



152 MAINE ST
BRUNSWICK, ME 04011

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



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INVESTMENT HIGHLIGHTS



LONG TERM OPERATING HISTORY IN A MARKET WITH HIGH BARRIERS TO ENTRY

- Operating history of 40 plus years as a gas and convenience store and over 20 years as a 7-Eleven
- 7-year lease extension showing the continued commitment to the site
- Maine St sees over 23,000 vehicles per day and Pleasant St sees over 9,000 vehicles per day
- Only .4 Miles from Bowdoin College which was founded in 1794
- Located on a hard corner of a signalized intersection with 3 points of ingress and egress

INVESTMENT GRADE TENANT

- New long term NNN lease with 7 years and (2) - 5-year options
- Corporately backed lease by one of the top retail operators in the world with an AA- by Standard & Poor's
- 7-Eleven licenses, franchises, and operates more than 70,000 stores in 18 countries with 11,000 in North American and plans to get to 20,000 stores





**SOUTHERN
MAINE
COMMUNITY
COLLEGE**
envision a future
± 5,972 STUDENTS



The
BRUNSWICK
HOTEL



**Pejepscot
History
Center**
Discover your place in time



**Brunswick
STATION**
BYRNES
IRISH PUBS
Early Hours Late Hours



Hannaford



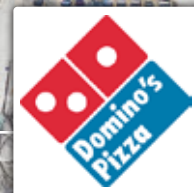
**BOWDOIN COLLEGE
POLAR BEARS**
± 1,806 STUDENTS



**Northeast
Bank**



**Androscoggin
Bank**



**Domino's
Pizza**



KeyBank

MAIN ST
± 23,000 VPD



Asian Garden



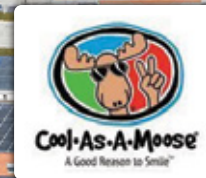
Walgreens



**7
ELEVEN**



Bath Savings
Since 1952



MAIN ST
± 23,000 VPD



Asian Garden

TONTINE MALL
SHOPPING MALL

FINANCIAL OVERVIEW



PROPERTY SUMMARY

LIST PRICE	\$1,380,952
GROSS LEASABLE AREA	± 2,013 SF
CAP RATE - CURRENT	5.25%
ANNUAL RENT	\$72,500
YEAR BUILT	1967
LOT SIZE	± 16,872 SF (± 0.39 AC)
NUMBER OF PUMPS	4
PARKING SPACES	11

TENANT SUMMARY

TENANT TRADE NAME	7-Eleven Inc.
LEASE TYPE	NNN
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	7-Eleven Inc.
ROOF AND STRUCTURE	Tenant Responsible
LEASE EXPIRATION DATE	4/30/28
TERM REMAINING ON LEASE	±7 Years
INCREASES	10% in the options
OPTIONS	Two, 5-Year Options



ANNUALIZED OPERATING DATA

	ANNUAL RENT
Current thru 4/30/2028	\$72,500
Option 1 -	\$79,750
Option 2 -	\$87,725

DEBT QUOTE

LTV: 65.00%

RATE: 3.950%

AMORTIZATION: 25

Loan quote provided by Matthews™ based on market conditions at this time. Actual rates and terms will vary based on market conditions at closing.

