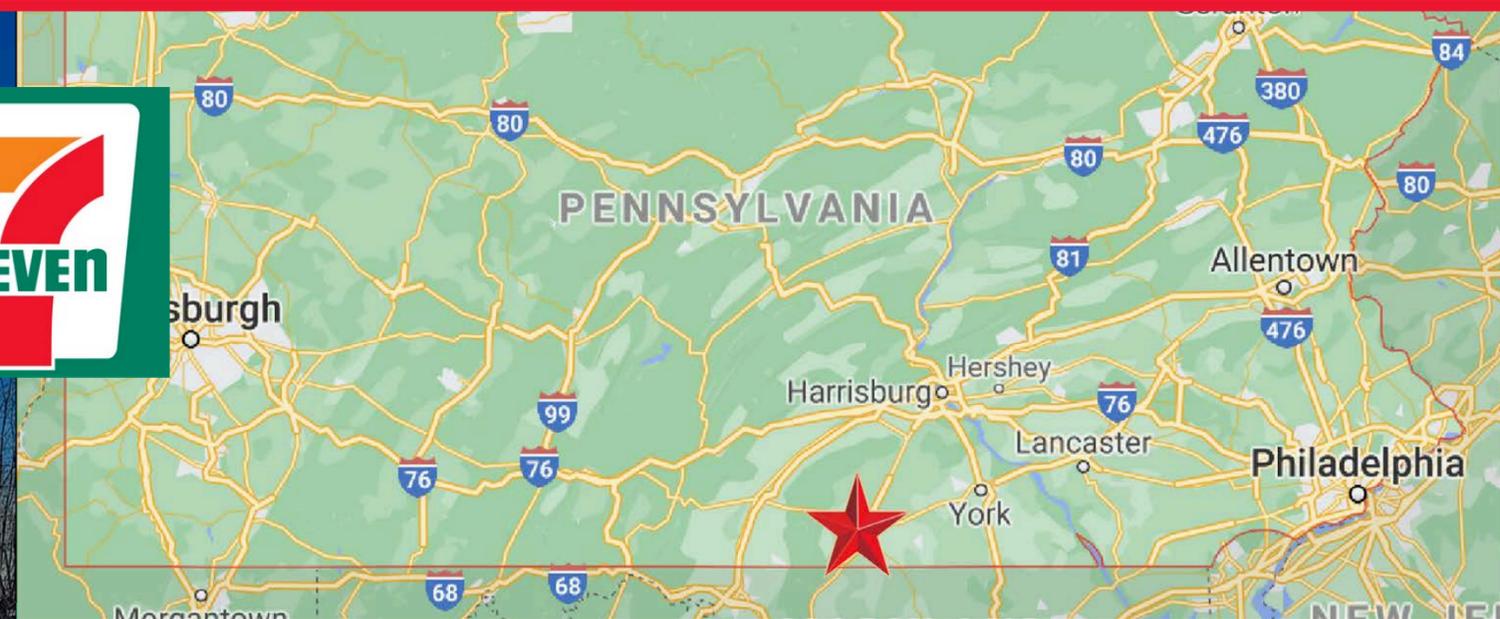




THE MASON CANTER GROUP

7-Eleven Convenience Store (7-11)

102 South Main Street | Biglerville, PA 17307



SINGLE TENANT CREDIT INVESTMENT OFFERING

- CORPORATE 7-ELEVEN LEASE
- "AA-" CORPORATE CREDIT RATING
- PASSIVE ABSOLUTE NET LEASE
- CURRENT TERM GOES TO JUNE 30, 2028
(w/ 5-Year Option)

Offered at: **\$1,166,000** Cap Rate: **6%**



Mason Canter

Email: mason@masoncanter.com
Phone: 310-722-3161
CA DRE#01797960

Listed with Pennsylvania Broker
Ty Martin, MBA
McCann Commercial Real Estate & KW Commercial



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Investment Summary

7-Eleven Convenience Store (7-11)

102 South Main Street | Biglerville, PA 17307

Purchase Price: **\$1,166,000**

Initial Cap Rate: **6%**

Lease Terms:

- **Current Term Expires June 28, 2028**
- **1 x Five (5) Year Option**
- **Passive, Absolute Triple Net Lease**
- **10% Rent Increase in Option Term**

Annual Rent Schedule:

\$70,000 | Current

Option Rent Schedule:

