



OFFERING MEMORANDUM

Actual Property

7-ELEVEN - ABSOLUTE NNN - CHARLESTON, WV MSA

2517 SPENCER RD, CLENDENIN, WV 25045

BRIAN BROCKMAN

513.898.1551

Store@bangrealty.com

BANG
REALTY

BANGCRE.COM



CLENDENIN, WV

\$2,017,095 | 5.5% CAP

- 7-Eleven With 5.5+ Years Remaining on Current Term - Charleston, WV MSA
- Absolute NNN - Requiring Zero Landlord Responsibilities
- Landlord Recently Replaced 8 Fuel Pumps With New Concrete
- Attractive 7.5% Rent Increase in Executed Option Period
- Large 1.84 Acre Lot Located on Speer Rd. (4,667 VPD)
- Tenant Recently Extended Lease 5+ Years Showing Continual Commitment to Site Location
- Situated off of Interstate 79 (13,482 VPD) Bringing in Additional Traffic to Subject Property
- Located 23 Miles NE of Downtown Charleston - the Capital and Most Populous City of WV With an MSA Population Exceeding 250K+ Residents
- Corporately Guaranteed Lease With Investment Grade Tenant Security - S&P Credit Rating of A

EXCLUSIVELY MARKETING BY:

BRIAN BROCKMAN
513.898.1551 | Store@bangrealty.com

PROPERTY DETAILS:

Building Area:	1,252 SF
Land Area:	1.84 AC
Year Built:	2009
Guarantor:	7-Eleven, Inc. (S&P: AA-)
Price (Psf):	\$1,611.10

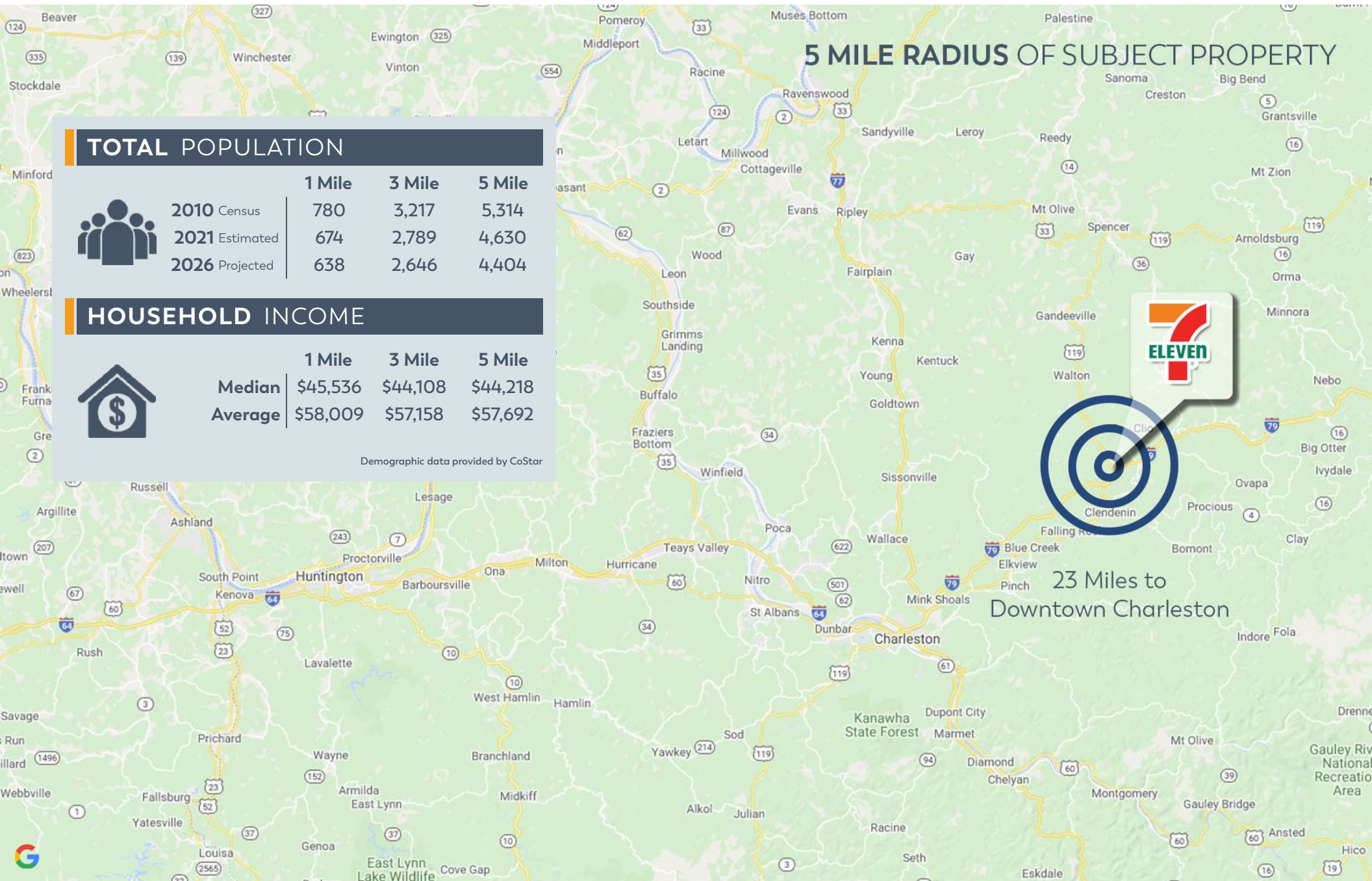
LEASE OVERVIEW:

