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A D V I S O R S



VIEW PROPERTY VIDEO



AVAILABLE INDIVIDUALLY
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7-ELEVEN

AVON-BEAVER CREEK, CO

MARKETING PACKAGE



TABLE OF CONTENTS

- 03 Portfolio Overview
- 04 Investment Summary
- 05 Lease Summary
- 06 Rent Schedule
- 07 Retail Aerial
- 09 Property Photos
- 11 Site Plan
- 12 About the Brand
- 13 Location Overview

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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	8 Nottingham Rd
City	Avon
State	CO
Zip	81620
GLA	4,124 SF
Lot Size	0.80 AC
Year Built	2002

\$8,396,495
LIST PRICE

5.25%
CAP RATE

\$440,816*
NET OPERATING INCOME

Price / SF \$2,036.01

Rent / SF \$106.89

* 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	05/01/2019
Lease Expiration	04/30/2035
Term Remaining	13.5 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 70, which is the main highway connecting various cities and towns throughout the state of Colorado.

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.

Limited Competition - The subject property is one of two national convenience stores within a 30-mile radius.

Top Rated Ski Town - Located at the base of Beaver Creek & just minutes from Vail, the subject property services a wide range of local, domestic and international customers looking to explore the mountainous terrains and enjoy some of the best ski that America has to offer.

High Income Area - The subject property is located in an affluent neighborhood with average household income that exceeds \$100,000.

RENT SCHEDULE



Period	Term	Annual Rent	Monthly Rent	Increase	CAP Rate
Years 1 - 2	Base Term	\$472,886.04	\$39,407.17	-	5.63%
Years 3 - 5	Base Term	\$422,050.80	\$35,170.90	-	5.03%
Years 6 - 8	Base Term	\$430,491.84	\$35,874.32	2%	5.13%
Years 9 - 11	Base Term	\$439,101.60	\$36,591.80	2%	5.23%
Years 12 - 15	Base Term	\$447,883.56	\$37,323.63	2%	5.33%
Years 16 - 18	1st Option	\$456,841.20	\$38,070.10	2%	5.44%
Years 19 - 20	1st Option	\$465,978.00	\$38,831.50	2%	5.55%
Years 21	2nd Option	\$465,978.00	\$38,831.50	-	5.55%
Years 22 - 24	2nd Option	\$475,297.68	\$39,608.14	2%	5.66%
Years 25	2nd Option	\$484,803.48	\$40,400.29	2%	5.77%
Years 26 - 27	3rd Option	\$484,803.48	\$40,400.29	-	5.77%
Years 28 - 30	3rd Option	\$494,499.60	\$41,208.30	2%	5.89%





7-ELEVEN

PROPERTY PHOTO



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PROPERTY PHOTO



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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



Avon, CO

The town of Avon is located in the stunning Rocky Mountains of Colorado along the scenic Eagle River. The town serves as a gateway to the world-class Beaver Creek Resort and is eight miles west of world-famous Vail. It is a home rule municipality in Eagle County, with the county seat located 20 miles to the west in the town of Eagle. Avon is a town of about 7,500 residents that's located along Interstate 70, a few hours west of downtown Denver. Due to its proximity to both Vail and Beaver Creek Resorts, Avon experiences large surges of visitors annually, especially during the winter ski season.

Nestled in the Eagle River Valley, Avon is known as the heart of the valley and a great base for launching mountain adventures in skiing, hiking, paddling and more. Year round there are concerts, festivals and other fun events going on. Lodging ranges from economically friendly to downright opulent. There are plenty of commercial businesses in town, with a range of shopping, dining and lodge.



In the summer, the 48-acre Harry A. Nottingham Park offers fun for the whole family. Rent a paddle boat, fish in the lake, walk around the park or just relax on the grass and bask in the sunshine. In the winter, Avon is a centralized location for snow-oriented activities, including ice skating and old-fashioned pond hockey on Nottingham Lake.

