

BERKELEY
CAPITAL ADVISORS



7-Eleven (Sierra Energy Express Branding)

PENN VALLEY, CA

Contacts

CALVIN SHORT

949.506.2009

short@berkeleycap.com

ARON CLINE

949.506.3209

cline@berkeleycap.com

MATT COATES

949.506.2654

coates@berkeleycap.com

GARY CHOU

949.506.2012

chou@berkeleycap.com

BERKELEY
CAPITAL ADVISORS

ORANGE COUNTY | CA

19800 MacArthur Blvd., Suite 850
Irvine, CA 92612
949.506.2500

CHARLOTTE | NC

1228 East Morehead St., Suite 200
Charlotte, NC 28204
704.379.1980

NASHVILLE | TN

10 Burton Hills Blvd., Suite 220
Nashville, TN 37215
615.727.8818

ASHEVILLE | NC

1 Page Ave., Suite 202
Asheville, NC 28801
704.714.2365

RICHMOND | VA

1309 West Main St.
Richmond, VA 23220
804.239.7890

CHARLESTON | SC

1049 Morrison Dr., Suite 201
Charleston, SC 29412
704.943.3159

IN COOPERATION WITH
CCS CAPITAL PARTNERS, INC.
CALIFORNIA RE LICENSE NO.: 02138521

Other Sites Available | 7 Locations

\$30,088,000

Asking Price (4.72% Cap Rate)

*** MAY BE SOLD AS A PORTFOLIO OR SOLD SEPARATELY ***

Address	City, State	Monthly Rent	Annual Rent	Lease Expiration	Term Remaining	CAP Rate	Square Footage	Sales Price
714 S Main St	Angels Camp, CA	\$6,667	\$80,000	5/25/2036	12.5+	4.50%	2,115	\$1,778,000
401 Grass Valley Hwy	Auburn, CA	\$16,667	\$200,000	5/10/2036	12.5+	4.75%	978	\$4,211,000
400 S Auburn St	Colfax, CA	\$22,917	\$275,000	5/12/2036	12.5+	4.75%	2,146	\$5,789,000
18372 Hwy 108	Jamestown, CA	\$23,333	\$280,000	5/9/2036	12.5+	4.75%	2,852	\$5,895,000
10067 Pleasant Valley Rd	Penn Valley, CA	\$29,167	\$350,000	5/12/2036	12.5+	4.75%	4,411	\$7,368,000
307 E Sierra Ave	Portola, CA	\$12,500	\$150,000	5/5/2036	12.5+	4.75%	2,994	\$3,158,000
8048 Hwy 12	Wallace, CA	\$7,083	\$85,000	5/11/2036	12.5+	4.50%	2,986	\$1,889,000
PORTFOLIO TOTALS		\$118,333	\$1,420,000			4.72%	18,482	\$30,088,000

