

JAMESCAPITAL

A D V I S O R S



7-ELEVEN

ROCKHILL - PGA PKWY & PRESTON RD - FRISCO, TX

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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	15185 Preston Rd
City	Frisco
State	TX
Zip	75034
GLA	3,480 SF
Lot Size	1.48 AC
Year Built	2020

\$ \$6,593,029
LIST PRICE

% 5.25%
CAP RATE

\$ \$346,134
NET OPERATING INCOME

Price / SF \$1,894.55

Rent / SF \$99.46



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 4% rental increases every 3 years providing an investor with future added value as well as a hedge against inflation.

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	11/06/2020
Lease Expiration	11/05/2035
Term Remaining	15 Years
Increases	4% Every 3 Years
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



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.

\$1 Billion Development in Immediate Area - The subject property is located adjacent to Lennar Ridge (215 unit home development) & Brinkmann Ranch, a \$1 Billion mixed use project that will include thousands of single family homes & multi family units as well as a 16 acre park and 31 acres for Frisco ISD schools. This will significantly drive traffic to the subject property.

Top Places to Live in America - In 2018, Frisco was named the #1 place to live in America, per Money Magazine, whom noted a strong combination of housing, health and safety, diversity, quality of life, education, cost of living & local amenities.

High Income Market with Prime Population Density - Frisco possesses a robust population totaling 162,391 within 5 miles of the subject property with an average household income exceeding \$200,000 in the immediate area.