\$77,000 | Option 1 (+10%)

Ammended Lease Term:

February 1, 2021 - June 30, 2028

7-Eleven Inc. Credit Rating: **AA-**



The subject property is a single tenant **7-Eleven convenience store** located in Biglerville, Pennsylvania. The Property consists of a freestanding \pm 2,224 sf one-story, masonry block building on \pm 1/3 acre of land at the signalized intersection of Main Street and Hanover Street. 7-Eleven has successfully occupied this property for 40 years, and in 2021 agreed to extend the lease term through June 28, 2028 with 1 x 5 year renewal option. **The corporate lease is backed by the nation's largest convenience store operator who maintains an "AA-" credit rating from Standard & Poors.** There are no gas pumps on the property. Biglerville is located in Adams County approximately 7 miles north of the

historical city of Gettysburg. Adams County is home to 102,000 residents and also several wineries, fruit markets and nurseries. Adams county is the largest producer of apples and peaches in the state. Biglerville is in the heart of Apple Country, and host to the National Apple Museum a few blocks blocks from 7-Eleven. **7-Eleven Biglerville, Pennsylvania provides an investor with management-free, long term cash flow from the country's largest and top rated convenience store chain.**



Land Area: \pm 1/3 Acre

Building Area: \pm 2,224 SqFt



Population:

Average HH Income:



5 MILES

10 MILES

10,751

45,758

\$72,200

\$75,800

The information contained herein has been received from sources we believe to be reliable, but The Mason Canter Group has made no independent investigation of the accuracy or completeness and make no representation thereto. We recommend all prospective investor conduct their own comprehensive due diligence investigation. The above is subject to errors, omissions, or withdrawal from the market.



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7-Eleven Convenience Store (7-11)

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ALTA Survey

7-Eleven Convenience Store (7-11)

102 South Main Street | Biglerville, PA 17307

(APPEARS TO BE RIGHT OF WAY LESS OUT AT INTERSECTION NORTHWEST CORNER OF SUBJECT PROPERTY BUT DOCUMENT ILLEGIBLE)
RIGHTS GRANTED TO COLUMBIA GAS OF PENNSYLVANIA AS SET FORTH IN DEED BOOK 5844 PAGE 340. (AFFECTS, AS SHOWN)

BEARING BASIS
BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT OF WAY LINE OF S. MAIN STREET AS BEING N00°34'55"E, PER PLAT BOOK 45, PAGE 87.



