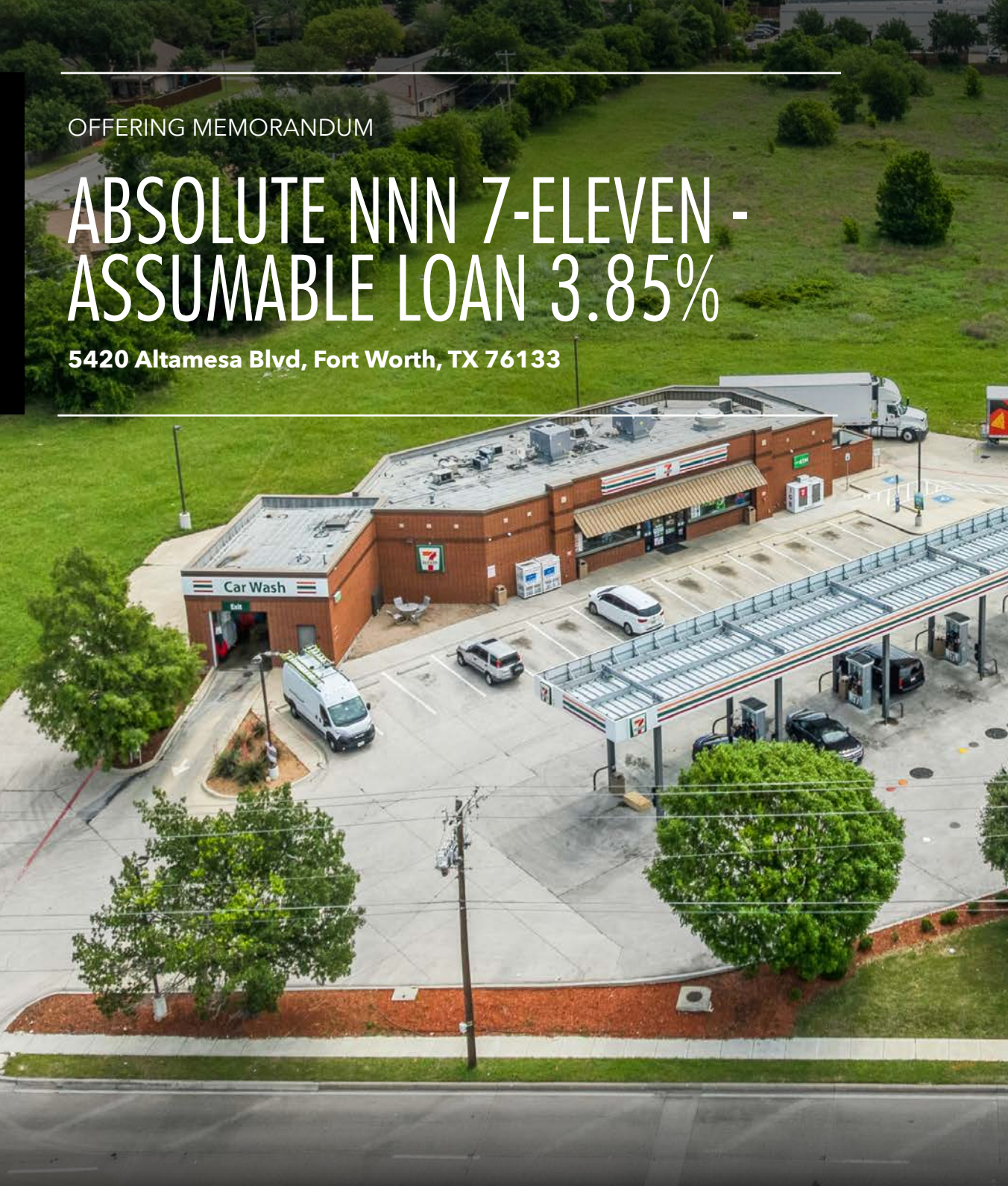


OFFERING MEMORANDUM

ABSOLUTE NNN 7-ELEVEN - ASSUMABLE LOAN 3.85%

5420 Altamesa Blvd, Fort Worth, TX 76133