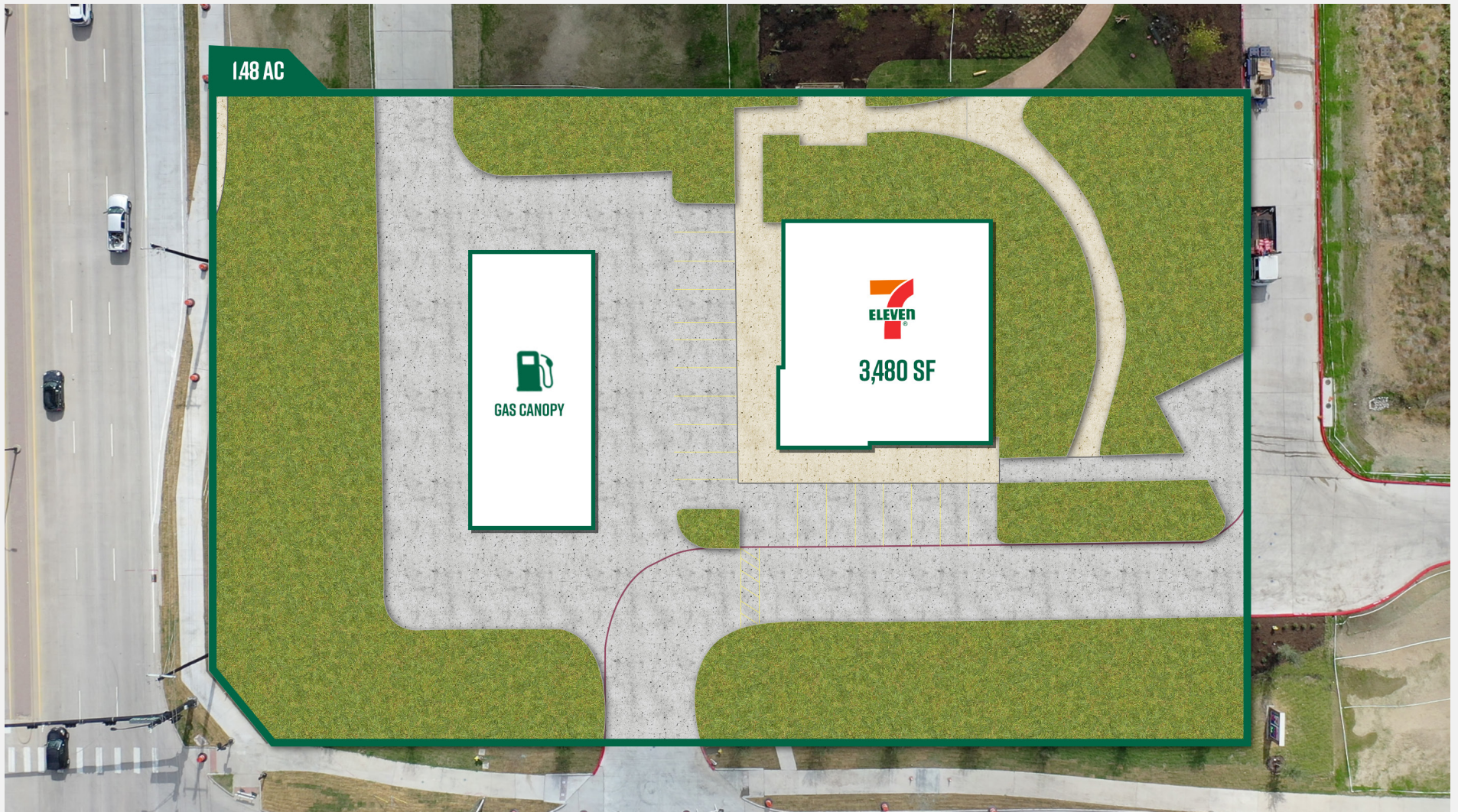
RENT SCHEDULE



Period	Term	Annual Rent	Monthly Rent	Increase	CAP Rate
11/06/2020 - 11/05/2022	Base Term	\$346,134.00	\$28,844.50	-	5.25%
11/06/2022 - 11/05/2025	Base Term	\$359,979.36	\$29,998.28	4%	5.46%
11/06/2025 - 11/05/2028	Base Term	\$374,378.52	\$31,198.21	4%	5.68%
11/06/2028 - 11/05/2031	Base Term	\$389,353.68	\$32,446.14	4%	5.91%
11/06/2031 - 11/05/2034	Base Term	\$404,927.88	\$33,743.99	4%	6.14%
11/06/2034 - 11/05/2035	Base Term	\$421,124.88	\$35,093.74	4%	6.39%
11/06/2035 - 11/05/2037	1st Option	\$421,124.88	\$35,093.74	-	6.39%
11/06/2037 - 11/05/2040	1st Option	\$437,969.88	\$36,497.49	4%	6.64%
11/06/2040 - 11/05/2043	2nd Option	\$455,488.68	\$37,957.39	4%	6.91%
11/06/2043 - 11/05/2045	2nd Option	\$473,708.28	\$39,475.69	4%	7.18%
11/06/2045 - 11/05/2046	3rd Option	\$473,708.28	\$39,475.69	-	7.18%
11/06/2046 - 11/05/2049	3rd Option	\$492,656.64	\$41,054.72	4%	7.47%
11/06/2049 - 11/05/2050	3rd Option	\$512,362.92	\$42,696.91	8%	7.77%







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

**Frisco, TX**

Frisco is a city in Collin and Denton Counties in Texas, part of the Dallas–Fort Worth metroplex, and is about 25 miles from Dallas, TX. As of 2019, the population was an estimated 200,490. Frisco was the fastest-growing city in the United States in 2017, and also the fastest-growing city in the nation from 2000 to 2009. Frisco was named the best place to live in America by Money magazine in 2018. Just 30 years ago it was a sleepy farm town of 6,000 people. But as the Dallas-Fort Worth area has attracted more and more corporate relocations, Frisco has absorbed more than its fair share of the growth and wealth that's come with them.

Now home to around 190,000 people, Frisco can hardly be considered a suburb at all, as residents can live, work, and play within its 62 square miles. The city's expansion has been deliberate, and carefully engineered. Frisco is the headquarters of the Dallas Cowboys and soon the Professional Golfers' Association. Its "\$5 billion mile," a stretch of commercial development along the Dallas North Tollway, may end up with more corporate office space than downtown Dallas.

**Dynamic & Robust Regional Market**

Frisco is a booming DFW submarket that is widely considered as the fastest growing submarket in the entire United States. With a combination of highly rated schools, access to major thoroughfares and headquarters to FedEx, Toyota, JP Morgan, Liberty Mutual Insurance, JCPenny, Frito-Lay & the New Dallas Cowboys facility, there is a reason why Frisco has seen substantial growth.

Dallas, TX

Dallas is a city in the U.S. state of Texas and the largest city and seat of Dallas County, with portions extending into Collin, Denton, Kaufman and Rockwall counties. With an estimated 2019 population of 1,343,573, it is the ninth most-populous city in the U.S. and the third-largest in Texas after San Antonio and Houston. Located in North Texas, the city of Dallas is the main core of the largest metropolitan area in the Southern United States and the largest inland metropolitan area in the U.S. Dallas is also home to more than 10 Fortune 500 companies.