Remaining Lease Term:	5.5+ Years
Rent Commencement:	9/2/2009
Lease Expiration:	8/31/2027
Base Annual Rent:	\$110,940
Lease Type:	Absolute NNN
Scheduled Rent Increases:	In Option Periods
Options & Increases:	Four (4), 5-Year; 7.5%
Insurance:	PAID BY Tenant
Parking Lot Maintenance:	PAID BY Tenant
Property Taxes:	PAID BY Tenant
Roof & Structure:	PAID BY Tenant
HVAC:	PAID BY Tenant

19. CERTAIN RIGHTS OF LESSEE

(b) Lessee shall have the right and option (the "Special Purchase Option"), exercisable by written notice given by Lessee to Lessors given at any time during the Term of this Lease, to purchase the Leased Premises free and clear of all liens and encumbrances other than Permitted Encumbrances, for a purchase price (the "Special Purchase Option Price") of \$1,093,000; provided, however, that (i) if the Special Purchase Option is exercised on a date that is five years after the Effective Date, the Special Purchase Option Price shall be reduced at a rate of \$2,000 per month for each full or partial month between the end of such five year period and the date on which the Special Purchase Option is exercised and (ii) if, pursuant to Section 3(d), Lessors fail to perform their obligations under the Remediation Agreement and Lessee incurs expenses in performing such obligations, and the amount of such expenses exceed the amount of Rent available for offset pursuant to Section 3(d), then the Special Purchase Option Price shall be reduced by such amounts at the rate of \$1.25 in reduction for each \$1.00 of expense. Closing shall occur within ninety days following the date of such notice. At Closing (i) Lessee shall pay the Special Purchase Option Price in cash, and (ii) Lessors shall (A) convey the Leased Premises to Lessee by general warranty deed, subject only to the Permitted Encumbrances and (B) pay the premium and charge for an ALTA Form B (or its equivalent) owner's policy of title insurance, insuring title to the Leased Premises in Lessee in the amount of the Special Option Purchase Price, subject only to the Permitted Encumbrances. Lessors shall pay the cost of recording such deed and all applicable real property transfer taxes; Lessor and Lessee shall share equally any closing fees charged by the title insurance company conducting the Closing.





TOTAL POPULATION



2010 Census
2021 Estimated
2026 Projected

	1 Mile	3 Mile	5 Mile
2010 Census	780	3,217	5,314
2021 Estimated	674	2,789	4,630
2026 Projected	638	2,646	4,404

HOUSEHOLD INCOME



	1 Mile	3 Mile	5 Mile
Median	\$45,536	\$44,108	\$44,218
Average	\$58,009	\$57,158	\$57,692

Demographic data provided by CoStar



2 MILES AWAY



H&R BLOCK



Assembly of God

Spencer Rd - 4,667 VPD



Actual Property

RETAIL MAP

2517 SPENCER RD | CLENDENIN, WV

INTERSTATE
79 13,482 VPD



Spencer Rd - 4,667 VPD

Actual Property



Actual Property



7-ELEVEN®



94 Years
of Success



**Publicly
Traded Co.**
OTCMKTS: SVNDY



A
S&P Rated



\$40.08B
Market Cap



70,100+
Locations
Worldwide

All materials and information received or derived from Bang Realty, their directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither Bang Realty, their directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Bang Realty will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Bang Realty make no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Bang Realty do not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Bang Realty in compliance with all applicable fair housing and equal opportunity laws.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

CONTACT INFORMATION



EXCLUSIVELY MARKETING BY



BRIAN BROCKMAN
Bang Realty, Inc
WVB200300608
513.898.1551
Store@bangrealty.com

Actual Property