

SECURE
NET LEASE

SUBJECT PROPERTY



7-ELEVEN (S&P Rated AA-)

\$4,497,000 | 4.50% CAP

16810 State Highway 3, Webster, TX (Houston)

- ✓ New 15-Yr Corp. Absolute NNN Lease
- ✓ 10% Rent Bumps Every Five Years
- ✓ Largest Chain Retailer in the World
- ✓ 3 Miles from Space Center Houston and NASA
- ✓ Located in Affluent Clear Lake Region of Houston



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 | WEBSTER, TEXAS

\$4,497,000 | 4.50% CAP



\$202,357

NOI



±2,506 SF

BUILDING AREA



±0.52 ACRES

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 just off Interstate 45** at intersection of Bay Area Blvd and Galveston Rd (TX-3). Webster is mid-point between Houston and Galveston, and the property is only **3 miles from NASA Johnson Space Center (1.25 million visitors annually)**.
- ✓ **High-Traffic Location:** Located near national tenant retailers Jimmy John's, Sonic, Chipotle, Jason's Deli, Subway, Discount Tire, Barnes & Noble, World Market, Party City, Marshalls, Home Goods, Office Depot, DSW and many more!
- ✓ **Stellar demographics in rapidly growing and affluent suburban area of Houston. Houston region is 5th largest MSA in the U.S.**

SECURE

NET LEASE

CONTACT FOR DETAILS

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EXECUTIVE VICE PRESIDENT

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SUBJECT PROPERTY



SECURE NET LEASE | 3

TENANT OVERVIEW

7-ELEVEN | WEBSTER, TEXAS



7-ELEVEN (7-eleven.com)

LESSEE: 7-ELEVEN, INC.,

\$205M

REVENUE

S&P: AA-

CREDIT RATING

SVNDY

STOCK TICKER

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.



70,000+

TOTAL LOCATIONS



IN THE NEWS

7-ELEVEN | WEBSTER, 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 | WEBSTER, TEXAS

INITIAL LEASE TERM	15 Years, Plus Four, 5 - Year Options to Renew
PROJECTED RENT COMMENCEMENT	February 2020
PROJECTED LEASE EXPIRATION	January 2035
LEASE TYPE	Corporate Absolute NNN Lease
RENT INCREASES	10% bumps every 5 years, In Primary Term & Options
ANNUAL RENT YRS 1-5	\$202,357.44
ANNUAL RENT YRS 6-10	\$222,593.18
ANNUAL RENT YRS 11-15	\$244,852.50
OPTION 1	\$269,337.75
OPTION 2	\$296,271.53
OPTION 3	\$325,898.68
OPTION 4	\$358,488.55

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SUBJECT PROPERTY

CLICK HERE FOR DRONE VIDEO



KOHL'S

Walmart
Supercenter



★ macy's JCPenney chico's
LIFETIME Dillard's ZARA
EXPRESS J. Jill
HOT TOPIC H&M
MICHAEL KORS DAVE & BUSTERS Denny's
CHAMPS Wendy's
Bath & Body Works GAP KREI Chick-fil-A
DICK'S COTTON:ON Justice

TARGET SUBWAY
Great Clips SALLY BEAUTY Starbucks
Capital One TEXAS MATTRESS MAKERS

BAY AREA BOULEVARD
± 36,184 VPD

GULF FREEWAY
± 132,801 VPD

Marshalls DSW
Kirkland's OLD NAVY
carter's five BELOW
Office DEPOT OfficeMax LA BOY
OSH KOSH FIVE GUYS rack

Burlington ROSS
JOANN DRESS FOR LESS
PET SMART Hallmark
OUTBACK ULTA
CHUCK E. CHEESE PANDA EXPRESS
ZOES KITCHEN BLAZE PIZZA

FAMILY DOLLAR
THE HONEY BAKED Ham
FOOD TOWN
SUBWAY
McDonald's planet fitness
Shell Taco Cabana

THE HAVEN ON BUOY
APARTMENTS
(732 UNITS)



Lowe's BEST BUY
Staples DXL
Comerica Bank

enterprise
O'Reilly AUTO PARTS
Pizza Hut

Michaels Ashley BARNES & NOBLE
JARED HOMESTORE
PartyCity PLATO'S CLOSET
ESCALANTE'S WORLD MARKET
scrubs & beyond Starbucks

BED BATH & MARDER
BEYOND CHRISTIAN & EDUCATION
HOBBY LOBBY bel
buybuy BABY chair king
FURNITURE BACKYARD STORE



Conn's HARBOR FREIGHT TOOLS
HomePlus Quality Tools at Remarkably Low Prices



WHITCOMB
ELEMENTARY
SCHOOL
(654 STUDENTS)



