



\$5,995,000 | 5.1% CAP

TOP NATIONAL CORPORATE TENANT

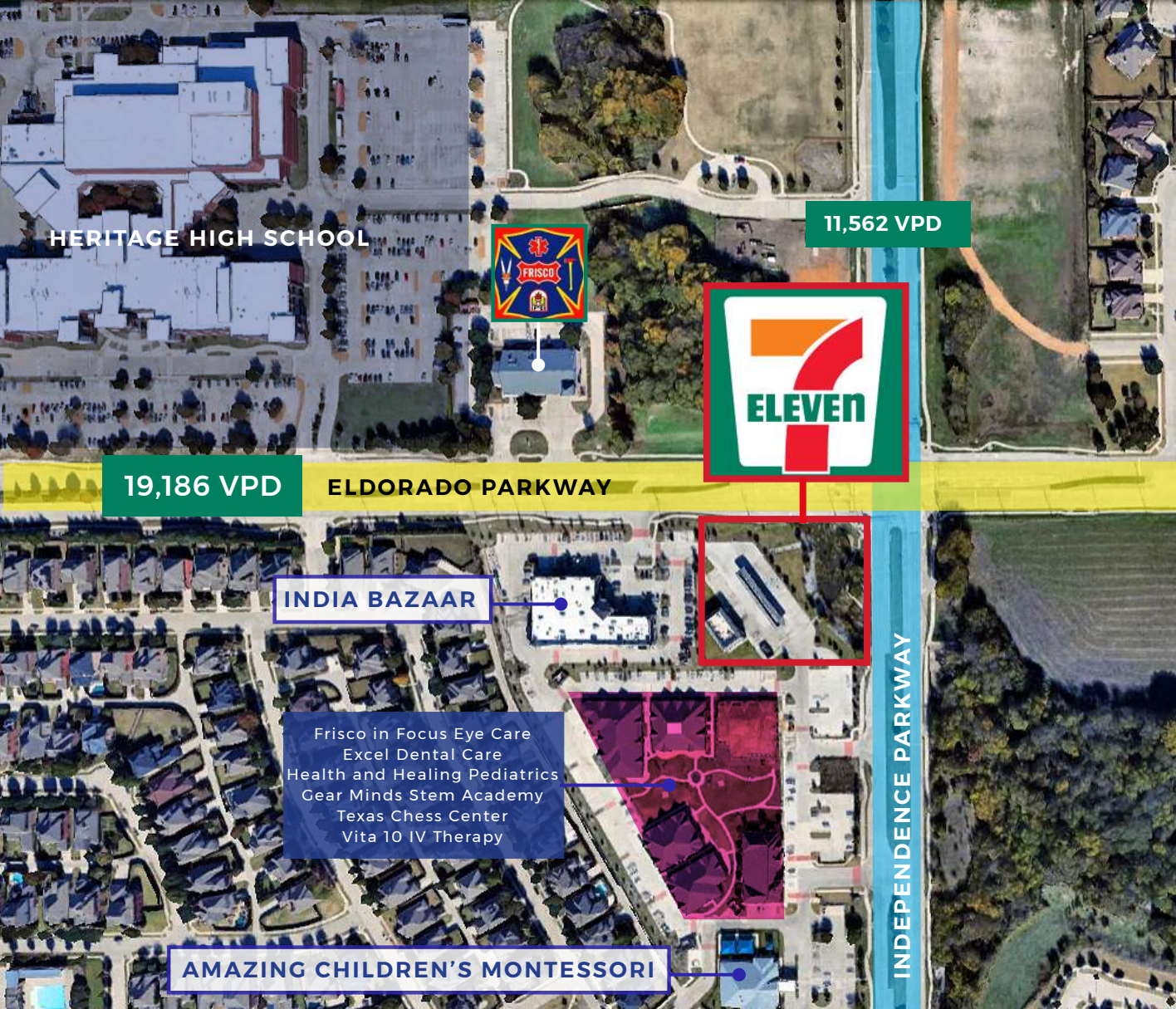
14441 ELDORADO PARKWAY | FRISCO, TX 75305



IREA

Chris Thompson

Senior Partner
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HERITAGE HIGH SCHOOL

