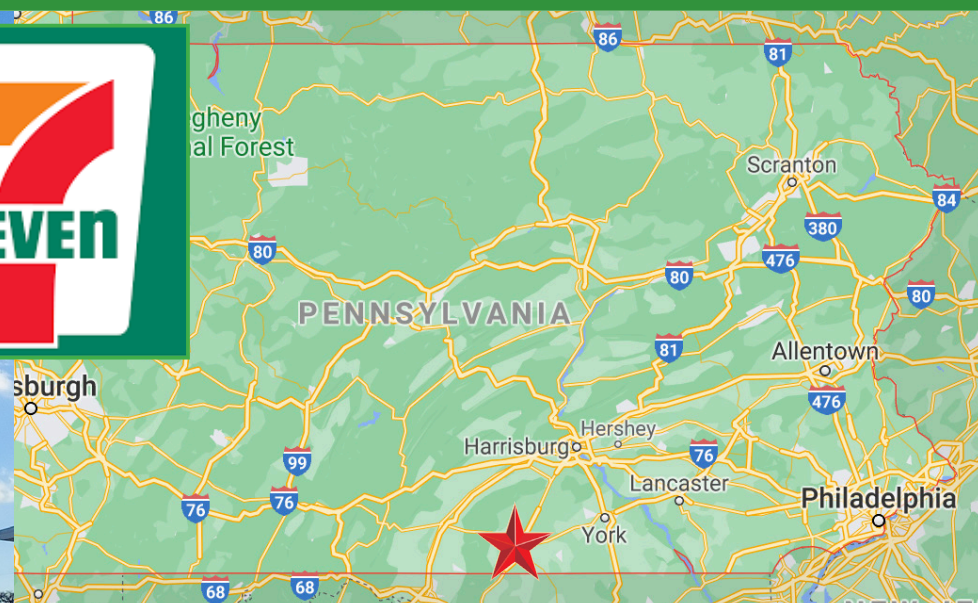


7 Eleven Convenience Store

102 South Main Street Biglerville, Pennsylvania 17307



SINGLE TENANT CREDIT INVESTMENT OFFERING

- CORPORATE 7 ELEVEN LEASE
- "AA-" CORPORATE CREDIT RATING
- NEW SEVEN (7) YEAR PRIMARY TERM
 - PASSIVE ABSOLUTE NET LEASE
- LOW PRICE POINT UNDER \$1,400,000

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Investment Summary - 7 Eleven Convenience Store

102 South Main Street Biglerville, Pennsylvania 17307

Purchase Price: \$1,333,300
Initial Cap Rate: 5.25%

Lease Terms:

- **Seven (7) Year Primary Term**
- **Passive, Absolute Net Lease**
- **10% Rent Increase in 8th Year**
- **One x 5 Year Renewal Option**

Annual Rent Schedule:

\$70,000 Years 1 - 7

Option Rent Schedule:

\$77,000 Option 1 (+10%)

Amended Lease Term:

February 1, 2021 - June 30, 2028

7 Eleven Inc. Credit Rating: AA-



The subject property is a single tenant **7 Eleven convenience store** located in Biglerville, Pennsylvania. The Property consists of a freestanding \pm 2,224 sf one-story, masonry block building on \pm 1/3 acre of land at the signalized intersection of Main Street and Hanover Street. 7 Eleven has successfully occupied this property for 40 years, and has recently agreed to extend the lease term through June 30, 2028 - providing an investor more than 7 years of primary term with one, 5 year renewal option. **The corporate lease is backed by the nation's largest convenience store operator who maintains an "AA-" credit rating from Standard & Poors.** There are no gas pumps on the property. Biglerville is located in Adams County approximately 7 miles north of the historical city of Gettysburg. Adams County is home to 102,000 residents and also several wineries, fruit markets and nurseries. Adams county is the largest producer of apples and peaches in the state. Biglerville is in the heart of Apple Country, and host to the National Apple Museum a few blocks blocks from 7 Eleven. ***7 Eleven Biglerville, Pennsylvania provides an investor with management-free, long term cash flow from the country's largest and top rated convenience store chain.***



Land Area: \pm 1/3 Acre

Building Area: \pm 2,224 SF



	<u>5 miles</u>	<u>10 miles</u>
Population:	10,751	45,758
Average HH Income:	\$72,200	\$75,800

The information contained herein has been received from sources we believe to be reliable, but The Silver Group has made no independent investigation of the accuracy or completeness and make no representation thereto. We recommend all prospective investor conduct their own comprehensive due diligence investigation. The above is subject to errors, omissions, or withdrawal from the market.





