



Actual location

ABSOLUTE NNN GROUND LEASE | \$177,284 AVG HHI | CORPORATE GUARANTEE

7-ELEVEN

ACCOKEEK, MARYLAND (WASHINGTON, D.C. MSA)



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401 MANNING ROAD EAST
ACCOKEEK, MARYLAND 20607

JASON HERNANDEZ

First Vice President
Sacramento Office

Cell 925.989.8198

Office 916.724.1300

jason.hernandez@marcusmillichap.com

License CA 01392646

JOHN A. GLASS

Executive Managing Director
San Francisco Office

Cell 415.497.4060

Office 415.625.2114

john.glass@marcusmillichap.com

License CA 00980723

Bryn Merrey

Maryland Broker of Record
MD LICENSE # 646476

Marcus & Millichap
WWW.MARCUSMILLICHAP.COM

\$61B

SEVEN & I HOLDINGS CO., LTD. GENERATED
\$61 BILLION IN REVENUE IN 2020⁽¹⁾

AA-

7-ELEVEN, INC. HAS AN
INVESTMENT GRADE “AA-”
CREDIT RATING FROM S&P⁽²⁾

#178

SEVEN & I HOLDINGS CO., LTD. RANKED #178
ON FORTUNE GLOBAL 500 LIST IN 2020 ⁽¹⁾

TENANT
OVERVIEW

7-ELEVEN

ACCOKEEK, MD (WASHINGTON, D.C. MSA)

Marcus & Millichap

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(1) All financial data shown above is for Seven & i Holdings Co., Ltd., the parent company. Buyer will need to verify the accuracy of all information shown above during their Due Diligence period.
(2) S&P and Moody’s Credit Ratings are for 7-Eleven, Inc. Buyer is responsible for confirming during their Due Diligence.

COMPANY OVERVIEW^(1,2)



OH THANK HEAVEN FOR 7-ELEVEN!

7-Eleven is the world's largest convenience retailer and is consistently ranked as a top-10 franchisor. Based out of Irving, Texas, 7-Eleven operates, franchises and/or licenses over 77,000 stores in 16 countries and regions, including nearly 16,000 locations in North America. Known for its iconic brands such as Slurpee, Big Bite and Big Gulp, 7-Eleven has expanded into high-quality salads, sandwiches, cut fruit and protein boxes, as well as pizza, chicken wings and mini beef tacos. 7-Eleven offers their many customers industry-leading private brand products under the 7-Select brand including healthy options, decadent treats, to-go coffee cups and everyday favorites at an outstanding value. Customers can earn and redeem points on various items in stores nationwide through its 7Rewards smartphone app-based point loyalty program with more than 40 million members and place a food or alcohol order on the 7NOW delivery app in over 1,300 cities. As technology redefines how customers shop, 7-Eleven continues its pursuit of very convenient and user-friendly innovative ways to cater to a new, digital-savvy generation of shoppers.