McDonald's Starbucks
FedEx
HOMESIDE SUITES
BY HILTON

Walgreens

CVS pharmacy



CUBE SMART
self storage

VENTIL

SUBJECT PROPERTY
16810 STATE HIGHWAY 3

PAM REHAB HOSPITAL
OF CLEAR LAKE
(CENTRAL CAMPUS)
(45 BEDS)

3
TEXAS

GALVESTON ROAD
± 23,785 VPD

WALNUT
PARK

MCWHIRTER
ELEMENTARY
SCHOOL
(901 STUDENTS)

CLEAR VIEW
HIGH SCHOOL
(216 STUDENTS)



ALDI WELLS FARGO
SPEC'S FITNESS FIRESTONE
TACO BELL

H-E-B PAPA JOHN'S
SUPERCUTS GNC
PET SUPPLIES PLUS

SITE OVERVIEW

7-ELEVEN | WEBSTER, TEXAS



2020

YR BUILT / RENOVATED



±2,506 SF

BUILDING AREA



±0.52 ACRES

LAND AREA

NEIGHBORING RETAILERS

Dollar Tree	Best Buy
H-E-B	Staples
Bed Bath & Beyond	Lowe's
Michaels	Dillard's
Party City	DSW
Barnes & Noble	Old Navy
Cost Plus World Market	Ross Dress for Less
Ashley HomeStore	PetSmart
buybuy BABY	Burlington
Stein Mart	JOANN
DXL Big + Tall	JCPenney

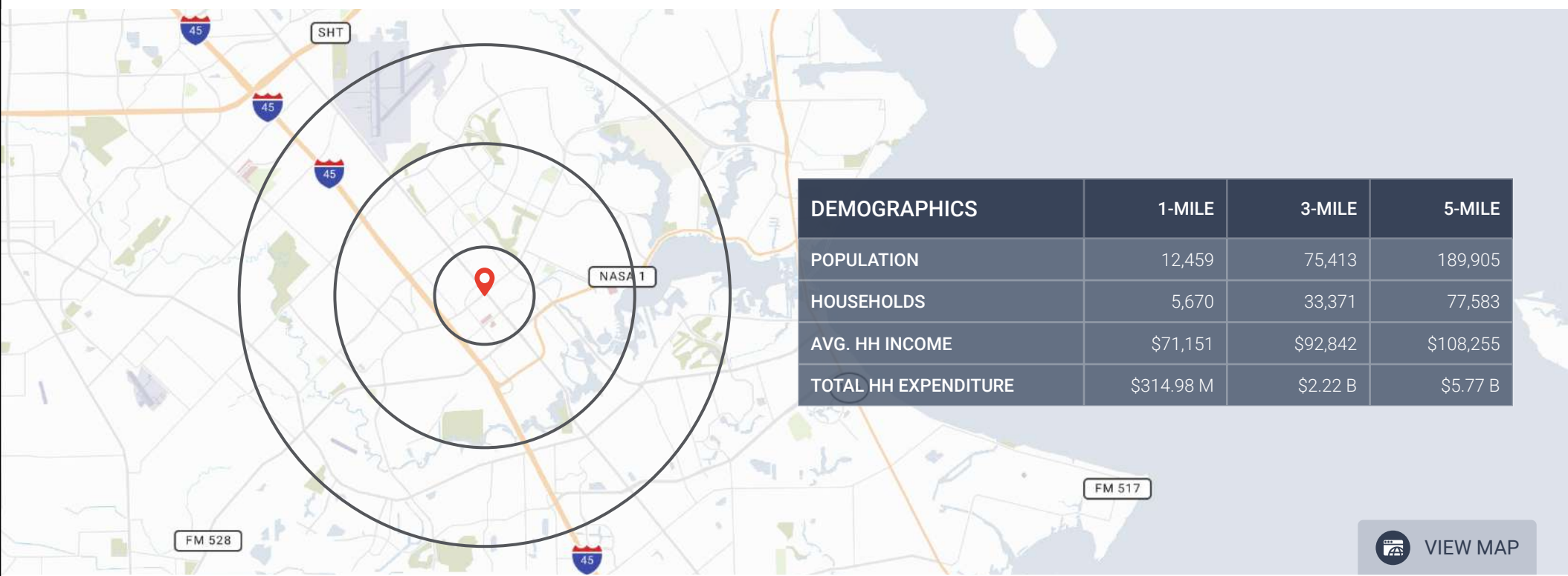
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LOCATION OVERVIEW