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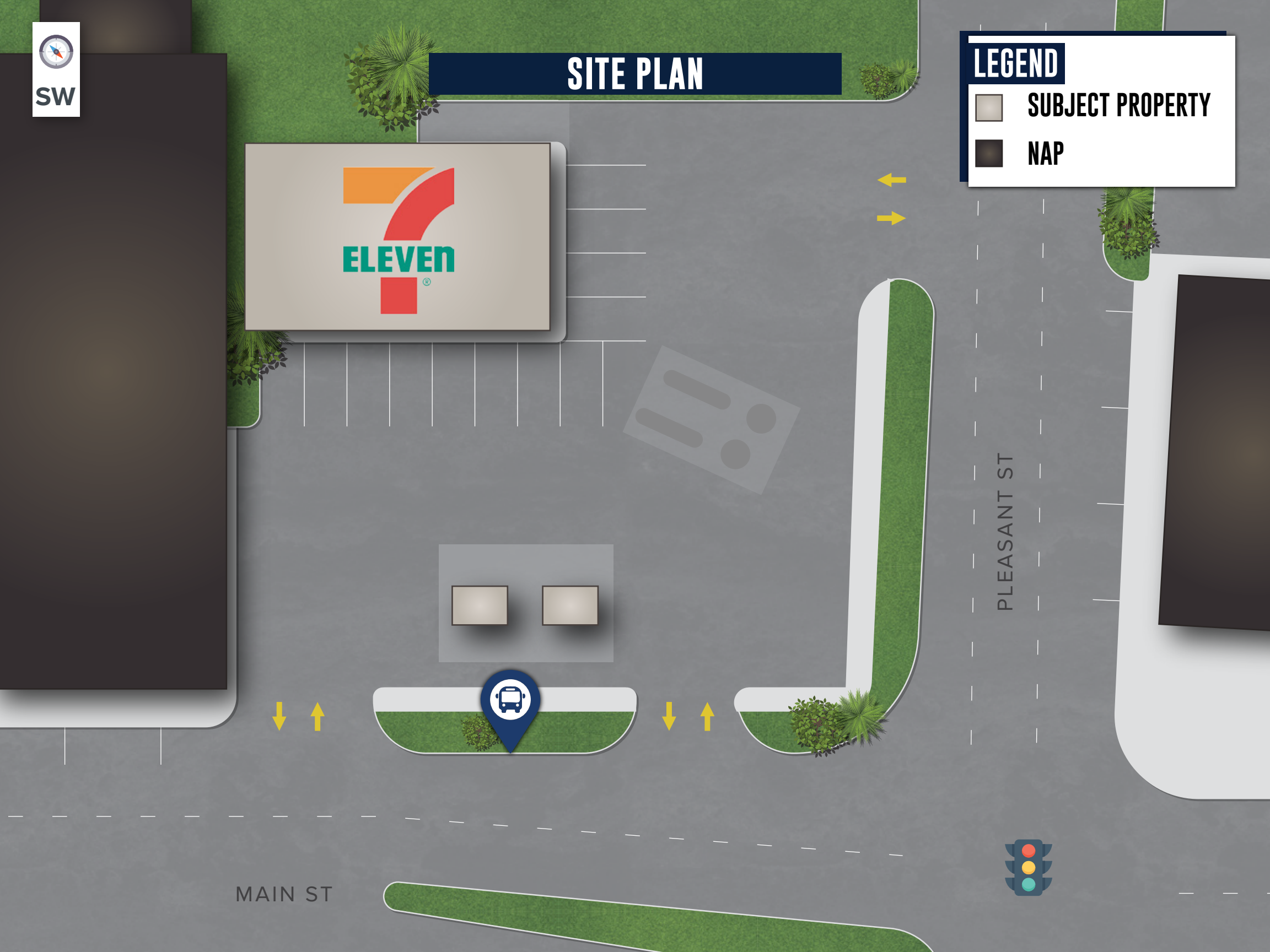




SITE PLAN

LEGEND

-  SUBJECT PROPERTY
-  NAP



TENANT OVERVIEW



TENANT OVERVIEW

7-Eleven is the world's largest convenience store chain operating, franchising and licensing more than 70,000 stores in 18 countries and is also one of the nation's largest independent gasoline retailers. As the pioneer of the convenience store concept, 7-Eleven strives to meet the needs of convenience-oriented guests by providing a broad selection of fresh, high-quality products and services at everyday fair prices, speedy transactions and a clean, friendly shopping environment. Each store maintains a selection of approximately 2,500 different products and services tailored to meet the needs and preferences of its local clientele.

