



# 7-ELEVEN LONG TERM ABSOLUTE NNN LEASE

101 STATE HIGHWAY 31 W, CHANDLER, TX 75758

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# PROPERTY INFORMATION

## SECTION 1

REPRESENTATIVE PHOTO



## PROPERTY HIGHLIGHTS

- 15 Year Absolute NNN Lease
- Zero Landlord Obligations
- Corporate Guaranty: Investment Grade Credit
- 7-Eleven Corporate (S&P: AA-)
- Located in Strong Texas Market
- Income Tax Free State

## OFFERING SUMMARY

Sale Price:	\$4,173,913
Building Size:	8,500 SF
NOI:	\$258,000.00
Cap Rate:	6.18%

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	1,657	4,154	29,771
Total Population	3,725	8,818	67,635
Average HH Income	\$68,379	\$63,171	\$64,535



PHOTO

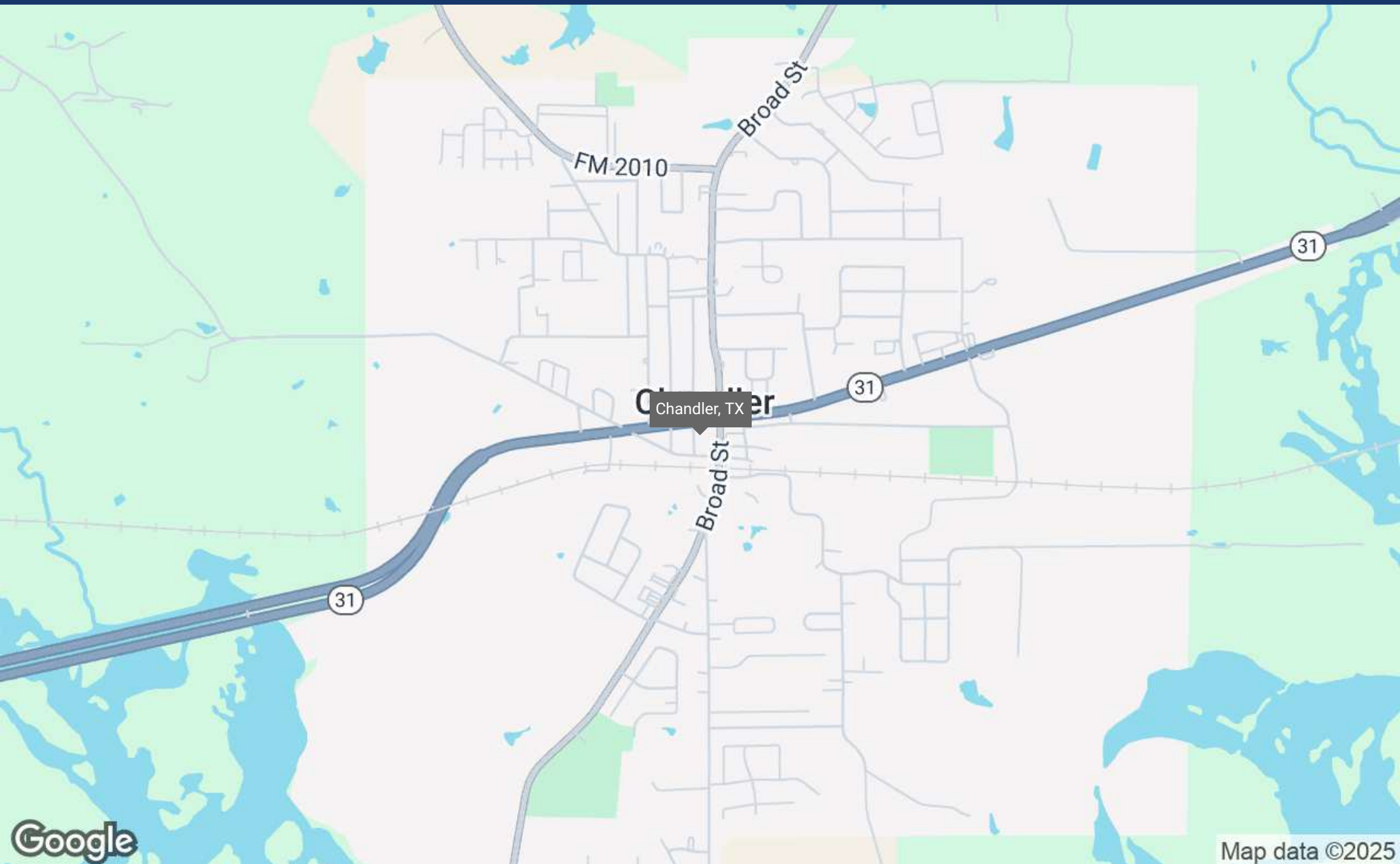
## PROPERTY DESCRIPTION

This is the opportunity to purchase a long term absolute NNN leased 7-Eleven in Chandler, Texas. This asset is corporately guaranteed by 7-Eleven and 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 31.

## LOCATION DESCRIPTION

Chandler is located in the northeast corner of Henderson County. Texas State Highway 31 runs through the center of Chandler, leading east 11 miles (18 km) to Tyler and southwest 24 miles (39 km) to Athens, the Henderson County seat.







