

7-ELEVEN®

New Construction, 15-Year Lease Featuring Dual Restaurant Concept
Lumberton | North Carolina



NetCapital
real estate advisors

- Representative photo

OFFERING MEMORANDUM

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01

EXECUTIVE SUMMARY



THE OFFERING

NetCapital Real Estate Advisors is pleased to offer for sale, the fee-simple interest in brand-new, single-tenant 7-Eleven (the “Property”) located in Lumberton, North Carolina. 7-Eleven (the “Tenant”) is the largest convenience store operator in North America, with over 14,000 stores in the United States and backed by an investment grade credit rating (S&P: A). The Tenant has committed to a brand-new 15-year lease featuring 10% rent escalations every five years and zero Landlord responsibilities. The property is strategically positioned less than a mile from the I-95 ramp (65,000+ VPD), **the main North-South interstate highway on the East Coast**, which runs from Miami, Florida to Maine. This location features excellent visibility along N. Roberts Avenue (24,500+ VPD) with additional access to Fayetteville Street (27,000+ VPD). The Property represents an excellent opportunity to acquire a corporately backed, long-term leased asset along a highly trafficked, heavy retail corridor.



- Representative photo



INVESTMENT OVERVIEW

- Representative photo

7-ELEVEN®



Name	7-Eleven
Tenant	7-Eleven Corporate
Address	2230 N. Roberts Avenue Lumberton, North Carolina 28358
NOI	\$352,026.00
Rent Increases	10% Every 5 Years
Rent Commencement	9/7/2023 Estimated
Rent Expiration	9/30/2038 Estimated
Lease Type	Absolute NNN
Original Lease Term	15 Years
Lease Term Remaining	15 Years
Options	Four (4), Five (5) Year Options
Right Of First Refusal	None
Right Of First Offer	Yes- 10 day exercise period



\$6,902,470
ASKING PRICE



5.10%
CAP RATE

Lease Years	Monthly Installment	Annual Rent	% Increase
1 - 5	\$29,335.50	\$352,026.00	
6 - 10	\$32,269.05	\$387,228.60	10.00%
11 - 15	\$35,495.96	\$425,951.52	10.00%
Extension Terms			
16 - 20	\$39,045.55	\$468,546.60	10.00%
21 - 25	\$42,950.11	\$515,401.32	10.00%
26 - 30	\$47,245.12	\$566,941.44	10.00%
31 - 35	\$51,969.63	\$623,635.56	10.00%



INVESTMENT HIGHLIGHTS

7-Eleven Inc.

Corporate Lease

A/Baa2

Investment grade credit

Approx. 14,000 stores

Experienced tenant

10% every 5 years

Attractive rent increases

65,000 VPD

Close proximity to I-95 exit ramp

51,500+ VPD

Signalized intersection at N. Roberts Avenue
and Fayetteville Rd.

New Construction

With Dual Restaurant Concept
Expected store opening September 2023

New 15-year term

Long term lease

Absolute net lease

No landlord responsibilities

- Multiple points of easy ingress & egress
- Approximately 2 minutes from UNC Health Southeastern Hospital | 452 beds
- Approximately 7 minutes from downtown Lumberton & The Lumber River River Walk
- Approximately 3 minutes from Lumberton High School | 1,799 students

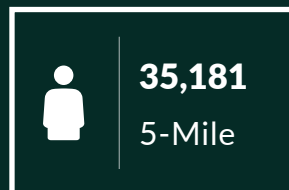
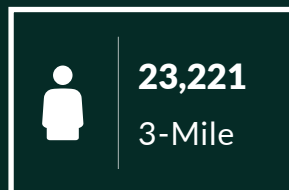
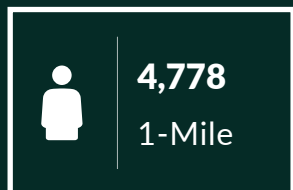
- Representative photo



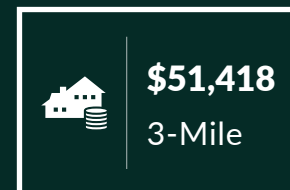
DEMOGRAPHICS



POPULATION (RADIUS)



AVERAGE HOUSEHOLD INCOME



*2022 Estimates - Costar



COST SEGREGATION BENEFITS & ANALYSIS

Potential Benefits of Bonus & Accelerated Depreciation

WITHOUT COST SEGREGATION

With the standard method, you claim an even amount of depreciation annually over the depreciable life of the property, offering you just a small benefit yearly.