www.cookcommercialpartners.com

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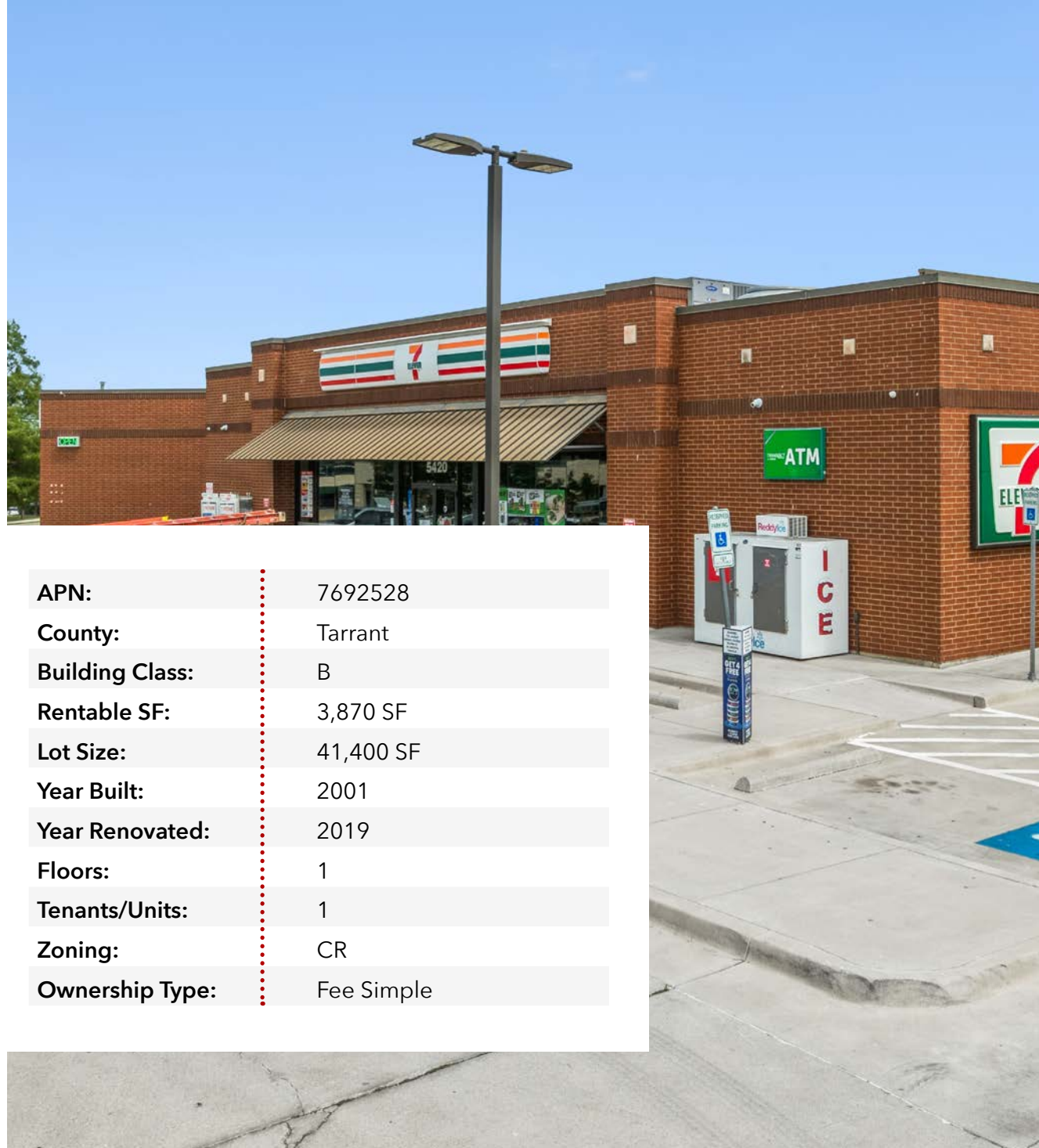
SECTION I
INVESTMENT
OVERVIEW