Beaver Creek Resort

Avon is the gateway to the Beaver Creek Resort which lies about two miles south of the town. The resort comprises three villages, the main Beaver Creek Village, Bachelor Gulch, and Arrowhead to the west. Beaver Creek is a regular host of World Cup events, usually in early December.

Vail, CO

Vail, CO is located 8 miles west of Avon, CO. The town, home to Vail Ski Resort, the largest ski mountain in Colorado, is known for its hotels, dining, and for the numerous world-famous events the city hosts annually.

LOCATION OVERVIEW

1. **Beaver Creek Resort**
210 Beaver Creek Plaza, Beaver Creek, CO 81620
4.6 FROM SUBJECT PROPERTY

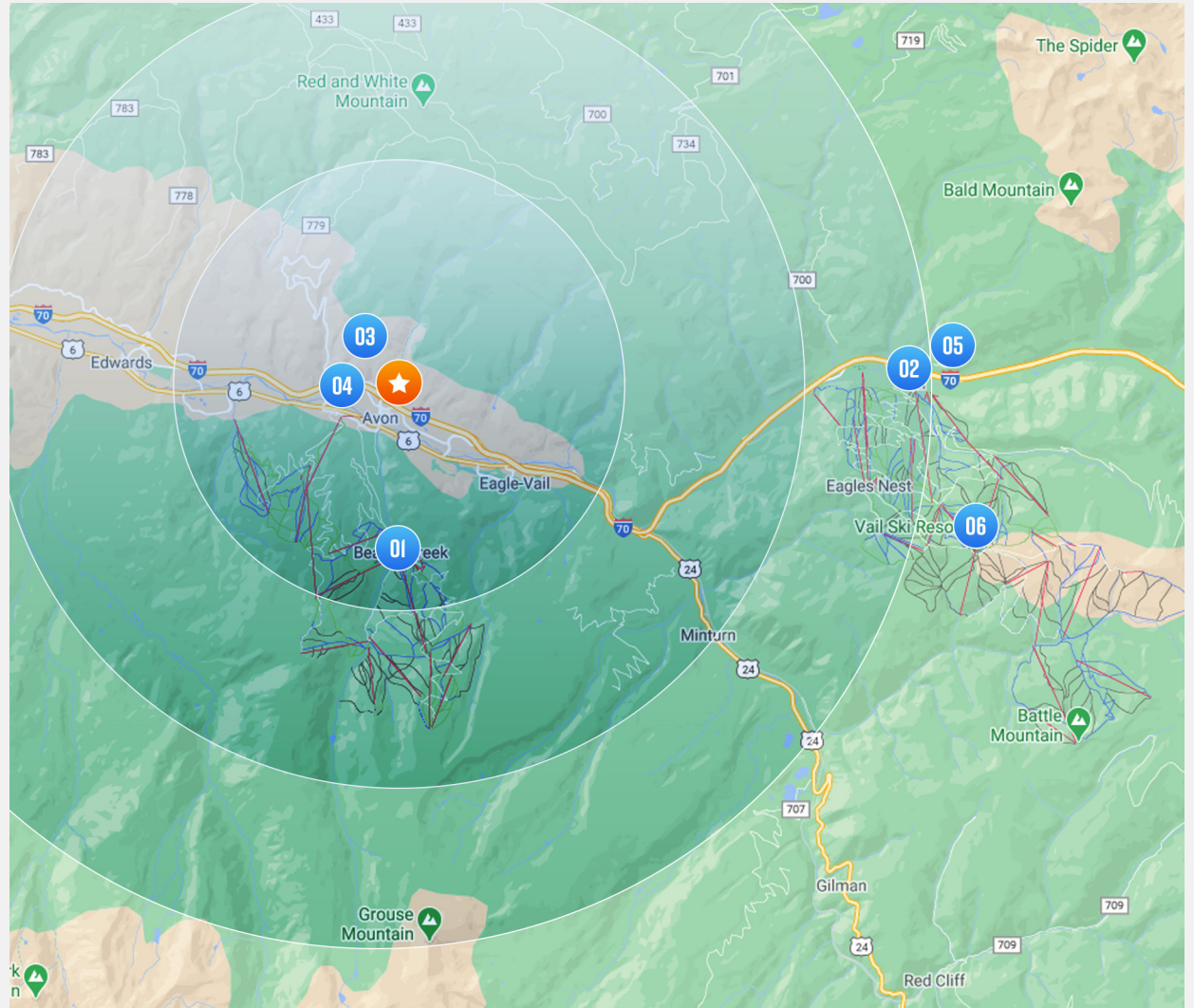
2. **Vail, CO**
Vail, Colorado 81657
10.3 MILES FROM SUBJECT PROPERTY