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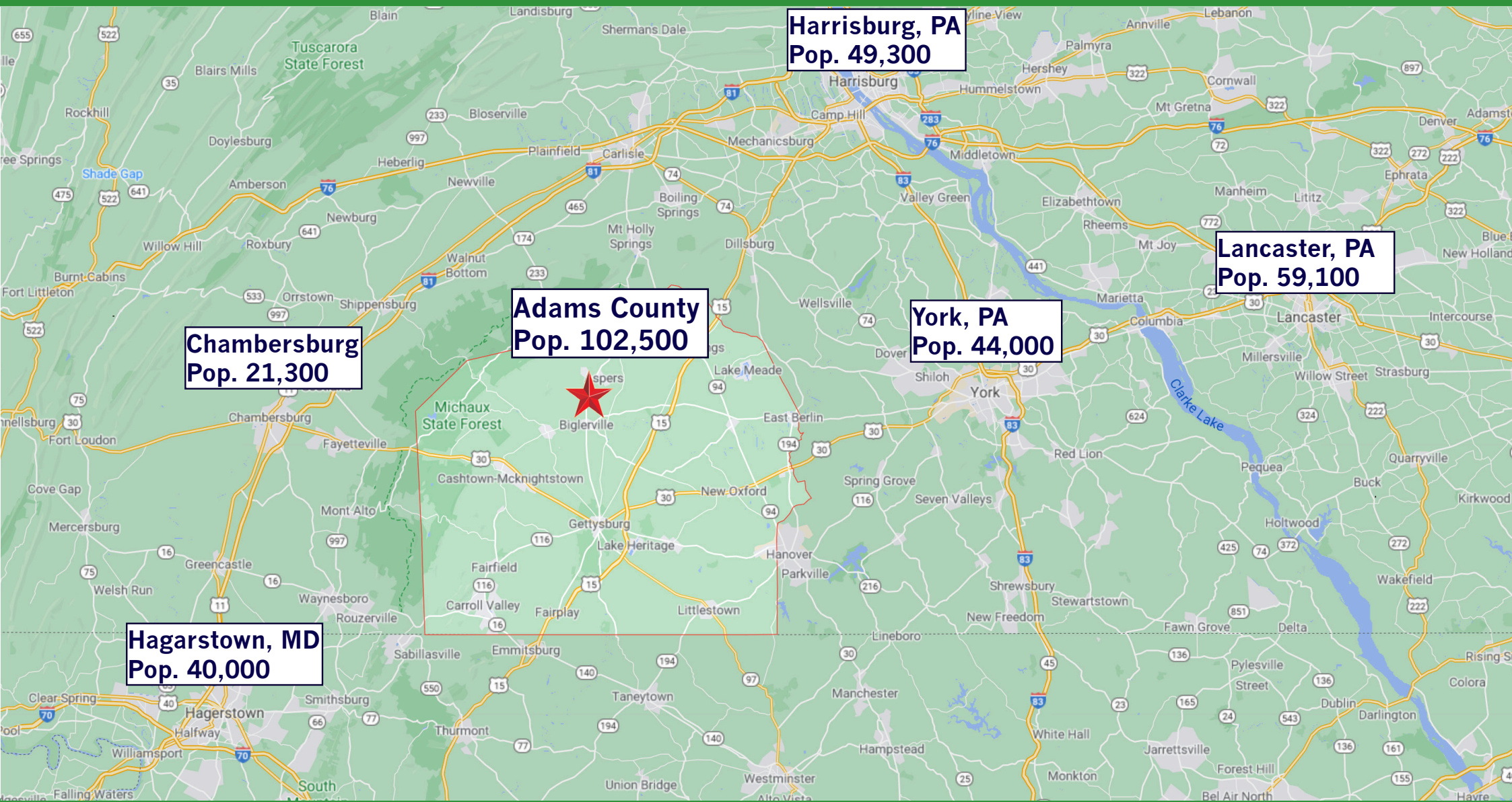
Biglerville City Map - 7 Eleven Convenience Store

