

JAMESCAPITAL

A D V I S O R S



7-ELEVEN

CARBONDALE, CO

MARKETING PACKAGE



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AVAILABLE INDIVIDUALLY
OR AS A PORTFOLIO

PORTFOLIO OVERVIEW

TOTAL
LIST PRICE

\$33,445,854

Cumulative GLA	15,407 SF	Average CAP Rate	5.23%
Average Price / SF	\$2,170.82	Total NOI	\$1,749,720
Average List Price / Asset	\$6,689,171	Average Rent / SF	\$113.57



ADDRESS	GLA	LOT SIZE	NOI	CAP RATE	LIST PRICE	EXPIRATION	OPTIONS	LEASE TYPE
1329 Main St, Carbondale, CO	2,320 SF	0.45 AC	\$484,964	5.25%	\$9,237,410	11/17/2034	Three (3), 5-Year	Absolute Net (NNN)
8 Nottingham Road, Avon, CO	4,124 SF	0.80 AC	\$440,816	5.25%	\$8,396,495	4/30/2034	Three (3), 5-Year	Absolute Net (NNN)
51315 Hwy 6, Glenwood Springs, CO	2,400 SF	0.37 AC	\$123,746	5.00%	\$2,474,920	3/15/2035	Three (3), 5-Year	Absolute Net (NNN)
5032 Preston Rd, Frisco, TX	3,083 SF	1.11 AC	\$354,060	5.25%	\$6,744,000	7/16/2035	Three (3), 5-Year	Absolute Net (NNN)
15185 Preston Rd, Frisco, TX	3,480 SF	1.48 AC	\$346,134	5.25%	\$6,593,029	11/5/2035	Three (3), 5-Year	Absolute Net (NNN)
TOTAL	15,407 SF	4.21 AC	\$1,749,720	5.23%	\$33,445,854			

INVESTMENT SUMMARY



Tenant	7-Eleven
Street Address	1329 Main St
City	Carbondale
State	CO
Zip	81623
GLA	2,320 SF
Lot Size	0.45 AC
Year Built	1981

\$ \$9,237,410
LIST PRICE

% 5.25%
CAP RATE

\$ \$484,964*
NET OPERATING INCOME

Price / SF \$3,981.64

Rent / SF \$209.04

* NOI is based off the average rent over the course of the lease.



Globally Recognized Tenant - 7-Eleven was founded in 1927 and is headquartered in Dallas, TX with a total of 70,000+ stores present in 17 countries internationally. It is the premier brand in the convenience store space.

Absolute Net (NNN) Fee Simple Lease Structure - The tenant operates under an Absolute Net (NNN) lease, which they are responsible for all real estate taxes, insurance, maintenance and roof & structure.

Built-in Increases During Base Term - This lease features built in increases in the base term, providing an investor with a significant hedge against inflation (contact broker for details).

Essential Business - 7-Eleven has been designated an "essential business" by the Department of Homeland Security and its locations have remained open and operating during the COVID-19 pandemic. 7-Eleven plans on hiring 20,000 new store employees to meet the increased demand for 7-Eleven products and services.

Accelerated Depreciation / Bonus Depreciation - The subject property benefits from a fee simple lease structure allowing for accelerated depreciation/bonus depreciation.

LEASE SUMMARY



Lease Type	Absolute Net (NNN)
Type of Ownership	Fee Simple
Original Lease Term	15 Years
Commencement Date	11/18/2019
Lease Expiration	11/17/2034
Term Remaining	14+ Years
Increases	See Rent Schedule
Options	Three (3), 5-Year

Real Estate Taxes	Tenant Responsible
Insurance	Tenant Responsible
Roof & Structure	Tenant Responsible
Lease Guarantor	Personal Guaranty
Company Name	7-Eleven Operator / Franchisee
Ownership	Private
Number of Locations	14
ROFR	10 Business Days



Strong Visibility - The subject property is strategically located at a round about on Main St, which is the main artery that services the town with 20,000+ vehicles passing the site per day.

Unique Franchise Model - The subject property benefits from a unique structure in which franchisee (tenant) profits from both the fuel and inside store revenue unlike the majority of 7-Eleven Franchisees.

Small Town Charm - Located just 30 miles north of Aspen, Carbondale has been consistently named as one of the top 10 small towns in America. Residents benefit from the economic advantages presented by Aspen and the local hometown feel of home.

High Income Areas - The subject property is located in an affluent neighborhood with an average household income equal to \$100,000.

Residential Development in the Immediate Area - The subject property is located in front of a large, brand new 115 unit multi-family development. This project will significantly increase foot traffic to this site.