OFFERING SUMMARY

Price:	\$3,800,000.00
CAP Rate:	5.00%
NOI:	\$189,963.40
Price / SF:	\$981.91
Rentable SF:	3,870 SF
Lease Type:	Absolute NNN
Lease Expiration:	12/31/2034
Lease Guarantor:	7-Eleven, Inc.

APN:	7692528
County:	Tarrant
Building Class:	B
Rentable SF:	3,870 SF
Lot Size:	41,400 SF
Year Built:	2001
Year Renovated:	2019
Floors:	1
Tenants/Units:	1
Zoning:	CR
Ownership Type:	Fee Simple



PROPERTY DESCRIPTION

Cook Commercial Partners is pleased to present the opportunity to acquire an absolute NNN, corporate-leased 7-Eleven convenience store located in Fort Worth, Texas. The property is a retrofit remodel built out to 7-Eleven's specifications in 2019 and operates as a full-service convenience store with fuel sales and a car wash, serving a strong, established trade area.

The asset is secured by a corporate 7-Eleven, Inc. lease with an original 15-year initial term, approximately 9 years of remaining lease term, and four (4) five-year renewal options, providing long-term income stability. The lease features 10% rental increases every 5 years, offering predictable income growth throughout the remaining primary term and option periods.

The property also benefits from an assumable note at a fixed interest rate of 3.85 percent, with a loan maturity (balloon) on January 1, 2030, providing attractive in-place financing in today's interest rate environment.

7-Eleven is the global leader in convenience retail with 85,000+ locations worldwide, including 15,000+ in the U.S., and is backed by an "A" S&P credit rating, providing investors with a highly secure tenant profile.



5420 ALTAMESA BLVD, FORT WORTH, TX



7-ELEVEN, INC.



SINGLE-TENANT; 3,870 SQUARE-FOOT



100% OCCUPIED

SECTION I: INVESTMENT OVERVIEW

INVESTMENT HIGHLIGHTS

Absolute NNN Corporate Lease - Corporate-guaranteed lease by 7-Eleven, Inc., with tenant responsible for all operating expenses, including taxes, insurance, maintenance, roof, structure, and parking lot.

Assumable Below-Market Financing - In-place assumable note at a fixed 3.85% interest rate with a January 1, 2030 balloon, providing compelling leverage in a higher-rate environment.

100% Bonus Depreciation Potential - Opportunity for accelerated depreciation benefits; investors should consult their tax advisor.

Long-Term Lease with Strong Remaining Term - Original 15-year initial term with approximately 9 years remaining and four (4) five-year renewal options, providing up to 29 years of potential future income.

Attractive Built-In Rent Growth - Lease features 10% rent increases every 5 years, offering predictable, long-term income appreciation.

Recent Retrofit to Corporate Specifications - Property was remodeled in 2019 to 7-Eleven's current prototype standards, reducing near-term capital expenditure risk.

Creditworthy National Tenant - 7-Eleven is the global leader in convenience retail with 85,000+ locations worldwide, including 15,000+ in the U.S., and is backed by an "A-" S&P credit rating, providing investors with a highly secure tenant profile.

Full-Service Convenience Retail - The site operates as a convenience store with fuel sales and a car wash, enhancing traffic counts and revenue durability.

Passive Investment Profile - Absolute NNN structure allows for hands-off ownership with no landlord management responsibilities.

Strong Fort Worth Location - Located in a dense, established trade area within the Dallas-Fort Worth Metroplex, one of the fastest-growing regions in the country.



