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A D V I S O R S



AVAILABLE INDIVIDUALLY
OR AS A PORTFOLIO

7-ELEVEN

GLENWOOD SPRINGS, CO

MARKETING PACKAGE



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CONTACT INFORMATION



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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	51315 Hwy 6
City	Glenwood Springs
State	CO
Zip	81601
GLA	2,400 SF
Lot Size	0.37 AC
Year Built	1975

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

\$ \$2,474,920
LIST PRICE

% 5.00%
CAP RATE

\$ \$123,746*
NET OPERATING INCOME

Price / SF \$1,031.22

Rent / SF \$51.56



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	3/16/2020
Lease Expiration	03/15/2035
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 with frontage to Hwy 6, as well as adjacent to the town's middle school, providing substantial foot traffic in addition to 33,000+ 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.

Brand New Canopy - The subject property is adding a canopy to the site, which will help preserve the gas pumps for a longer period of time.

Highly Rated Small Town - The subject property is located close to the Roaring Fork & Colorado Rivers, providing an ideal setting for outdoor activities such as kayaking, white river rafting and world class fishing while also being named one of the top small towns in America.

Limited Competition - This 7-Eleven is one of the only national convenience stores servicing the community.

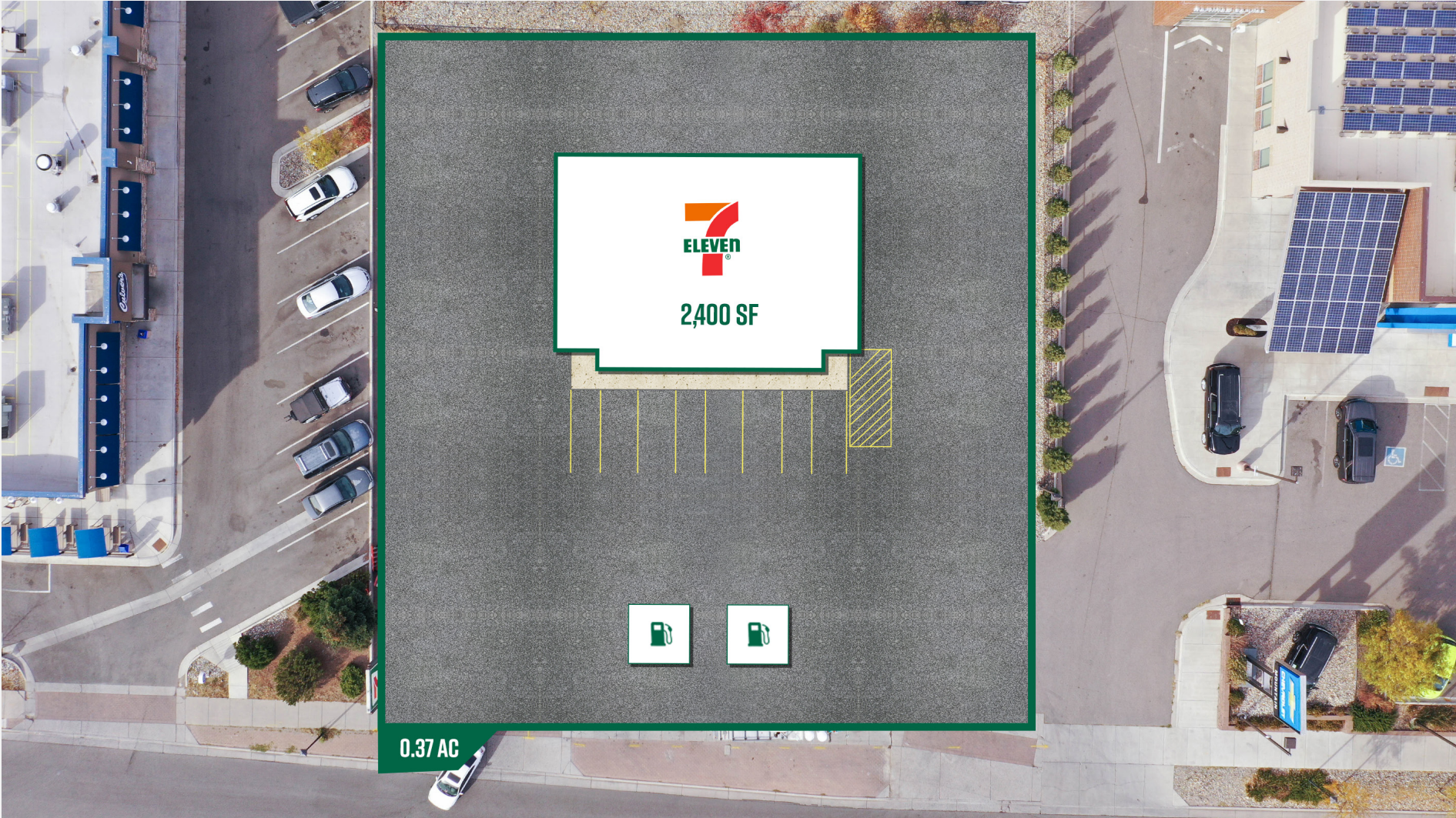
RENT SCHEDULE



Period	Term	Annual Rent	Monthly Rent	Increase	CAP Rate
Years 1 - 2	Base Term	\$128,801.40	\$10,733.45	-	5.20%
Years 3 - 5	Base Term	\$113,414.40	\$9,451.20	-	4.58%
Years 6 - 10	Base Term	\$121,492.56	\$10,124.38	8%	4.91%
Years 11 - 15	Base Term	\$130,176.60	\$10,848.05	7%	5.26%
Years 16 - 17	1st Option	\$124,471.44	\$10,372.62	-	5.03%
Years 18 - 20	1st Option	\$129,450.24	\$10,787.52	4%	5.23%
Years 21 - 23	2nd Option	\$134,628.24	\$11,219.02	4%	5.44%
Years 24 - 25	2nd Option	\$140,013.36	\$11,667.78	4%	5.66%
Year 26	3rd Option	\$140,013.36	\$11,667.78	-	5.66%
Years 27 - 29	3rd Option	\$145,613.88	\$12,134.49	4%	5.88%
Year 30	3rd Option	\$151,438.44	\$12,619.87	4%	6.12%