**Speak with Agent for details*

7 Locations Available

1 - Angels Camp, CA

2 - Auburn, CA

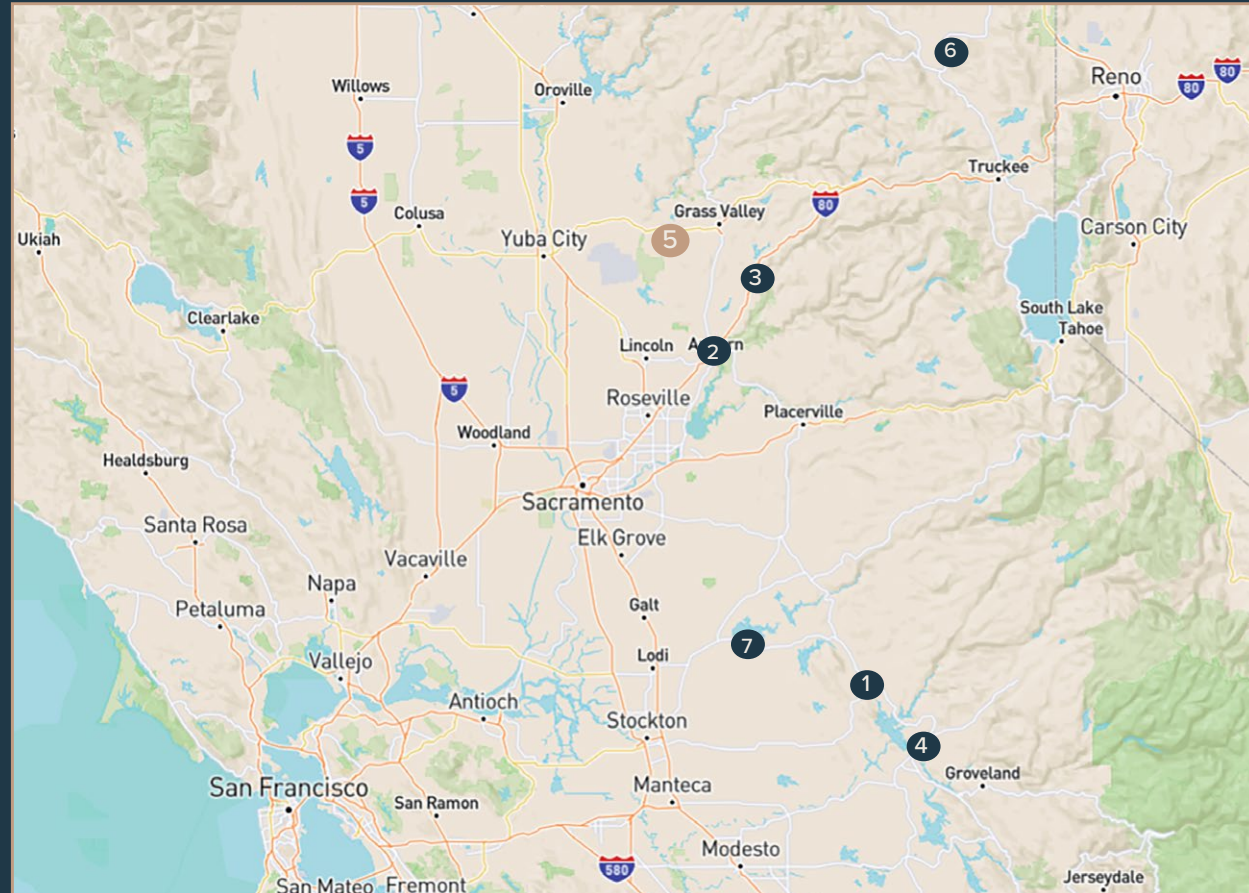
3 - Colfax, CA

4 - Jamestown, CA

5 - Penn Valley, CA

6 - Portola, CA

7 - Wallace, CA



Location Map

*10067 Pleasant Valley Road
Penn Valley, CA 95946*

Demographics

POPULATION

5-Minute Drive Time	2,299
10-Minute Drive Time	12,658
15-Minute Drive Time	34,457

AVG. HOUSEHOLD INCOME

5-Minute Drive Time	\$91,226
10-Minute Drive Time	\$97,060
15-Minute Drive Time	\$88,937

Investment Overview

PROPERTY

*7-Eleven (Sierra Energy
Express Branding)*

ADDRESS

*10067 Pleasant Valley Road
Penn Valley, CA 95946*

GUARANTOR

Corporate

RENT COMMENCEMENT

May 13, 2021

LEASE EXPIRATION

May 12, 2036

ORIGINAL LEASE TERM

15 Years

LEASE TERM REMAINING

12.5+ Years

OPTIONS REMAINING

Three, 5-Year

LEASE TYPE

NNN

LANDLORD RESPONSIBILITIES

None

NOI

\$350,000

RENT INCREASES

7.5% Every 5

RIGHT OF FIRST REFUSAL

Yes - 30 Days

PROPERTY DETAILS

4,411
Square Feet

1.50
Acres

1993
Year Built

43
Parking Spaces

*Note: All lease provisions to be independently verified by Buyer during the Due Diligence Period.
The information contained herein has been obtained from sources we deem reliable.*