VICINITY MAP
NOT TO SCALE

LAND AREA
±13,593 SQUARE FEET
±0.312 ACRES

BUILDING AREA
±2,224 SQUARE FEET

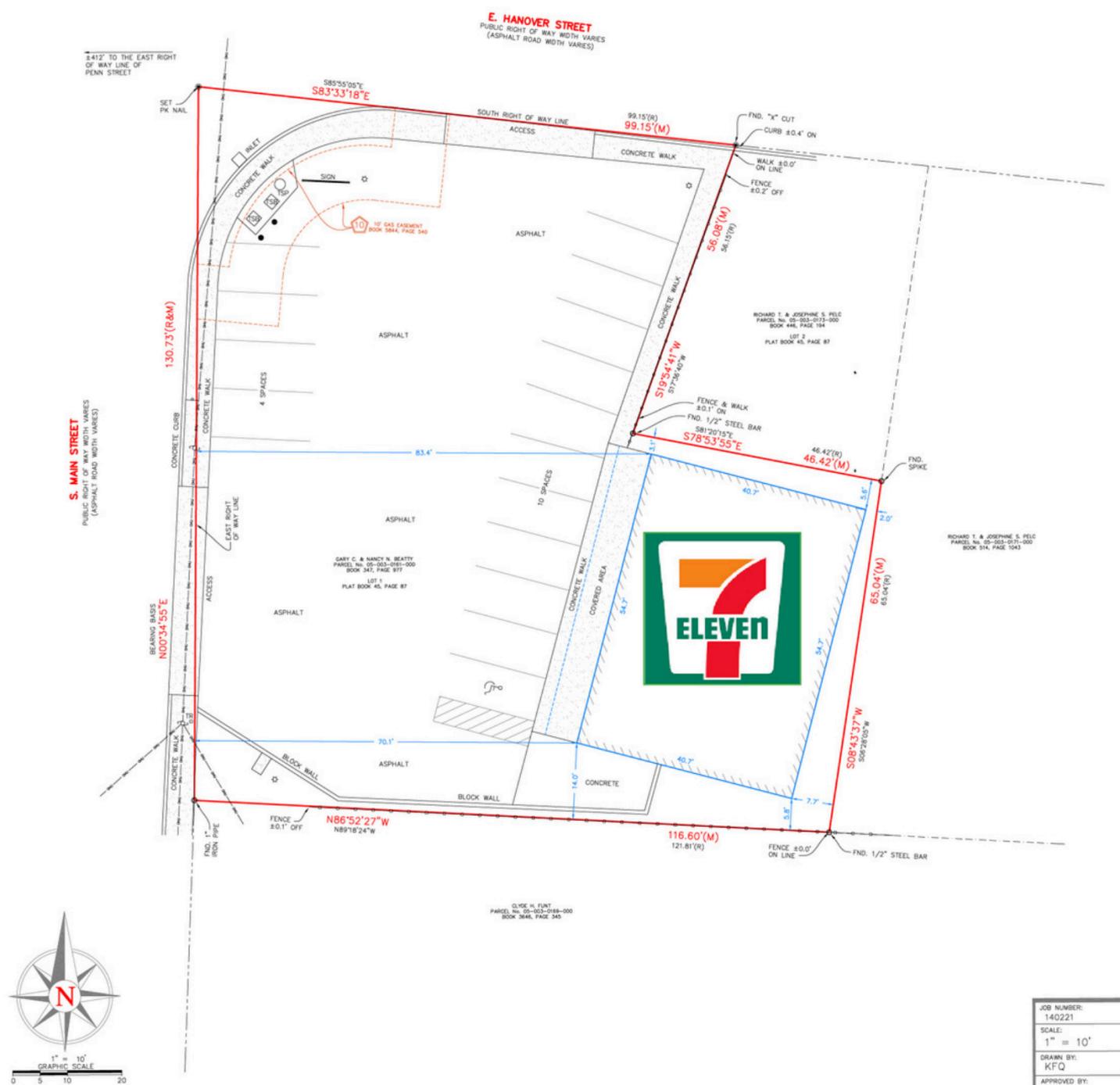
PARKING STALLS
REGULAR= 14 HANDICAP= 1
TOTAL= 15

STATEMENT OF ENCROACHMENTS
NONE OBSERVED BY THIS SURVEYOR AT TIME OF SURVEY.

FLOOD NOTE
FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY BATHING PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 42001C01400, WHICH BEARS AN EFFECTIVE DATE OF 02/18/2009 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAPS AND/OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

LEGEND

	TR TELEPHONE RISER
	FND. FOUND
	(R) PER RECORD
	(M) MEASURED



LESS AND EXCEPT THAT PORTION OF THE ABOVE PREMISES CONVEYED BY DEED TO RALPH E. COOLEY AND EMMA M. COOLEY RECORDED 05/08/1924 IN DEED BOOK 206, PAGE 209. (UNABLE TO DETERMINE LOCATION PER RECORD DOCUMENT, POINT OF BEGINNING UNKNOWN)

LESS AND EXCEPT THAT PORTION OF THE ABOVE PREMISES CONVEYED BY DEED TO RICHARD T. PELE AND JOSEPHINE S. PELE RECORDED 09/14/1979 IN DEED BOOK 362, PAGE 600. (DOCUMENT NOT PROVIDED)

LESS AND EXCEPT THAT PORTION OF THE ABOVE PREMISES CONVEYED BY DEED TO RICHARD T. PELE AND JOSEPHINE S. PELE RECORDED 12/03/1986 IN DEED BOOK 446, PAGE 194. (DOCUMENT NOT PROVIDED)

BEING TAX PARCEL NO. 05-003-0161-000.

BEING THE SAME PREMISES WHICH GARY C. BEATTY AND FREDERICK R. NELSON, A PARTNERSHIP TRADING AND DOING BUSINESS AS BEATTY & NELSON CONTRACTORS BY DEED DATED 9/14/1979 AND RECORDED 9/14/1979 IN THE COUNTY OF ADAMS IN DEED BOOK 347 PAGE 977, GRANTED AND CONVEYED UNTO GARY C. BEATTY AND NANCY N. BEATTY, HUSBAND AND WIFE, AS TENANTS OF AN ESTATE, BY ENTIRETIES, IN FEE.