7-ELEVEN | WEBSTER, TEXAS



ECONOMIC DRIVER'S (# of Employees)

Memorial Hermann Health System (24,000)	UTMB Health (12,448)	The University of Texas Medical Branch Health System (8,990)
The University of Texas MD Anderson (20,000)	Kroger Company (12,000)	Clear Creek ISD (4,963)
United Airlines (15,000)	Shell Oil Company (11,892)	Landry's Inc. (3,800)
The Methodist Hospital System (14,985)	National Oilwell Varco (11,563)	NASA Johnson's Space Center Houston (3,092)
Exxon Mobil Corporation (13,000)	Schlumberger Limited (10,000)	Clear Lake Regional Medical Center (2,564)

LOCATION OVERVIEW

7-ELEVEN | WEBSTER, TEXAS



WEBSTER TEXAS



11,128
POPULATION



\$50,592
MEDIAN HOUSEHOLD INCOME

Webster is a city in Harris County, located halfway between Houston and Galveston. Only 22 miles from downtown Houston, Webster is strategically located along Interstate 45. Webster was incorporated in 1958, shortly before NASA

Naturally, NASA served as a catalyst to grow the City of Webster and the region.

announced that it would build the NASA Johnson Space Center in, where mission control is located, in 1961. Naturally, NASA served as a catalyst to grow the City of Webster and the region. Webster has been home to many aerospace companies, including Ad Astra Rocket Company and Lockheed Martin's Exploration Development Laboratory. Two of Webster's growth industries have always been aerospace and medical. Webster became the "medical center of the south" with Houston as the "medical center of the north" beginning in 1972 with Clear Lake Regional Medical Center. Webster's medical center accommodates a service area

population exceeding more than 1,800,000 patients annually. **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 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.

1.25M

THE NASA JOHNSON
SPACE CENTER ATTRACTS
MORE THAN 1.25 MILLION
VISITORS EACH YEAR.

2023

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

CLEAR CREEK ISD NAMED IN 'FORBES MAGAZINE'S LIST OF AMERICA'S BEST EMPLOYERS BY STATE

Colleen Ferguson, September 09, 2020 (*Community Impact Newspaper*)

Clear Creek ISD is one of two Houston-area public school districts to be named as one of the country's best in-state employers, according to Forbes Magazine's second annual list of America's Best Employers by State.

The rankings were compiled through a partnership between Forbes and market research company Statista, according to a district media release. The complete list is divided into 51 rankings—one for each of the 50 states plus the District of Columbia—and was compiled by surveying 80,000 Americans who work for

"It is an honor to be listed alongside other visionary leaders in Texas, such as H-E-B, Southwest Airlines and NASA."

businesses with at least 500 employees, according to the release. Surveys were conducted from October 2019 to May 2020.

The district was ranked 65th out of the 100 Texas businesses listed. Katy ISD was ranked second, with the 90,000-employee grocer H-E-B coming in first.

Superintendent Greg Smith said in the release that CCISD recruits and retains top talent from across the country. The district, which is among the top 30 in terms of size in Texas, employs about 5,200 people.

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



CLICK HERE TO READ MORE

HOUSTON-THE WOODLANDS-SUGARLAND-BAYTOWN MSA

7-ELEVEN | WEBSTER, TEXAS

METRO STATISTICS

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

Gill Aviation **DAVID WAYNE HOOKS MEMORIAL AIRPORT**
✓ 272 Flights/Day
✓ It is the Busiest General Aviation Airport in Texas

GEORGE BUSH INTERCONTINENTAL AIRPORT
✓ 40 Million Annual Passengers
✓ Hub for United Airlines & Atlas Air

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

HERMANN PARK CONSERVATORY
✓ Over 6 Million Visitors Annually
✓ It includes the Houston Zoo, Theater, Museum of Natural Science, and Golf Course

RICE UNIVERSITY
✓ School of Architecture Ranked #2 in the Nation
✓ 6,740 Students

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

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

JOHNSON SPACE CENTER
✓ Hub of Human Space Flight for More than Half a Century
✓ 1 Million Visitors Annually

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

7-ELEVEN **SUBJECT PROPERTY**
16810 STATE HIGHWAY 3

MOODY GARDENS
✓ 2 Million Visitor per year
✓ It is an Educational Tourist Destination

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

TEXAS DISCLAIMER

7-ELEVEN | WEBSTER, 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.