\$7,368,000

Asking Price (4.75% Cap Rate)

RENT SCHEDULE

LEASE COMMENCE	MONTHLY RENT	ANNUAL RENT	RENT INCREASES	CAP RATE
Current - 5/12/26	\$29,166.67	\$350,000	—	4.75%
5/13/26 - 5/12/31	\$31,354.17	\$376,250	7.50%	5.11%
5/13/31 - 5/12/36	\$33,705.73	\$404,469	7.50%	5.49%
Option 1	\$36,233.66	\$434,804	7.50%	5.90%
Option 2	\$38,951.18	\$467,414	7.50%	6.34%
Option 3	\$41,872.52	\$502,470	7.50%	6.82%



Property Highlights

PROPERTY HIGHLIGHTS

- Long-term investment | Tenant has just under 13 years remaining on the base term of the lease
- Top-rated tenant | 7-Eleven has an A, investment-grade credit rating (Standard and Poor's; Stable outlook) which is stronger than a majority of national retail tenants
- Hard-corner location with excellent access and visibility from Pleasant Valley Rd | 11,850 VPD
- Accelerated Depreciation Eligibility | The investment may be eligible for accelerated and/or bonus depreciation (consult your CPA to confirm) which is a significant cash flow advantage from a tax perspective
- Extremely affluent area | The average HH income exceeds \$104,000 within a 5-mile radius
- Located two blocks from State Highway 20 which boasts 21,150 VPD
- 7.50% rent increases every 5 years throughout initial term and options | Strong hedge against inflation
- 7-Eleven is one of the nation's largest independent gasoline retailers and has well over 70,000 stores worldwide throughout 18 countries

DEMOGRAPHIC SNAPSHOT

34,457

2022 POPULATION WITHIN
FIFTEEN MINUTES

\$104,715

2022 AVERAGE HOUSEHOLD
INCOME WITHIN FIVE MILES





Rough & Ready
Vineyards

Penn Valley
Union Elementary
564 students

Western Gateway
Park

Auto Repair | Veterinarian |
Restaurants | Crossfit

UGG

NAPA
AUTO PARTS

SUBWAY

Salon | Fine Dining | Fro-Yo

True Value



DOLLAR
GENERAL

Deli | Cafe | Restaurant |
Retail | Veterinarian

Ready Springs
Elementary
296 students



PENN VALLEY DR

20
21,150 VPD

PLEASANT VALLEY RD - 11,850 VPD



LAKE WILDWOOD

Lake Wildwood
Country Club



20 21,150 VPD



Penn Valley
Union Elementary
564 students

Ready Springs
Elementary
296 students

Margaret G Scotten Elementary
& Lyman Gilmore Middle Schools
966 students

Sierra Nevada Memorial
Hospital | 104 beds

Nevada Union
High School
1,469 students

Sierra College
Nevada Campus



GRASS VALLEY

Silver Springs
High School
201 students



49

Property Photos



Tenant Overview



In 1927, 7-Eleven was founded by “Uncle Johnny” Jefferson Green in Dallas, Texas and became the world’s first convenience store. Since its beginning, 7-Eleven has maintained a legacy of innovation and continuously pursues ways to cater to new generations of shoppers. Today, 7-Eleven is a global company that operates, franchises, and licenses more than 70,000 stores in 17 countries across the globe.

Seven & I Holdings Co., Ltd., was founded on September 1, 2005 and is headquartered in Tokyo, Japan. In 2005, 7-Eleven, Inc. was made a wholly owned subsidiary of Seven & I Holdings. Currently, Seven & I Holdings operates more than 70,000 convenience stores, superstores, department stores, specialty stores, and financial services firms in 18 countries across the world. These include 7-Eleven, Seven Bank, Sogo & Seibu, Ito-Yokado, The Loft Co., and various others. These stores see approximately 64 million customers per day. Additionally, Seven & I Holdings employs approximately 149,414 workers.