11,562 VPD



19,186 VPD

ELDORADO PARKWAY

INDIA BAZAAR

Frisco in Focus Eye Care
Excel Dental Care
Health and Healing Pediatrics
Gear Minds Stem Academy
Texas Chess Center
Vita 10 IV Therapy

INDEPENDENCE PARKWAY

AMAZING CHILDREN'S MONTESSORI



CONTENTS

Financials	3
Overview	4
Location	8
Tenant Profile	9
Demographics	10

IREA

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14441 ELDORADO PARKWAY
FRISCO, TX 75305

FINANCIALS



Financial Indicators

Purchase Price:		\$5,995,000
Down Payment:	100%	\$5,995,000
CAP Rate:		5.1%
Cash on Cash Return:		5.1%

Property Abstract

Lease Begin:	March 1, 2019
Lease Expire:	February 28, 2034
Options:	Four 5-year Options
Approx. Lot Size:	83,828
Net Square Feet:	3,140
Year Built:	2019

Annual Rents

Cap Rate

\$282,034	3/1/2019	to	2/29/2024		
\$303,186	3/1/2024	to	2/28/2029	5.1%	
\$325,925	3/1/2029	to	2/28/2034	5.4%	
\$350,370	3/1/2034	to	2/28/2039	5.8%	Option 1
\$376,648	3/1/2039	to	2/29/2044	6.3%	Option 2
\$404,896	3/1/2044	to	2/28/2049	6.8%	Option 3
\$435,263	3/1/2049	to	2/28/2054	7.3%	Option 4

Notes

Absolute NNN
Top National Corporate Tenant
7.5% Increases every five years
Strong Growth Area
Trophy Location
Investment Grade Credit

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Information deemed reliable, but not guaranteed.



THE PROPERTY

LOCATION	14441 Eldorado Parkway Frisco, TX 75035
LEASE BEGIN	March 1, 2019
LEASE EXPIRE	Feb 28, 2034
OPTIONS	Four 5-year Options
NET SQUARE FEET	3,140 SF
APPROX. LOT SIZE	83,828 SF
YEAR BUILT	2019



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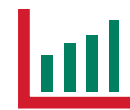
Top National
Corporate Tenant