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



Glenwood Springs, CO

Glenwood Springs is the Home Rule Municipality that is the county seat of Garfield County, Colorado, United States. Glenwood Springs is located at the confluence of the Roaring Fork River and the Colorado River, threading together the Roaring Fork Valley and a series of smaller towns up and down the Colorado River. Glenwood Springs is in the heart of the Colorado Rocky Mountains. Famous for its geothermal amenities and outdoor adventures, Glenwood Springs is home to one-of-a-kind attractions and is arguably the best destination for Colorado hot springs.

Glenwood Springs' economy has centered on hospitality for vacationers since its foundation, unlike many of Colorado's mountain towns, which were generally settled for mining or railroad purposes. While early railroad access and inclusion on main lines and proximity to Aspen catalyzed the city's growth, Glenwood Springs continued to attract visitors, and thus does not really experience the bust or quiet years most mountain towns endure.



When in Glenwood Springs, do as the locals do: get outside! The city's mild, four season climate and easy access to mountains, rivers, lakes and more, make it a haven for those looking to explore beyond the city. Water is the main source of many enjoyable activities through millions of years in the making. The healing waters provide the area with hot springs, caverns, rivers and the natural wonder of Hanging Lake, a must-do hike when you come to Glenwood Springs, Colorado. The charming downtown area is the perfect setting in this western Colorado town offering exclusive boutiques as well as fresh and delicious choice in restaurants. Whether you are hungry for a delicious burger, hometown micro brew or fine dining and a satisfying glass of hearty wine.

Glenwood Hot Springs Resort

For over 130 years, visitors coming to Glenwood Hot Springs Resort for the day, or for an overnight stay, have helped build a strong family resort tradition. Glenwood Hot Springs Resort is considered the world's largest mineral hot springs pool; it features two enormous outdoor pools and the award-winning Spa of the Rockies.

