

PORTFOLIO SALE

2 STORES

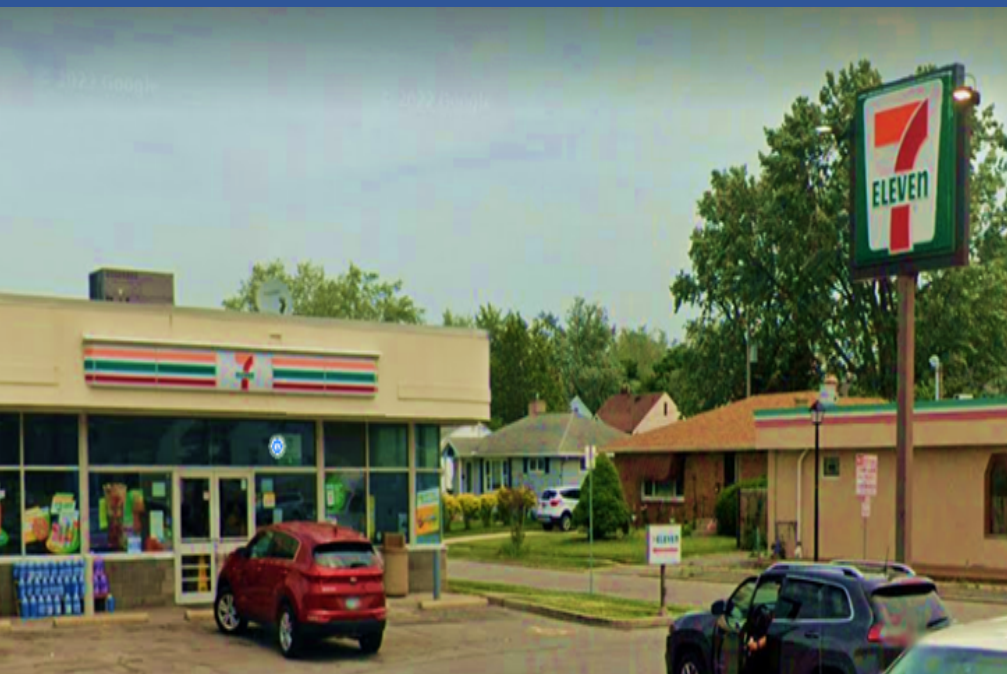
BUFFALO, NY

\$2,300,000



- NET LEASES - FEE SIMPLE
- INVESTMENT GRADE TENANT GUARANTOR
- LONG TERM HISTORY OF OPERATION
- OWNER SAYS SELL NOW

Price Reduced!!



For More Information:

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EXECUTIVE SUMMARY



PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Sale Price:	\$2,300,000
Building Size:	10,166 SF
Lot Size:	0.51 Acres
Cap Rate:	5.9%

- CORPORATE GUARANTEE - S&P A RATING
- NET LEASE - FEE SIMPLE - 7-ELEVEN
- WORLD'S LARGEST CONVENIENCE STORE CHAIN WITH OVER 91 BILLION IN SALES
- OVER 71,000 LOCATIONS WORLDWIDE - OVER 13,000 IN THE UNITED STATES
- **PORTFOLIO OFFERING OF:**
 - 2 "BITE SIZE" INVESTMENTS OFFERING DIVERSIFICATION AND THE UNIQUE ABILITY TO SELL MORTGAGE OR TRANSFER INDIVIDUALLY. AN EXCELLENT TRUST DISTRIBUTION TOOL.
 - 2 BUFFALO LOCATIONS - EASE OF MANAGEMENT
- BOTH STORES PROVIDE LONG TERM HISTORY IN STRONG, FULLY DEVELOPED NEIGHBORHOODS
- BOTH STORES HAVE EXERCISED OPTIONS - OPERATE AS 24 HOUR STORES ; INDICATING GOOD PERFORMANCE BOTH PAST AND PRESENT
- BOTH STORES ENJOY EXCELLENT VISABILITY, CORNER LOCATIONS, GOOD PARKING, POLE SIGNAGE AND DEMOGRAPHICS
- LOWEST PRICE 7-11S ON THE MARKET

TENANT OVERVIEW



TENANT OVERVIEW

7-Eleven, Inc. is the premier name in the 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.