RENT SCHEDULE



Period	Term	Annual Rent	Monthly Rent	Increase	CAP Rate
Years 1 - 2	Base Term	\$505,733.64	\$42,144.47	-	5.47%
Years 3 - 5	Base Term	\$442,516.92	\$36,876.41	-	4.79%
Years 6 - 10	Base Term	\$475,705.68	\$39,642.14	7%	5.15%
Years 11 - 15	Base Term	\$511,383.60	\$42,615.30	7%	5.54%
Years 16 - 17	1st Option	\$511,383.60	\$42,615.30	-	5.54%
Years 18 - 20	1st Option	\$531,838.92	\$44,319.91	4%	5.76%
Years 21 - 23	2nd Option	\$553,112.52	\$46,092.71	4%	5.99%
Years 24 - 25	2nd Option	\$575,237.04	\$47,936.42	4%	6.23%
Year 26	3rd Option	\$575,237.04	\$47,936.42	-	6.23%
Years 27 - 29	3rd Option	\$598,246.44	\$49,853.87	4%	6.48%
Year 30	3rd Option	\$622,176.36	\$51,848.03	4%	6.74%







ABOUT THE BRAND



7-Eleven

7-Eleven is a Japanese-owned American international chain of convenience stores, headquartered in Irving, Texas, that operates, franchises, and licenses some 70,000+ stores in 17 countries as of January, 2020. 7-Eleven is a brand that's recognized worldwide. They have made a reputable name for themselves in the franchise business and are consistently ranked as a top-five franchisor. 7-Eleven stores are extended-hour retail convenience stores that emphasize convenience to the guest and provide a broad array of products, including many not traditionally available in convenience stores, to meet the changing needs of guests.

These products include an assortment of high-quality fresh food, hot food and proprietary beverage offerings, and private brand items. 7-Eleven stores are generally open every day of the year, with the vast majority open 24 hours a day, and are located in neighborhood areas, on main thoroughfares, in shopping centers, or on other sites where they are easily accessible and have parking facilities for quick in-and-out shopping.



Seven & I Holdings Co.

Seven & I Holdings Co., Ltd is a Japanese diversified retail group headquartered in Nibancho, Chiyoda, Tokyo, Japan. Seven & I Holdings Co. was established on September 1, 2005 as the parent company of the 7-Eleven Japan chain of convenience stores. Seven & I Holdings covers a globally unrivaled, diverse range of business categories, including convenience stores, superstores, department stores, specialty stores, and financial services and have a global network of stores with approximately 64 million customer visiting their stores a day.

70,000+
NUMBER OF LOCATIONS

\$ 99.7 Billion
2019 REVENUE

AA-
S&P Credit Rating

278
FORBES RANKING

LOCATION OVERVIEW



Carbondale, CO

Carbondale is a Home Rule Municipality in Garfield County, Colorado, United States. The town is located in the Roaring Fork Valley, downstream from Aspen and upstream from the mouth of the Roaring Fork River at Glenwood Springs. The town proper sits on the south bank of the river, at the confluence of the Crystal River. Carbondale's horizon is dominated by the 12,953 ft tall Mount Sopris several miles to the south of town.

Located 170 miles west of Denver and 30 miles from Aspen in the heart of Colorado's central Rocky Mountains, the picturesque town of Carbondale is touted as one of the "Top 12 Towns" in the "50 Next Great Places to Live and Play" by National Geographic Adventure magazine, and as one of the "50 Best Places to Live/Most Active Towns" by Men's Journal magazine. Carbondale is a great base camp for recreation enthusiasts. Nestled at the foot of Mount Sopris, deep in the Rockies, Carbondale is home to nearly 7,000 residents. The Carbondale area is characterized by an average of 295 days of sunshine, low humidity, cold but mild winters and comfortable summers.



Carbondale is a great base camp for recreation enthusiasts. The area offers a variety of lodging options including rustic lodges and cabins, rugged yet comfortable campgrounds, a historical landmark inn, quaint bed & breakfasts, as well as several more traditional hotels with modern-day amenities. Head downtown to experience the culinary delights the town has to offer. The city's art galleries also offer tasteful gifts, including some of the finest ceramics in the region. Visitors who want to stay near the Rocky Mountains in Colorado without paying the steep price that comes with places like Aspen, head to the town of Carbondale in Garfield County.

Proximity to Aspen, CO

Aspen, in Colorado's Rocky Mountains, is a ski resort town and year-round destination for outdoor recreation. It's also known for high-end restaurants and boutiques, and landmarks like the Wheeler Opera House, built in 1889 during the area's silver mining boom. Aspen has some of the most expensive real estate in the United States. It remains a popular tourist destination, with outdoor recreation in the surrounding area.