LEASE ABSTRACT

Tenant Name:	7-Eleven, Inc.	Roof:	Section 8 - Tenant
Lease Guarantor:	7-Eleven, Inc.	Structure:	Section 8 - Tenant
Lease Type:	Absolute NNN	Real Estate Taxes:	Section 7 - Tenant
Lease Start Date:	1/1/2020	Property Insurance:	Section 12-14 - Tenant
Lease Exp. Date:	12/31/2034	HVAC:	Section 8 - Tenant
Renewal Options:	4 (5) Year	Parking Lot:	Section 8 - Tenant
Rent Escalations:	10% Every 5 Years	Utilities:	Section 6 - Tenant
ROFR:	Yes - 10 Days Written Notice	CAM:	Section 4(c) - Tenant
Termination Option:	None		

RENT SCHEDULE

Term	Annual Rent	Monthly Rent	Rent P/SF	Increase Amount
Current - 12/31/2029	\$189,963.40	\$15,830.28	\$49.09	10%
1/1/2030 - 12/31/2035	\$208,959.74	\$17,413.31	\$53.99	10%

ASSUMABLE LOAN DETAILS

Balance on 5/6/2026:	\$1,727,190
Interest Rate	3.85%
Loan Maturity Date:	January 1, 2030
Monthly Payment	\$9,322.09
Loan Assumption Fee	1%



SECTION II
TENANT
OVERVIEW





Headquartered: Irving, TX

Credit Rating: S&P: A-

Year Founded: 1927

Website: 7-eleven.com



LEARN MORE ABOUT 7-ELEVEN



GLOBAL LOCATIONS
85,000+



NORTH AMERICAN LOCATIONS
13,000+



PARENT COMPANY
Seven & i Holdings

7-ELEVEN IS ONE OF THE WORLD'S LARGEST & MOST RECOGNIZABLE CONVENIENCE STORE NETWORK, BENEFITING FROM DIVERSIFIED REVENUE STREAMS, TENS OF MILLIONS OF DAILY CUSTOMER VISITS, A HIGHLY SCALABLE GLOBAL FRANCHISE MODEL, & THE FINANCIAL STRENGTH AND RETAIL EXPERTISE OF ITS PARENT COMPANY, SEVEN & I HOLDINGS.

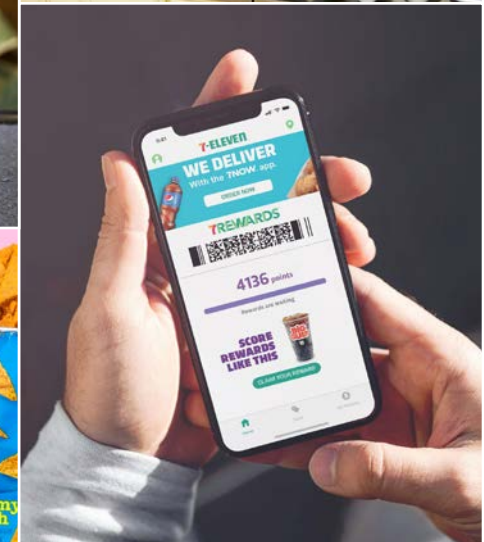
TENANT OVERVIEW

7-ELEVEN CORPORATE OVERVIEW

7-Eleven, Inc., headquartered in Irving, Texas, is one of the world's largest convenience-retailing brand. As a leading global convenience operator, 7-Eleven operates, franchises, and licenses approximately 85,000 stores across 20 countries and territories, with more than 13,000 locations in the U.S. and Canada under the 7-Eleven, Speedway, and Stripes banners.

As a subsidiary of Seven & i Holdings – ranked among the Top 10 global retailers with ~\$90 billion in revenue and 41,000+ total outlets across its diversified retail network – 7-Eleven captures broad consumer demand for convenience products and services. The brand is synonymous with proprietary offerings such as **Slurpee®**, **Big Gulp®**, and **7-Select™** private label products, and it continues to innovate its foodservice and ready-to-eat categories.