3. **Walking Mountains Science Center**
318 Walking Mountains Ln, Avon, CO 81620
0.5 MILES FROM SUBJECT PROPERTY

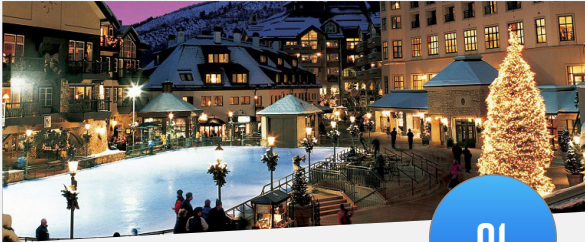
4. **Harry A. Nottingham Park**
414 W Beaver Creek Blvd, Avon, CO 81620
2.9 MILES FROM SUBJECT PROPERTY

5. **Betty Ford Alpine Gardens**
522 S Frontage Rd E, Vail, CO 81657
10.6 MILES FROM SUBJECT PROPERTY

6. **Vail Ski Resort**
Vail Ski Resort, Vail, CO 81657
10.7 MILES FROM SUBJECT PROPERTY



LOCATION OVERVIEW



01

BEAVER CREEK RESORT

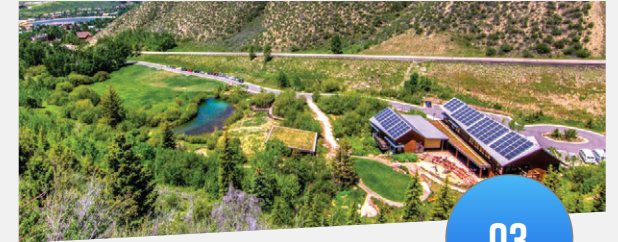
WORLD FAMOUS SKI RESORT THAT REGULARLY HOST WORLD CUP EVENTS.



02

VAIL, CO

8 MILES FROM AVON, VAIL IS A WORLD FAMOUS SKI RESORT TOWN.



03

WALKING MOUNTAINS SCIENCE CENTER

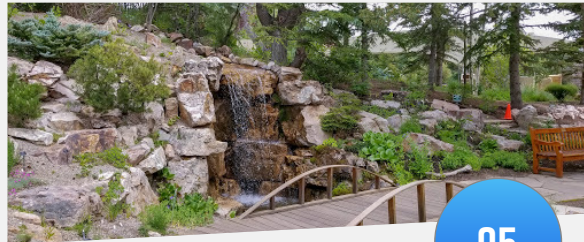
CENTER THAT PROVIDES OPPORTUNITIES TO EXPLORE NATURE & THE MOUNTAINS.



04

HARRY A. NOTTINGHAM PARK

48-ACRE PARK WITH A LAKE, SWIM AREA, FISHING, PLAYGROUND AREAS & MORE.



05

BETTY FORD ALPINE GARDENS

THE WORLD'S HIGHEST BOTANICAL GARDEN AT 8,200 FEET ALTITUDE.