**#1 ENTREPRENEUR'S MAGAZINE
TOP GLOBAL FRANCHISES LIST**

**TOP C-STORE
TEAM MEMBERS**

**#3 FORBES' TOP
FRANCHISES TO START**

**AA-
CREDIT RATING (S&P)**

BRUNSWICK, ME

Brunswick is a town in Cumberland County, Maine. Part of the Portland-South Portland-Biddeford metropolitan area, Brunswick is home to Bowdoin College, the Bowdoin International Music Festival, the Bowdoin College Museum of Art, the Peary-MacMillan Arctic Museum, and the Maine State Music Theatre. It was formerly home to the U.S. Naval Air Station Brunswick, which was permanently closed on May 31, 2011 and has since been released to redevelop as “Brunswick Landing”.

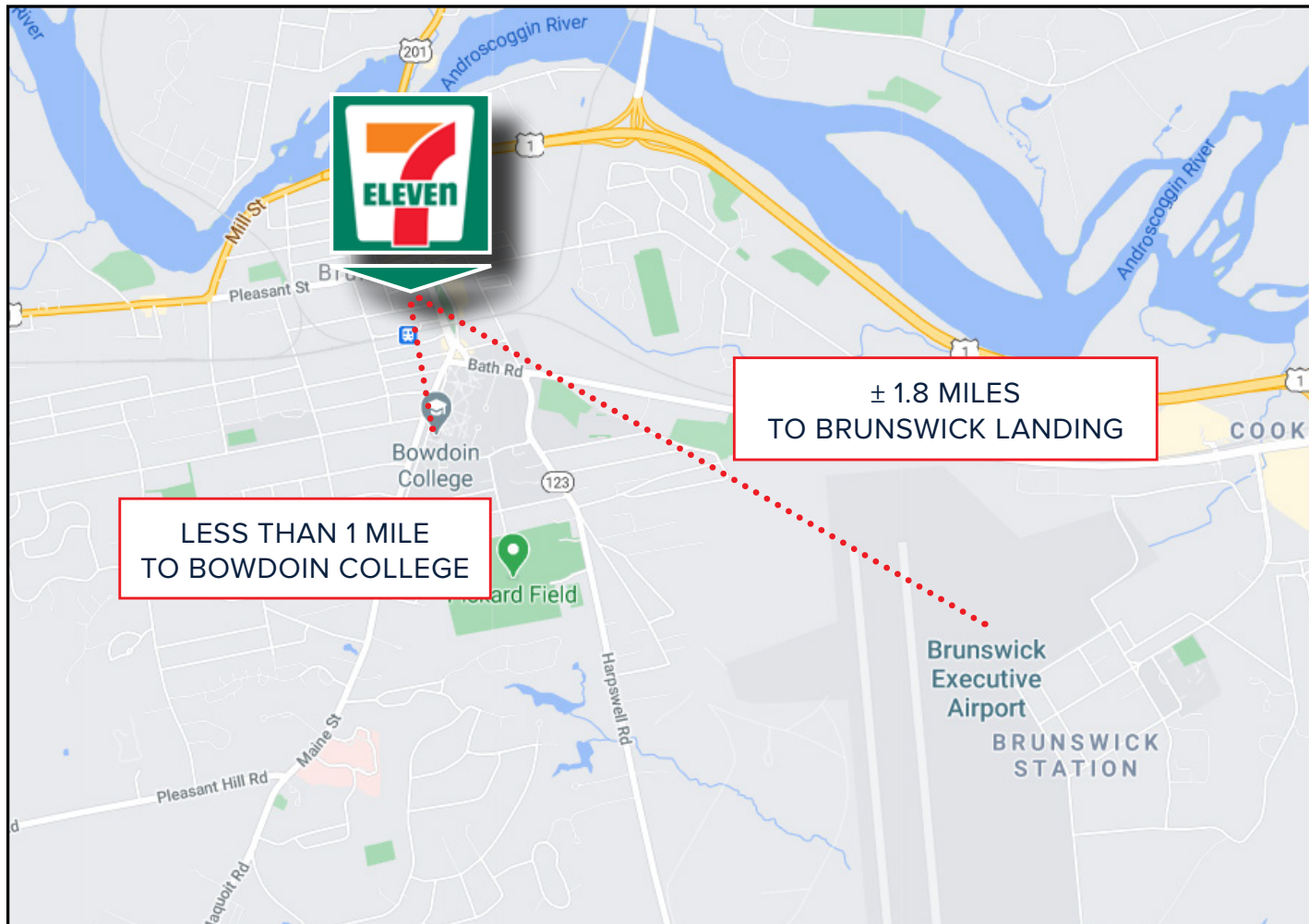
DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2025 Projection	8,637	21,782	29,616
2020 Estimate	8,323	20,914	28,402
2010 Census	8,279	20,412	28,089
Growth: 2020 - 2025	3.78%	4.15%	4.27%