LOCATION OVERVIEW



1. **Glenwood Caverns Adventure Park**
51000 Two Rivers Plaza Road, Glenwood Springs, CO 81601
13.6 MILES FROM SUBJECT PROPERTY

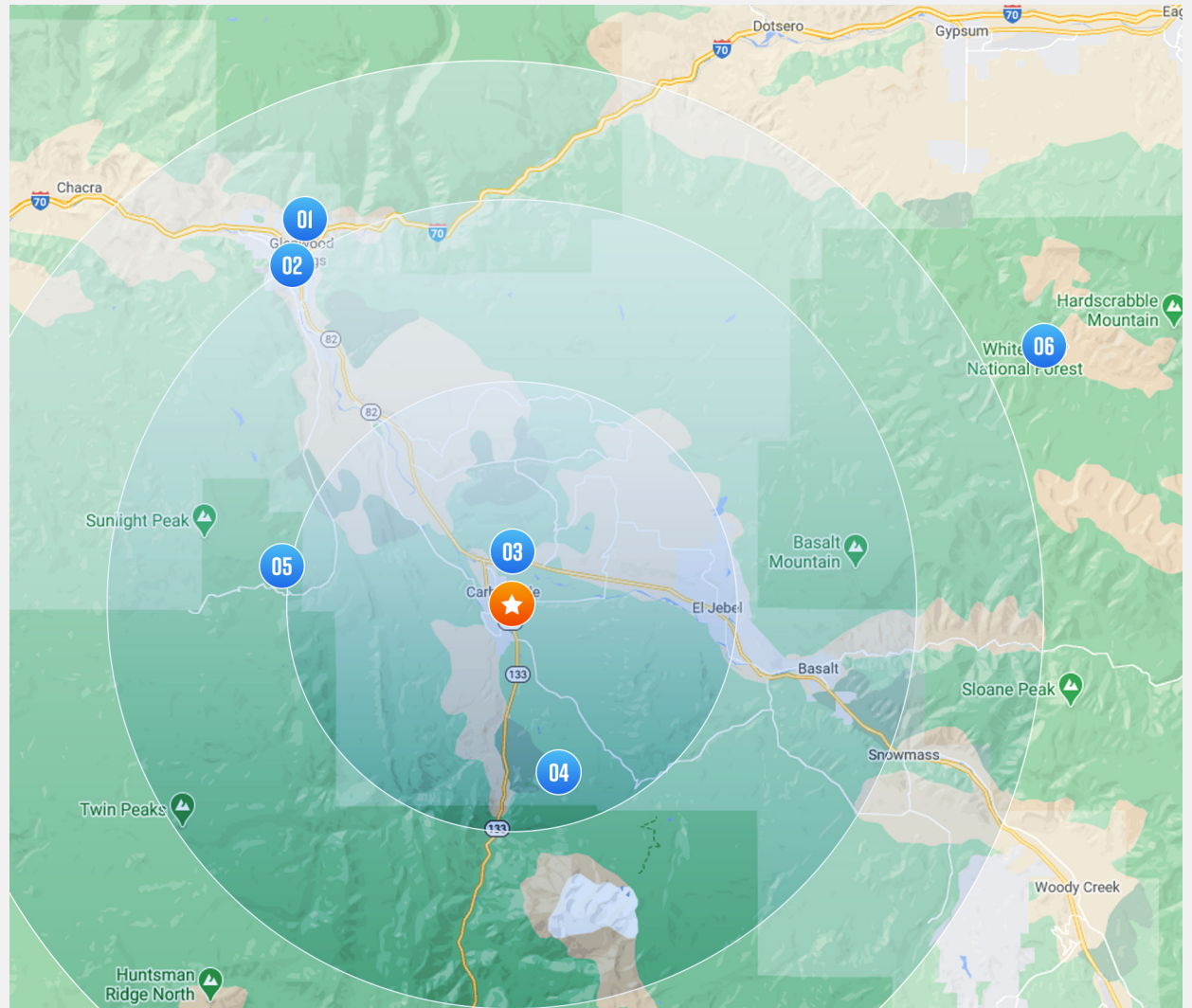
2. **Iron Mountain Hot Springs**
281 Centennial St, Glenwood Springs, CO 81601
12 MILES FROM SUBJECT PROPERTY

3. **Red Hill**
Red Hill, Colorado 81623
2.1 MILES FROM SUBJECT PROPERTY

4. **Mt. Sopris**
Mt. Sopris, Colorado 81623
12.9 MILES FROM SUBJECT PROPERTY

5. **Sunlight Mountain Resort**
10901 Co Rd 117, Glenwood Springs, CO 81601
16 MILES FROM SUBJECT PROPERTY

6. **White River National Forest**
Co Rd 1260, Silverthorne, CO 80498
18 MILES FROM SUBJECT PROPERTY



LOCATION OVERVIEW



01

GLENWOOD CAVERNS ADVENTURE PARK

A UNIQUE PARK THAT SITS 7,100 FEET ON A MOUNTAIN ABOVE GLENWOOD.



02

IRON MOUNTAIN HOT SPRINGS

NATURAL HOT SPRINGS LOCATED ON THE BANKS OF THE COLORADO RIVER.



