



Representative Photo

## 7-Eleven

**ABSOLUTE NNN LEASE**  
**Washington D.C. Metro-Area**

**4690 Crain Hwy, White Plains, MD 20695**

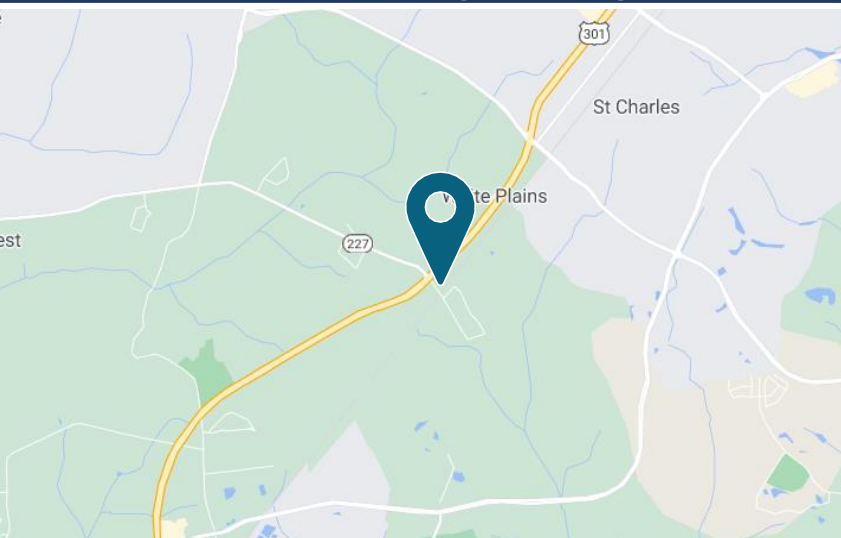




REPRESENTATIVE PHOTO

**LISTING PRICE** \$7,491,000

**4.5% Cap Rate**



### PROPERTY DETAILS

**4690 Crain Hwy, White Plains, MD 20695**

- Located South of Washington D.C.
- 15-yr Absolute NNN Lease
- Zero Landlord Responsibilities
- Rent Commencing Q2 2021
- 4-Five Year Options
- 10% Rental Increases Every 5 Years
- Brand New Construction With Accelerated Depreciation Benefits
- Corporate Guaranteed by 7-Eleven, Inc. (Investment Grade Rating AA-)
- 36,730 Cars Per Day