NOTE:
SUBJECT PROPERTY APPEARS TO BE THE SAME AS LOT 1 AS DESCRIBED IN PLAT BOOK 45, PAGE 87.

TITLE COMMITMENT INFORMATION
THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FILE NO.: NCS-653182-SD, WITH AN EFFECTIVE DATE OF 01/30/2014.

- GENERAL NOTES**
- NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
 - ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVICES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
 - THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2011 ALTA/ACSM SURVEY REQUIREMENTS.
 - THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO E. HANOVER STREET AND S. MAIN STREET, A DEDICATED PUBLIC STREET OR HIGHWAY.
 - THERE IS NO VISIBLE EVIDENCE OF EASEMENTS ON SUBJECT PROPERTY.
 - THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
 - THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
 - THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
 - ZONING INFORMATION NOT PROVIDED TO THE SURVEYOR BY THE TITLE INSURER.
 - BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
 - NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION, NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

ALTA/ACSM LAND TITLE SURVEY

PROJECT NAME
7-ELEVEN

102 SOUTH MAIN STREET
ADAMS COUNTY DuBOIS, PA

SURVEYOR'S CERTIFICATE
TO: SGAS HOLDINGS, LLC; GRS TITLE; ATLANTIC STEWARDSHIP BANK; BROWN MOSKOWITZ AND KALLEN; AND FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b), 7(c), 8, 9, 10(a), 11(a), 12, 13, 14, 16, 17, 18 AND 21 OF TABLE A. THEREFORE, THE FIELD WORK WAS COMPLETED ON 2/22/14, DATE OF PLAT OR MAP: 2/26/14.

DATE: 9/21/16

REGISTERED SURVEYOR: NICKOLAS R. FUSCO
PROFESSIONAL LAND SURVEYOR NO.: 50027894E
STATE OF PENNSYLVANIA

DATE: 9/21/16

SURVEYED BY: KFO

DRAWN BY: KFO

APPROVED BY: MWS

REPUBLIC NATIONAL LAND SURVEYORS
407 MEADOW SPRINGS ROAD • SUITE 101
BIGLERVILLE, PA 17307
PHONE: 717-961-0000 • FAX: 717-961-0000

NICKOLAS R. FUSCO
REGISTERED SURVEYOR
STATE OF PENNSYLVANIA

REPUBLIC NATIONAL
SURVEY COORDINATED BY GRS GROUP | GRS-GLOBAL.COM



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Aerial of Intersection

7-Eleven Convenience Store (7-11)

102 South Main Street | Biglerville, PA 17307



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Biglerville City Map

7-Eleven Convenience Store (7-11)