Founder of convenience stores and the world's largest operator, licensor and franchisor of convenience stores, with more than 70,000 stores worldwide, including the United States, Japan, Thailand, Taiwan & Korea, 7-Eleven is rated as #1 Best Convenience Store Franchise. 7-Eleven strives to be the first choice for convenience- anytime, anywhere. Today's stores operate 24 hours a day, 7 days a week, offering customers a broad selection of snacks, and high quality products and services at fair prices in a clean, friendly environment.

As of 2021, store sales company wide exceeded \$91.82 billion. **The company estimates in store sales to reach \$168 billion by 2024.** 7-Eleven enjoys an "A" investment grade rating from Standard & Poors.



#1

Best
Convenience
Store
Franchise

TopFranchise.com
2021

#2

2021
Top Global
Franchise

Entrepreneur Mag.
2021

#4

Grocery
Chain

Go Banking
2021

#4

2021 Top
Franchises

FranchiseDirect.com
2021

#1

Top 20
Convenience
Stores

CSP
2021

TENANT OVERVIEW



TENANT OVERVIEW

Tenant:	7-Eleven
Entity Type:	Wholly-owned Subsidiary
Credit Rating:	S&P A
U.S. Locations:	11,800+
Founded:	1927
Headquarters:	Irving, TX
Website:	www.7Eleven.com



In early 2018, 7-Eleven closed on its acquisition of 1,030 Sunoco convenience stores in 17 states. In May, 2021 7-Eleven announced acquisition of Speedway convenience stores (Marathon Petroleum Corp.) with approximately 3,800 stores in 36 states. 7-Eleven's North American portfolio is currently approximately 14,000 stores!



RENT SCHEDULE



741 Kenmore Ave. Buffalo, NY 14223		975 Abbott Rd. Buffalo, NY 14220
	Tenant	
7-Eleven	Tenant DBA:	7-Eleven
741 Kenmore Ave. Buffalo, NY 14223	Address:	975 Abbot Rd. Buffalo, NY 14223
Net, Fee Simple	Lease Type:	Net, Fee Simple
1994	Year Built:	1992
2,835	Bldg. Size:	2,385
0.26 Acres	Land Area:	0.48 Acres
15 Years	Base Lease Term:	15 Years
03/2030	Lease Expiration:	1/15/2028
3rd Option 3/2030	Lease Term Remaining:	3rd Option 1/2028
5 Year, 2 Remain	Options:	1 Remains
\$71,340	N.O.I.:	\$63,799.66
Each Option	Rent Increases:	Each Option
Roof/Structural	Landlord Responsibility:	None
None	Right of 1st Refusal:	10 Day
Tenant	Tax:	Tenant
Tenant	Insurance:	Tenant
Tenant	Parking:	Tenant
Tenant	Utilities:	Tenant
Tenant	HVAC:	Tenant
Landlord	Roof:	Tenant
Landlord	Structure:	Tenant



RENT SCHEDULE



**741 Kenmore Ave.
Buffalo, NY 14223**

\$71,340
Thru 3/2030 (3rd Option)
\$71,340 3-31-2025 to 3-30-2030 Received Option Extension 8/5/24
\$74,175 3-31-2030 to 3-30-2035
\$77,101 3-31-2035 to 3-30-2040

**INCOME
NET OPERATING**

Term
Term
Term
Option

**975 Abbott Rd.
Buffalo, NY 14220**

\$63,799.66
Thru 1/15/28
\$70,178 1-16-2028 to 1-15-2033

Total NOI Current

\$135,139.66

CAP Rate

5.9%

Asking Price

\$2,300,000





Buffalo, New York

Buffalo is the second-largest city in the U.S. state of New York and the seat of Erie County. It is at the eastern end of Lake Erie, at the head of the Niagara River, and is across the Canadian border from Southern Ontario. With a population of 278,349 according to the 2020 census, Buffalo is the 78th-largest city in the United States. The city and nearby Niagara Falls together make up the two-county Buffalo-Niagara Falls Metropolitan Statistical Area (MSA), which had an estimated population of 1.1 million in 2020, making it the 49th largest MSA in the United States. Buffalo is in Western New York, which is the largest population and economic center between Boston & Cleveland. The population of Erie County is approximately one million and Buffalo is not just chicken wings and the Bills football team!! It's:

#1 U.S. Market for Millennial Homebuyers (Realtor.com)

#4 Easiest City to get Rich in (Business Insider)

#1 America's Friendliest City (Travel & Leisure)

#3 Favorite Food City (Travel & Leisure)

Plus...