03

RED HILL

A RED-ROCK LANDSCAPE OF NUMEROUS TRAILS WITH VIEWS OF THE CRYSTAL RIVER.



04

MT SOPRIS

A TWIN-SUMMIT MOUNTAIN IN THE NORTHWESTERN ELK MOUNTAINS RANGE.



05

SUNLIGHT MOUNTAIN RESORT

A POPULAR MOUNTAIN & SKI RESORT AREA IN THE GARFIELD COUNTY.

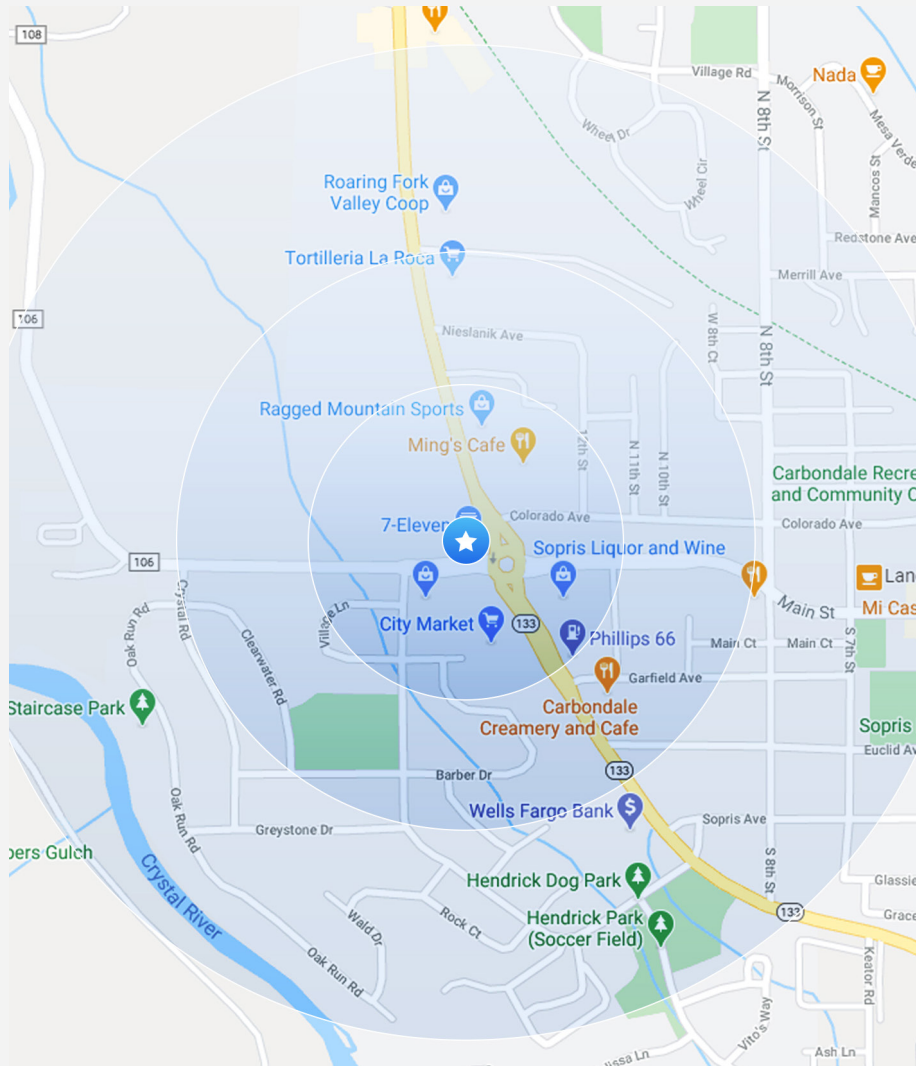


06

WHITE RIVER NATIONAL FOREST

NATIONAL FOREST HOME TO MORE THAN 11 SKI RESORTS & 8 WILDERNESS AREAS.

7-ELEVEN DEMOGRAPHICS



POPULATION

	1-Mile	3-Mile	5-Mile
2025 Projection	6,423	9,092	11,783
2020 Estimate	6,178	8,648	11,197
2010 Census	6,038	7,894	10,127
Growth '20 - '25	3.97%	5.13%	5.23%
Growth '10 - '20	2.32%	9.55%	10.57%

HOUSEHOLDS

	1-Mile	3-Mile	5-Mile
2025 Projection	2,216	3,246	4,221
2020 Estimate	2,132	3,084	4,007
2010 Census	2,086	2,796	3,607
Growth '20 - '25	3.94%	5.25%	5.34%
Growth '10 - '20	2.21%	10.30%	11.09%
Average Income	\$91,524	\$94,477	\$98,536
Median Income	\$76,239	\$76,770	\$80,691

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7-ELEVEN

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