7-Eleven's digital engagement is bolstered by the **7Rewards®** and **Speedy Rewards®** loyalty programs, which boast a combined membership in the tens of millions, and the **7NOW®** delivery platform that serves customers with rapid online fulfillment. With daily global foot traffic measured in the tens of millions of store visits and ongoing expansion plans – including modern “food-forward” stores and rapid new site growth – 7-Eleven remains a resilient driver of stable consumer demand and recurring revenue for landlords and investors alike.



SECTION III
PROPERTY
PHOTOS
AND MAPS



SITE VIEW



SECTION III: PROPERTY PHOTOS AND MAPS

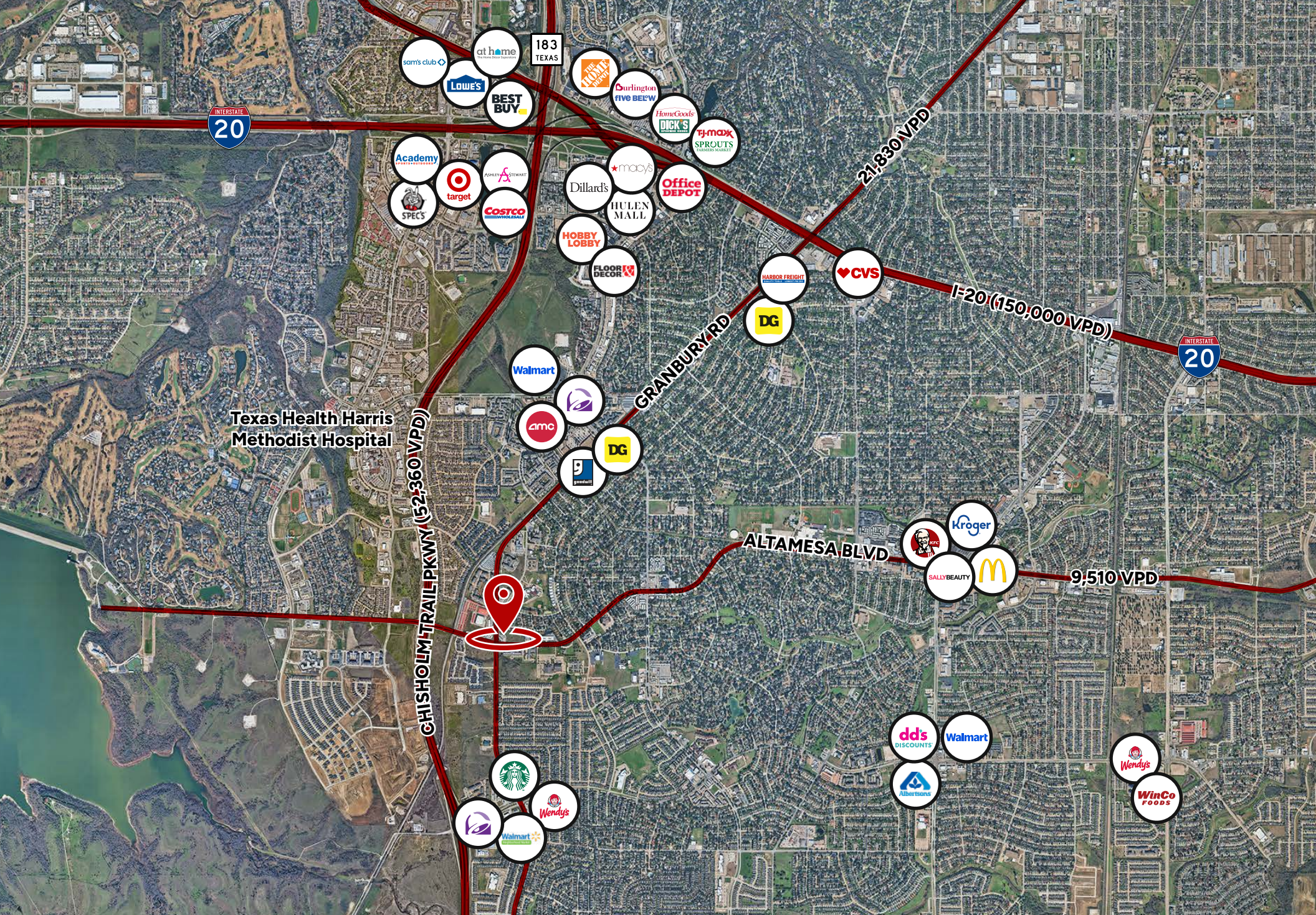


SECTION III: PROPERTY PHOTOS AND MAPS

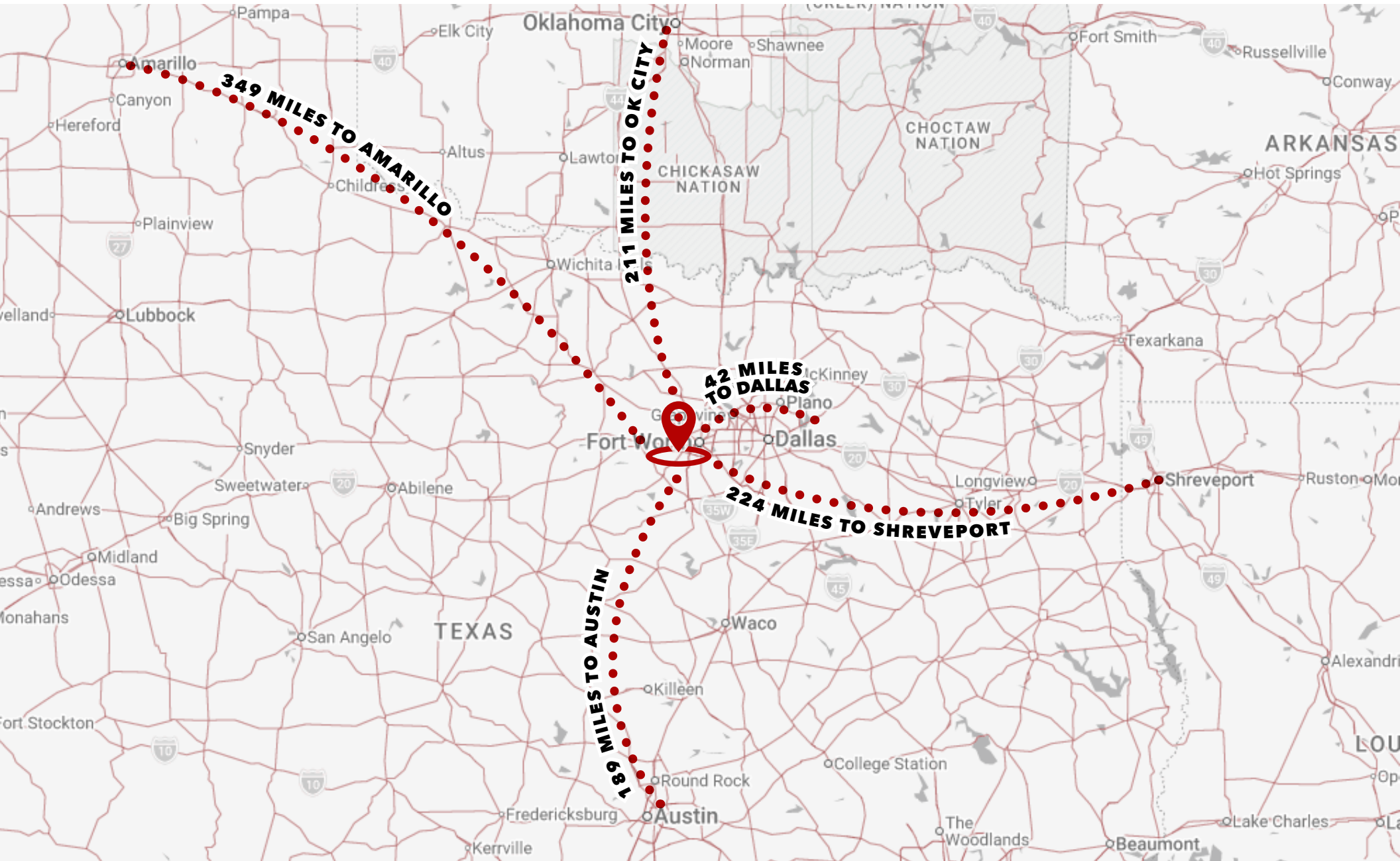


SECTION III: PROPERTY PHOTOS AND MAPS





SECTION III: PROPERTY PHOTOS AND MAPS



SECTION IV
LOCATION
OVERVIEW



LOCATION HIGHLIGHTS

FORT WORTH, TX

- **Growing Population:** Fort Worth, Texas, is one of the fastest-growing large cities in the United States and a key component of the Dallas-Fort Worth Metroplex. Continued in-migration, new residential development, and a business-friendly climate support sustained population growth and long-term market stability.
