

**7-ELEVEN**



\*ACTUAL SITE PHOTO



OFFERING  
MEMORANDUM

**7-ELEVEN**  
**ABSOLUTE NNN LEASE**

154 OAK ST. COPIAGUE, NY

OFFERING MEMORANDUM  
**PRESENTED BY:**

**JASON DENHAM**

INVESTMENT SALES

PHONE **925.390.8518**

EMAIL **jdenham@thekasegroup.com**

DRE **#02001094**

**ROBERT WALKER**

DIRECTOR

PHONE **415.513.0465**

EMAIL **rwalker@thekasegroup.com**

DRE **#01954360**



## DISCLAIMER & CONFIDENTIALITY

The material contained in this Investment Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of The Kase Group or Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Property Owner ("Owner") in connection with the sale of the Property is The Kase Group Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to The Kase Group.

Neither The Kase Group Advisor nor the Owner or its affiliates make any representation or warranty, expressed or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by The Kase Group with respect to the projected future performance of the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, The Kase Group Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or The Kase Group Advisor, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at anytime with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and The Kase Group Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

Recipients of Offering Brochure shall not contact employees or tenants of property directly or indirectly regarding materials without prior written approval.



# TABLE OF CONTENTS

04	<b>INVESTMENT OVERVIEW</b>
05	<b>FINANCIAL SUMMARY</b>
06	<b>TENANT OVERVIEW</b>
07	<b>PROPERTY PHOTOS</b>
11	<b>LOCATION AERIAL</b>
12	<b>REGIONAL OVERVIEW</b>
13	<b>DEMOGRAPHICS</b>
14	<b>AREA OVERVIEW</b>

# INVESTMENT OVERVIEW



This is the opportunity to purchase a 2,628 square-foot absolute NNN leased, 7-Eleven in Copiague, NY (New York/Long Island). The lease calls for zero landlord obligations and the tenant has one, 5-year option to renew. The lease is corporately guaranteed by 7-Eleven. The site is strategically located on a major thoroughfare and neighbors many local retailers. The store also has very strong reported sales of over \$2MM.

## INVESTMENT HIGHLIGHTS

ABSOLUTE NNN LEASE
S&P RATED AA- INVESTMENT GRADE CREDIT
CORPORATE GUARANTEE
ZERO LANDLORD OBLIGATIONS
DENSELY POPULATED AREA
STRONG SALES OF OVER \$2MM

## OFFERING SPECIFICATIONS

PRICE	\$1,419,200
CAP RATE	4.50%
NET OPERATING INCOME	\$63,864
SQUARE FOOTAGE	2,628
LOT SIZE	0.37 AC
MARKET	Long Island

# FINANCIAL SUMMARY

## 7-ELEVEN • ABSOLUTE NNN LEASE

154 OAK ST. COPIAGUE, NY

**\$1,419,200 • 4.50% CAP**

### SUMMARY

TENANT NAME	7-ELEVEN
SQUARE FOOTAGE	2,628
LEASE ENDS	12/31/2024
ANNUAL RENT	\$63,864
OPTIONS	One, 5-Year
INCREASES	CPI Increases

### OFFERING SUMMARY

	NET OPERATING INCOME	CAP RATE
CURRENT	\$63,864	4.50%

# TENANT OVERVIEW

---



## 7-ELEVEN

7-Eleven is an international chain of convenience stores, headquartered in Irving, Texas, that operates, franchises, and licenses some 56,600 stores in 18 countries. The chain was known as Tote'm Stores until renamed in 1946. Its parent company, Seven-Eleven Japan Co., Ltd., is located in Chiyoda, Tokyo. Seven-Eleven Japan is held by the Seven & I Holdings Co.

7-Eleven is moving toward franchising most of its remaining corporate locations inside the US. The 7-Eleven franchise system splits the gross profits 50:50 or close to it, between the company and the individual franchisee. The initial 7-Eleven franchise term is 15 years. The franchise fee and other upfront fees collected by 7-Eleven from a newly approved franchisee, in addition to ongoing 50:50 sharing of profits, is not transferable to another incoming franchisee in the same store, for the unexpired portion, if any, of the current-15 year contract. For example if one pays full franchise fee for 15 years and has to leave the store after one year due to any reason, they stand to lose the franchise fee for the remaining 14 years of their term.

7-Eleven has been consistently ranked in Entrepreneur's Franchise 500, most recently being selected as the #1 overall franchise. In addition, they were also ranked #38 in Fastest Growing Franchises and #2 in Low Cost Franchises.

In 2008, 7-Eleven was named the number one franchise by Entrepreneur, beating out Subway, who had held the number one spot for 15 years.