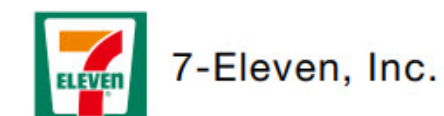
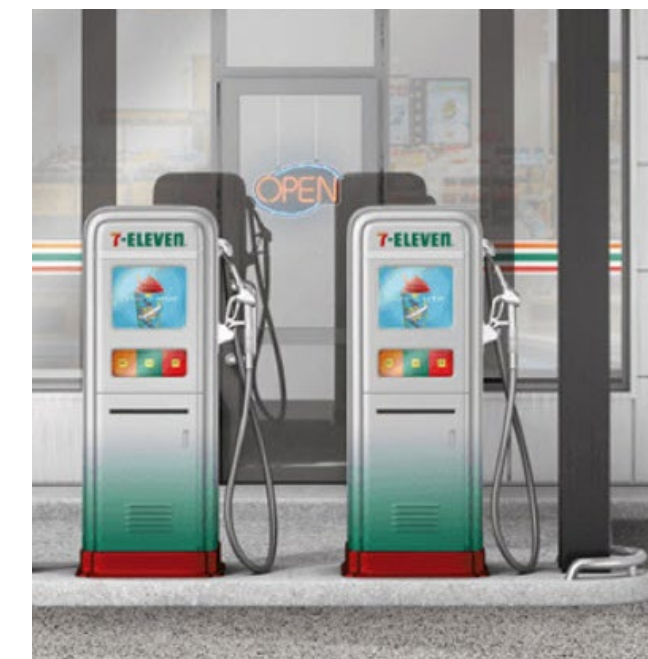
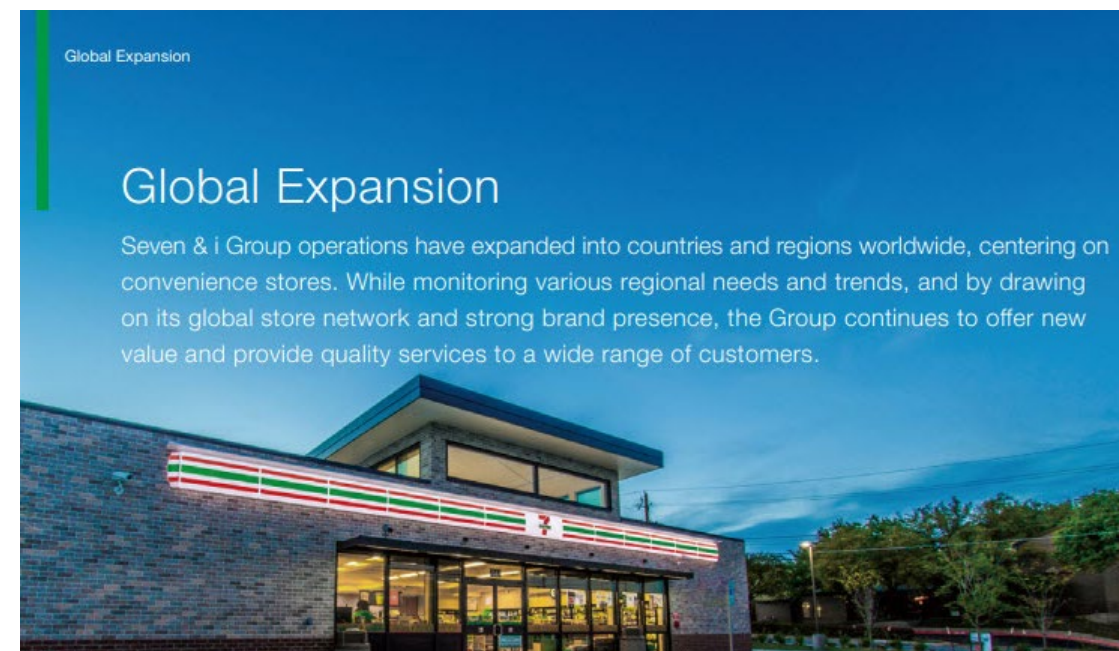
- ▶ \$61 BILLION IN REVENUE IN 2020 / RANKED #178 ON FORTUNE GLOBAL 500 LIST IN 2020
- ▶ OVER 77,000 LOCATIONS IN 16 COUNTRIES AND REGIONS, 16,000 STORES IN NORTH AMERICA
- ▶ INVESTMENT GRADE TENANT - S&P RATED AA-/STABLE & MOODY'S RATED BAA2/STABLE⁽²⁾
- ▶ ACQUIRED U.S. COMPANY MARATHON PETROLEUM CORPORATION (SPEEDWAY) CONVENIENCE STORE AND FUEL RETAIL BUSINESSES OPERATION IN MAY 2021 - 3,800 STORES ACROSS 36 STATES
- ▶ RANKED #1 ON ENTREPRENEUR'S "BEST OF THE BEST" AND #9 ON FRANCHISE 500 LISTS IN 2021

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Sources: www.7andi.com, Yahoo Finance, Standard & Poor's, Moody's.