NNN

Absolute NNN



Strong Growth Area

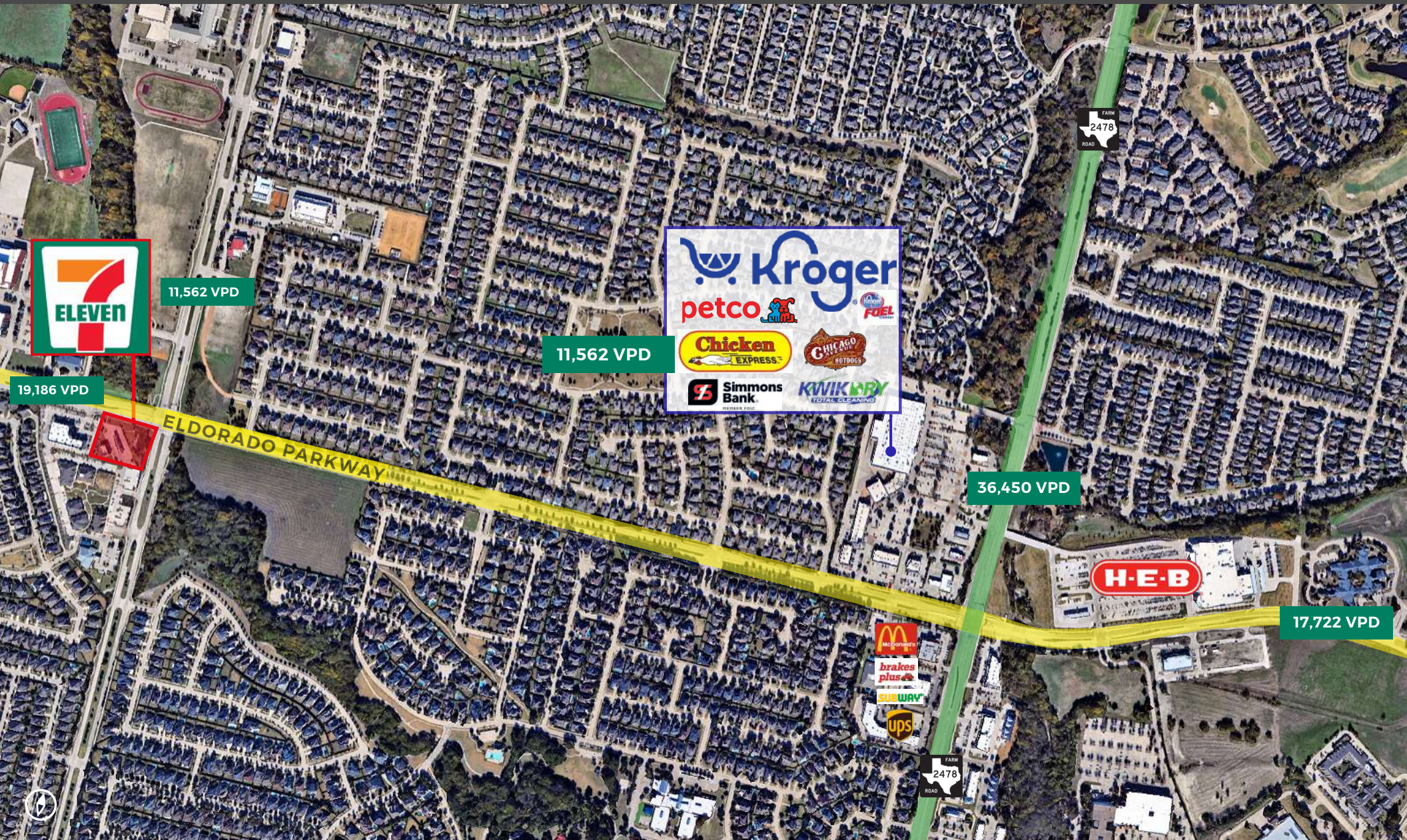


7.5% Annual Rental
Increases



Signalized Hard Corner Location
Walkable to Heritage High School

LOCATION



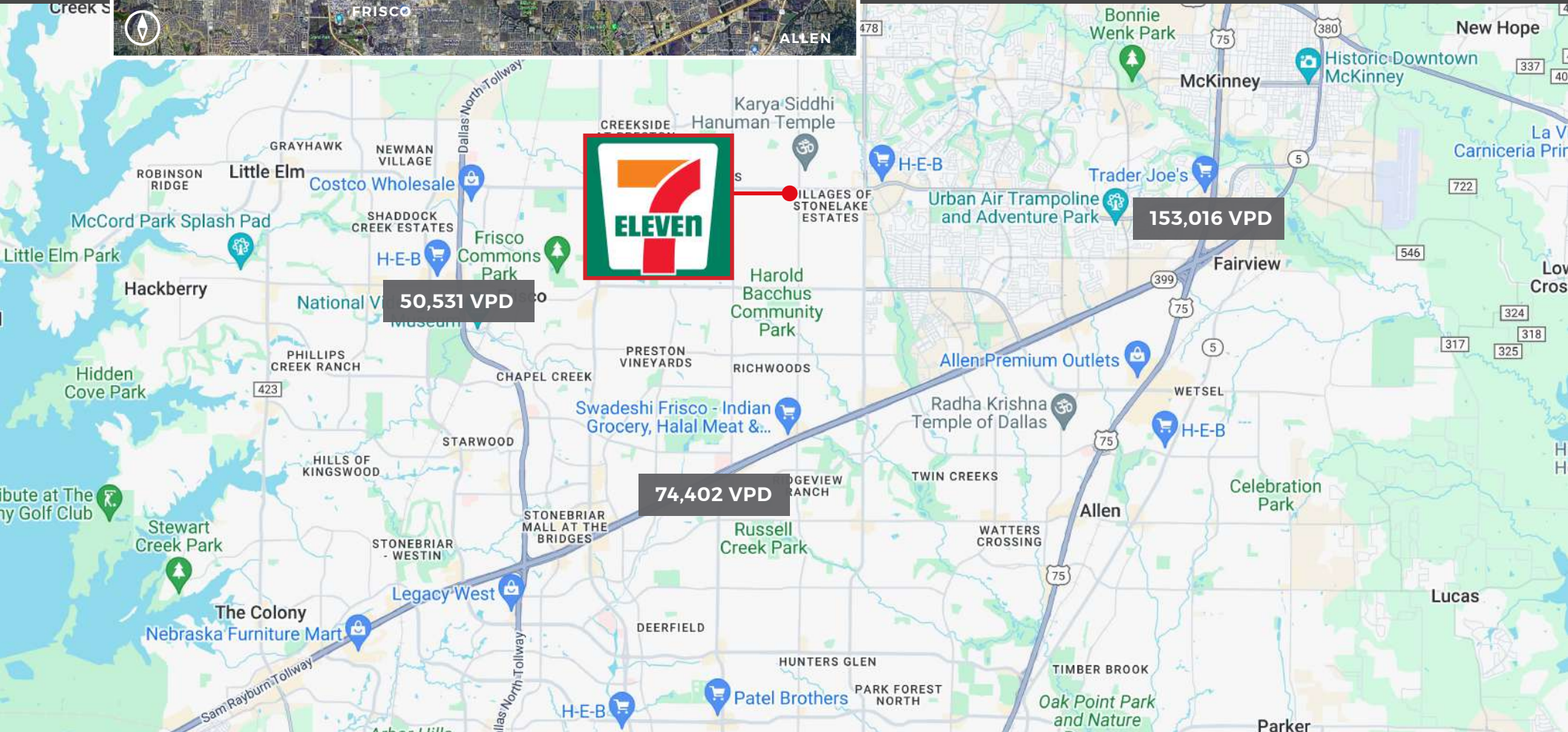
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LOCATION & TRAFFIC