LOCATION OVERVIEW



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

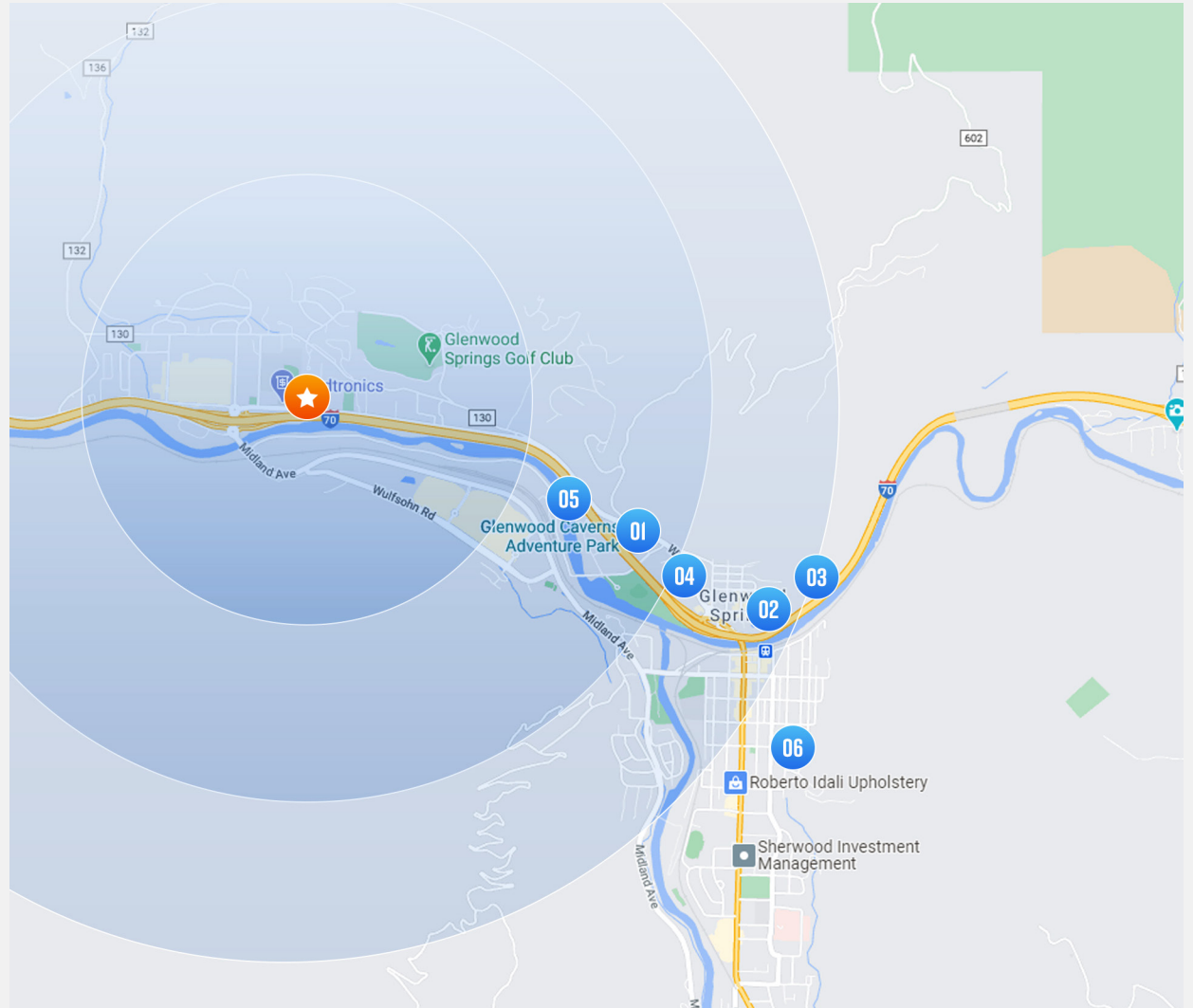
2. **Glenwood Hot Springs Pool**
401 N. River St, Glenwood Springs, CO 81601
2.3 MILES FROM SUBJECT PROPERTY

3. **Glenwood Canyon**
Glenwood Canyon, Glenwood Springs, CO 81601
2.5 MILES SUBJECT PROPERTY

4. **Blue Sky Adventures**
152 W. 6th St, Glenwood Springs, CO 81601
1.8 MILES FROM SUBJECT PROPERTY

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

6. **Doc Holliday's Grave Trailhead**
Bennett Ave & 12th St Ditch, Glenwood Springs, CO 81601
2.9 MILES FROM SUBJECT PROPERTY



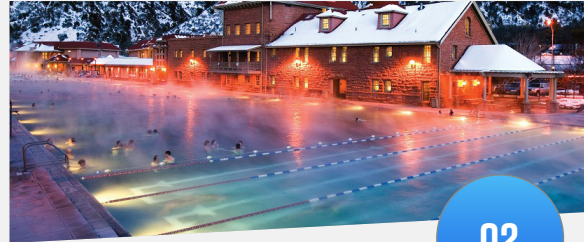
LOCATION OVERVIEW



01

GLENWOOD CAVERNS ADVENTURE PARK

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



02

GLENWOOD HOT SPRINGS POOL

MASSIVE, LONG-RUNNING HOT-SPRINGS POOL IN THE SERENE MOUNTAINS.



03

GLENWOOD CANYON

A RUGGED SCENIC CANYON AS HIGH AS 1,300 FEET ABOVE THE COLORADO RIVER.



04

BLUE SKY ADVENTURES

BLUE SKY ADVENTURES OFFERS THE BEST RAFTING AND BIKING IN GLENWOOD.



