

SINGLE TENANT ABSOLUTE NNN

C-Store & Gas Station Investment Opportunity



(S&P: A)

Relocation Store | Qualifies For Bonus Depreciation | Dense Infill Affluent Trade Area | 7-ELEVEN, INC. GUARANTEED



1850 Klockner Road

HAMILTON TOWNSHIP NEW JERSEY

ACTUAL SITE



EXCLUSIVELY MARKETED BY



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NATIONAL NET LEASE

Broker of Record: David Wirth, SRS Real Estate Partners-Northeast, LLC | NJ License No. 1007635

SITE OVERVIEW



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS





OFFERING

Pricing	\$4,272,000
Net Operating Income	\$220,000
Cap Rate	5.15%

PROPERTY SPECIFICATIONS

Property Address	1850 Klockner Road Hamilton, New Jersey 8619
Rentable Area	3,200 SF
Land Area	1.20 AC
Year Built	2023
Tenant	7-Eleven
Guaranty	Corporate (S&P: A)
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term	15 Years
Increases	8% Every 5 Years
Options	3 (5-Year)
Rent Commencement	June 2023
Lease Expiration	June 2038

RENT ROLL & INVESTMENT HIGHLIGHTS



Tenant Name	Square Feet	LEASE TERM		RENTAL RATES				
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
7-Eleven	3,200	June 2023	June 2038	Current	-	\$18,333	\$220,000	3 (5-Year)
				June 2028	8%	\$19,800	\$237,600	
				June 2033	8%	\$21,384	\$256,608	
				8% Increases Beg. of Each Option				

15-Year Lease | 2023 Construction | Options To Extend | Corporate Signed | Scheduled Rental Increases

- 15-year lease with 3 (5-year) options to extend, demonstrating their long-term commitment to the site
- The lease is signed by 7-Eleven, Inc., an investment grade (S&P: A), a globally recognized and established convenience store/gas operator (13,000+ U.S. sites)
- The lease features 8% rental increases every 5 years and at the beginning of each option period, growing NOI and hedging against inflation
- 2023 construction will feature high-quality materials, high-level finishes, and distinct 7-Eleven design elements

Absolute NNN Lease | Accelerated Depreciation | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance, and maintains all aspects of the premises
- Investor benefits from fee-simple ownership of the building and land
- Fee-simple ownership of a convenience store qualifies for accelerated depreciation (see page 9 for more details)
- No landlord responsibilities
- Ideal management-free investment for a passive investor

Signalized, Hard Corner Intersection | Proximity To Princeton | Off I-295 | Direct Residential Consumer Base | Surrounding Retailers

- 7-Eleven is strategically located at the signalized, hard corner intersection of Klockner Road and White Horse Avenue averaging 37,000 VPD
- Within a 15-minute drive from Princeton University, a consistently ranked top 5 school in the nation
- 1 mile off I-295 (73,500 VPD), providing users with direct on/off ramp access to the site and surrounding trade area
- The surrounding residential developments will provide a direct consumer base from which to draw
- The nearby trade area is supported by national/credit retailers such as ALDI, ACME, ShopRite, Petco, and more
- The subject property has 6 bumps and 12 fueling stations

Dense Demographics 5-Mile Trade Area | 4.5 Miles NE of Downtown | Robert Wood Johnson University Hospital

- More than 232,000 residents and 125,000 employees support the trade area
- \$106,987 average household income
- Site is 4.5 miles Northeast of downtown and 1 mile West of the Robert Wood Johnson University Hospital (287-beds)



ACCELERATED DEPRECIATION
FOR CONVENIENCE STORE
PROPERTIES

The Tax Cuts and Jobs Act signed into law in 2017 provided real estate investors with new tax benefits associated with owning gas station properties. The primary benefit is the allowance of accelerated depreciation. The construction and equipment associated with these properties can now be reclassified and depreciated over shorter time periods than the traditional 39 year life for commercial property. Due to the fee simple ownership of this property, an investor can receive greater deductions in the earlier years of the asset, thus minimizing taxable income. This enables anyone investing in these properties to lower their taxes and reduce their exposure in the earlier years of ownership while enjoying the benefits of a passive income stream that comes with owning a single tenant property. Currently, the bonus depreciation of fueling/convenience store equipment allows investors to qualify for a 60% depreciation deduction under the 2024 code. The bonus depreciation deduction will decrease by 20% every year until fully phased out by 2027.

SRS NNL recommends that the prospective purchaser(s) consult with their tax professional for advice related to your specific situation and how you can take advantage of accelerated bonus depreciation.