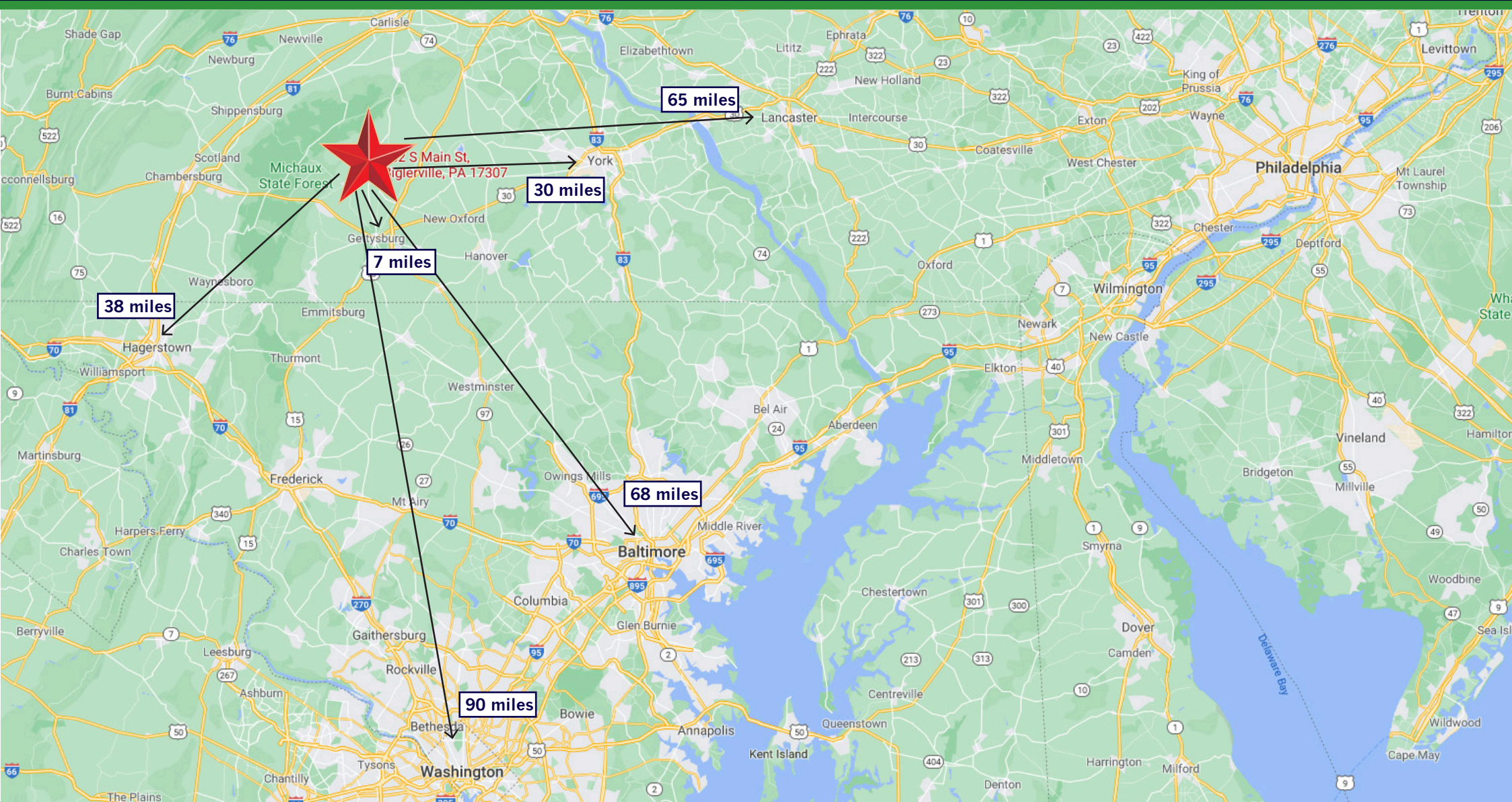
102 South Main Street Biglerville, Pennsylvania 17307