05

IRON MOUNTAIN HOT SPRINGS

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

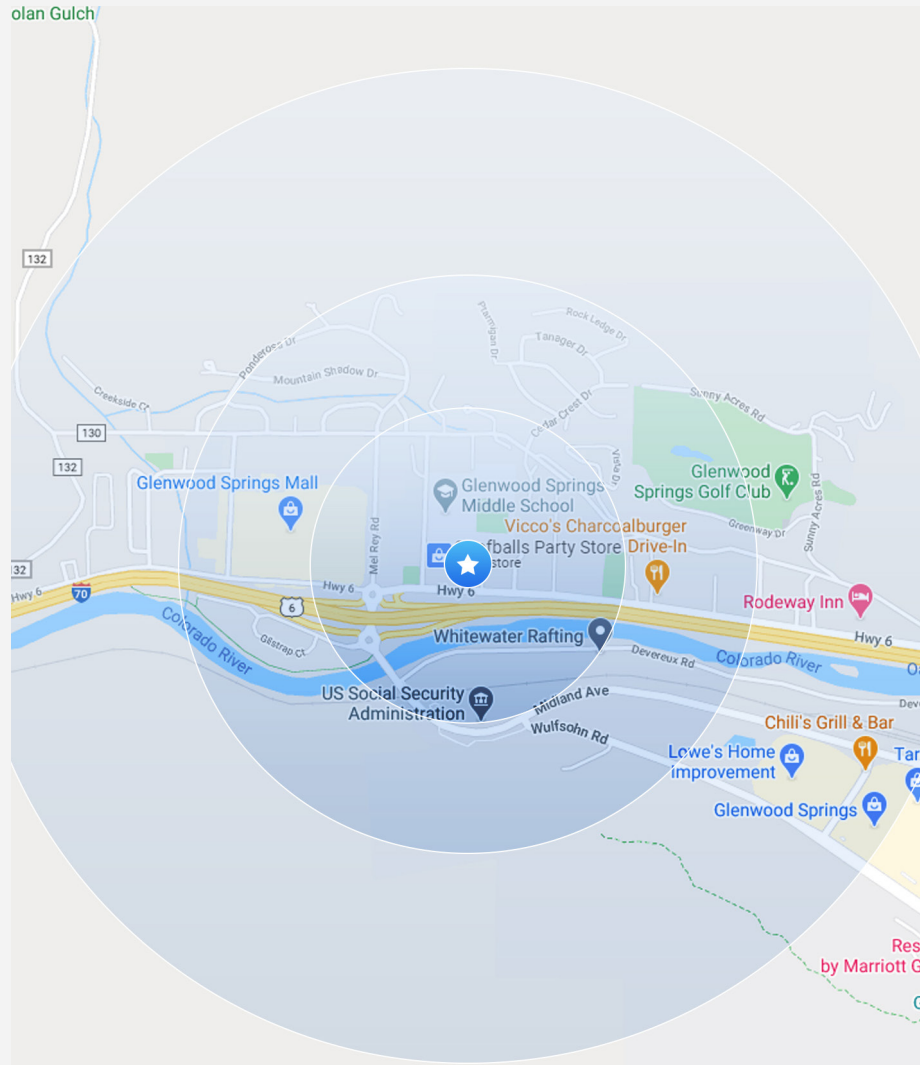


06

DOC HOLLIDAY'S GRAVE TRAILHEAD

HIKING TRAIL LEADING TO THE GRAVESITE OF GUNSLINGER DOC HOLLIDAY.

DEMOGRAPHICS



POPULATION

	1-Mile	3-Mile	5-Mile
2025 Projection	2,898	9,177	12,724
2020 Estimate	2,818	8,783	12,177
2010 Census	2,923	8,328	11,541
Growth '20 - '25	2.84%	4.49%	4.49%
Growth '10 - '20	-3.59%	5.46%	5.51%

HOUSEHOLDS

	1-Mile	3-Mile	5-Mile
2025 Projection	1,018	3,573	4,895
2020 Estimate	990	3,419	4,685
2010 Census	1,027	3,250	4,454
Growth '20 - '25	2.83%	4.50%	4.48%
Growth '10 - '20	-3.60%	5.20%	5.19%
Average Income	\$84,255	\$82,526	\$88,820
Median Income	\$69,303	\$63,834	\$69,672

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A tenant's past performance is not a guarantee of future performance. The lease rate stated for some properties may be based on a tenant's projected sales with little or no record of actual performance or comparable rents for the area in question. Returns are in no way guaranteed. Tenants may fail to pay the rent or property taxes or any other tenant obligations under the terms of the lease or may default under the terms of such lease. Regardless of tenant's history of performance, and/or any lease guarantors and/or guarantees, Buyer is responsible for conducting Buyer's own investigation of all matters related to any and all tenants and lease agreements. Broker is not, in any way, responsible for the performance of any tenant or for any breach or default by any tenant of any terms of any lease agreement related to the property. Further, Buyer is responsible for conducting Buyer's own independent investigation of all matters related to the value of the property, including, but not limited to, the value of any long-term leases. Buyer must carefully evaluate the possibility of tenants vacating the property or breaching their leases and the likelihood and financial impact of being required to find a replacement tenant if the current tenant should default and/or abandon the property. Buyer must also evaluate Buyer's legal ability to make alternate use of the property in the event of a tenant abandonment of the property.

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**NEW CANOPY INSTALLATION
COMPLETION DATE - NOVEMBER '20**