



7-ELEVEN

534 EAST GARLAND STREET, GRAND SALINE, TX 75140

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 **The Kase Group**
Real Estate Investment Services



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PROPERTY INFORMATION

SECTION 1

REPRESENTATIVE PHOTO



PROPERTY HIGHLIGHTS

- Absolute NNN Lease
- Zero Landlord Obligations
- 7-Eleven is an Investment Grade Tenant (S&P Rating "A")
- Income Tax Free State
- Bonus Depreciation Benefits
- Located on U.S Hwy 80
- Adjacent to Grand Saline City Park

OFFERING SUMMARY

Sale Price:	\$3,304,347
Lot Size:	34,456 SF
Building Size	3,324 SF
NOI:	\$204,249.96
Cap Rate:	6.18%



PHOTO

PROPERTY DESCRIPTION

This is the opportunity to purchase a long term absolute NNN leased 7-Eleven in Grand Saline, Texas. 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 U.S Highway 80 and adjacent to Grand Saline City Park.

LOCATION DESCRIPTION

Located at the intersection of Historic U.S. Highway 80, Texas Highway 17, and Texas Highway 110 is the City of Grand Saline in Van Zandt County. The city lies approximately an hour east of Dallas and 15 miles north off Interstate 20. Its population according to the 2020 Federal Census is 3,107 residents. Elevation is 400 feet above sea level.

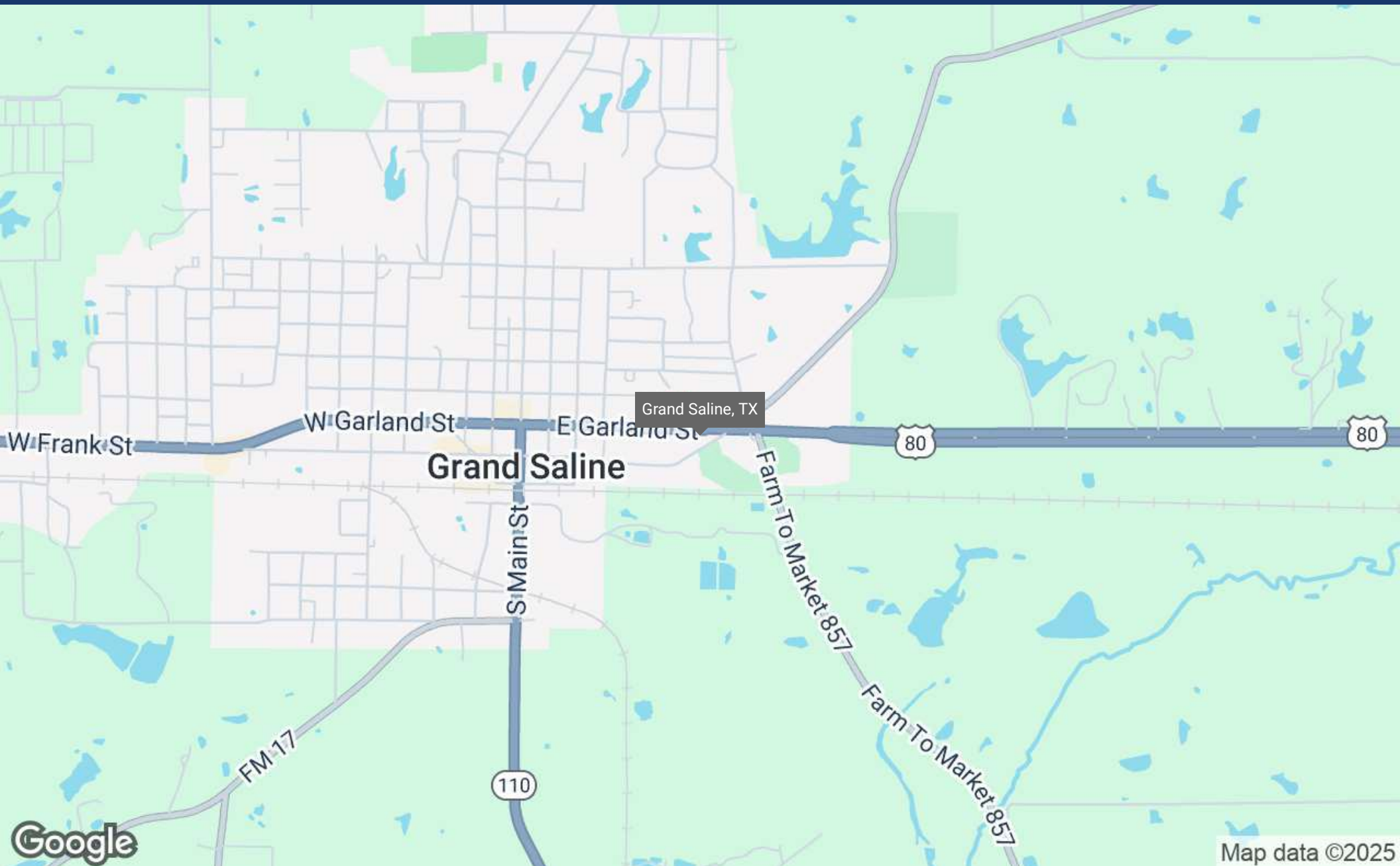
The name of Grand Saline is based on the large salt deposits located in the area. It is often called "The Salt Capital of Texas".