102 South Main Street | Biglerville, PA 17307



Biglerville

PA



* Designed by TownMapsUSA.com



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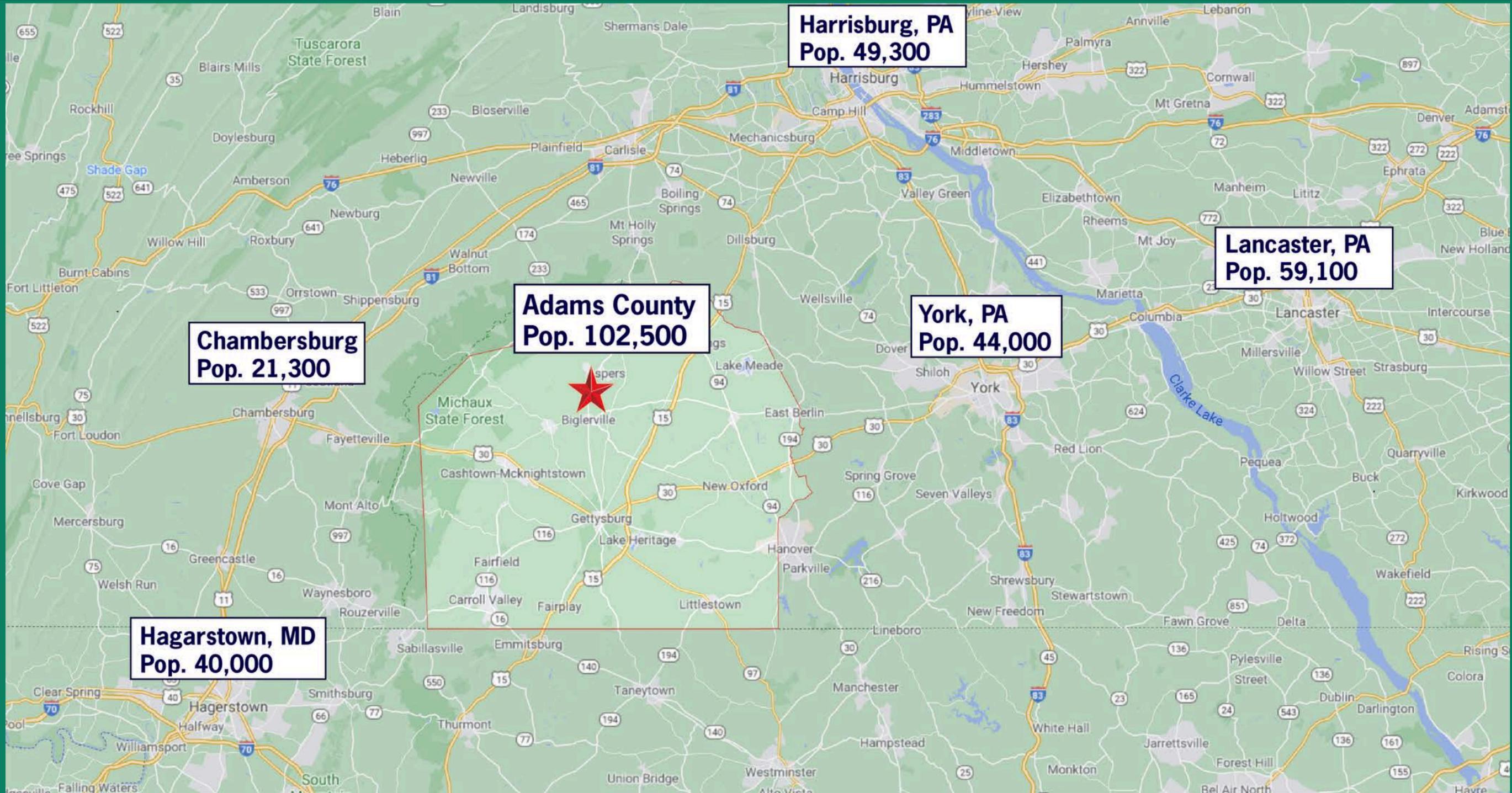


THE MASON CANTER GROUP

Population Centers

7-Eleven Convenience Store (7-11)