- **Strong Consumer Base:** Fort Worth benefits from a broad and diverse consumer base supported by a strong mix of residential neighborhoods, employment centers, and tourism activity. A large daytime population, coupled with steady commuter traffic, creates consistent demand for convenience retail and daily-needs services.
- **Economic Vitality:** Fort Worth's economy is anchored by aerospace and defense, manufacturing, logistics, energy, healthcare, and professional services. Major employers and ongoing commercial investment contribute to stable employment levels and support resilient retail spending across market cycles.
- **Retail Environment:** The city features a well-established retail landscape with a concentration of national credit tenants, power centers, neighborhood retail, and high-traffic commercial corridors. Daily-needs retail benefits from strong visibility, dense trade areas, and consistent consumer traffic.
- **Accessibility:** Fort Worth is served by a robust transportation network, including Interstates 20, 30, and 35W, as well as major freight rail lines and proximity to Dallas/Fort Worth International Airport. This connectivity supports high traffic volumes and efficient access for residents, commuters, and regional visitors.
- **Quality of Life:** Fort Worth offers a high quality of life with diverse housing options, a strong cultural identity, and amenities such as downtown Sundance Square, the Cultural District, and extensive park and trail systems. Its affordability relative to peer metros and continued investment in infrastructure and development reinforce long-term consumer demand and retail performance.



SECTION IV: LOCATION OVERVIEW

DEMOGRAPHICS

2025 Summary	1-Mile	3-Mile	5-Mile
Population	13,175	104,183	224,848
Households	5,304	40,882	86,734
Families	3,323	26,545	56,717
Average Household Size	2.41	2.53	2.56
Owner Occupied Housing Units	2,683	23,214	50,326
Renter Occupied Housing Units	2,621	17,668	36,408
Median Age	39.3	37.5	36.3
Median Household Income	\$72,252	\$82,128	\$80,072
Average Household Income	\$100,004	\$113,967	\$114,049
2030 Summary	1-Mile	3-Mile	5-Mile
Population	13,664	111,720	239,947
Households	5,572	44,014	93,359
Families	3,438	28,722	60,987
Average Household Size	2.38	2.52	2.54
Owner Occupied Housing Units	2,722	24,358	55,301
Renter Occupied Housing Units	2,850	19,656	38,058
Median Age	40.2	38.4	37.4
Median Household Income	\$80,291	\$94,318	\$91,123
Average Household Income	\$110,515	\$128,664	\$127,365





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