FRISCO, TX



	Distance from 7-Eleven
TEXAS HEALTH HOSPITAL FRISCO	5.9 miles
FRISCO CITY CENTER	5.9 miles
FORD CENTER AT THE STAR	28 miles
DALLAS/FT WORTH INT'L	26 miles



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FRISCO, TX

Frisco is one of the fastest-growing cities in both Texas and the United States as a whole. Conveniently located in the northern suburbs of the Dallas-Fort Worth Metroplex, just 25 minutes north of Dallas. The city's population has grown more than 300 percent since the 2000 U.S. Census.

Frisco's thriving business climate is due in part to the Frisco North Platinum Corridor, spanning from the Sam Rayburn Tollway/SH 121 to U.S. Highway 380. Located in this corridor includes Texas Health Hospital Frisco; The Ford Center at The Star, a 12,000 seat indoor stadium, serving as the Dallas Cowboys practice facility; and numerous office, medical, retail, and mixed-use developments.

The Dallas/Fort Worth economy continues to evolve, attracted by warm weather, no state income tax and a right-to-work labor policy. Combined with an educated workforce, diverse population and low housing costs, have led to extraordinary growth in the Metroplex and will continue to draw new businesses.

Featuring more than 70 miles of trails, Frisco offers hikers, bikers, runners and walkers plenty of pathways to explore, including the Texas Sculpture Garden. Be sure to catch the Frisco Heritage Museum, standing alongside "Big Boy" at the Museum of the American Railroad or playing Pong on the world's largest home Pong console at the National Videogame Museum.

- Part of Dallas-Fort Worth Metroplex
- #1 Best Place to Live in America by Money Magazine
- 21 Fortune 500 Companies Based in Dallas/Fort Worth
- 4th Largest Metro in the US (Dallas/Fort Worth Metroplex)