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7-ELEVEN AT A GLANCE⁽¹⁾



7-Eleven, Inc., which operates 7-Eleven stores in North America, plays a critical role in the Group's growth strategy. While focusing on broadening the product line to meet changing consumer needs and expanding by the digital strategy points of contact with customers, the company has developed stores in 17 countries and regions. We are working with area licensees around the world to further enhance the value of the Seven-Eleven brand.

7-Eleven, Inc. Growth Strategy

Six-Point Plan

Having identified emerging needs through research and analysis of shifting consumer trends and markets, we are working to respond to these needs based on a six-point plan (see right). Our goal is to redefine "convenience" for a new era.

- | | |
|------------------------------------|--------------------------------|
| 1. Providing customer experiences | 4. Driving digital strategies |
| 2. Offering new dining experiences | 5. Modernizing stores |
| 3. Optimizing the supply chain | 6. Expanding the store network |

NEARLY 15-YEARS REMAINING EARLY LEASE EXTENSION

10% RENT INCREASES EVERY 5-YEARS

INVESTMENT OVERVIEW

7-ELEVEN

ACCOKEEK, MD (WASHINGTON, D.C. MSA)

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INVESTMENT OVERVIEW⁽¹⁾

NEW 15-YEAR LEASE EXTENSION (EXECUTED EARLY)

7-Eleven recently agreed to an early lease extension providing nearly 15-years remaining. 7-Eleven agreed to extend the lease by 11-years while there were approximately 4-years remaining on the original 20-year lease.

ABSOLUTE NNN GROUND LEASE WITH RENT INCREASES

The subject property operates under an Absolute NNN Ground Lease with no landlord management or maintenance responsibilities whatsoever and 10% rent increases in 2030 and each of the three, 5-year option renewal periods.

WELL-ESTABLISHED 7-ELEVEN IN AN AFFLUENT WASHINGTON, D.C. SUBURB (\$177,284 AVG HHI)

Accokeek, MD is an affluent suburb of Washington, D.C. situated approximately 17 miles south of downtown Washington, D.C. The subject property is an outparcel to a well-established Giant Supermarket with excellent visibility and access along Berry Road (36,240 VPD). There are exceptional demographics in the region with average household incomes of \$177,284 within a 1-mile radius of the subject property.

7-ELEVEN, INC. CORPORATE LEASE | INVESTMENT GRADE TENANT^(1,2)

- \$61 Billion in revenue in 2020 / Ranked #178 on Fortune Global 500 List in 2020
- Over 77,000 locations in 16 countries and regions and 16,000 stores in North America
- Investment Grade Tenant - S & P Rated AA- / Stable & Moody's Rated Baa2 / Stable
- Acquired U.S. Company Marathon Petroleum Corporation (Speedway) Convenience Store and Fuel Retail Businesses Operation in May 2021 - 3,800 stores across 36 states
- Ranked #1 on Entrepreneur's "Best of the Best" and #9 on Franchise 500 Lists in 2021

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(2) Buyer will need to verify the accuracy of all information shown above during their Due Diligence period.
Sources: www.7andi.com, Yahoo Finance, Standard & Poor's, Moody's.

7-ELEVEN, INC. COMPLETES ACQUISITION OF 3,800 SPEEDWAY STORES

May 14, 2021 | 7-Eleven, Inc. Press Release

"We are very excited to welcome Speedway into the 7-Eleven family," said Joe DePinto, President and Chief Executive Officer of 7-Eleven. "Speedway is a great brand and a strong strategic fit for our business that significantly diversifies our presence throughout the North American market, particularly in the Midwest and on the East Coast. Together, we have the opportunity to redefine and enhance the customer convenience experience nationwide. This is a groundbreaking moment in our company's proud history."

This acquisition accelerates 7-Eleven's growth trajectory while also strengthening the company's financial profile for continued success. The addition of Speedway brings 7-Eleven's total North American portfolio to approximately 14,000 stores and diversifies 7-Eleven's presence to 47 of the 50 most populated metro areas in the U.S., as well as expands our company-operated store footprint.

