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NET LEASE



7-ELEVEN NET LEASE OFFERING | \$2,050,000

1516 NE Killingsworth | Portland, OR

EXECUTIVE SUMMARY

Russell Hosner is pleased to exclusively market for sale the fee simple interest in a single tenant net leased 7-Eleven property located in Portland, Oregon. 7-Eleven is committed to this location as evidenced by their recently extended lease which expires in June 2030. 7-Eleven is an investment grade tenant with a Standard & Poor's rating of AA-.

The 3,000 square foot 7-Eleven is located at the signalized intersection of Killingsworth Street and 15th Avenue in a dense in-fill residential area. The intersection experiences traffic counts of 17,000+ vehicles per day. Directly adjacent to the property is a TriMet 8-Line bus stop which provides direct access to Downtown Portland. Retailers in the immediate area include Safeway (Albertsons), Walgreens, Wells Fargo, Bank of America and a number of quick service restaurants. The Multnomah County Health Department, local post office and Portland Police Department are all located within one-half mile of the property. The property is also immediately north of the Alberta Art District, a popular arts, restaurant, and shopping destination in Portland.

There are over 170,000 people living within a three-mile radius of the property earning an average household income of over \$85,000 per year.



7-Eleven is the world's largest convenience store chain operating, franchising and licensing more than 50,000 stores in 18 countries. 7-Eleven is also one of the nation's largest independent gasoline retailers and was ranked #1 by Entrepreneur Magazine in the 2017 annual "Franchise 500" ranking.



99E



7-Eleven (Corporate)
1516 NE Killingsworth



NE Killingsworth Street

Alberta Arts District &
Downtown Portland



INVESTMENT HIGHLIGHTS

- » Located in Portland, OR
- » Current lease term through June 30, 2030
- » Dense infill location
- » Corporately guaranteed
- » Absolute NNN lease with no landlord responsibilities
- » Rental escalation in primary term and three 5-year renewal option periods
- » Strong performing store as evidenced by recent lease extension
- » Excellent visibility and convenient access
- » Densely populated area with over 175,000 people living within a three-mile radius and nearly 400,000 people living within a five-mile radius of the property
- » 7-Eleven is an investment grade rated tenant (S&P: AA-)

PROPERTY & LEASE HIGHLIGHTS

PROPERTY INFORMATION

Address:	1516 NE Killingsworth Street, Portland, OR 97211
Year Built:	1938 / 2012
Building Size:	3,000 SF
Land Size:	0.21 Acres
Parking:	9 Spaces

Price	\$2,050,000
Cap Rate	6%
Net Operating Income	\$123,420
After Next Rent Increase	July 1, 2025