#1

Top 20 Convenience Stores
CSP (2022)

#9

Top Global Franchises
franchise500.co. (2022)

#4

Best Convenience Store Franchises
franchiserankings.com (2022)

BAA2/A

Credit Rating

SVNDY

Ticker Symbol

\$57.91B

Total Revenue

\$39.03B

Market Cap

70,500

Total Locations

149,414

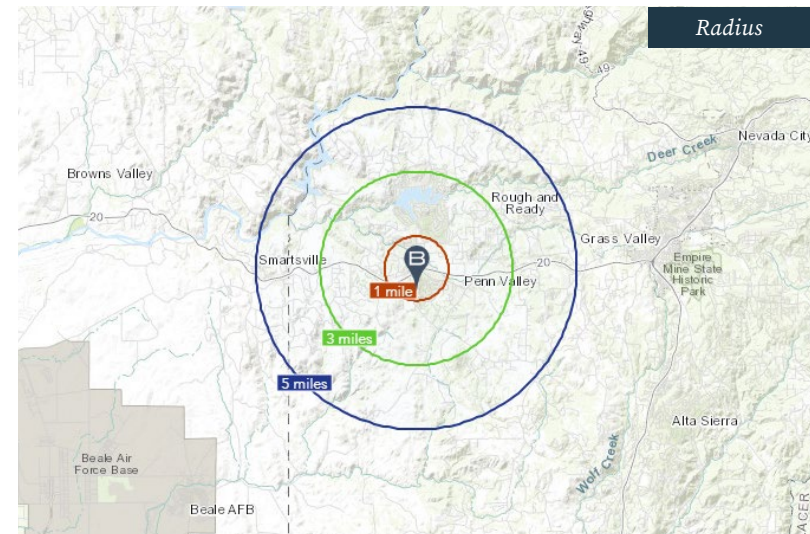
Total Employees



Demographics

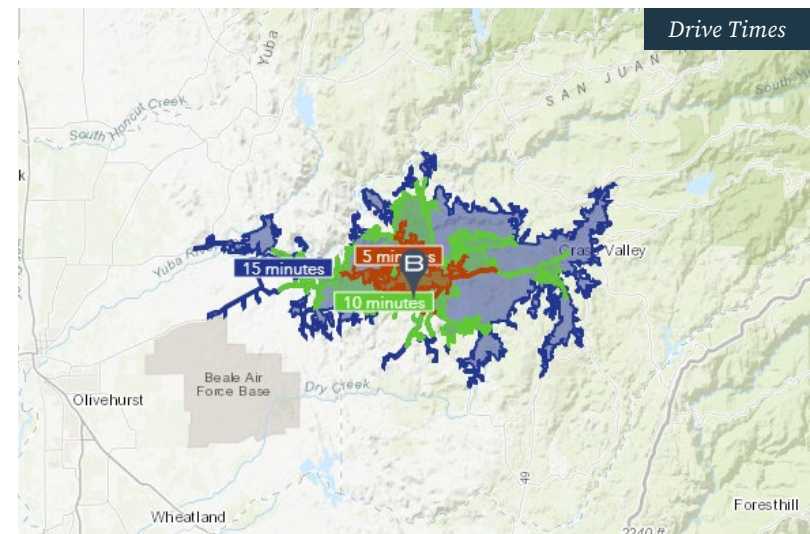
Radius

POPULATION	1-MILE	3-MILE	5-MILE
2027 Projection	452	9,560	13,618
2022 Population	451	9,425	13,397
2020 Census	453	9,414	13,387
2010 Census	460	9,222	13,065
2022-2027 Annual Rate	0.04%	0.28%	0.33%
2020-2022 Annual Rate	-0.20%	0.05%	0.03%
2010-2020 Annual Rate	-0.15%	0.21%	0.24%
HOUSEHOLDS			
2027 Total Households	187	4,043	5,687
2022 Total Households	186	3,993	5,601
2020 Households	187	3,990	5,587
2010 Households	187	3,914	5,480
2022-2027 Annual Rate	0.11%	0.25%	0.31%
2020-2022 Annual Rate	-0.24%	0.03%	0.11%
2010-2020 Annual Rate	0.00%	0.19%	0.19%
2022 AVG. HH INCOME	\$84,231	\$102,137	\$104,715



Drive Times

POPULATION	5-MINUTE	10-MINUTE	15-MINUTE
2027 Projection	2,305	12,869	34,861
2022 Population	2,299	12,658	34,457
2020 Census	2,315	12,658	34,621
2010 Census	2,316	12,289	33,017
2022-2027 Annual Rate	0.05%	0.33%	0.23%
2020-2022 Annual Rate	-0.31%	0.00%	-0.21%
2010-2020 Annual Rate	0.00%	0.30%	0.48%
HOUSEHOLDS			
2027 Total Households	1,014	5,551	15,210
2022 Total Households	1,012	5,464	15,037
2020 Households	1,018	5,449	15,039
2010 Households	996	5,299	14,567
2022-2027 Annual Rate	0.04%	0.32%	0.23%
2020-2022 Annual Rate	-0.26%	0.12%	-0.01%
2010-2020 Annual Rate	0.22%	0.28%	0.32%
2022 AVG. HH INCOME	\$91,226	\$97,060	\$88,937



Confidentiality Disclaimer

Berkeley Capital Advisors, LLC ("BCA") has been authorized by the owner of the subject property (the "Seller") to present you with this marketing package. This is a confidential package intended solely for your own limited use and benefit, as a principal, in considering whether you desire to pursue negotiations to acquire the subject property.

Your receipt and acceptance of this package serves to acknowledge your agreement to: (1) hold the information and materials contained herein, and the offering they represent, in the strictest of confidence; (2) not disclose, directly or indirectly, the information and materials contained herein, or the offering they represent, to any other person, firm or entity without prior written authorization from BCA or the Seller; (3) not use the information and materials contained herein in any fashion or manner detrimental to the interest of BCA or the Seller; (4) not disturb any tenants in possession of the subject property nor reveal to them the offering this package represents.

