



7-ELEVEN

11421 STATE HWY 64, TYLER, TX 75704

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PROPERTY INFORMATION

SECTION 1



PROPERTY HIGHLIGHTS

- Absolute NNN Lease
- Zero Landlord Obligations
- Corporate Guarantee
- 7-Eleven is an Investment Grade Tenant (S&P Rating "A")
- Income Tax Free State
- Bonus Depreciation Benefits
- Located along State Highway 64 which gives direct access into Downtown Tyler
- Neighboring Retailers that include Dollar Tree, Sonic Drive-In, Pizza Hurt, Starbucks and more

OFFERING SUMMARY

Sale Price:	\$4,652,175.00
Building Size:	2,520 SF
NOI:	\$287,562.50
Cap Rate:	6.18%

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	955	4,021	9,689
Total Population	2,830	11,280	23,958
Average HH Income	\$47,888	\$50,614	\$44,488

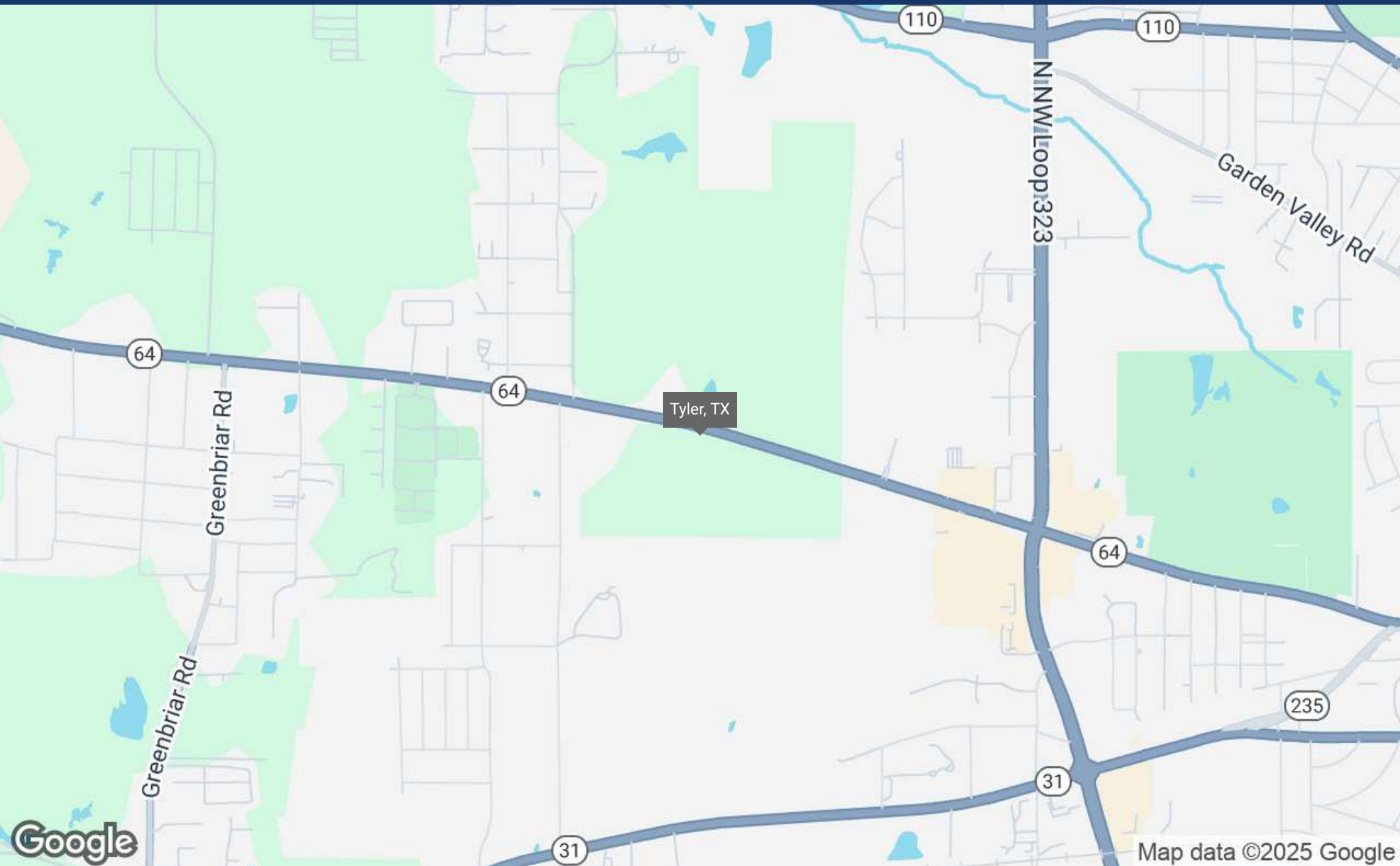


PROPERTY DESCRIPTION

This is the opportunity to purchase a long term absolute NNN leased 7-Eleven in Tyler, Texas. This asset is corporately guaranteed by 7-Eleven but operated by Montfront, a franchisee. The lease calls for zero landlord obligations with 7.5% rental increases every 5 years and three, 5 year options to renew. The site benefits being located along State Highway 64 which gives direct access into Downtown Tyler, and less than 1 mile from a Walmart Supercenter and other retailers that include Dollar Tree, Sonic Drive-In, Pizza Hurt, Starbucks and more.