TEXAS SCULPTURE GARDEN



FRISCO HERITAGE MUSEUM

TENANT PROFILE

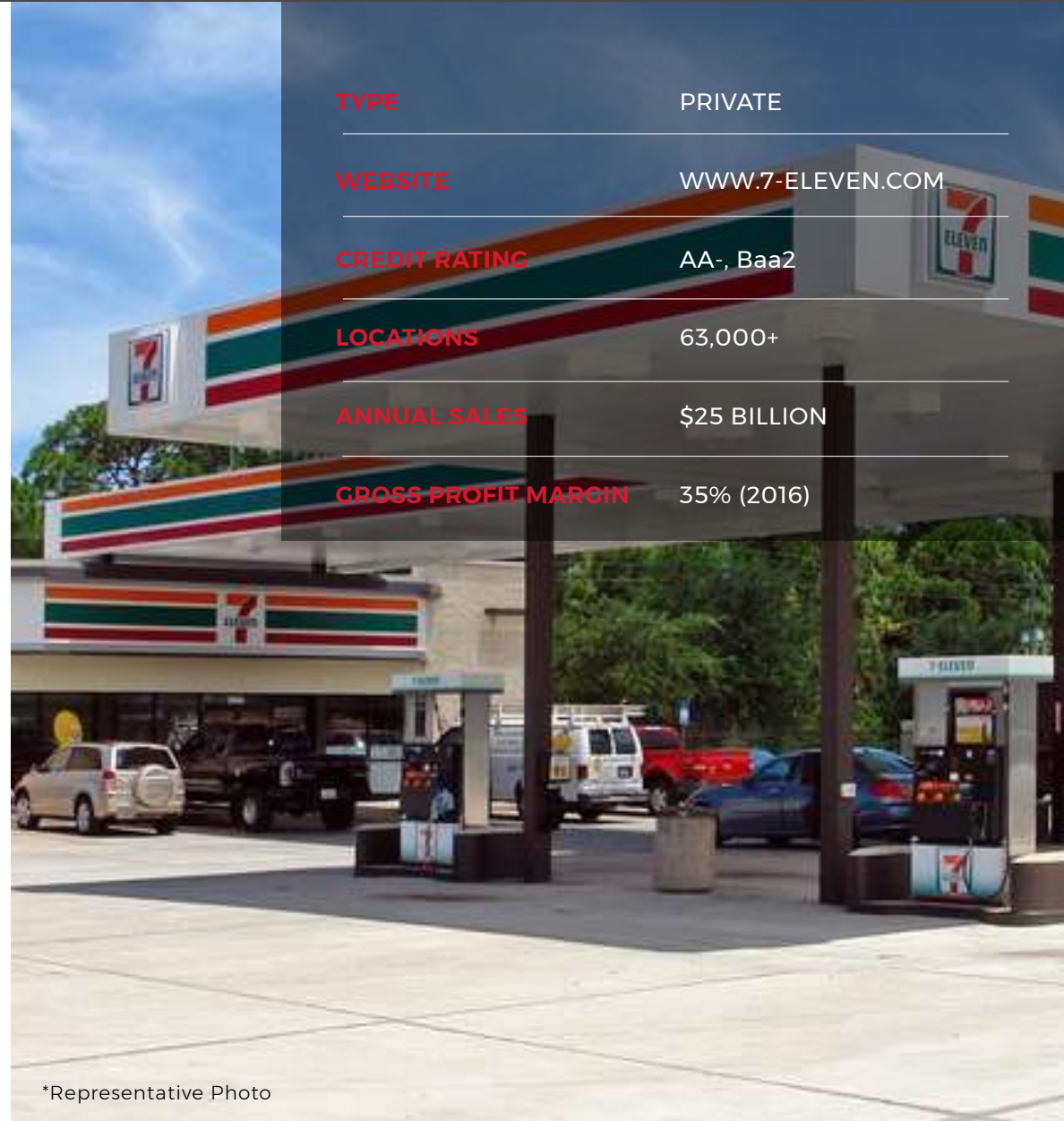


7-Eleven, Inc. is the premier name and largest chain in the convenience-retailing industry. Based in Irving, Texas, 7-Eleven® operates, franchises or licenses more than 63,000 stores in 18 countries, including 10,900 in North America.

Known for its iconic brands such as Slurpee®, Big Bite® and Big Gulp®, 7-Eleven has expanded into high-quality salads, side dishes, cut fruit and protein boxes, as well as pizza, chicken wings, cheeseburgers and hot chicken sandwiches. Customers also count on 7-Eleven for payment services, self-service lockers and other convenient services.

Founded in 1927 in Dallas, Texas, 7-Eleven pioneered the convenience store concept during its first years of operation as an ice company. The name 7-Eleven originated in 1946 when the stores were open from 7 a.m. to 11 p.m. Today, offering busy shoppers 24-hour convenience, seven days a week is the cornerstone of 7-Eleven's business.

7-Eleven focuses on meeting the needs of convenience-oriented guests. Each store's selection of about 2,500 different products and services is tailored to meet the needs and preferences of local guests. Stores typically vary in size from 2,400 to 3,000 square feet and are most often located on corners for great visibility and easy access.