LOCATION OVERVIEW



1. Arbor Hills Nature Preserve

6701 W. Parker Rd, Plano, TX 75093

12.9 MILES FROM SUBJECT PROPERTY

2. National Videogame Museum

8004 Dallas Pkwy, Frisco, TX 75034

6.7 MILES FROM SUBJECT PROPERTY

3. Museum of American Railroad

8004 N. Dallas Pkwy #400, Frisco, TX 75034

6.7 MILES FROM SUBJECT PROPERTY

4. The Star

9 Cowboys Way, Frisco, TX 75034

7.8 MILES FROM SUBJECT PROPERTY

5. Crayola Experience Plano

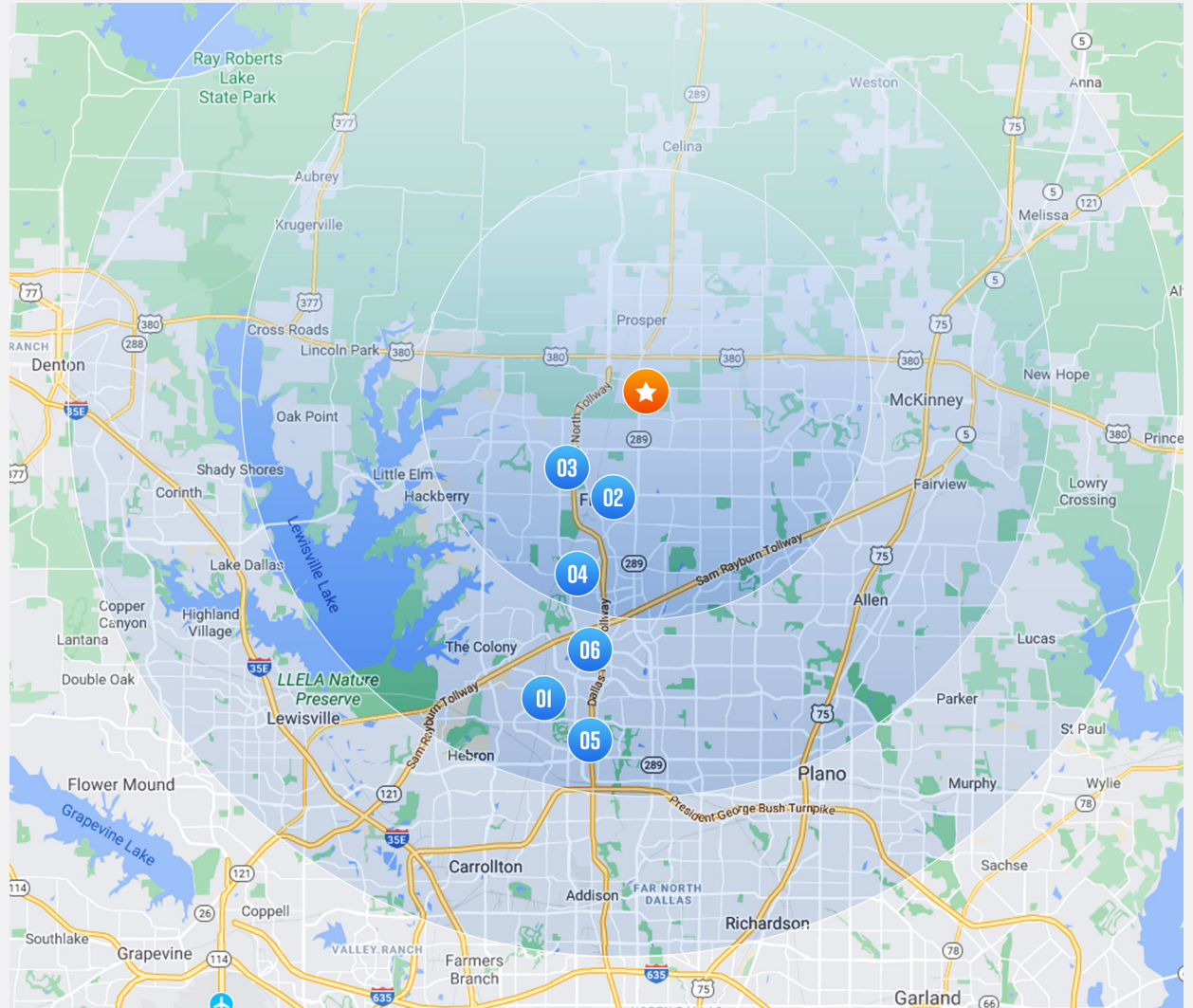
6121 W. Park Blvd Suite A100, Plano, TX 75093

13 MILES FROM SUBJECT PROPERTY

6. Legacy West

5908 Headquarters Dr, Plano, TX 75024

9.1 MILES FROM SUBJECT PROPERTY



LOCATION OVERVIEW



01

ARBOR HILLS NATURE PRESERVE

THIS NATURAL PRESERVE IS A 200-ACRE PARK WITH A VARIETY OF AMENITIES.



02

NATIONAL VIDEOGAME MUSEUM

A MUSEUM ABOUT THE HISTORY OF VIDEO GAMES AND THE VIDEO GAME INDUSTRY.