LOCATION DESCRIPTION

Tyler is a city in the U.S. state of Texas. It is the seat of government of Smith County, and the largest city in Northeast Texas. With a 2020 census population of 105,995, Tyler was the 33rd most populous city in Texas and 299th in the United States. It is the principal city of the Greater Tyler metropolitan statistical area, which is the 198th most populous metropolitan area in the U.S. and 16th in Texas after Waco and the College Station–Bryan areas, with a population of 233,479 in 2020.





FINANCIAL ANALYSIS

SECTION 2

INVESTMENT OVERVIEW

Price	\$4,652,175.00
Net Operating Income	\$287,562.50
CAP Rate	6.18%
Lease Start - Lease End	6/15/2020 - 6/30/2035
Options	Three, 5-Year
Cap Rate	7.50%, Every 5 Years

RENT SUMMARY

Years 6-10	\$287,562.50
Years 11-15	\$309,129.69
Option 1	\$332,314.42
Option 2	\$357,238.00
Option 3	\$384,030.85



DEMOGRAPHICS

SECTION 3

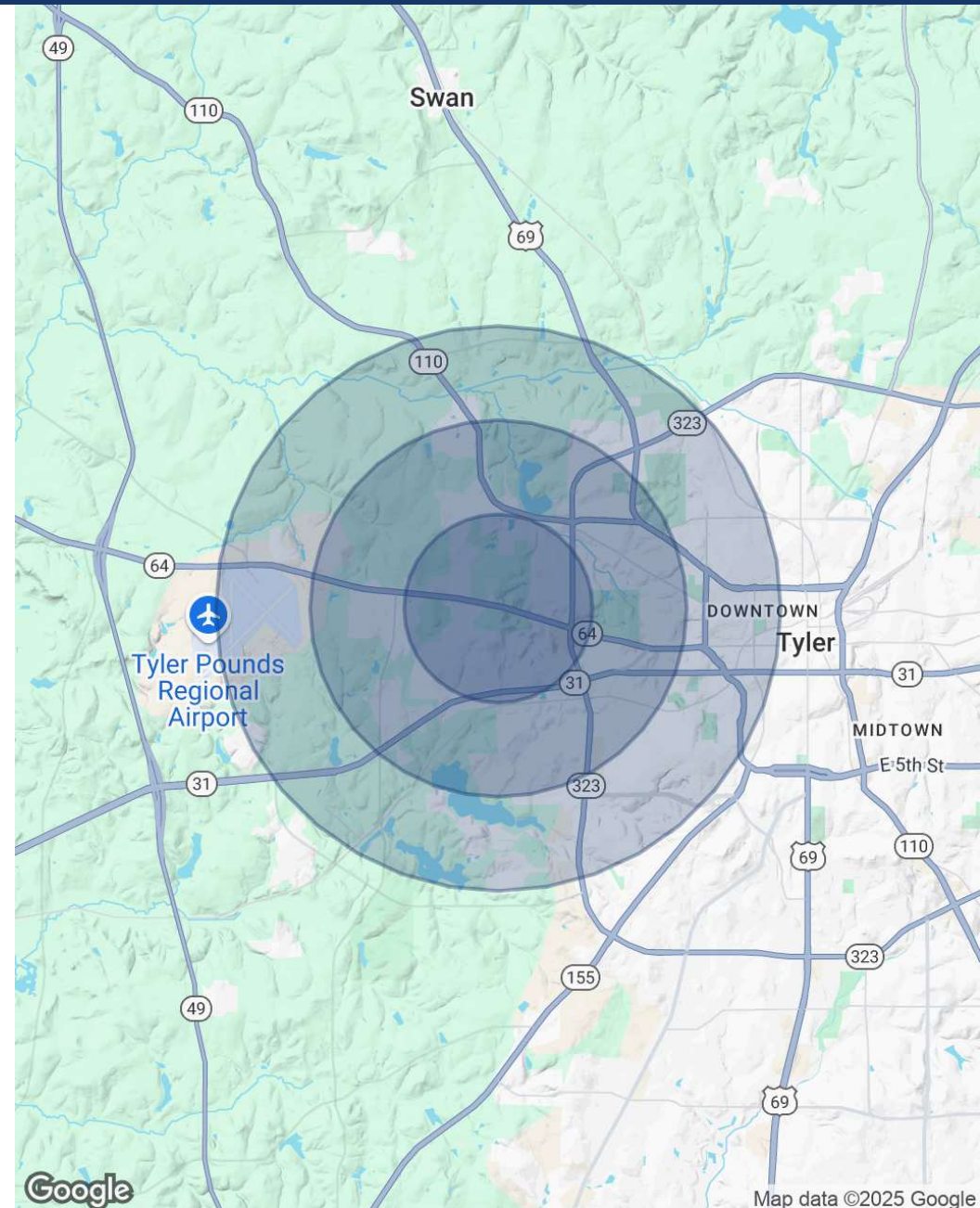
DEMOGRAPHICS MAP & REPORT

11421 STATE HWY 64
TYLER, TX 75704

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,830	11,280	23,958
Average Age	33.7	33.7	35.4
Average Age (Male)	34.3	30.7	33.1
Average Age (Female)	34.3	36.9	37.7

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	955	4,021	9,689
# of Persons per HH	3.0	2.8	2.5
Average HH Income	\$47,888	\$50,614	\$44,488
Average House Value	\$131,387	\$103,599	\$112,667

2020 American Community Survey (ACS)





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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or The Kase Group Advisor, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at anytime with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and The Kase Group Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

Recipients of Offering Brochure shall not contact employees or tenants of property directly or indirectly regarding materials without prior written approval.