The acquisition combines the best of 7-Eleven's premier convenience brand with Speedway's convenience and fuel brands that will create innovative and world-class experiences for our customers. 7-Eleven will also work to maximize efficiencies and optimize relationships with vendors and business partners to ensure a continued legacy of innovation and success.



ACTUAL LOCATION

OFFERING HIGHLIGHTS^(1,2)

7-ELEVEN (WASHINGTON, D.C. MSA)

401 MANNING ROAD EAST, ACCOKEEK, MD 20607

OFFERING PRICE
\$4,510,000

CAP RATE
4.25%

Lease Overview⁽¹⁾

Net Operating Income	\$191,664
Lease Type	Absolute NNN Ground Lease
Lease Commencement	1/1/2005
Lease Expiration Date	12/31/2035
Year Built	2004 ⁽¹⁾
Rentable Area	3,043 SF ⁽¹⁾
Lot Size	1.77 Acres ⁽¹⁾
Increases	10% in 2030 and each 5-Year Option
Options	(3) Five-Year Options
Tenant	7-Eleven, Inc. ⁽¹⁾
Right of First Refusal	Yes, Ten (10) days

Taxes:

Tenant agrees to pay all taxes levied upon its personal property and the Premises throughout the Term.

Insurance:

Tenant agrees, at Tenant’s expense, to maintain in force continuously throughout the Lease Term commercial general public liability insurance covering the premises with combined single limit coverage of \$2 million.

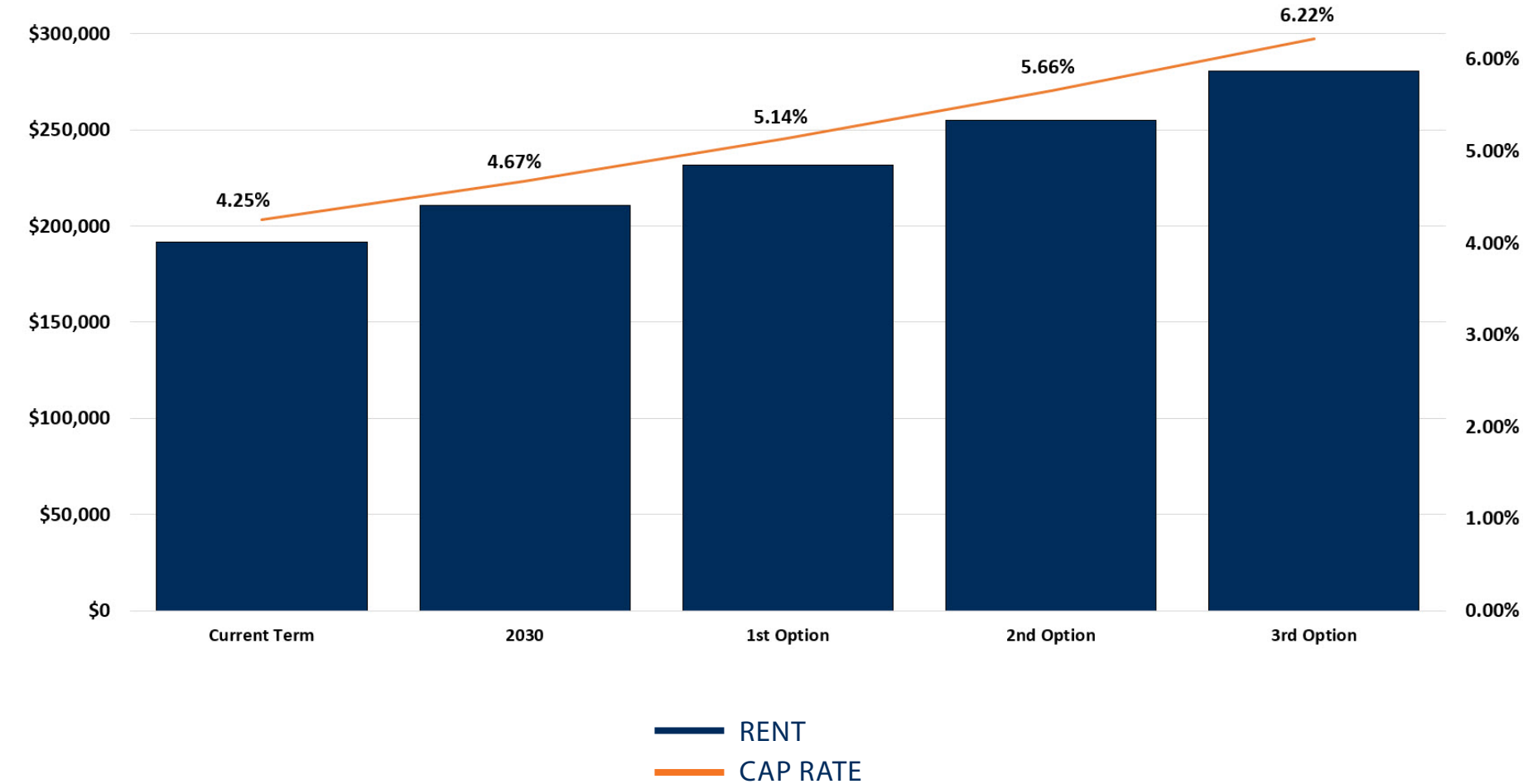
Tenant shall also procure and maintain fire and extended coverage insurance on the building situated on the Premises with a limit of at least 100% of its replacement value.