**S&P RATED** CREDIT  
AA- CREDIT RATING



**56,600+** LOCATIONS



**45,000+** EMPLOYEES



# PROPERTY PHOTOS

---



# PROPERTY PHOTOS

---





# PROPERTY PHOTOS

---



# PROPERTY PHOTOS

---



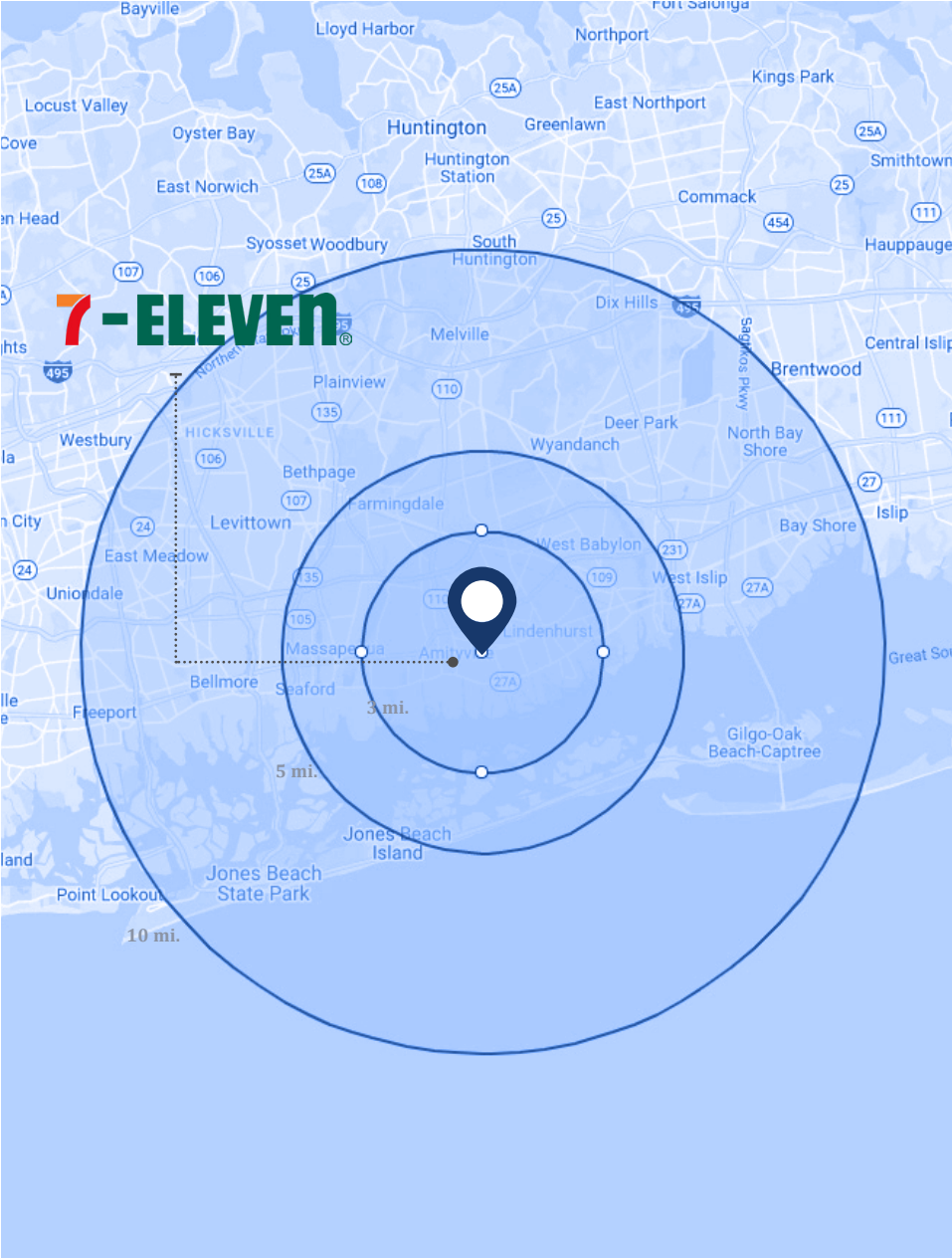


# LOCATION AERIAL

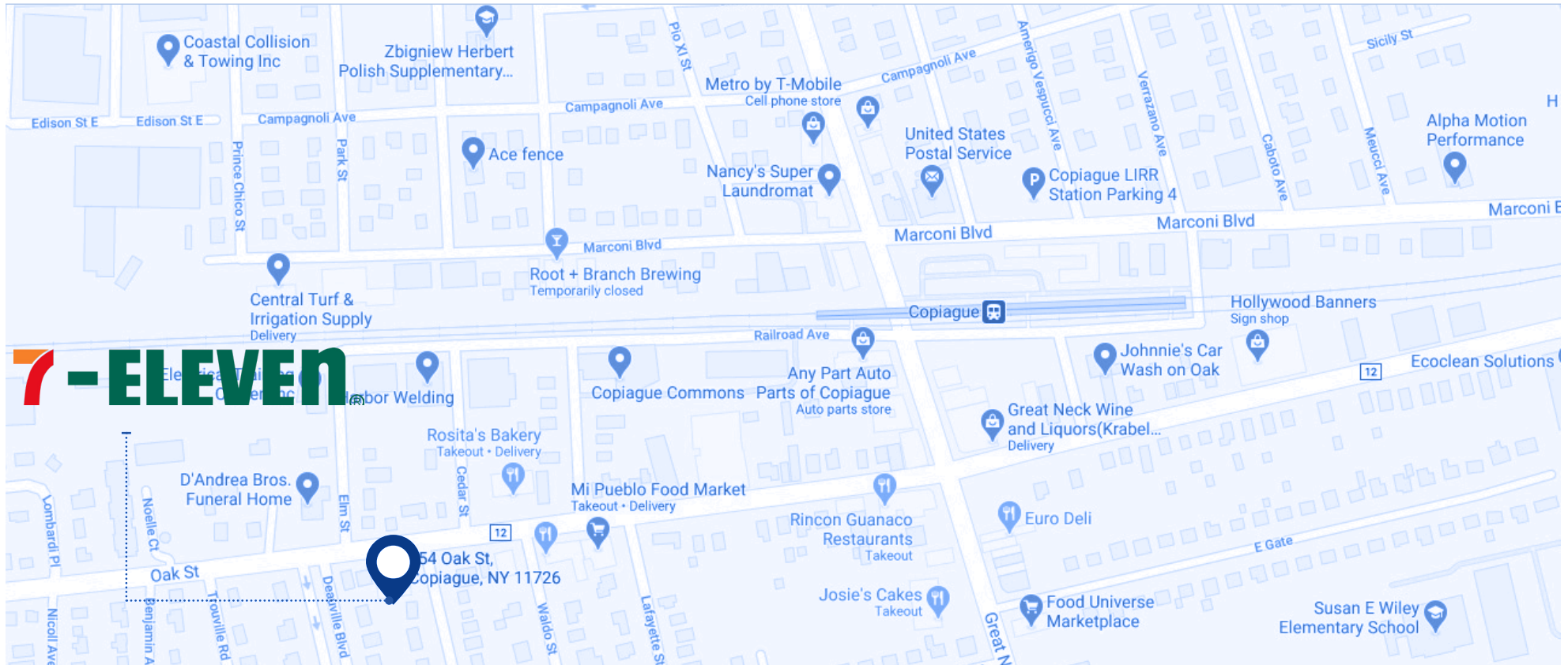




# REGIONAL OVERVIEW



# DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	<b>6,505</b>	<b>44,572</b>	<b>91,929</b>
<b>TOTAL POPULATION</b>	<b>20,670</b>	<b>133,688</b>	<b>272,879</b>
<b>AVERAGE HOUSEHOLD INCOME</b>	<b>\$96,554</b>	<b>\$115,289</b>	<b>\$127,778</b>
<b>AVERAGE AGE</b>	<b>39.6</b>	<b>41.4</b>	<b>41.9</b>

# AREA OVERVIEW

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	6,505	44,572	91,929
TOTAL POPULATION	20,670	133,688	272,879
PERSONS PER HOUSEHOLD	3	2.9	2.9
AVERAGE HOUSEHOLD INCOME	\$96,554	\$115,289	\$127,778
AVERAGE HOUSE VALUE	\$335,080	\$388,816	\$424,667
AVERAGE AGE	39.6	41.4	41.9
WHITE	16,102	107,168	229,550