Buffalo's Economy has revitalized itself dramatically. Fortune 500 companies, like M&T Bank-7808 employees-join other major employers such as:

Tesla - recently constructed a 1.2 million sq.ft. factory expecting 5,000 employees.

Talida Health - 8,448 employees

Catholic Health - 7,286 employees

Roswell Park Cancer Center - The first cancer center specifically focused on cancer research- 3,000 employees.

Rich Products - Frozen food giant- over 11,000 employees

HSBC Bank - 3,000 employees

Geico Insurance - 3,300 employees

USA Federal Executive Board 15,000 employees

State of New York - Over 23,000 employees

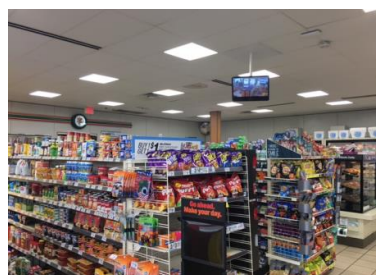
to name a few in making Buffalo a great place to live, work and thrive.



741 Kenmore Ave



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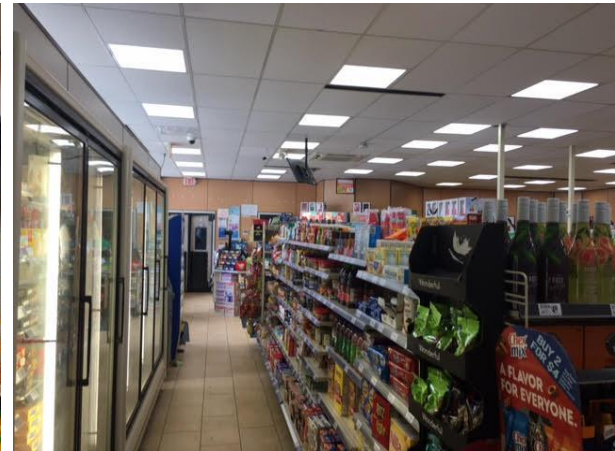
741 Kenmore Ave



975 Abbott Rd.



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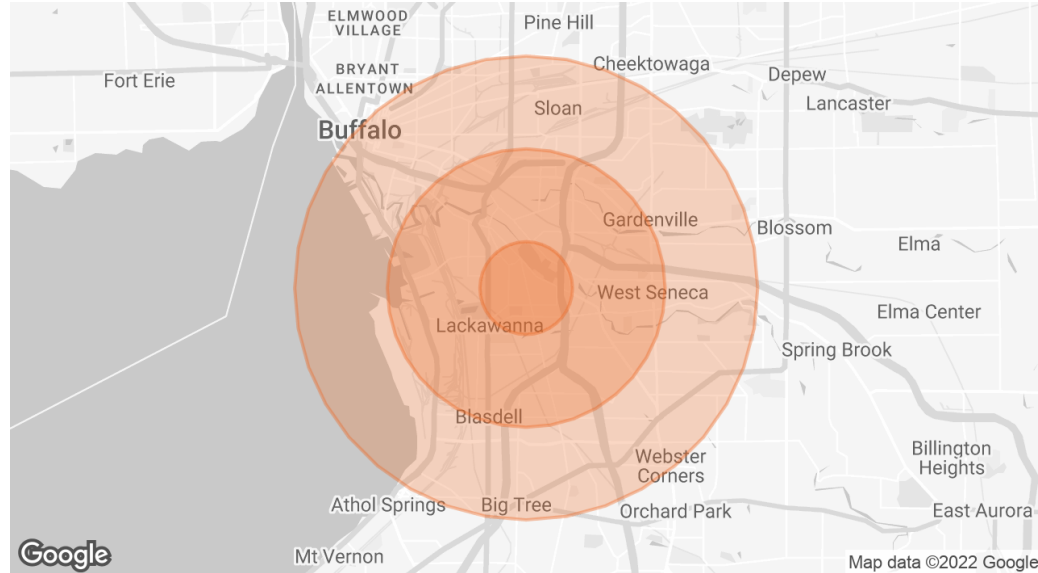
975 Abbott Rd.