This marketing package was prepared by BCA and it has been reviewed by representatives of the Seller. The information and materials contained herein are selective and limited in nature, and neither BCA nor the Seller purports this to be an all-inclusive report on the subject property. Within this package, certain leases, documents and other materials are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of those documents. Interested and qualified prospective purchasers will be afforded an opportunity to review additional information and to inspect the subject property, and all such prospective purchasers should conduct their own independent due diligence.

This package is based in part upon information supplied by the Seller and in part upon information obtained by BCA from sources believed to be reliable. All income, expense and/or investment projections contained herein are provided for general reference purposes only, in that they are based on assumptions relating to the general economy, competition and other factors beyond the control of BCA and the Seller, and all such projections are therefore subject to variation. This package shall not be deemed an indication of the state of affairs of the subject property, nor constitute an indication that there has been no change in the business or affairs of the subject property since the date of preparation of this package.

Neither BCA, the Seller, nor any of their respective officers, employees or agents, has made or does make any representation or warranty, expressed or implied, as to the accuracy or completeness of this package or any of its contents, and no legal commitments or obligations shall arise by reason of this package or its contents.

BCA and the Seller expressly reserve the right, at their sole discretion, to alter or amend the terms of this offering, to reject any or all expressions of interest or offers to acquire the subject property and/or to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligation to any entity reviewing this package or making an offer to acquire the subject property unless and until a written agreement for such acquisition has been fully executed, delivered and approved by the Seller and any conditions to the Seller's obligations thereunder have been satisfied or waived.