102 South Main Street | **Biglerville, PA 17307**



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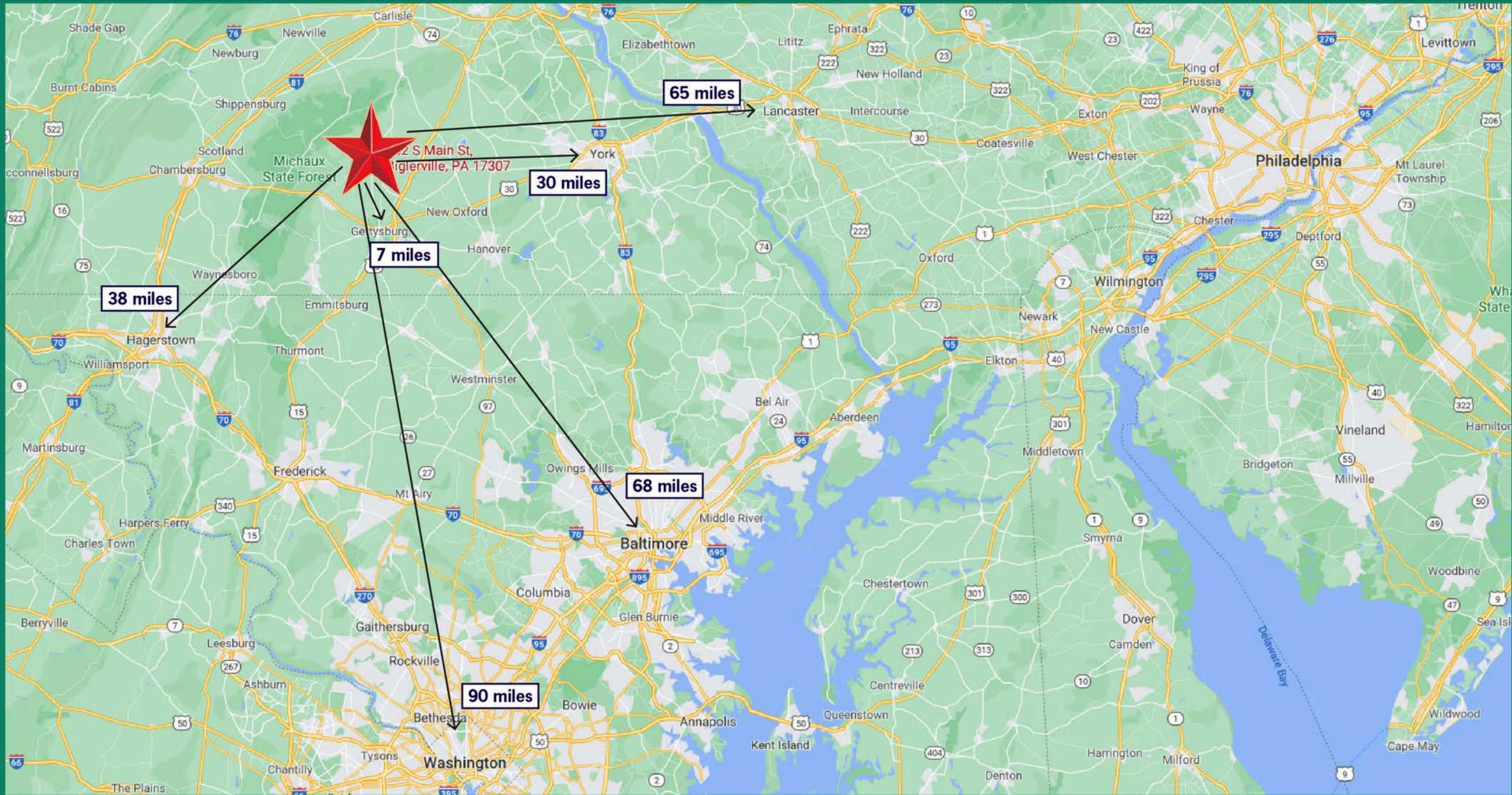


THE MASON CANTER GROUP

Regional Map

7-Eleven Convenience Store (7-11)

102 South Main Street | Biglerville, PA 17307



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ABOUT THE TENANT

7-Eleven, Inc.
S & P Debt Rating: AA-
7-Eleven Operates 78,029 Stores Worldwide
Largest U.S. Convenience Store Chain

7-Eleven, Inc. is the U.S. based operator of 7-Eleven convenience stores throughout North America. 7-Eleven, Inc. operates, franchises or licenses more than 10,500 7-Eleven stores in North America, of which 8,144 are franchised in the United States. 7-Eleven, Inc. is a subsidiary of Seven Eleven Japan Co., Ltd. which is owned by Seven and I Holdings Co. a Japan based diversified retail group and one of the world’s largest retailers with 78,029 stores across the globe. 7-Eleven is one of the nation’s largest independent gasoline retailers. In 1927 an employee of the Southland Ice Company in Dallas started selling milk, eggs and bread from the ice dock. Soon, the convenience store was born and later became known as 7/11 to reflect the hours of operation. The Company maintains an AA- credit rating, one of the highest for any U.S. retailer. The c-store retailer acquired the Sunoco chain in April of 2018 of gas stations, which included some 1,108 convenience stores located in 18 states, for a reported \$3.3 billion. In 2020, 7-Eleven announced it would purchase Speedway for \$21 billion. 7-Eleven revenues in 2023 were \$81.33 billion.

LARGEST U.S. CONVENIENCE STORES

RANK	CHAIN NAME	# OF STORES	LAST YEARS RANK
1	7-ELEVEN INC.	9364	1
2	ALIMENTATION COUCHE-TARD INC.	5933	2
3	SPEEDWAY LLC	3900	3
4	CASEY’S GENERAL STORES INC.	2181	4
5	EG AMERICA LLC	1679	8
6	MURPHY USA INC.	1489	5

COMPETITORS CREDIT RATINGS 10/20

7-ELEVEN INC.	AA-
ALIMENTATION COUCHE-TARD INC.	BBB
SPEEDWAY LLC	NR
CASEY’S GENERAL STORES INC.	NR
EG AMERICA LLC	B-
MURPHY USA INC.	BB+

