

Tenant Name	7-Eleven, Inc. (Investment Grade - S&P: AA-)
Lease Type	Corporate Absolute NNN
Store Number	42019
Address	12121 Northwest Expressway, Yukon, OK
County	Canadian
Real Estate	Fee-Simple
Lot Size	1.76 acres / 76,665.6 Sq. Ft.
Building Size	5,341 Sq. Ft.
NOI	\$335,592.00
Offering Cap Rate	4.45%
Offering Price	\$7,541,393.26

Tenant/Guarantor	7-Eleven, Inc. (Investment Grade - S&P: AA-)
Initial Lease Term	15 years, plus (4) 5-year options to renew
Projected Rent Commencement	09/8/2021
Projected Lease Expiration	09/8/2036
Lease Type	Corporate Absolute NNN
Rent Escalations	7.5% Every 5 Years, In Primary Term & Options
Annual Rent Years 1-5	\$335,592.00
Annual Rent Years 6-10	\$360,761.40
Annual Rent Years 11-15	\$387,818.51
Option 1	\$416,904.89
Option 2	\$448,172.76
Option 3	\$481,785.72
Option 4	\$517,919.65