Parties seeking to act in a third-party brokerage capacity must register their client(s) with BCA prior to receiving or dispersing any marketing information. BCA will not recognize any third-party brokerage relationships without first receiving and approving such written client registration, nor will BCA or the Seller be obligated for any brokerage claims which may result, regardless of such broker's involvement in procuring a purchaser for the subject property.

This package is the property of BCA. Photocopying, re-typing or other duplication of the information and materials contained herein is expressly prohibited. The information contained within this package and the offering of the subject property may not be announced, posted or otherwise publicized in any electronic media (such as, by way of example only, any Internet or "broadcast facsimile" communications).

If, after reviewing this package, you have no further interest in acquiring the subject property at this time, please return this package in its entirety to BCA. Likewise, if the terms contained in this Confidentiality & Disclaimer section are not acceptable to you, please immediately return this package to BCA.

AGENT'S DUTIES

When you contract with a real estate firm to act as your agent in a real estate transaction, the agent must help you obtain the best price and terms possible, whether you are the buyer or seller. The agent also owes you the duty to:

- Safeguard and account for any money handled for you
- Act with reasonable skill, care and diligence
- Be loyal and follow reasonable and lawful instructions
- Disclose to you any information which might influence your decision to buy or sell

Even if the agent does not represent you, the agent must still be fair and honest and disclose to you all "material facts" which the agent knows or reasonably should know. A fact is "material" if it relates to defects or other conditions affecting the property, or if it may influence your decision to buy or sell. This does not require a seller's agent to disclose to the buyer the minimum amount the seller will accept, nor does it require

AGENTS WORKING WITH SELLERS

A seller can enter into a "listing agreement" with a real estate firm authorizing the firm and its agent(s) to represent the seller in finding a buyer for his property. The listing agreement should state what the seller will pay the firm no matter who finds the buyer.

The listing firm may belong to a listing service to expose the seller's property to other agents who are members of the service. Some of those agents may be working with buyers as buyers' agents; others will be working with buyers but still representing the sellers' interests as an agent or "subagent". When the buyer's agents and seller's subagents desire to share in the commission the seller pays to the listing firm, the listing agent may share the commission with the seller's permission.

AGENTS WORKING WITH BUYERS

A buyer may contract with an agent or firm to represent him (as a buyer's agent), or may work with an agent or firm that represents the seller (as a seller's agent or subagent). All parties in the transaction should find out at the beginning who the agent working with the buyer represents.

If a buyer wants a buyer's agent to represent him in purchasing a property, the buyer should enter into a "buyer agency agreement" with the agent. The buyer agency agreement should state how the buyer's agent will be paid. Unless some other arrangement is made which is satisfactory to the parties, the buyer's agent will be paid by the buyer. Many buyer agency agreements will also obligate the buyer to pay the buyer's agent no matter who finds the property that the buyer purchases.

A buyer may decide to work with a firm that is acting as agent for the seller (a seller's agent or subagent). If a buyer does not enter into a buyer agency agreement with the firm that shows him properties, that firm and its agents will show the buyer properties as an agent or subagent working on the seller's behalf. Such a firm represents the seller (not the buyer) and must disclose that fact to the buyer.

The terms and conditions stated in this Confidentiality & Disclaimer section apply and relate to all of the sections of this package as if stated independently therein. Prospective purchasers of the subject property are hereby notified that Berkeley Capital Advisors, and its agents, are acting in the capacity of a "Seller's Agent" during the course of this offering, and as such are solely representing the interests of the Seller

IN COOPERATION WITH
CCS CAPITAL PARTNERS, INC.
CALIFORNIA RE LICENSE NO.: 02138521

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WITH REAL ESTATE AGENTS BROCHURE

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CALVIN SHORT

949.506.2009

short@berkeleycap.com

ARON CLINE

949.506.3209

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