### ABOUT THE PROPERTY

  
**PRICE**  
 \$7,491,000

  
**YEAR BUILT**  
 2021

  
**AVAILABLE SF**  
 3,000 SF

  
**CAP RATE**  
 4.5%

  
**NOI**  
 \$337,094

  
**ZONING**  
 Commercial





REPRESENTATIVE PHOTO

## OFFERING SUMMARY

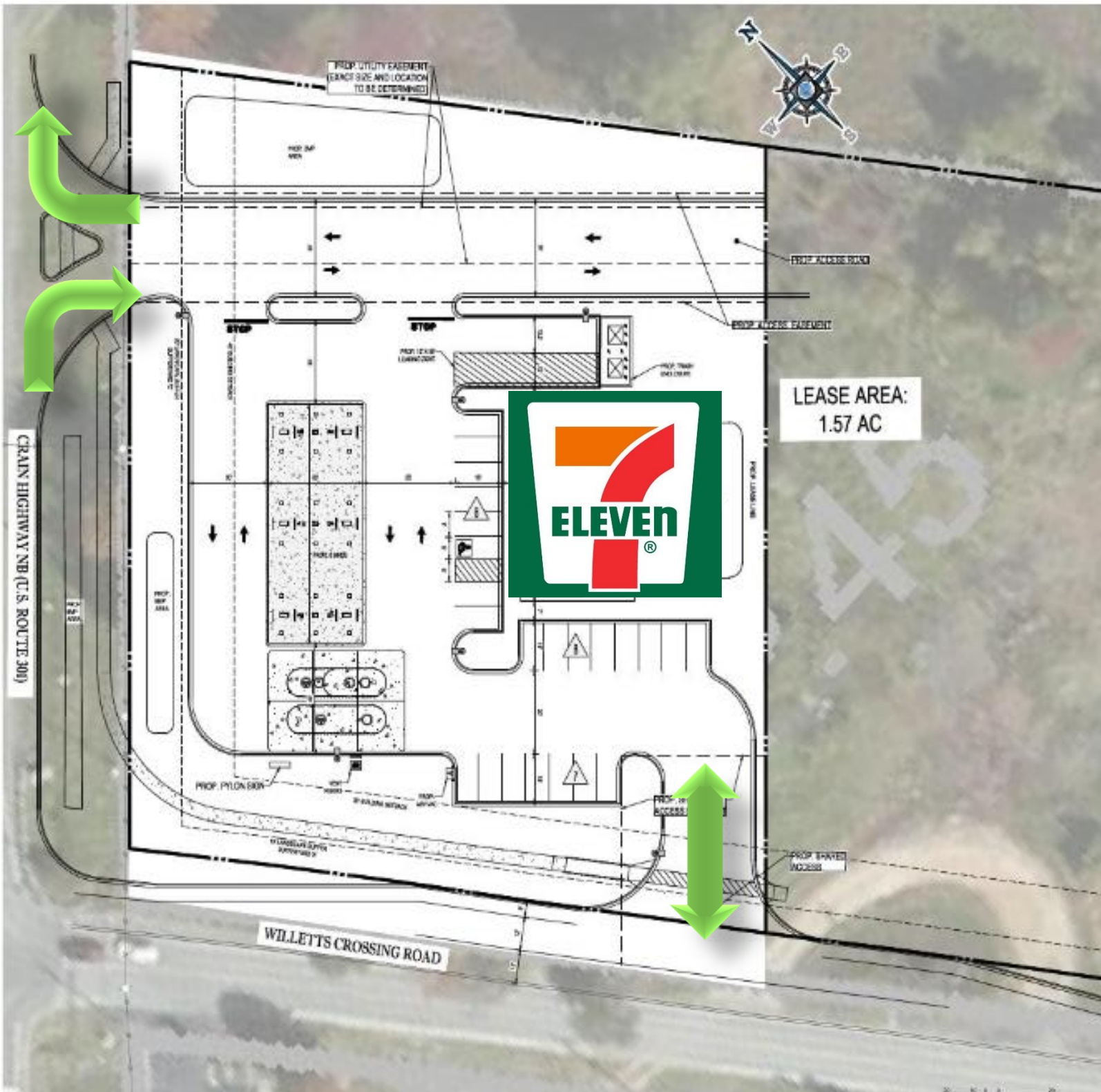
<b>Year Built:</b>	2021
<b>Lot Size:</b>	1.57 acres
<b>Building Size:</b>	3,000 SF
<b>Traffic Count:</b>	36,730 VPD
<b>Zoning:</b>	Commercial
<b>Lease Type:</b>	Absolute NNN
<b>Primary Lease Term:</b>	15 years
<b>Annual Rent:</b>	\$337,094.04
<b>Landlord Responsibilities:</b>	None
<b>Lease Start Date:</b>	5/1/2021
<b>Lease Expiration Date:</b>	5/1/2036
<b>Rent Bumps:</b>	10% - 5 Years
<b>Renewal Options:</b>	4 (Five Year)
<b>Lessor:</b>	7-Eleven, Inc.

RENT SCHEDULE			
	Monthly	Annual	Per SF
Years 1-5	\$28,091	\$337,094	\$112.36
Years 6-10	\$30,900	\$370,803	\$123.60
Years 11-15	\$33,990	\$407,833	\$135.94
Option 1	\$37,389	\$448,672	\$149.56
Option 2	\$41,128	\$493,539	\$164.51
Option 3	\$45,241	\$542,893	\$180.96
Option 4	\$49,765	\$597,182	\$199.06