975 Abbott Rd.



Demographics 975 Abbott Rd., Buffalo, NY



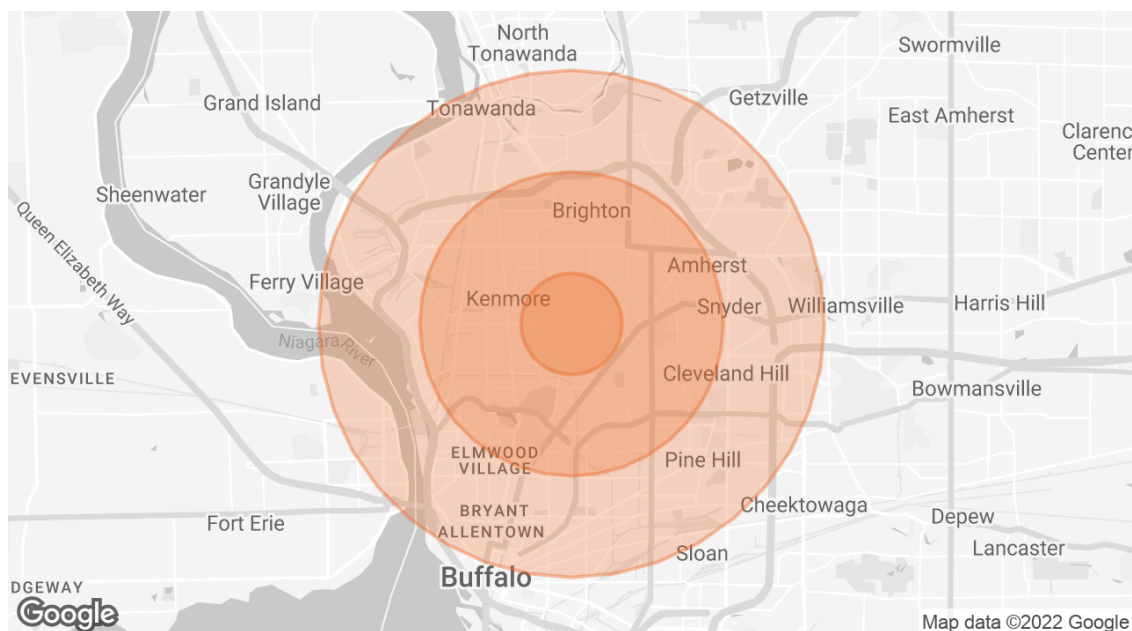
National Percentile Rank (0-99)

Median Income (\$)	35,839	40
Cost Of Living Index	79.1	30
Median Mortgage To Income Ratio (%)	20.3	39
Owner Occupied Homes (%)	64.9	20
Median Rooms In Home	5.8	67
College Degree (%)	17.8	57
Professional (%)	28.2	51
Population	26,531	82
Average Household Size	2.5	44
Median Age	36.5	43
Male To Female Ratio (%)	84.7	14
Married (%)	48.1	10
Divorced (%)	8.6	37
White (%)	92.5	58
Black (%)	0.9	43
Asian (%)	0.7	59
Hispanic Etnnicity (%)	4.7	69

* Demographic data derived from 2020 ACS - US Census



Demographics 741 Kenmore Ave., Buffalo, NY



National Percentile Rank (0-99)

Median Income (\$)	43,648	63
Cost Of Living Index	94.5	45
Median Mortgage To Income Ratio (%)	21.4	54
Owner Occupied Homes (%)	80.9	65
Median Rooms In Home	6.0	79
College Degree (%)	28.8	78
Professional (%)	7.3	78
Population	24,035	79
Average Household Size	2.4	27
Median Age	41.1	85
Male To Female Ratio (%)	81.5	7
Married (%)	60.3	44
Divorced (%)	7.8	26
White (%)	95.6	71
Black (%)	0.7	40
Asian (%)	1.1	68
Hispanic Etnnicity (%)	1.0	33