CAM:

Tenant agrees to keep up the improvements at any time located on the premises in good repair, casualty damage and reasonable wear and tear expected.

Throughout the Term, Tenant shall pay the Tenant’s proportionate share of the Center Maintenance Fee associated with the larger shopping center to the Landlord.

POTENTIAL CAP RATE GROWTH^(1,2)



(1) Year Built, Rentable Area, Lot Size, and Lease Terms are approximate. Buyer will need to verify the accuracy of all information shown above during their Due Diligence period.

(2) Pro forma returns are based on gross annual rent only and not guaranteed. Pro forma returns do not take into consideration any unforeseen market conditions that could negatively impact the Subject Property. Buyer must conduct their own due diligence to confirm the accuracy of these estimates.

WASHINGTON, D.C. MSA

\$177,284 AVG HHI (1-MILE RADIUS)

ACCOKEEK IS LOCATED 17 MILES SOUTH OF DOWNTOWN WASHINGTON, D.C.

LOCATION/MARKET OVERVIEW

7-ELEVEN

ACCOKEEK, MD (WASHINGTON, D.C. MSA)

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LOCATION OVERVIEW⁽¹⁾

AFFLUENT WASHINGTON, D.C. SUBURB WITH EXCEPTIONALLY HIGH AVERAGE HOUSEHOLD INCOMES OF \$177,284 WITHIN A 1-MILE RADIUS

LOCATED 17 MILES FROM WASHINGTON, D.C. AND JUST 40 MILES TO BETHESDA

SITUATED ON AN OUTPARCEL TO AN ESTABLISHED GIANT GROCERY STORE ANCHORED SHOPPING CENTER WITH STARBUCKS, WENDY'S, SUNTRUST BANK, AND ADVANCE AUTO PARTS

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SIGNATURE CLUB
 Residential Development
 312 SFR / Townhomes
 \$504,990 - \$614,990

**SUBJECT
 PROPERTY**

MARYLAND
210

MARYLAND
210

495

WASHINGTON, D.C.



Accokeek, MD is an affluent suburb of Washington D.C.
 Avg. Household Incomes of \$177,284 (1-Mile Radius)