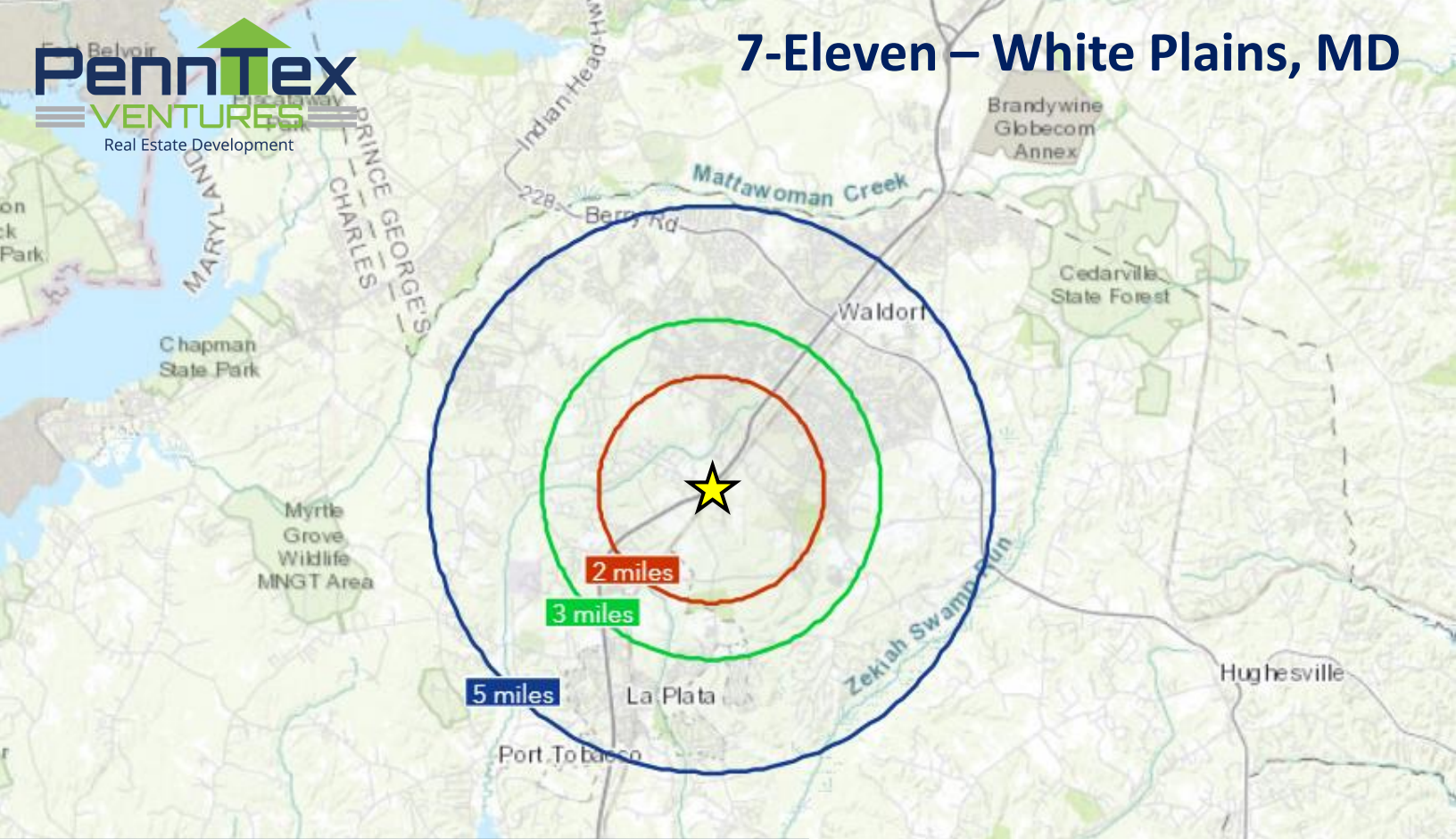




## SITE PLAN







## DEMOGRAPHICS

POPULATION SUMMARY	2 MILES	3 MILES	5 MILES
2010 Total Population	9,363	31,703	80,230
2020 Total Population	13,591	40,366	95,495
2020 Total Daytime Population	12,618	36,512	89,138
Workers	5,435	16,028	40,959
Residents	7,183	20,484	48,179

## HOUSEHOLD SUMMARY

2010 Households	3,379	11,311	28,003
2020 Households	4,975	14,549	33,642
2020 Median Household Income	\$94,249	\$91,069	\$94,162
2025 Median Household Income	\$100,213	\$96,146	\$99,812





## MARKET OVERVIEW

White Plains is an unincorporated community located just south of Washington D.C. in Charles County Maryland. It is an area that continues to experience population growth due to its convenient location near Washington D.C. and Joint Base Andrews. Traffic generators and major employers within a 30-minute drive of the Site include:

### SCHOOLS:

- |                                    |                   |
|------------------------------------|-------------------|
| • College of Southern Maryland     | • 18,653 Students |
| • Mary H. Matula Elementary School | • 809 Students    |
| • Maurice J. McDonough High School | • 907 Students    |
| • Archbishop Neale School          | • 420 Students    |

### SHOPPING CENTERS:

- |  |                                      |
|--|--------------------------------------|
| • Tower Plaza Shopping Center          | • 180 Retail businesses collectively |
| • St. Charles Towne Center             |                                      |
| • Charles County Plaza Shopping Center |                                      |