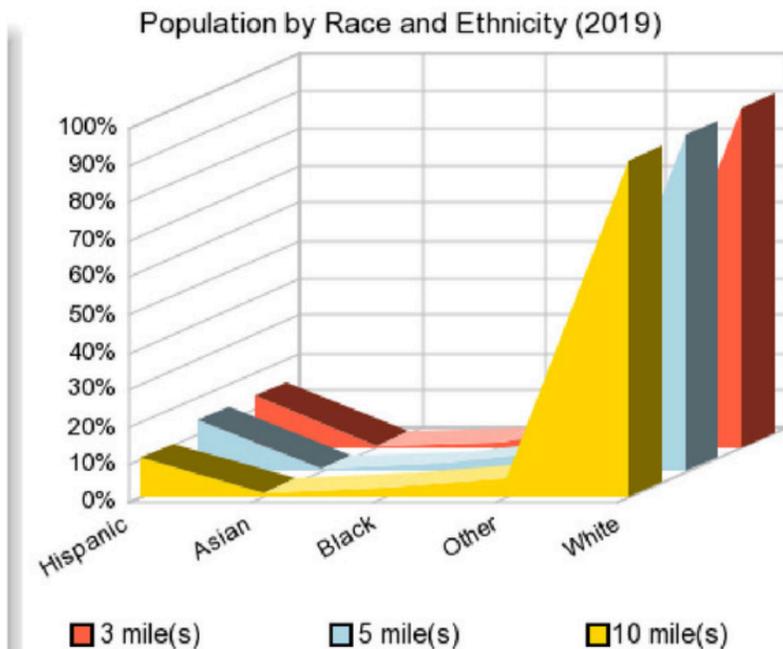
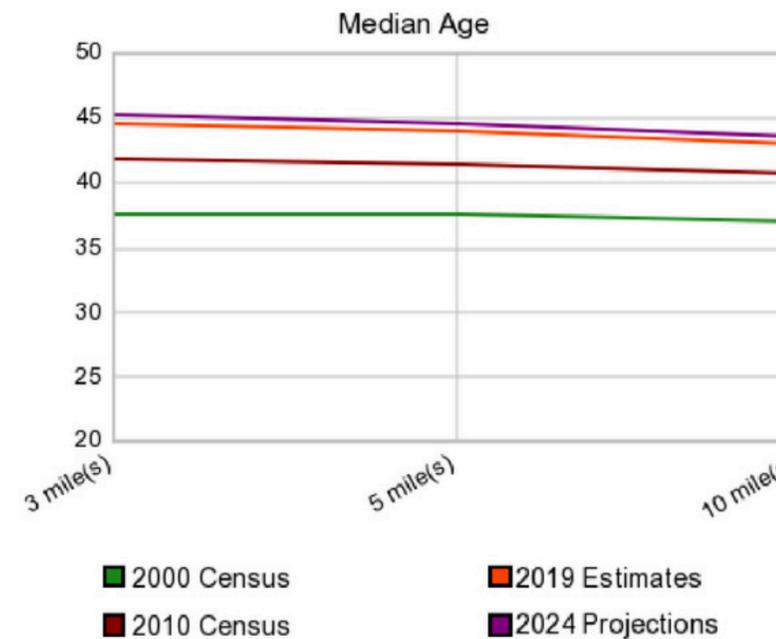
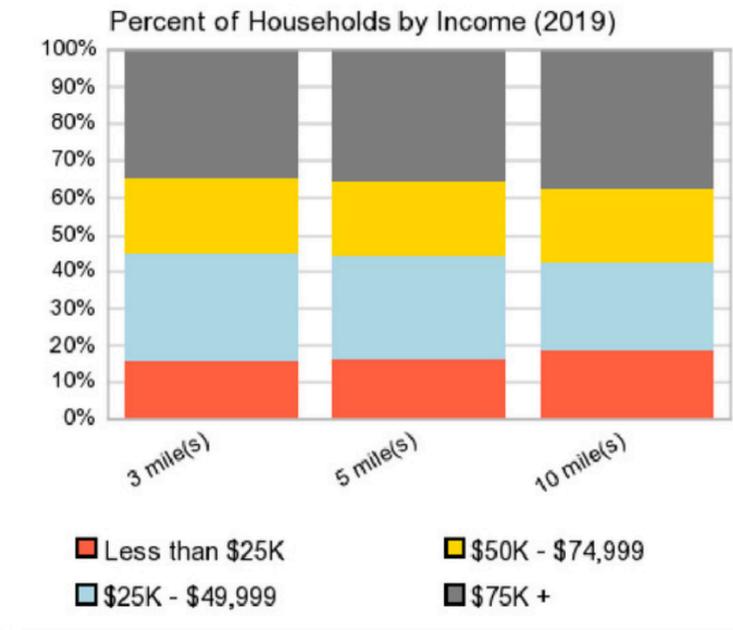
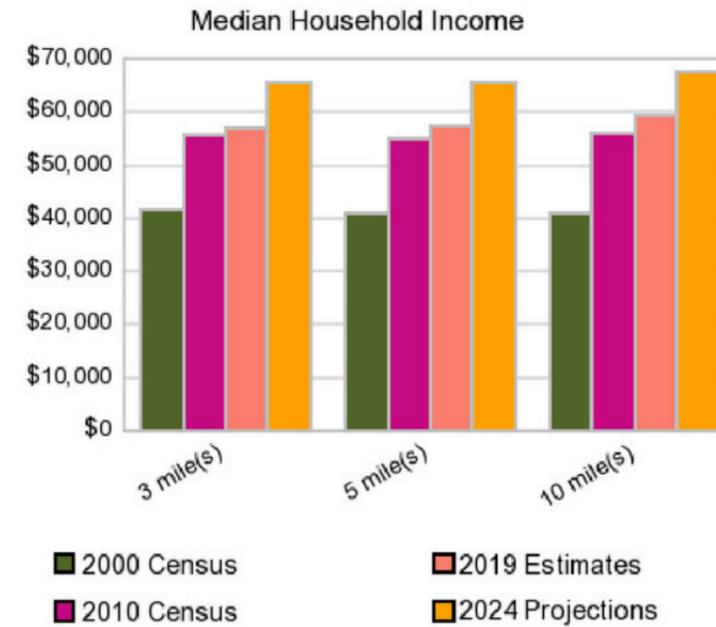
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Demographic Snapshot Comparison Report for 7-Eleven, 102 S Main St, Biglerville, PA, 17307:

