

Single Tenant Corporate Absolute NNN Ground Lease



300 S. Decatur Boulevard

7 ELEVEN GAS STATION AND C-STORE



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**Representative Photo*

Confidentiality Agreement



This Confidential Offering Memorandum (the "Memorandum") is being delivered exclusively by Colliers International (the "Agent") to a party who may be interested in the acquisition of the Fee Simple interest in 300 S. Decatur Boulevard, Las Vegas, NV 89107 (the "Property"), described in this Memorandum. This is a private offering, made only by delivery of a copy of the Memorandum to the recipient (the "Recipient"). By accepting this Memorandum, the Recipient agrees to comply strictly with the terms and conditions of the Confidentiality Agreement previously executed and delivered to the Agent by the Recipient with respect to this Memorandum and all information contained herein, and to use this Memorandum only for the purpose of evaluating the offering made hereby.

The material contained in this Memorandum is provided solely to assist the Recipient in determining whether it is interested in making an investigation or evaluation concerning a potential purchase of the Property. Neither the Agent nor any affiliates or client of the Agent which term includes related entities, the owners of any equity interest in the Property, ("Owner"), the manager of the Property ("Manager"), and any officers, employees and agents of any such parties make any representations or warranties with regard to the accuracy or completeness of the information contained herein. This Memorandum may include statements and estimates provided by the Agent, the Owner, or the Manager with respect to the anticipated future performance of the Property. Nothing contained in this Memorandum should be construed as a representation as to the future performance of the Property, and the Recipient acknowledges and agrees that any statements or estimates relating to future performance reflect various assumptions concerning the Property's anticipated results, which may or may not prove to be correct. No representations are made as to the accuracy of such statements and estimates, and none of the Agent, the Owner, the Manager, or any related entities shall have any liability with respect to or arising from any inaccuracy in such statements or estimates. Statements made in this Memorandum as to the content of any contract or other document referred to, are not complete or definitive descriptions, but summaries or portions thereof. Each such statement is qualified by its reference to the full text of the contract or document, copies of which will be made available by the Agent to Recipient upon request. In addition, not all contracts or other documents, which may be relevant, have been summarized or referenced in this Memorandum. This Memorandum is being delivered by the Agent to a prospective purchaser with the understanding that it will independently investigate those matters which it deems appropriate in evaluating the Property and will rely solely on its own investigation in determining whether to purchase the Property.

This Memorandum does not constitute an offer to sell, or a solicitation of an offer to buy, an interest in the Property in any jurisdiction in which, or to any person for which, such offer, sale, or solicitation would be unlawful. Except where otherwise indicated, the information contained in this Memorandum has been prepared as and no obligation is assumed to supplement or modify the information to reflect subsequent events or conditions. Nothing contained in this Memorandum may be construed to constitute legal or tax advice to a Recipient concerning the Property or purchase of the Property.

More detailed information regarding the expected terms, conditions, and timing of the offering of the Property will be provided in due course by separate communication with each Recipient. The Agent, the Owner and the Manager reserve the right to engage in discussions or negotiations with one or more recipients or other prospective investors at any time without notification to, or other obligation to, any other Recipient or prospective investor. The offering made hereby is subject to a change in terms or termination without notice. The Owner and the Manager will remain free to operate the Property in their sole and absolute discretion during the evaluation and offering process, including the taking of such actions, whether within or outside of the ordinary course of business, which the Owner or the Manager shall deem necessary, prudent or desirable.

The Agent reserves the right to require the return of this Memorandum and any other material provided to the Recipient at any time.

Acceptance of this Memorandum by the Recipient constitutes acceptance of the terms and conditions outlined above.

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Executive Summary

THE OFFERING

Daniel Gluhaich of Colliers International is pleased to present 300 S. Decatur Boulevard Las Vegas, NV 89107. A freestanding single tenant absolute 15 Year NNN. The building is comprised of 3,010 square feet and is built on 22,500 square feet.

Corporate 7 Eleven Gas Station and C-Store. S&P AA Rated. High Traffic Location on Densely Populated Corner Along 300 S. Decatur Boulevard and Meadows Lane.

APN / Parcel ID 124-34-301-010

TENANT OVERVIEW

7-Eleven, Inc. is the premier name and largest chain in the convenience-retailing industry. Based in Irving, Texas, 7-Eleven operates, franchises or licenses more than 61,000 stores in 17 countries, including 10,900 in North America. Known for its iconic brands such as Slurpee, Big Bite and Big Gulp, 7-Eleven has expanded into high-quality salads, side dishes, cut fruit and protein boxes, as well as pizza, chicken wings, cheeseburgers and hot chicken sandwiches. 7-Eleven offers customers industry-leading private brand products under the 7-Select brand including healthy options, decadent treats and everyday favorites, at an outstanding value. Customers also count on 7-Eleven for payment services, selfservice lockers and other convenient services.

The chain was known as Tote'm Stores until it was renamed to 7-Eleven in 1946. 7-Eleven is headquartered in Irving, Texas. 7-Eleven's parent company is Seven-Eleven Japan Co, Ltd., a subsidiary of Seven & I Holdings Co., a Japanese diversified retail group.