FIRST YEAR SAVINGS: \$87,752

TOTAL 6 YEAR SAVINGS: \$839,914

1-6 YEAR METHOD

Cost-seg gives you the option to collect your depreciation over a shorter period of time for select assets. Instead of waiting the total depreciable time, you claim it as a deduction over the first 6 years.

FIRST YEAR SAVINGS: \$215,594

TOTAL 6 YEAR SAVINGS: \$1,547,623

FIRST-YEAR 100% METHOD

For many, the best way to maximize cash flow is to use the first-year Bonus method: claim 100% of your depreciation for select assets in the first year, allowing all unused depreciation to carry forward to following years.

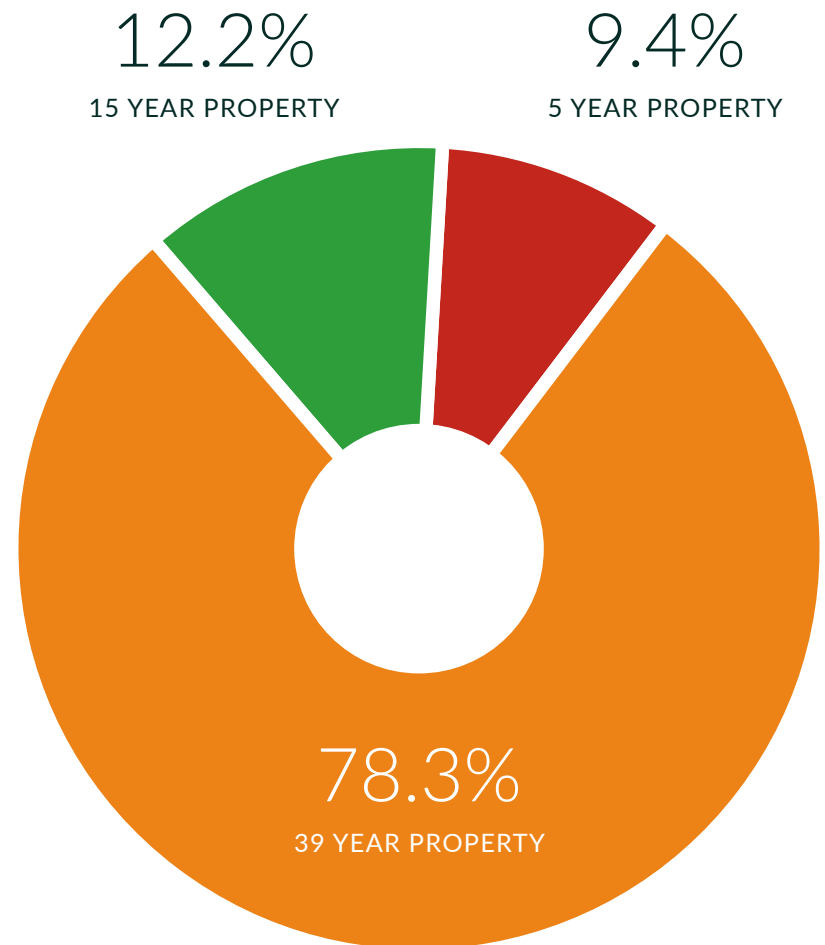
FIRST YEAR SAVINGS: \$1,364,132

TOTAL 6 YEAR SAVINGS: \$1,953,392

**BONUS
METHOD**

Preliminary analysis provided by Madison Specs, who can be reached at www.madisonspecs.com for Buyer specific analysis. Analysis may vary based on individual situations and purchase price, for informational purposes only.