03

MUSEUM OF AMERICAN RAILROAD

THE MUSEUM HAS A LARGE COLLECTION OF STEAM, DIESEL & FREIGHT TRAINS.



04

THE STAR

THE STAR IS THE 91-ACRE CAMPUS OF THE DALLAS COWBOYS HEADQUARTERS.



05

CRAYOLA EXPERIENCE PLANO

THIS CRAYOLA EXPERIENCE HAS OVER 60,000 SF OF ATTRACTIONS.

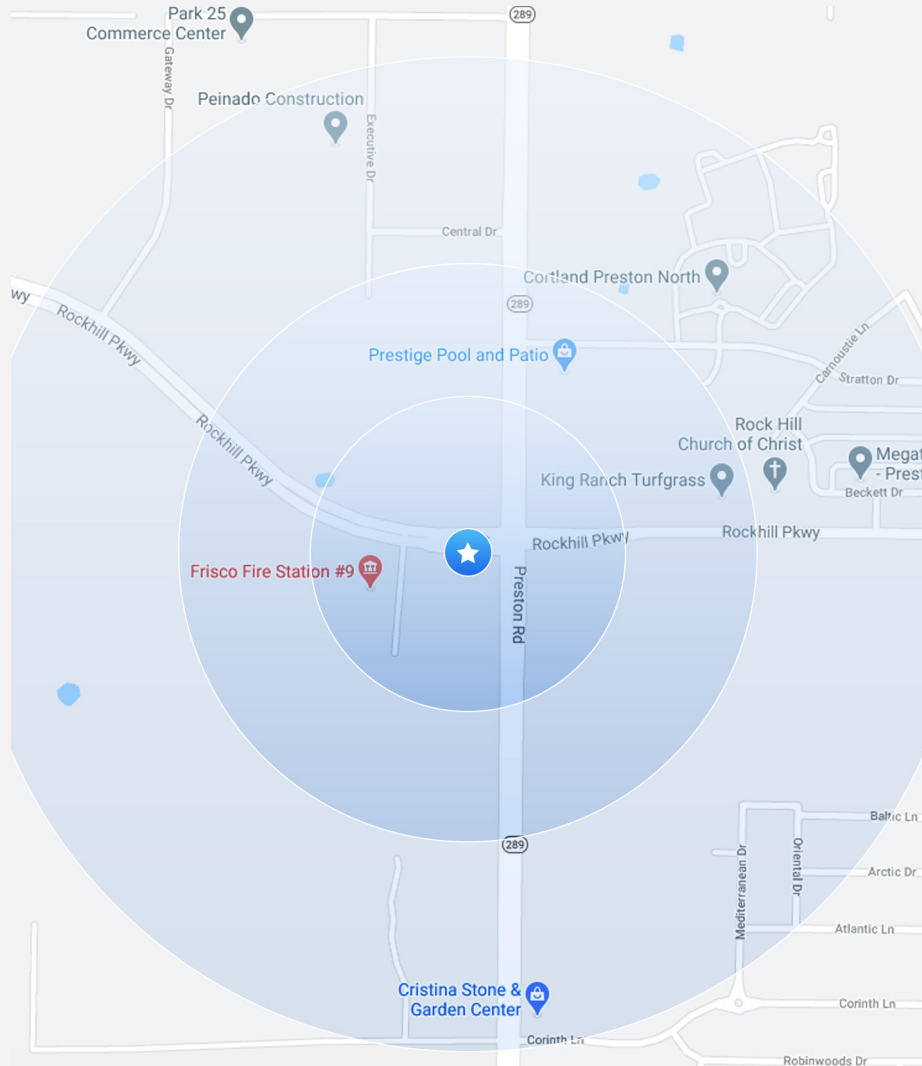


06

LEGACY WEST

THIS BUSINESS AND CULTURAL DISTRICT INCLUDES 415,000 SF OF RETAIL SPACE.

DEMOGRAPHICS



POPULATION

	1-Mile	3-Mile	5-Mile
2025 Projection	2,295	50,793	188,174
2020 Estimate	1,880	43,526	162,391
2010 Census	236	21,863	92,399
Growth '20 - '25	22.07%	16.70%	15.88%
Growth '10 - '20	696.61%	99.09%	75.75%

HOUSEHOLDS

	1-Mile	3-Mile	5-Mile
2025 Projection	771	16,391	62,402
2020 Estimate	632	14,047	53,889
2010 Census	80	6,937	30,496
Growth '20 - '25	21.99%	16.69%	15.80%
Growth '10 - '20	690.00%	102.49%	76.71%
Average Income	\$203,361	\$160,109	\$150,248
Median Income	\$178,804	\$133,304	\$126,326

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