DEMOGRAPHICS



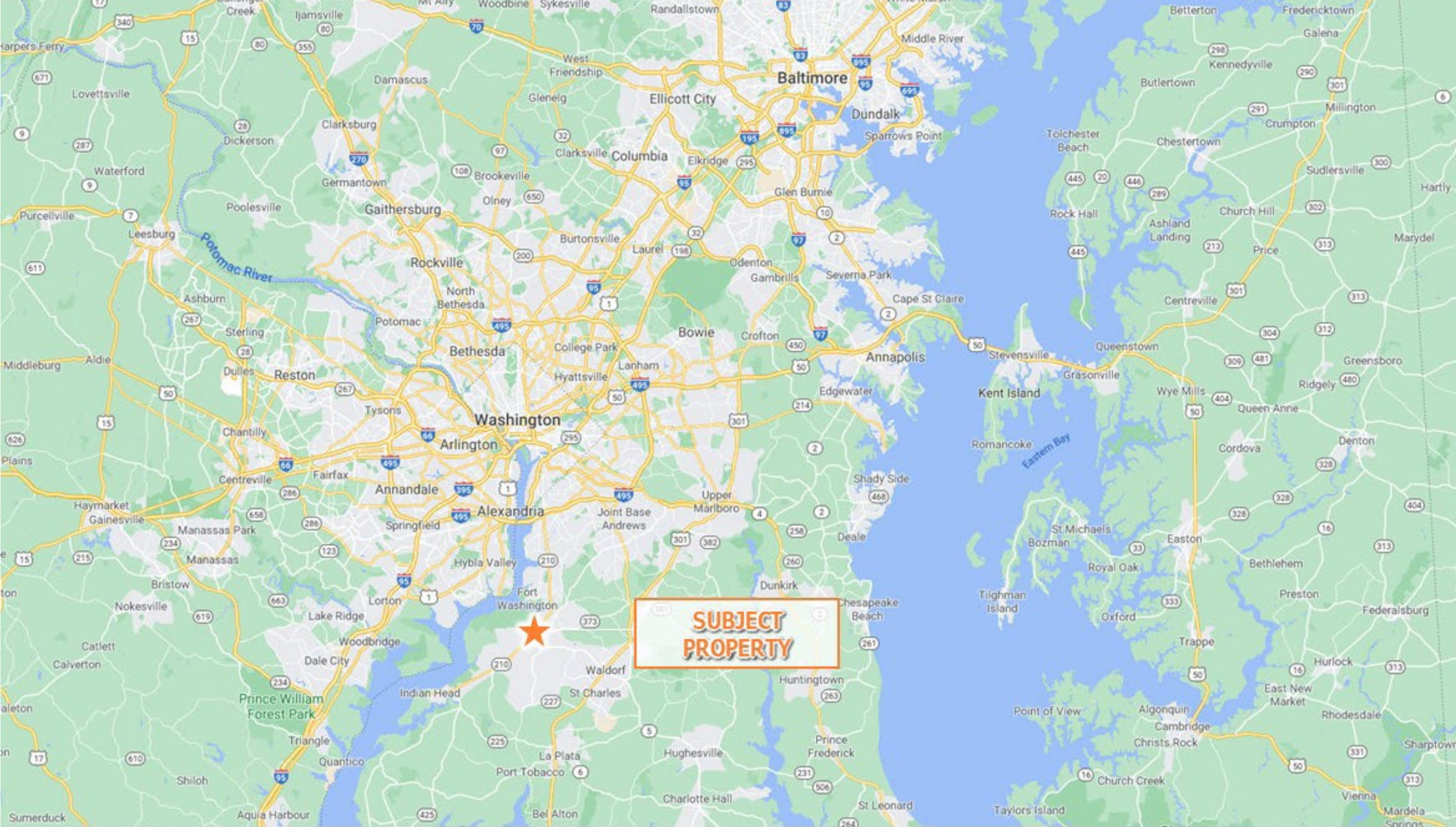
HOUSEHOLD INCOME

YEAR 2020	1 MILE	3 MILES	5 MILES
AVERAGE	\$177,284	\$169,219	\$149,860
MEDIAN	\$133,635	\$125,824	\$114,375

POPULATION

YEAR	1 MILE	3 MILES	5 MILES
2025 Projection Total Population	2,304	20,814	77,541
2020 Census Total Population	2,232	19,391	72,652
2010 Census Total Population	2,084	17,041	64,400

Source: Marcus & Millichap Research Services, CoStar





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