Population Centers - 7 Eleven Convenience Store

102 South Main Street Biglerville, Pennsylvania 17307





Tenant Highlights - 7 Eleven Convenience Store

102 South Main Street Biglerville, Pennsylvania 17307

ABOUT THE TENANT

7 Eleven, Inc.

S & P Debt Rating: AA-

**7 Eleven Operates 70,000 Stores Worldwide
Largest U.S. Convenience Store Chain**



7 Eleven, Inc. is the U.S. based operator of 7 Eleven convenience stores throughout North America. 7 Eleven, Inc. operates, franchises or licenses more than 9,300 7-Eleven stores in North America, of which 5,800 are franchised. 7 Eleven, Inc. is a subsidiary of Seven Eleven Japan Co., Ltd. which is owned by Seven and I Holdings Co. a Japan based diversified retail group and one of the world's largest retailers with 70,000 stores across the globe. 7 Eleven is one of the nation's largest independent gasoline retailers. In 1927 an employee of the Southland Ice Company in Dallas started selling milk, eggs and bread from the ice dock. Soon, the convenience store was born and later became known as 7/11 to reflect the hours of operation. The Company maintains an AA- credit rating, one of the highest for any U.S. retailer. The c-store retailer has agreed to buy the Sunoco chain of gas stations, which includes some 1,108 convenience stores located in 18 states, for a reported \$3.3 billion. The acquisition will bring company's total number of stores to 9,815 (in the U.S. and Canada). U.S. revenues in 2019 were \$18.66 billion. The company announced in 2020 they will enter the India market.

LARGEST U.S. CONVENIENCE STORES

Rank	Chain Name	No. of Stores	Last Year's Rank
1	7-Eleven Inc.	9364	1
2	Alimentation Couche-Tard Inc.	5933	2
3	Speedway LLC	3900	3
4	Casey's General Stores Inc.	2181	4
5	EG America LLC	1679	8
6	Murphy USA Inc.	1489	5

COMPETITORS CREDIT RATINGS 10/20

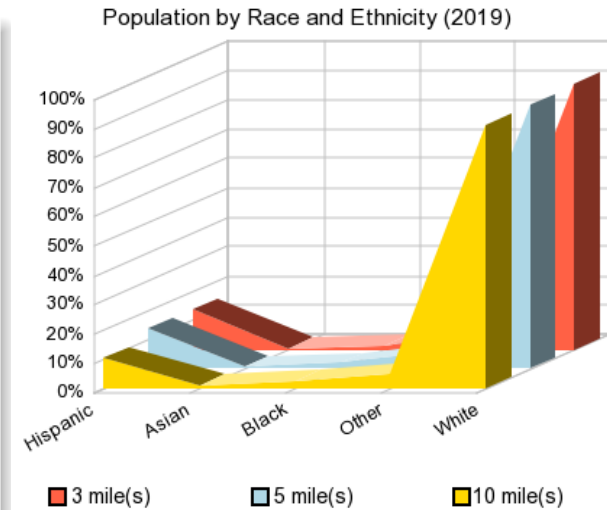
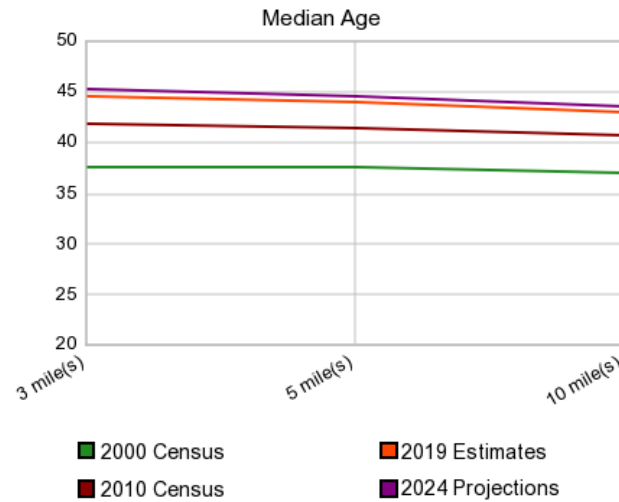
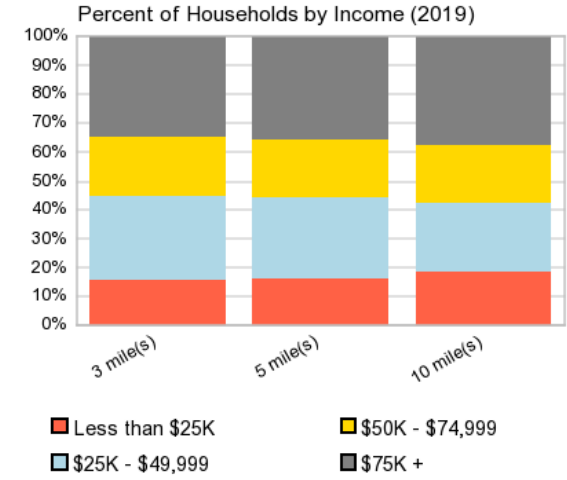
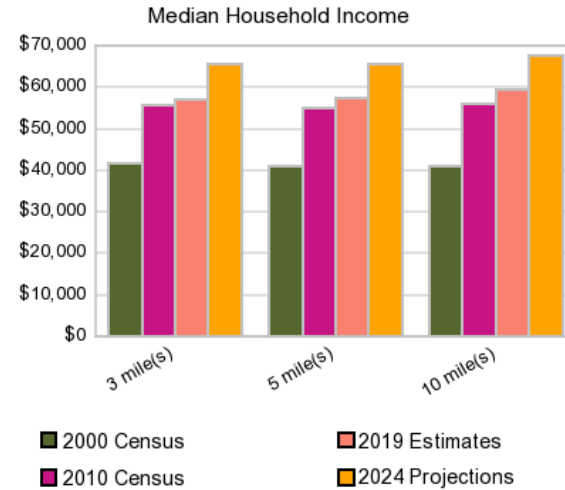
7 Eleven Inc.	AA-
Alimentation Couche-Tard Inc.	BBB
Speedway, LLC	NR
Casey's General Stores, Inc.	NR
EG America LLC	B-
Murphy USA, Inc	BB+