INVESTMENT HIGHLIGHTS

- Long Term 15 Year Lease with 4 - Five Year Options to Extend
- 10% Rent Escalations Every 5 Years Throughout Lease Term Including 4—5 Year Extension Options
- Busy Location on Densely Populated Intersection Along 300 S. Decatur Boulevard and Meadows Lane
- 2020 Brand New Construction with Highest Quality Materials

Investment Summary

300 S. Decatur Boulevard, Las Vegas, NV 89107

List Price	\$5,199,950
Lease Type	Absolute NNN Ground Lease
NOI (Feb 2015-Jan 2020)	\$240,000
Square Footage	3,010
Price Per Square Foot	\$1,760.80
Actual Cap Rate	4.6%
Occupancy	100%
Year Built	2020

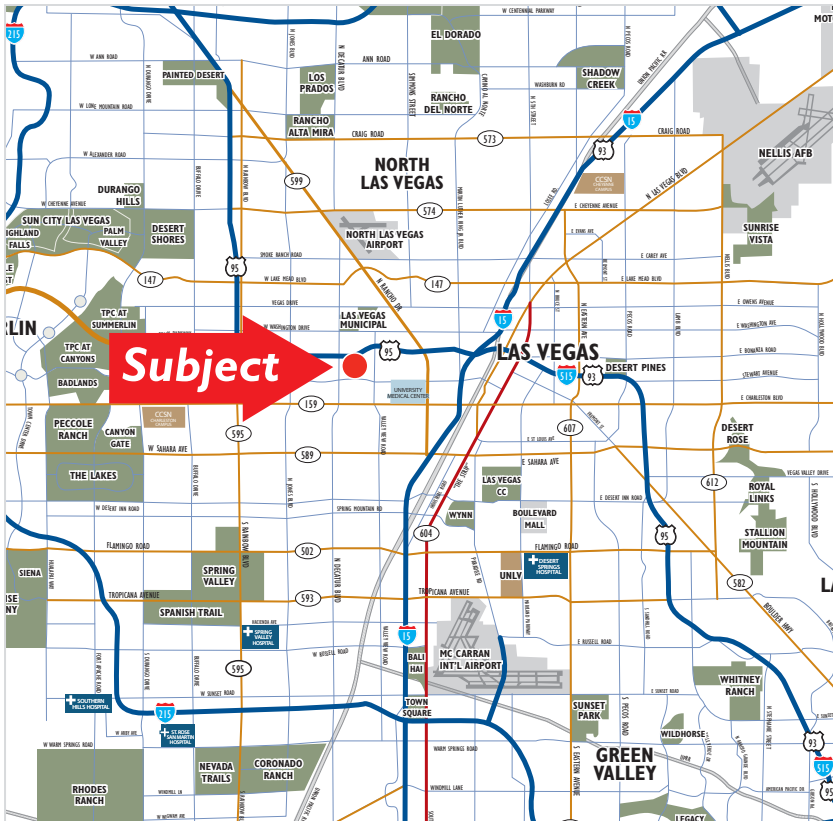


Property Description

Property Detail

300 S. Decatur Boulevard, Las Vegas, NV 89107

Building Square Footage	3,010
Number of Buildings	1
Number of Stories	1
Land Acres	.52 Acre
Zoning	Commercial - 2
Building Class	A
Location Class	A
Number of Parking Spaces	18
Parking Ratio	6/1000



LOCATION DESCRIPTION

This new 3,010 square foot 7 Eleven Gas Station C-Store on is located on 300 S. Decatur Blvd Las Vegas, Nv 89107. Busy location in a densely populated residential and commercial corridor on 300 S Decatur Blvd and Meadows Lane within minutes to I-95 and I-159. This area is surrounded by residential developments, numerous commercial shopping centers with major tenants and restaurants, Meadows Mall, Charleston Heights Center, Walgreens, Ross, Dollar Tree and North Las Vegas Airport.



Aerial



MARKET HIGHLIGHTS

- Brand New Construction 2020
- Absolute NNN Ground Lease with Zero Landlord Responsibilities
- Long Term 15 Year Lease with 4 - Five Year Options to Extend
- 10% Increases Every 5 Years
- High Traffic Location on Densely Populated Corner Along 300 S. Decatur Boulevard and Meadows Lane.

Financial Overview

Building Information

300 S. Decatur Boulevard, Las Vegas, NV 89107

Price	\$5,199,950	\$ 1,760.80 PSF
Down Payment	\$5,199,950	\$ 1,760.80 PSF
Rentable Square Footage	4,205	
Base Rent	\$240,000	\$ 79.73PSF
Monthly Rent	\$20,000	\$6.64 PSF

Lease Overview

Rent Roll

Tenant	Lease Term	Annual Rent	PSF	Monthly Rent	PSF
7 Eleven Corporation	2020 – 2035	\$240,000	\$79.73	\$20,000	\$6.64

