



CAUTION 4-2 CAUTION

CAUTION 4-2 CAUTION

7-ELEVEN

11421 STATE HWY 64, TYLER, TX 75704

KASE ABUSHARKH
Founding Principal
925.348.1844
kase@thekasegroup.com
TX #708586

JACOB ABUSHARKH
Managing Principal
650.315.2112
jacob@thekasegroup.com
CA DRE #01385529





TABLE OF CONTENTS

PROPERTY INFORMATION	3
Property Summary	
Property Description	
Regional Map	
FINANCIAL ANALYSIS	7
Financial Summary	
DEMOGRAPHICS	9
Demographics Map & Report	



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

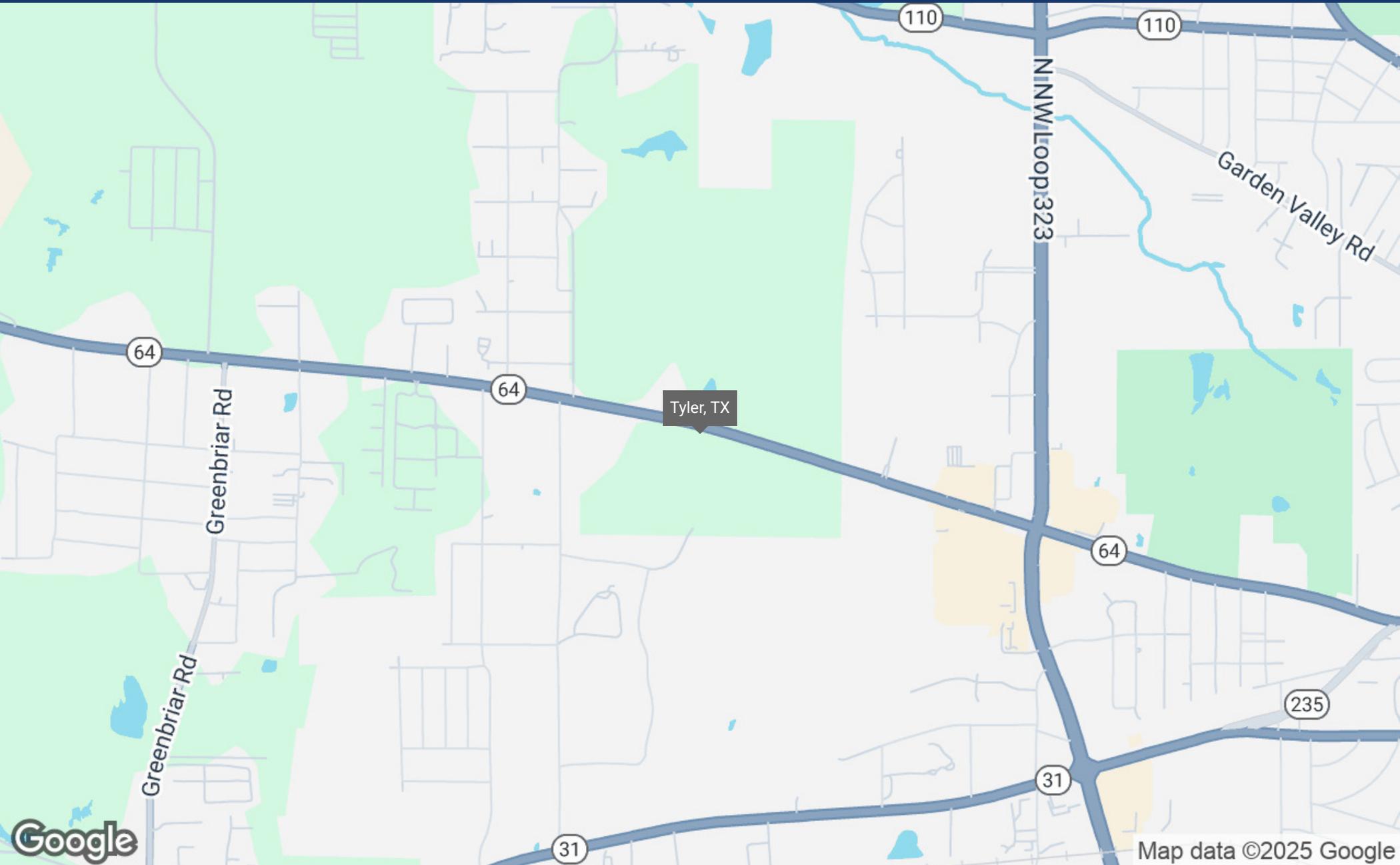


PROPERTY DESCRIPTION

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. 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