Demographics - 7 Eleven Convenience Store

102 South Main Street Biglerville, Pennsylvania 17307

Demographic Snapshot Comparison Report for 7-Eleven, 102 S Main St, Biglerville, PA, 17307:

	3 mile(s)	5 mile(s)	10 mile(s)
Population: 2019			
Total Population	4,943	10,751	45,758
Female Population	50.13%	49.59%	50.18%
Male Population	49.87%	50.41%	49.82%
Population Density	175	137	145
Population Median Age	44.6	44.1	43.1
Employed Civilian Population 16+	2,772	5,899	24,306
% White Collar	47.4%	46.1%	51.2%
% Blue Collar	52.6%	53.9%	48.8%
Total Q3 2019 Employees	1,538	3,306	17,737
Total Q3 2019 Establishments*	156	332	1,790
Population Growth 2000-2010	1.93%	6.94%	8.09%
Population Growth 2019-2024	2.73%	3.38%	2.65%
Income: 2019			
Average Household Income	\$73,196	\$72,207	\$75,808
Median Household Income	\$57,113	\$57,374	\$59,290
Per Capita Income	\$28,223	\$27,520	\$29,263
Avg Income Growth 2000-2010	40.21%	36.26%	40.70%
Avg Income Growth 2019-2024	11.80%	11.61%	11.89%
Households: 2019			
Households	1,905	4,051	17,094
Average Household Size	2.57	2.61	2.50
Hhld Growth 2000-2010	4.61%	9.26%	8.79%
Hhld Growth 2019-2024	3.21%	3.85%	3.31%
Housing Units: 2019			
Occupied Units	1,905	4,051	17,094
% Occupied Units	93.00%	91.65%	90.91%
% Vacant Housing Units	7.00%	8.35%	9.09%
Owner Occ Housing Growth 2000-2010	1.75%	8.05%	9.73%
Owner Occ Housing Growth 2000-2024	7.79%	16.71%	17.30%
Owner Occ Housing Growth 2019-2024	3.18%	3.83%	3.37%
Occ Housing Growth 2000-2010	4.61%	9.26%	8.79%
Occ Housing Growth 2010-2024	6.98%	8.60%	7.47%
Occ Housing Growth 2019-2024	3.21%	3.85%	3.31%
Race and Ethnicity: 2019			
% American Indian or Alaska Native Population	0.28%	0.32%	0.33%
% Asian Population	0.27%	0.48%	0.96%
% Black Population	1.28%	1.96%	2.57%



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