# FINANCIAL ANALYSIS

## SECTION 2

REPRESENTATIVE PHOTO

## INVESTMENT OVERVIEW

Price	\$4,173,913
Net Operating Income	\$258,000
CAP Rate	6.18%
Lease Start - Lease End	6/15/2020 - 6/30/2035
Options	Three, 5-Year Options
Increases	7.5%, Every 5 Years

## RENT SUMMARY

Years 6-10	\$258,000
Years 11-15	\$277,350
Option 1	\$298,151
Option 2	\$320,513
Option 3	\$344,551





# DEMOGRAPHICS

## SECTION 3

REPRESENTATIVE PHOTO

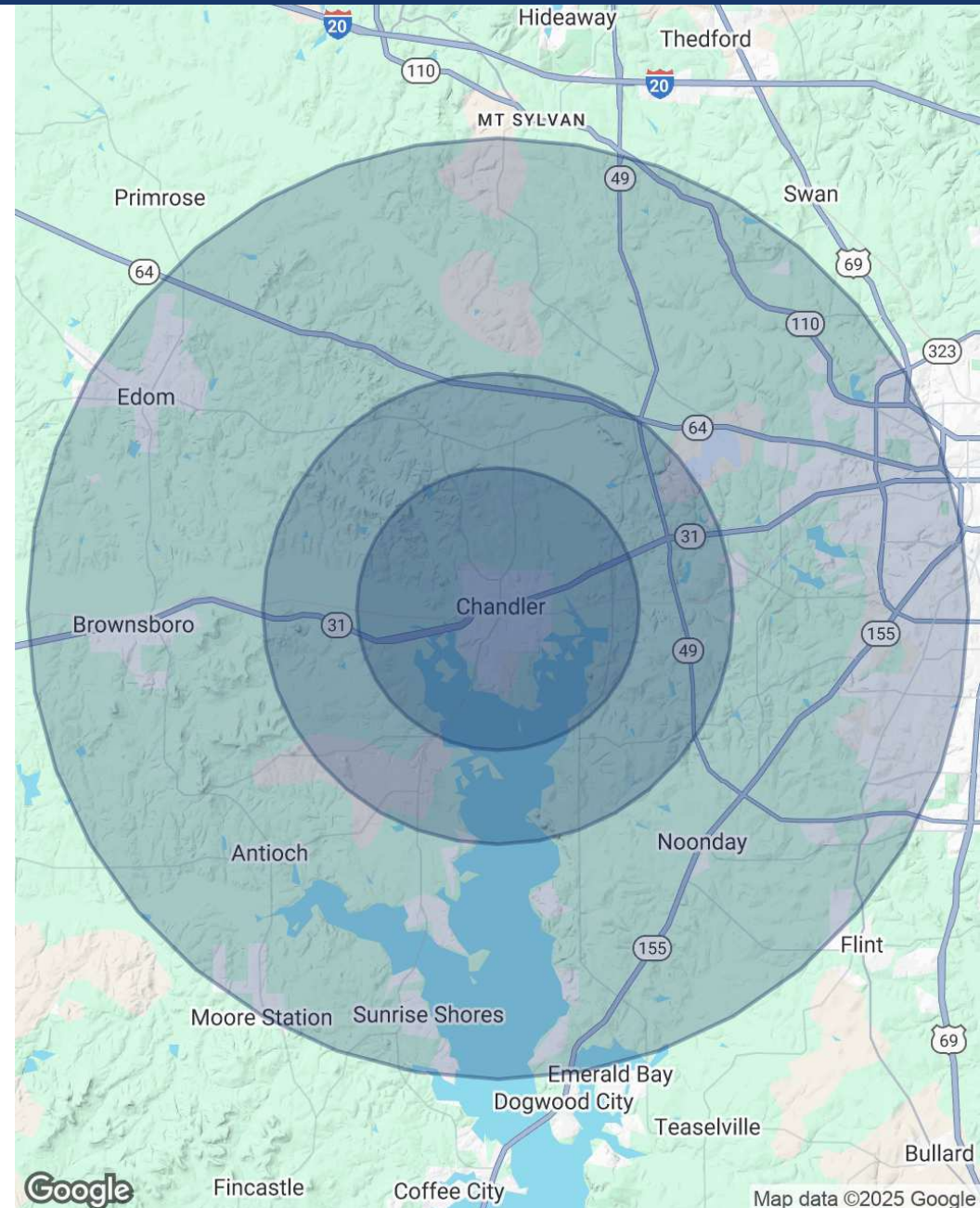
# DEMOGRAPHICS MAP & REPORT

101 STATE HIGHWAY 31 W  
CHANDLER, TX 75758

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	3,725	8,818	67,635
Average Age	50.0	49.0	40.8
Average Age (Male)	47.7	47.1	39.3
Average Age (Female)	52.3	49.9	42.3

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,657	4,154	29,771
# of Persons per HH	2.2	2.1	2.3
Average HH Income	\$68,379	\$63,171	\$64,535
Average House Value	\$156,128	\$158,441	\$175,804

2020 American Community Survey (ACS)







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**PHOTO**