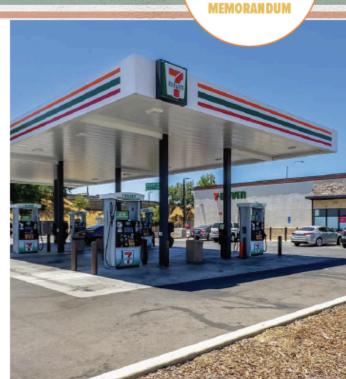


EXCUTIVE SUMMARY

ADDRESS 722 N. Blackstone Avenue.	Erosno CA
	, i resilo, ca
ASKING PRICE \$4,442,000	
CAP RATE 4.5%	
YR. 1 NOI \$199,900	
LEASETYPE Absolute NNN (ZERO LL Res	ponsibilities)
INCREASES 10% Increases/Five Years (4/1/27 1st Increase)	
OPTIONS Three (3) Five Years Option One (1) Four Year & 11 Mont	
LEASE BEGIN April 1, 2022	
LEASE END March 31, 2037	
TERM REMAINING ±12 Yrs. Remaining	
OWNERSHIP Fee Simple (Land & Buildin	g)
BUILDING SF ±2,959 SF	
LAND AREA ±22,333 SF (.51 Acres)	
YEAR BUILT Completed December 202 (D.O.B. 3/2022)	1
OCCUPANCY 100%	
APN 452-224-20	
PARKING 9 Stalls	
TRAFFIC COUNTS State Route 180 (±123,000 VP Blackstone Ave & Bremer Ave	,



PROPERTY HIGHLIGHTS



Best in Class Tenant Investment Grade Credit



±12 Yrs. Lease with Zero Landlord Responsibilities



Newer Construction (12/21) Prototype 7-Eleven C-Store + Gas (D.O.B. 3/2022)



Fee Simple Ownership = Tax Depreciation Benefits



Freeway Visibility + Immediate On/Off Ramp Access Location



Ideal 7-Eleven Trade Area Demographics



For More Information, Please Contact:

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