*Representative Photo

TYPE	PRIVATE
WEBSITE	WWW.7-ELEVEN.COM
CREDIT RATING	AA-, Baa2
LOCATIONS	63,000+
ANNUAL SALES	\$25 BILLION
GROSS PROFIT MARGIN	35% (2016)





14441 ELDORADO PARKWAY | FRISCO, TX 75305

DEMOGRAPHICS

Overview (1 Mile Radius)

Median Household Income	Bachelor's Degree or Higher	Median Age	Most Common Ethnicity	Persons Per Household
\$169,833	67.9%	35.65	Asian (44.7%)	3.56



\$195,045
Average Household Income



Population

1 Mile Radius	26,139
3 Mile Radius	137,798
5 Mile Radius	303,249

Income

Median Household	\$169,833
Median House Value	\$760,375
Disposable Income	\$137,467

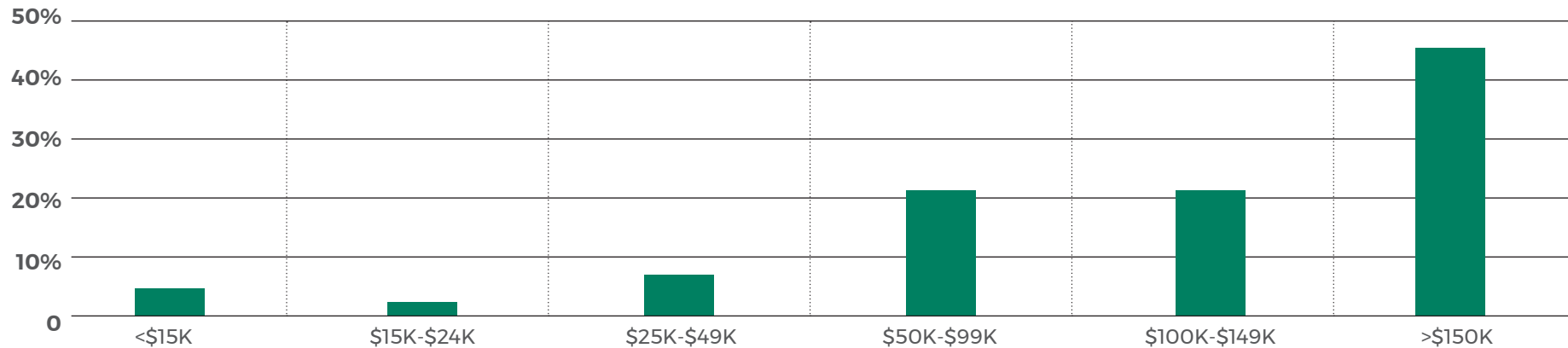
Household Type

Married Couple	82%
One Person Household	7%

Education

Bachelor/Grad Degree	58%
Some College	18%
High School Grad	12%
No HS Diploma	2%

Household Income



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Sources: Placer.ai



14441 ELDORADO PARKWAY | FRISCO, TX 75305

DEMOGRAPHICS - OVERVIEW

1 Mile

3 Mile

5 Mile

Population	26,139		137,798		303,249	
Households	7,231		42,831		102,417	
Persons per Household	3.61	142	3.21	126	2.96	116
Household Median Income	\$169,833.31	223	\$150,698.43	198	\$138,790.59	182
Household Median Disposable Income	\$142,359.14	217	\$127,208.57	194	\$117,537.88	179
Household Median Discretionary Income	\$104,890.27	218	\$97,486.53	203	\$89,458.84	186
Average Income Per Person	\$54,269.48	132	\$55,987.03	136	\$56,202.22	136
Median Rent	\$2,335.4	183	\$2,115.97	165	\$1,731.18	135
Median House Value	\$760,375.22	210	\$656,169.45	181	\$625,365.59	172
Households in Poverty	369 (5.1%)	40	1,460 (3.4%)	27	4,005 (3.9%)	31
Household Median Wealth	\$135,271.51	168	\$120,081.17	149	\$107,419.76	134
Average Age	33.59	82	35.05	86	36.13	89
Median Age	35.65	92	36.42	94	36.72	94
Households with Children	5,180 (71.6%)	265	24,536 (57.3%)	212	48,962 (47.8%)	177



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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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