LOCATION INFORMATION

SECTION 2

REPRESENTATIVE PHOTO







FINANCIAL ANALYSIS

SECTION 3

REPRESENTATIVE PHOTO

INVESTMENT OVERVIEW

Price	\$3,304,347
Current CAP	6.18%
Net Operating Income	\$204,249.96
Lease Start & End	6/15/2020 - 6/30/2035
Options	Three, 5-Year Options
Increases	7.5% Rental Increases Every 5 Years

RENT SUMMARY

Years 6-10	\$204,249.96
Years 11-15	\$219,568.71
Option 1	\$236,036.36
Option 2	\$253,739.09
Option 3	\$272,769.52



DEMOGRAPHICS

SECTION 4

REPRESENTATIVE PHOTO

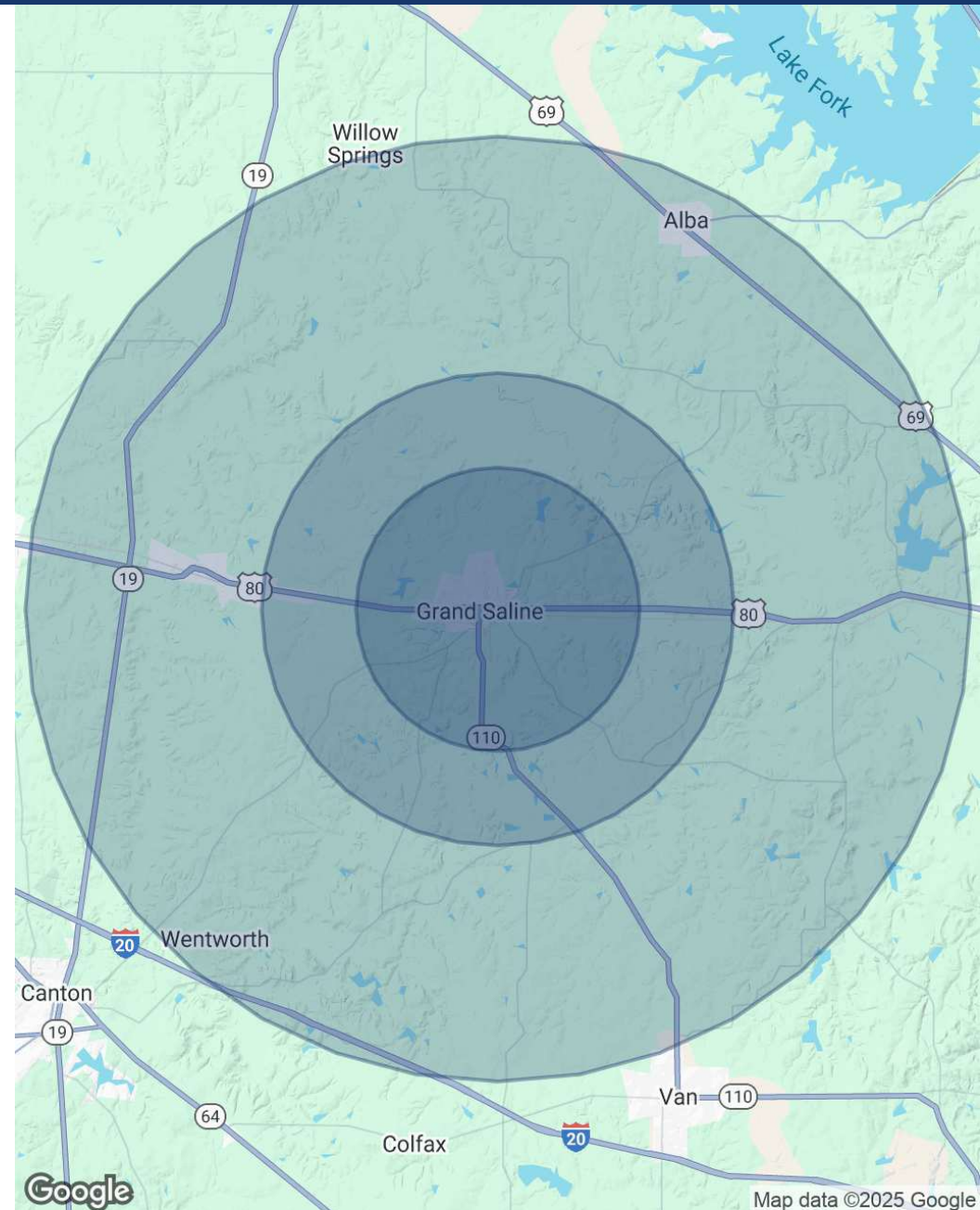
DEMOGRAPHICS MAP & REPORT

534 EAST GARLAND STREET
GRAND SALINE, TX 75140

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	4,116	6,007	17,514
Average Age	38.8	40.8	41.7
Average Age (Male)	34.0	35.5	38.9
Average Age (Female)	41.7	43.4	43.9

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,639	2,463	7,560
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$42,667	\$48,200	\$60,149
Average House Value	\$90,586	\$113,651	\$197,767

2020 American Community Survey (ACS)





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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CONFIDENTIALITY & DISCLAIMER

The material contained in this Investment Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of The Kase Group or Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Property Owner ("Owner") in connection with the sale of the Property is The Kase Group Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to The Kase Group.

Neither The Kase Group Advisor nor the Owner or its affiliates make any representation or warranty, expressed or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by The Kase Group with respect to the projected future performance of the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, The Kase Group Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner. The recipient understands that the tenant may have a right of first refusal to purchase the property, and/or may have a right to cancel lease. The offering memorandum should not be relied upon as a due diligence item; please be sure to read the lease(s) and rely on due diligence material only.

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.

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