TWO METHODS FOR C-STORE DEPRECIATION

COST SEGREGATION ANALYSIS	15-YEAR STRAIGHT LINE SCHEDULE
Cost segregation studies take into account each individual component of a property and place each piece on its own appropriate depreciation schedule (ex. gas pumps, HVACs, roof, etc). This process generally front-loads the depreciation of the property into the first few years of ownership, which can result in notable tax savings and may be ideal depending on the tax payer’s yearly tax liability outside of this investment.	For some investors, it may make more sense to have the entire asset’s depreciation spread out evenly using the 15-year straight line method. Qualified c-store equipment and property placed in service after Dec. 31, 2017 generally is depreciable using the straight line method over 15 years (shorter recovery period than the traditional 39 year life for commercial buildings).

BRAND PROFILE



7-ELEVEN, INC.

7andi.com

Company Type: Subsidiary

Locations: 13,000+

Parent: Seven & I Holdings Co., Ltd.

2023 Employees: 84,154

2023 Revenue: \$11.81 Trillion

2023 Net Income: \$280.98 Billion

2023 Assets: \$10.55 Trillion

2023 Equity: \$3.47 Trillion

Credit Rating: S&P: A

7-Eleven, Inc. is the premier name in the U.S. convenience-retailing industry. Based in Irving, Texas, 7-Eleven operates, franchises and/or licenses more than 13,000 stores in the U.S. and Canada. In addition to 7-Eleven stores, 7-Eleven, Inc. operates and franchises Speedway, Stripes, Laredo Taco Company and Raise the Roost Chicken and Biscuits locations. Known for its iconic brands such as Slurpee, Big Bite and Big Gulp, 7-Eleven has expanded into high-quality sandwiches, salads, side dishes, cut fruit and protein boxes, as well as pizza, chicken wings and mini beef tacos. 7-Eleven offers customers industry-leading private brand products at an outstanding value. Customers can earn and redeem points on various items in stores nationwide through its 7Rewards® and Speedy Rewards loyalty programs with more than 80 million members, place an order in the 7NOW® delivery app in over 95% of the convenience retailer's footprint, or rely on 7-Eleven for other convenient services.

Source: corp.7-eleven.com & finance.yahoo.com

PROPERTY OVERVIEW



LOCATION



Hamilton Township, New Jersey
Mercer County
Trenton MSA

ACCESS



Klockner Road: 1 Access Point
Whitehorse Avenue/County Road 533: 1 Access Point

TRAFFIC COUNTS



Klockner Road: 17,400 VPD
Whitehorse Avenue/County Road 533: 19,600 VPD
Interstate 295: 73,500 VPD

IMPROVEMENTS



There is approximately 3,200 SF of existing building area

PARKING



There are approximately 25 parking spaces on the owned parcel.
The parking ratio is approximately 7.81 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 03 01923-0000-00006
Acres: 1.2
Square Feet: 52,403