### HOSPITALS:

- |                                      |                 |
|--------------------------------------|-----------------|
| • UM Charles Regional Medical Center | • 747 Employees |
|--------------------------------------|-----------------|

### MAJOR EMPLOYERS

- |                                      |                     |
|--------------------------------------|---------------------|
| • Joint Base Andrews                 | • 10,000+ Employees |
| • Charles County Board of Education  | • 3,681 Employees   |
| • Naval Support Facility Indian Head | • 3,485 Employees   |
| • Charles County Government          | • 1,410 Employees   |
| • UM Charles Regional Medical Center | • 747 Employees     |





### TENANT OVERVIEW

7-Eleven is the world's largest operator, franchisor, and licensor of convenience stores. 7-Eleven was founded in 1927 and has now grown and evolved into an international chain of convenience stores, operating over 71,000 stores in 17 countries. 7-Eleven is privately owned and is a wholly-owned subsidiary of Seven-Eleven Japan Co., Ltd in Tokyo, Japan. Their product mix is always evolving; to better serve a culture demanding healthier options, they have added high-quality salads, side dishes, cut fruit and protein boxes under their private label called 7-Select. 7-Select's outstanding prices and fresh quality have led to double-digit sales increases, outselling many national brands. 7-Eleven is one of the most active franchisers, generating approximately \$120 billion in-store net sales in 2019. The company estimates in-store net sales to reach \$168 billion by 2024. In early 2018, 7-Eleven closed its acquisition of 1,030 Sunoco convenience stores. There are 71,100 stores across the world with 11,800 locations in North America; Globally, 7-Eleven has more outlets than any other retailer or food service provider. On average, the company adds another store to its worldwide operations every three hours. 7-Eleven, Incorporated is a wholly owned subsidiary of Tokyo-based Seven & I Holdings Co., Limited.

**71,000+ Stores**

**Rated AA- by Standard and Poor's**

**45,000+ Team Members**

**#178 in Fortune 500 (August 2020)**

**94 Years in Operation**

**\$4.62 Billion in 2020 Net Sales**



## DISCLAIMER

### Confidentiality and Restricted Use Agreement

The information (“Information”) contained in this Offering Memorandum (“Memorandum”) is confidential and furnished to you solely for the limited purpose of your review as a prospective purchaser of 2871 Sunset Boulevard, West Columbia, SC 29169 (“Property”) to determine whether you desire to express further interest in the acquisition of the Property and is not to be used for any other purpose or made available to any other person without the express written consent of PTV 1044, LLC, the owner of the Property (“Owner”). This Memorandum contains selected information pertaining to the Property and is not intended to be comprehensive or all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. The Information has been obtained from sources believed reliable, however it has not been verified. No representation, warranty, or guaranty, expressed or implied, is made by Owner or any of its directors, officers, affiliates or representatives as to the accuracy or completeness of this Memorandum or any of its contents, or any other written or oral communication transmitted to you in the course of your evaluation of the Property and no legal commitment, obligation or liability shall arise by reason of your receipt of this Memorandum or use of its contents or in connection with any other such written or oral communication; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the Property. Without limiting the generality of the foregoing, this Memorandum does not purport to be a representation of the state of affairs of the Property or the Owner or constitute an indication that there has been no change in such affairs of the Property or Owner since the date of preparation of this Memorandum nor does it represent the future performance of the Property. You and your advisors should conduct a careful, independent investigation of the Property to determine the suitability of the Property for your needs and the value of the Property to you.

All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and therefore are subject to material change and/or variation. Any projections, opinions, assumptions or estimates used are for example only. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including, without limitation, leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced nor do they constitute a legal analysis of such documents. Interested parties are expected to review all such documents and information of whatever nature independently and not rely on the contents of this Memorandum in any manner. Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making any offer to purchase the Property unless and until a written agreement approved by the Owner for the purchase of the Property has been fully executed and delivered by and between the Owner and such entity and any conditions to the Owner’s obligations therein have been satisfied or waived and then only to the extent expressly provided for therein.

This Memorandum is the property of Owner and may be used only by parties approved by Owner. The Property is privately offered and by your receipt of this Memorandum, you agree (i) to return it to Owner immediately upon Owner’s request and (ii) that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity, nor copy or reproduce any portion of this Memorandum, without the prior written authorization of Owner. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner.





# PennTex

## VENTURES

Real Estate Development



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