BLACK	3,217	19,406	28,187
AMERICAN INDIAN/ALASKAN NATIVE	193	765	1,180
ASIAN	593	3,631	8,988
HAWAIIAN & PACIFIC ISLANDER	21	123	204
TWO OR MORE RACES	544	2,595	4,770
HISPANIC ORIGIN	8,620	27,367	42,980

## COPIAGUE, NY

Copiague is a hamlet on Long Island (and census-designated place) in Suffolk County, New York, United States. The population was 22,993 at the 2010 census. Copiague is an unincorporated place within Babylon, New York.

Copiague is located approximately 35 miles (56 km) east of Manhattan and 70 miles (110 km) west of Montauk Point.





COPIAGUE, NY



**The Kase Group**

OFFERING  
MEMORANDUM

---

**7-ELEVEN**  
ABSOLUTE NNN LEASE

154 OAK ST. COPIAGUE, NY

**JASON DENHAM**

INVESTMENT SALES

PHONE 925.390.8518  
EMAIL [jdenham@thekasegroup.com](mailto:jdenham@thekasegroup.com)  
DRE #02001094

**ROBERT WALKER**

DIRECTOR

PHONE 415.513.0465  
EMAIL [rwalker@thekasegroup.com](mailto:rwalker@thekasegroup.com)  
DRE #01954360