CONSTRUCTION



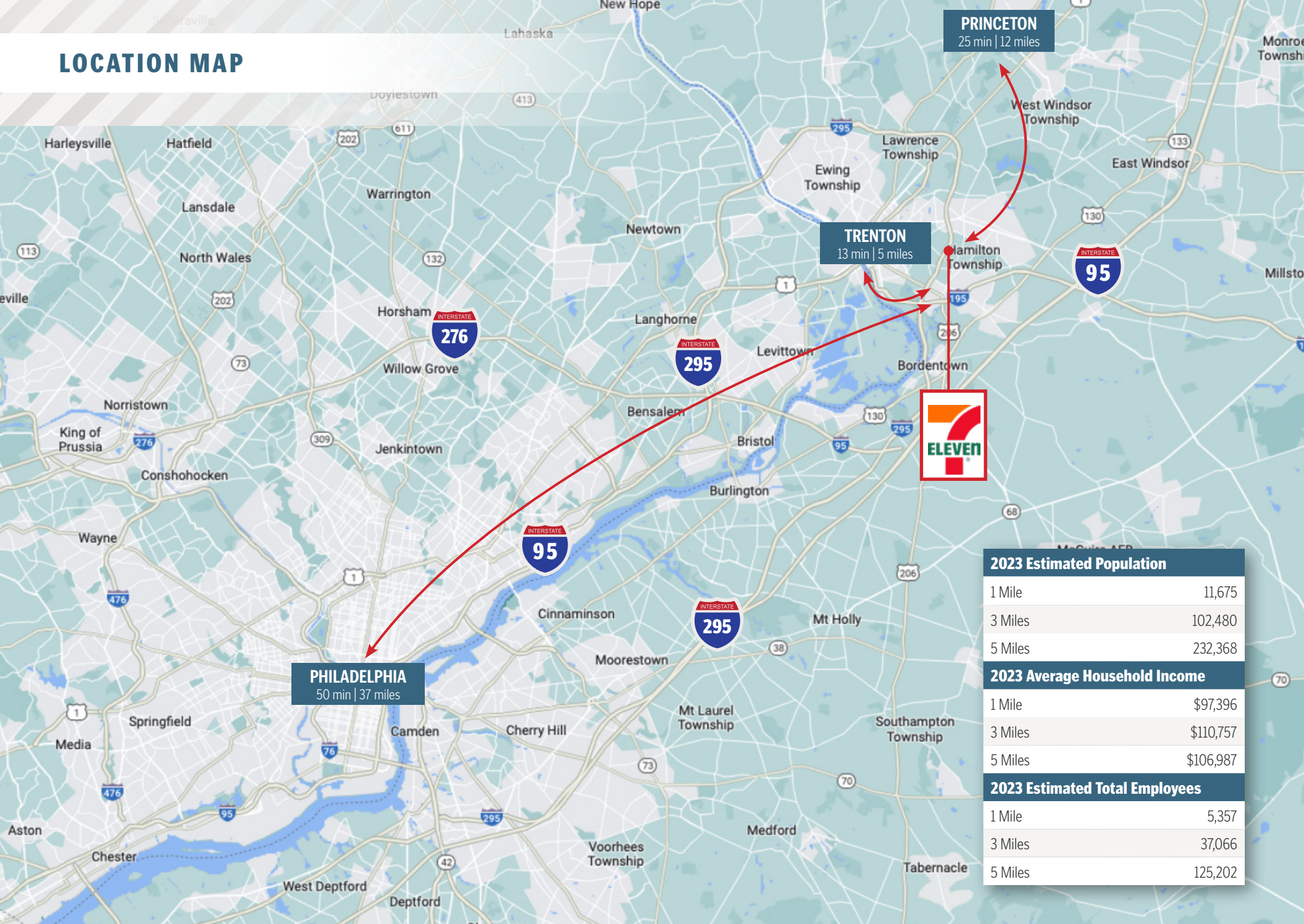
Year Built: 2023

ZONING



Commercial

LOCATION MAP



2023 Estimated Population	
1 Mile	11,675
3 Miles	102,480
5 Miles	232,368
2023 Average Household Income	
1 Mile	\$97,396
3 Miles	\$110,757
5 Miles	\$106,987
2023 Estimated Total Employees	
1 Mile	5,357
3 Miles	37,066
5 Miles	125,202



CLOVER SQUARE



MERCERVILLE SHOPPING CENTER



MERCERVILLE ELEMENTARY SCHOOL



MERCERWOODS PLAZA

WHITE HORSE AVE.