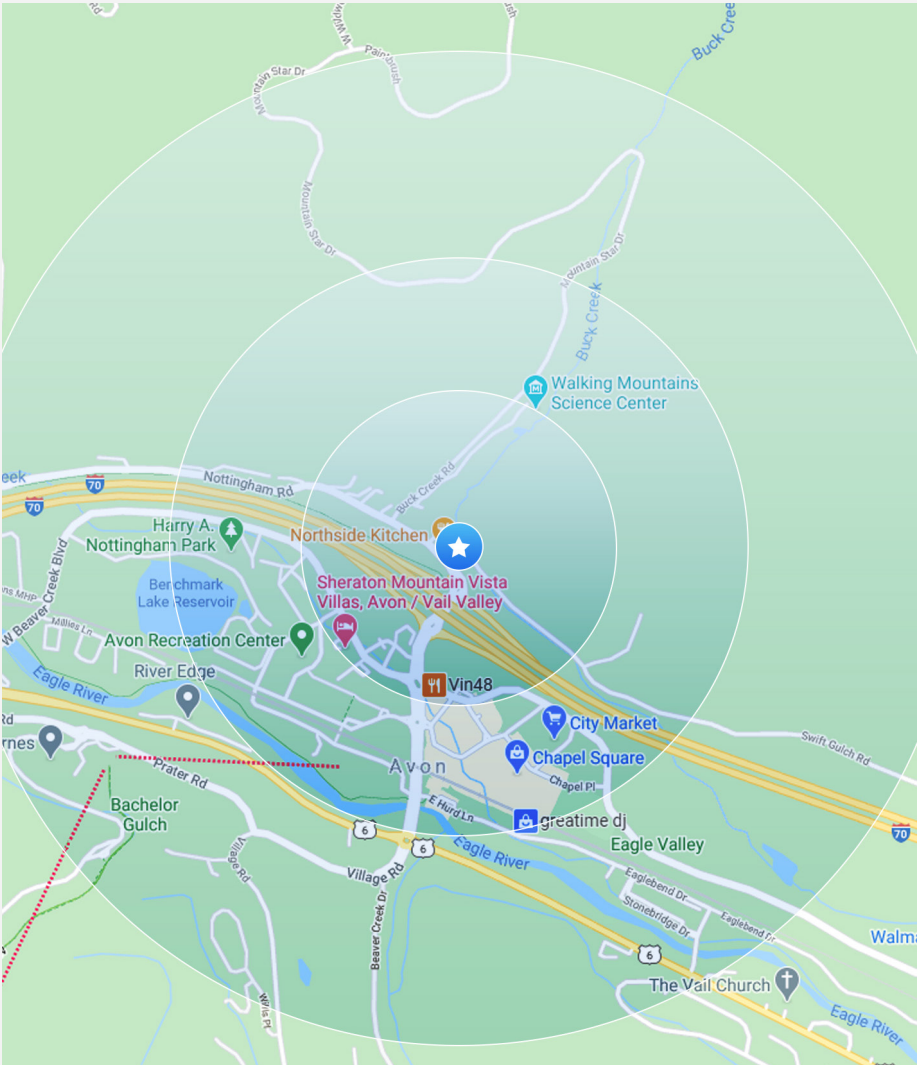


06

VAIL SKI RESORT

VAIL SKI RESORT IS THE LARGEST SKI MOUNTAIN RESORT IN COLORADO.

7-ELEVEN
DEMOGRAPHICS



POPULATION

	1-Mile	3-Mile	5-Mile
2025 Projection	5,795	11,082	19,123
2020 Estimate	5,398	10,824	18,240
2010 Census	4,205	11,352	16,701
Growth '20 - '25	7.35%	2.38%	4.84%
Growth '10 - '20	28.37%	-4.65%	9.22%

HOUSEHOLDS

	1-Mile	3-Mile	5-Mile
2025 Projection	2,255	4,226	7,264
2020 Estimate	2,098	4,142	6,959
2010 Census	1,597	4,370	6,461
Growth '20 - '25	7.48%	2.03%	4.38%
Growth '10 - '20	31.37%	-5.22%	7.71%
Average Income	\$81,176	\$91,803	\$104,303
Median Income	\$56,418	\$64,398	\$79,582

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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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