CAUTION 4-2 CAUTION

CAUTION 4-2 CAUTION

DEMOGRAPHICS

SECTION 3

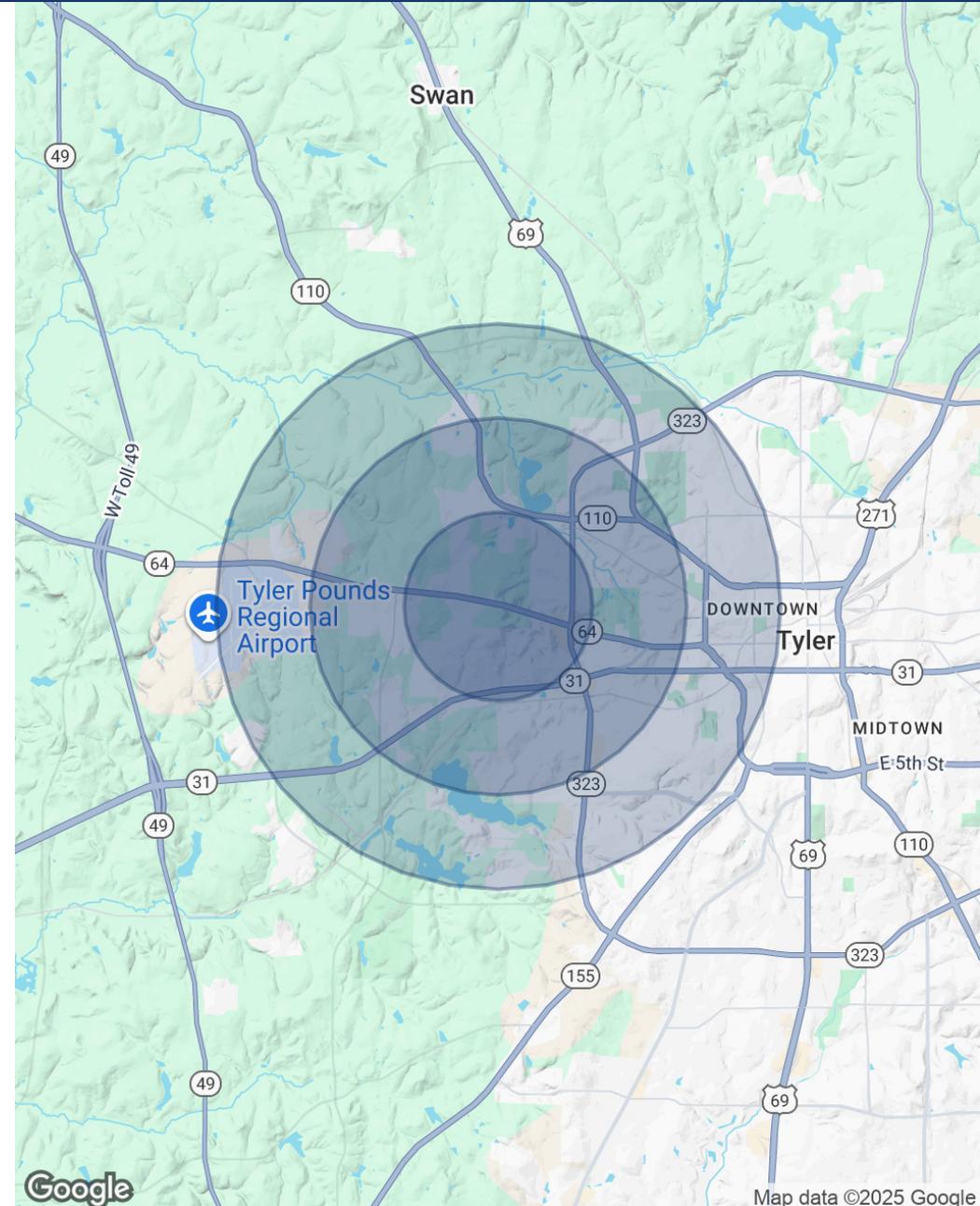
DEMOGRAPHICS MAP & REPORT

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)





KASE ABUSHARKH

925.348.1844

Founding Principal

kase@thekasegroup.com

TX #708586

JACOB ABUSHARKH

650.315.2112

Managing Principal

jacob@thekasegroup.com

CA DRE #01385529

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.