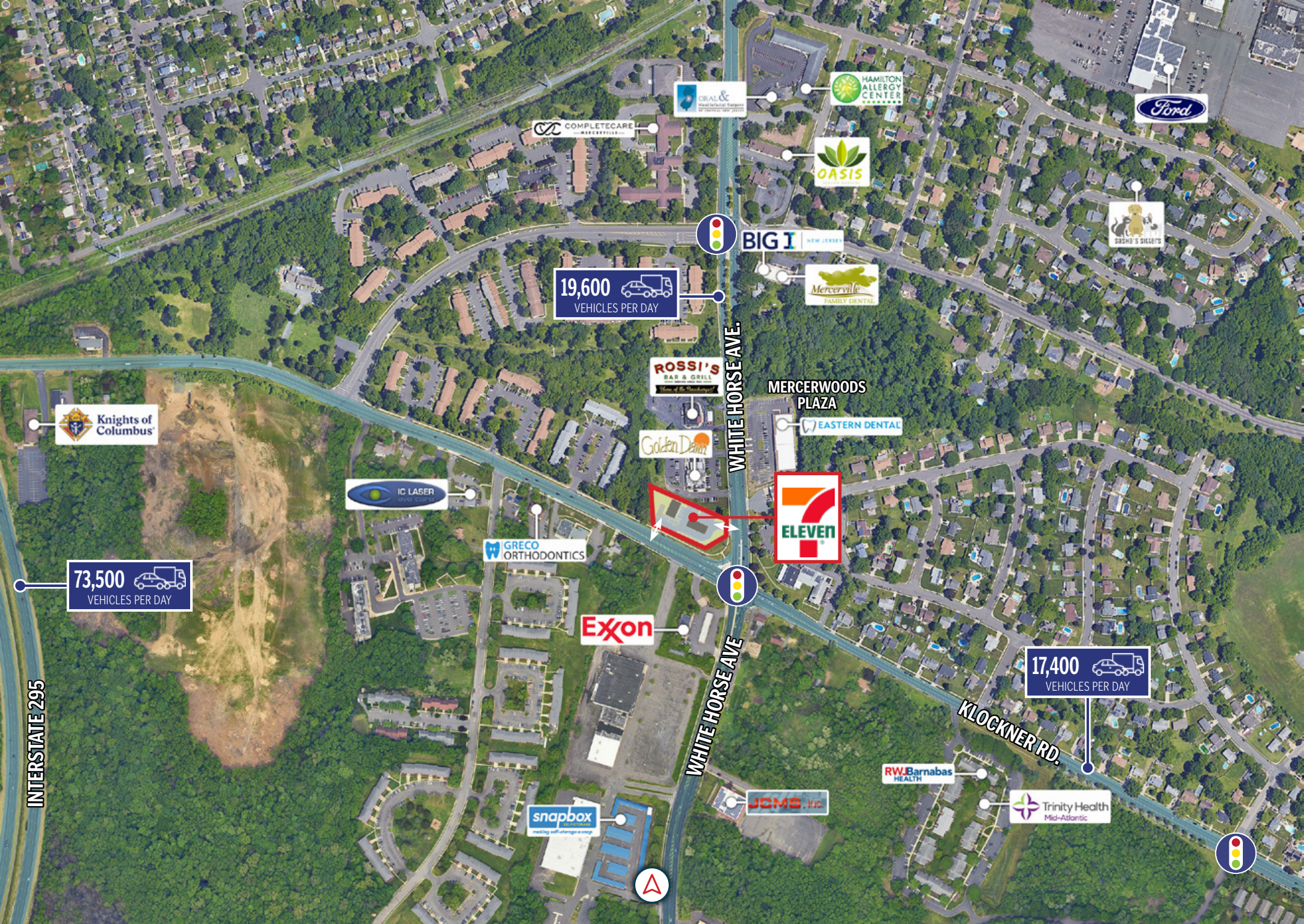
19,600
VEHICLES PER DAY

17,400
VEHICLES PER DAY

KLOCKNER RD.



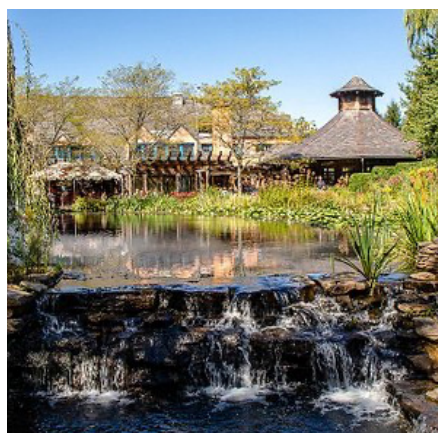








	1 Mile	3 Miles	5 Miles
Population			
2023 Estimated Population	11,675	102,480	232,368
2028 Projected Population	11,450	101,011	231,679
2023 Median Age	49.5	41.6	39.1
Households & Growth			
2023 Estimated Households	5,140	38,518	84,029
2028 Projected Households	5,083	38,288	84,498
Income			
2023 Estimated Average Household Income	\$97,396	\$110,757	\$106,987
2023 Estimated Median Household Income	\$76,909	\$85,921	\$77,314
Businesses & Employees			
2023 Estimated Total Businesses	489	3,137	7,795
2023 Estimated Total Employees	5,357	37,066	125,202



HAMILTON TOWNSHIP, NEW JERSEY

Hamilton Township is a township in Mercer County, New Jersey, United States. It is the largest suburb of Trenton, New Jersey. The Current population of the city is 92,297. Located in central New Jersey, Hamilton Township enjoys a prime location that is within an hour's drive of New York City, Philadelphia, and the Jersey Shore. The city is also in close proximity to destinations such as Six Flag Great Adventure, quaint downtown Princeton and the historic State Capital of Trenton.

Hamilton Township also enjoys a vibrant and bustling local economy, with both small retail shops and large shopping centers, along with great dining for every taste and pocketbook and plans for a budding family-friendly entertainment area. Hamilton is a prime location for businesses, since the county overlaps 3 major markets: Suburban Manhattan-New England, the Delaware Valley Region, and the Boston-Washington corridor.

Hamilton Township is well-known for its parks, recreation, numerous historic sites and annual community events, such as our annual Azalea Festival, Independence Day Fireworks and Concert, OktoberFest and Winter Wonderland. Several athletic and sporting leagues offer countless recreational opportunities for all age groups. Additionally, Hamilton Township offers residents a nationally renowned Senior Center that holds celebrations, dinner dances, and classes throughout the year. Beyond recreation, Hamilton is home to nationally acclaimed Grounds For Sculpture, a 42 acre sculpture park, which draws over 150,000 visitors annually.

Major roadways provide easy access to their community, such as the New Jersey Turnpike, Interstate Highways 195 and 295, U.S. Highways 130 and 206 and State Highways 33 and 29, while the Hamilton Train Station offers convenient rail access to New York City along the NJ Transit's Northeast Corridor Line.



THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

2.3K+

RETAIL
TRANSACTIONS

company-wide
in 2022

740+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2022

\$3.3B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2022

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