	3 mile(s)	5 mile(s)	10 mile(s)
Population: 2019			
Total Population	4,943	10,751	45,758
Female Population	50.13%	49.59%	50.18%
Male Population	49.87%	50.41%	49.82%
Population Density	175	137	145
Population Median Age	44.6	44.1	43.1
Employed Civilian Population 16+	2,772	5,899	24,306
% White Collar	47.4%	46.1%	51.2%
% Blue Collar	52.6%	53.9%	48.8%
Total Q3 2019 Employees	1,538	3,306	17,737
Total Q3 2019 Establishments*	156	332	1,790
Population Growth 2000-2010	1.93%	6.94%	8.09%
Population Growth 2019-2024	2.73%	3.38%	2.65%
Income: 2019			
Average Household Income	\$73,196	\$72,207	\$75,808
Median Household Income	\$57,113	\$57,374	\$59,290
Per Capita Income	\$28,223	\$27,520	\$29,263
Avg Income Growth 2000-2010	40.21%	36.26%	40.70%
Avg Income Growth 2019-2024	11.80%	11.61%	11.89%
Households: 2019			
Households	1,905	4,051	17,094
Average Household Size	2.57	2.61	2.50
Hhld Growth 2000-2010	4.61%	9.26%	8.79%
Hhld Growth 2019-2024	3.21%	3.85%	3.31%
Housing Units: 2019			
Occupied Units	1,905	4,051	17,094
% Occupied Units	93.00%	91.65%	90.91%
% Vacant Housing Units	7.00%	8.35%	9.09%
Owner Occ Housing Growth 2000-2010	1.75%	8.05%	9.73%
Owner Occ Housing Growth 2000-2024	7.79%	16.71%	17.30%
Owner Occ Housing Growth 2019-2024	3.18%	3.83%	3.37%
Occ Housing Growth 2000-2010	4.61%	9.26%	8.79%
Occ Housing Growth 2010-2024	6.98%	8.60%	7.47%
Occ Housing Growth 2019-2024	3.21%	3.85%	3.31%
Race and Ethnicity: 2019			
% American Indian or Alaska Native Population	0.28%	0.32%	0.33%
% Asian Population	0.27%	0.48%	0.96%
% Black Population	1.28%	1.96%	2.57%





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