YOUR ASSETS WHICH CAN BE RECLASSIFIED FOR COST SEGREGATION



- Representative photo

02

PROPERTY OVERVIEW

LAREDO
TACO
COMPANY



SITE PLAN / PROPERTY DETAILS

4,650

Square Feet

1.75

Acres

2023

Year Built

41

Parking Spaces



7-ELEVEN®

SUBJECT PROPERTY



N ROBERTS AVE
(24,500 VPD)

FAYETTEVILLE RD
(27,000 VPD)



CURRENT PHOTOS



Future car wash site



RENDERINGS



AERIAL

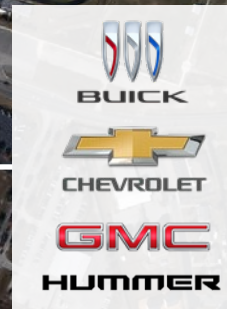
95



LUMBERTON
HIGH SCHOOL



Hwy 55



DOLLAR GENERAL

Bojangles's

7-ELEVEN®
SUBJECT PROPERTY

POPEYES



FAYETTEVILLE RD
(27,000 VPD)

N ROBERTS AVE
(24,500 VPD)



- Representative photo

03

TENANT PROFILE



TENANT OVERVIEW



FOUNDED IN 1927 DALLAS, TEXAS

Southland Ice Company employee John Jefferson Green's, with permission from one of Southland's founding directors Joe C. Thompson Sr, ground-breaking theory in 1927 that by reducing additional travel and selling basic items such as eggs, milk and bread in one place led to a novel concept at the time. Thompson later purchased Southland Ice Company, turning it into Southland Corporation and introduced their first convenience outlets or "Tote'm Stores". In 1946, the chain was rebranded from Tote'm to 7-Eleven, to better capture the essence of the company, serving customers seven days a week, from 7 AM to 11 PM. The corporate name was then change in November, 1999 to 7-Eleven Inc. from The South Corporation.

From humble beginnings in 1927, 7-Eleven is now a global brand with more stores than any other retailer in the world, with over 77,700 stores across 18 countries and regions. 7-Eleven is now wholly-owned by Seven & I Holdings Co. Ltd and operates numerous brands including Speedway, Stripes, Laredo Taco Company and Raise the Roost Chicken and Biscuits in the United States. 7-Eleven continues to be a pioneer, being the first to offer coffee to-go cups, 24/7 hours, self-serve soda fountains and the franchise model, which is consistently ranked as a top-10 franchisor. They are well known for iconic products such as Slurpee® and Big Gulp® drinks. 7-Eleven embodies their moto of "We strive to be the first choice for convenience for our customers – anytime, anywhere" as not only being the first to do so, but continuing to innovate and evolve to continue meeting the needs of its customers.

QUICK FACTS:

78,000+

Stores Globally -
18 countries and
regions

Irving, TX

Headquarters

A

(S&P)

Baa2

(Moody's)

Credit Rating

SVNDY

Stock Ticker

- Representative photo



04

MARKET OVERVIEW



NORTH CAROLINA

Lumberton

Lumberton is recognized as the county seat and largest city in Robeson County, which is the largest county in North Carolina. The city is ideally situated in southeastern North Carolina along Interstate 95 where it is the midpoint between Florida and New York, making an optimal destination for locals and travelers passing through. Lumberton is considered the 'Gateway to Southeastern North Carolina' and the 'Main Street of the East Coast' due to its proximity to Interstate 95 as well as Interstate 74 — the intersection of the two major interstates is just south of the city. Located approximately 1 hour away are the North Carolina Beaches and Myrtle Beach, SC, making Lumberton an ideal City to live, stay, and rest.

Lumberton features a historic downtown region and recreation opportunities including:



The Historic Downtown area features local businesses, the Robeson County Courthouse, the Lumberton City Hall, and a nearby distribution center for UPS. Southern Lumberton is also home to United States Cold Storage, Graphic Packaging International, and the Lumberton Regional Airport.



The Dr. Raymond B. Pennington Athletic Complex is comprised of 5 baseball fields, a football and soccer field, playground, picnic areas, and trails.



Luther Britt Park is a 142-acre North Carolina State Park with amenities that include 2 lakes, walking and birding trails, fields and playgrounds, and a picnic area. The park is one of the most highly prized recreation Sites in the state because it sits along the 115 mile long Lumber River, voted one of North Carolina's Top Ten Natural Wonders.





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The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither NetCapital Real Estate Advisors nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.



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