Lease Note: 10% Increase Every Five Years and 4-5 Year Options to Extend

RENT INCREASES	Annual	Month	PSF Monthly
1-5 (Initial Term)	\$240,000	\$20,000	\$6.64
6-10 (Initial Term)	\$264,000	\$22,000	\$7.31
11-15 (Initial Term)	\$290,400	\$24,200	\$8.04
16-20 (First Extended Term)	\$319,440	\$26,620	\$8.84
21-25 (Second Extended Term)	\$351,384	\$29,282	\$9.73
26-30 (Third Extended Term)	\$386,522	\$32,210	\$10.70
31-35 (Fourth Extended Term)	\$425,175	\$35,431	\$11.77

Demographics



POPULATION

	0 - 1 MILES	0 - 3 MILES	0 - 5 MILES
2019 Population	20,956	183,807	490,340
2024 Population	22,002	193,708	518,311
2010 Census	19,747	172,653	459,388
2000 Census	18,646	170,083	453,338
Projected Growth 2019 - 2024	5.0%	5.4%	5.7%
Estimated Growth 2010 - 2019	6.1%	6.5%	6.7%
Growth 2000 - 2010	5.9%	1.5%	1.3%

2019 POPULATION BY RACE/ETHNICITY

	0 - 1 MILES	0 - 3 MILES	0 - 5 MILES
Total	20,958	183,808	490,340
White Alone	51.8%	46.7%	47.9%
Black or African American Alone	8.2%	14.8%	16.8%
American Indian Alone	1.0%	0.8%	0.8%
Asian Alone	4.9%	6.1%	7.9%
Pacific Islander Alone	0.6%	0.7%	0.7%
Some Other Race Alone	27.9%	25.3%	20.2%
Two or More Races	5.5%	5.6%	5.6%
Hispanic Origin	54.8%	48.2%	40.6%
Non-Hispanic Origin	45.2%	51.8%	59.5%

2019 POPULATION BY AGE

	0 - 1 MILES	0 - 3 MILES	0 - 5 MILES
Total	20,956	183,807	490,339
0—4	6.7%	7.5%	6.5%
5—9	6.6%	7.0%	6.2%
10—14	6.6%	6.7%	6.0%
15—24	12.9%	13.4%	12.7%
25—34	14.3%	15.6%	15.4%
35—44	11.4%	12.6%	12.8%
45—54	12.1%	11.8%	12.5%
55—64	11.6%	11.1%	12.4%
65 —74	9.7%	8.5%	9.3%
75—84	5.8%	4.3%	4.6%
85+	2.1%	1.5%	1.6%

HOUSEHOLD SUMMARY

	0 - 1 MILES	0 - 3 MILES	0 - 5 MILES
2019 Total Households	7,075	63,177	180,877
2024 Total Households	7,386	66,321	190,828
2010 Total Households	6,802	60,281	171,258
2000 Total Households	6,998	62,628	172,682
Projected Growth 2019- 2024	4.4%	5.0%	5.5%
Estimated Growth 2010 - 2019	4.0%	4.8%	5.6%
Growth 2000 - 2010	-2.8%	-0.8%	-0.8%

2019 HOUSEHOLDS BY INCOME

	0 - 1 MILES	0 - 3 MILES	0 - 5 MILES
Total Households	7,075	63,177	180,867
Est. Average Household Income	\$55,736	\$59,057	\$62,887
Est. Median Household Income	\$43,997	\$43,592	\$45,121

HOUSEHOLD SIZE

	0 - 1 MILES	0 - 3 MILES	0 - 5 MILES
2010 Average Household Size	2.9	2.9	2.6
2019 Average Household Size	3.0	2.9	2.7
2024 Average Household Size	3.0	2.9	2.7
2010 Average Family Size	3.6	3.5	3.3
2019 Average Family Size	3.7	3.6	3.4
2024 Average Family Size	3.8	3.6	3.4

2019 Owner Occupied Housing Units by Value

	0 - 1 MILES	0 - 3 MILES	0 - 5 MILES
Average Home Value	\$202,481	\$252,338	\$277,792
Median Home Value	\$170,978	\$194,150	\$223,395

2019 Estimated Housing Units by Tenure

	0 - 1 MILES	0 - 3 MILES	0 - 5 MILES
2019 Housing Units	7,853	72,536	222,261

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Source: American Community Survey (ACS), Esri, U.S. Census

400 offices in
68 countries on
6 continents

ANZ: 54

United States: 159

Canada: 48

Latin America: 20

Asia Pacific: 45

EMEA: 114

\$3.5 billion in annual revenue

2 billion square feet under management

18,000+ professionals and staff



ABOUT COLLIERS INTERNATIONAL

Colliers International (NASDAQ, TSX: CIGI) is a leading real estate professional services and investment management company. With operations in 68 countries, our more than 15,000 enterprising professionals work collaboratively to provide expert advice to maximize the value of property for real estate occupiers, owners and investors. For more than 25 years, our experienced leadership, owning approximately 40% of our equity, has delivered compound annual investment returns of almost 20% for shareholders. In 2019, corporate revenues were more than \$3.0 billion (\$3.5 billion including affiliates), with \$33 billion of assets under management in our investment management segment. Learn more about how we accelerate success at corporate.colliers.com, Twitter @Colliers or LinkedIn.

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Accelerating success.