ELEVEN SUBJECT PROPERTY
1205 N. HOUSTON AVENUE

MEMORIAL HERMANN MEMORIAL HERMANN CYPRESS HOSPITAL

- The 32-acre Master-Planned Campus Hosts an 81-Bed Hospital
- Currently 1 of the Country's Largest Tilt Wall Hospitals.

HCA HOUSTON HEALTHCARE NORTH CYPRESS

- It 163-Licensed Bed, General Acute Care Hospital
- It is now part of the Largest Healthcare system in Houston

MINUTE MAID PARK STADIUM

- Houston Astros - 10th Most Valuable MLB Team (\$1.8 Billion)
- 41,168 Seating Capacity

HOUSTON ROCKETS

- Houston Rockets - 7th Most Valuable NBA Team (\$2.3B)
- 18,300 Seating Capacity

HERMANN PARK CONSERVANCY

- Over 6 Million Visitors Annually
- It includes the Houston Zoo, Theater, Museum of Natural Science, and Golf Course

HOUSTON AIRPORTS WILLIAM P. HOBBY AIRPORT

- 14 Million Annual Passengers
- 93% of Annual Flights are on Southwest Airlines

LA PORTE MUNICIPAL AIRPORT

- 80 Flights/Day
- Covers an area of 300 acres

PORT OF HOUSTON INTERNATIONAL PORT

- 182 Billion Tons of Cargo Annually
- Shipping Activity Accounts for \$159 Billion in Trade

RICE UNIVERSITY

- School of Architecture Ranked #2 in the Nation
- 6,740 Students

TMC TEXAS MEDICAL CENTER

- Texas Medical Center offered over 9,200 total patient beds
- Hosts 10 million patient encounters annually

UNIVERSITY OF HOUSTON

- Part-Time Law Program Ranked #9 Nationally
- 45,364 Students

nrg park

- Houston Texans - 9th Most Valuable NFL Team (\$3.1B)
- 72,220 Seating Capacity

NASA JOHNSON SPACE CENTER

- Hub of Human Space Flight for More than Half a Century
- 1 Million Visitors Annually

MOODY GARDENS

- 2 Million Visitor per year
- It is an Educational Tourist Destination

METRO STATISTICS	
TOTAL POPULATION	7,066,141
GDP	\$490.1 B
NATIONAL ECONOMY RANKING	7th
FORTUNE 500 COMPANIES	21

SECURE

NET LEASE

WE LOOK FORWARD TO HEARING FROM YOU

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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 | HUMBLE, 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.