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2025 Projection	9,599	13,065	3,633
2020 Estimate	3,633	9,159	12,441
2010 Census	3,493	8,587	11,804
Growth: 2020 - 2025	4.81%	5.02%	4.03%

INCOME	1-MILE	3-MILE	5-MILE
Average HH Income	\$81,930	\$93,335	\$94,177





BRUNSWICK LANDING DEVELOPMENT

With more than 2,100 acres of prime real estate, nearly 1.5 million square feet of commercial and industrial space, a world class aviation complex, and 1,000 acres of open space, Brunswick Landing and Topsham Commerce Park are uniquely situated to meet the demands of your business. The Brunswick Landing campus has 9 land-use districts, with 15 properties currently available for redevelopment.

The goal is to implement the Reuse Master Plan for former Naval Air Station Brunswick, manage the transition of base properties from military to civilian uses, redevelop base properties, and create new high-quality jobs for Maine. Nearly 150 businesses call the former base, now Brunswick Landing, home.



2,200
JOBS CREATED



15
BUSINESSES



24,250
AIR OPERATIONS



\$3 MILLION
TAXES PAID

BOWDOIN COLLEGE (LESS THAN A MILE FROM PROPERTY)

Bowdoin College is a private liberal arts college in Brunswick, Maine. The college offers 34 majors and 36 minors, as well as several joint engineering programs with Columbia, Caltech, Dartmouth College, and the University of Maine.

The college was a founding member of its athletic conference, the New England Small College Athletic Conference, and the Colby-Bates-Bowdoin Consortium, an athletic conference and inter-library exchange with Bates and Colby College. Bowdoin has over 30 varsity teams.

The main Bowdoin campus is located near Casco Bay and the Androscoggin River. In addition to its Brunswick campus, Bowdoin also owns a 118-acre coastal studies center on Orr's Island and a 200-acre scientific field station on Kent Island in the Bay of Fundy.

In the 2021 edition of the U.S. News & World Report rankings, Bowdoin was ranked tied for **6th best overall among liberal arts colleges in the United States**, tied at **11th for "Best Undergraduate Teaching"**, **12th in "Best Value Schools"**, and tied at **29th for "Most Innovative"**. In the Forbes college rankings Bowdoin was ranked **26th overall** among 650 universities, liberal arts colleges, and service academies, and **6th among private liberal arts colleges**.

Bowdoin was **ranked first among 1,204 small colleges** in the U.S. by Niche. Based on students' SAT scores, Bowdoin is tied with Williams for **5th in Business Insider's smartest liberal arts colleges**. **Among all colleges, it is tied with Brown, Carnegie Mellon, and Williams for 22nd**. The college was ranked **5th in the country** by Washington Monthly based on its contribution to the public good, as measured by social mobility, research, and promoting public service. Newsweek described Bowdoin as a **"New Ivy"**, one of a **number of liberal arts colleges and universities outside of the Ivy League**.



1,805
STUDENTS



234
STAFF



\$1.78 B
ENDOWMENT



1794
FOUNDED

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **7-Eleven** located at **152 Maine St, Brunswick, ME 04011** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation’s logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



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