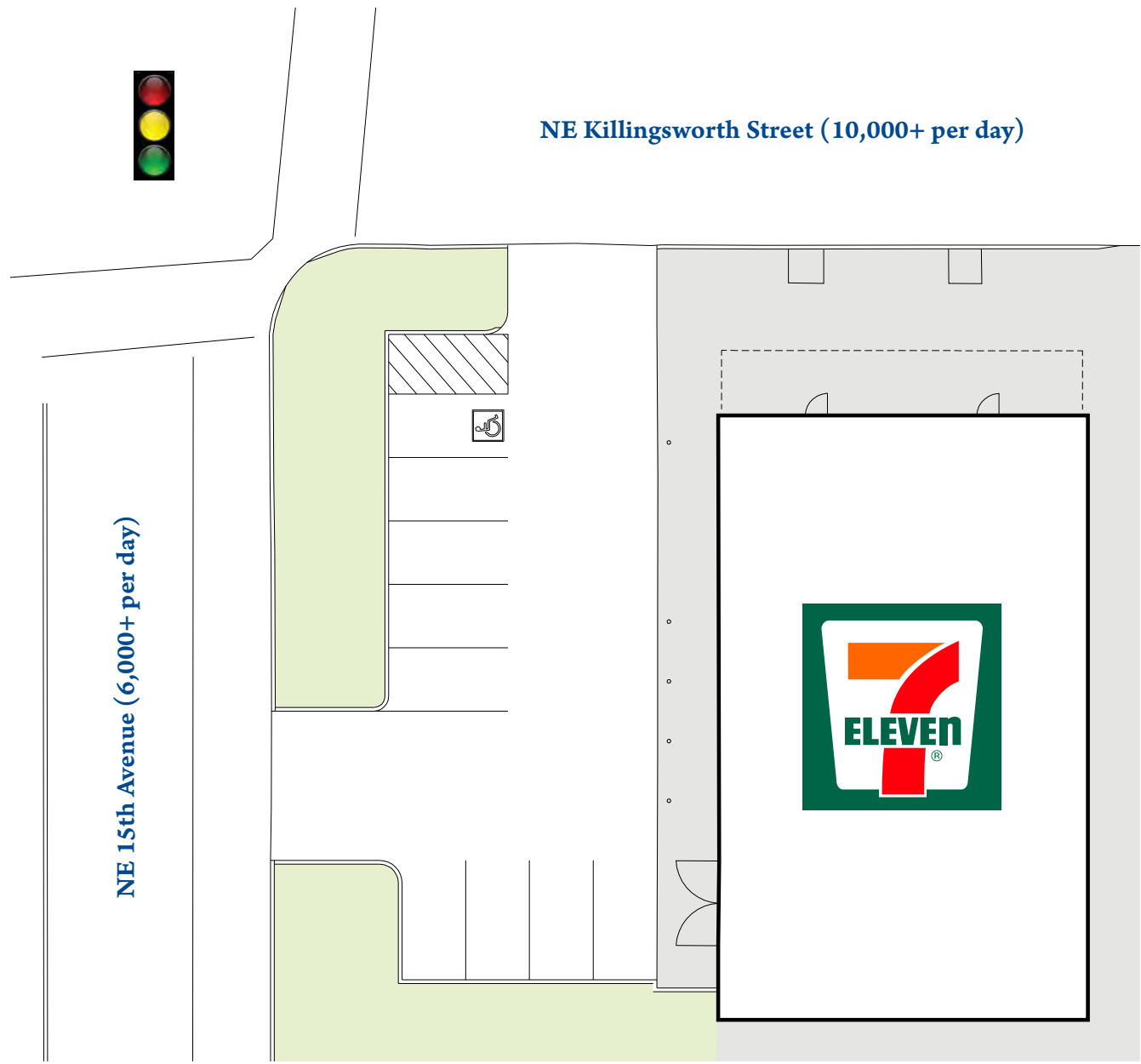
LEASE INFORMATION

Renewal Options:	Three 5-Year
Lease Commencement:	August 1, 2012
Lease Expiration:	June 30, 2030
Tenant:	7-Eleven, Inc.
Standard & Poor's Rating:	AA-
Lease Type:	Absolute NNN-No Landlord Responsibilities

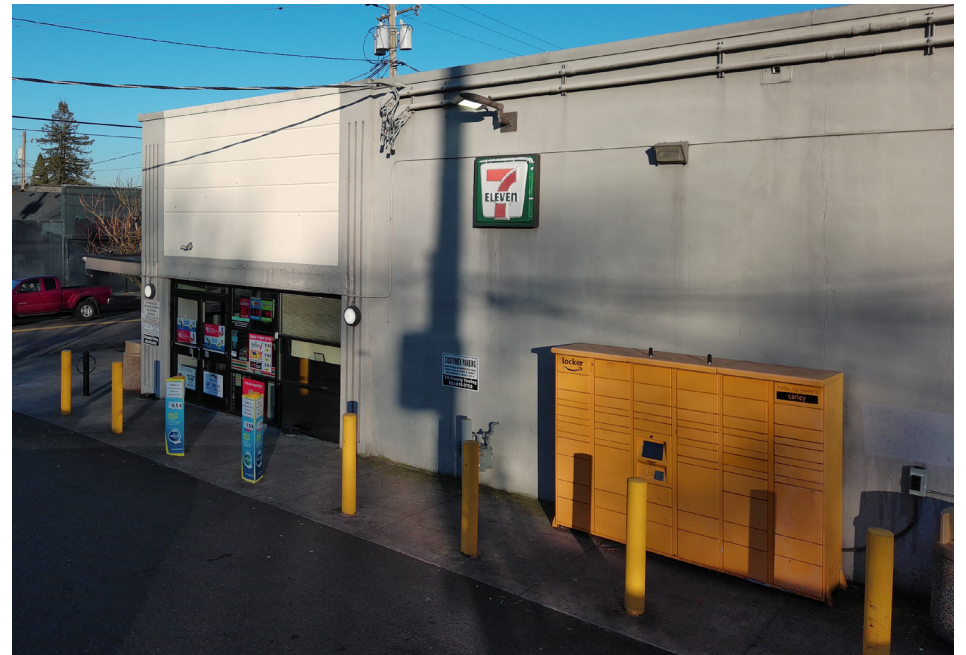
RENT SCHEDULE

Years	Monthly Rent
Current Term (eff date through 6/30/2025)	\$9,350.00
Current Term: 7/1/2025 - 6/30/2030	\$10,285.00
Extended Term: 7/1/2030 - 6/30/2035	\$11,313.50
Extended Term: 7/1/2035 - 6/30/2040	\$12,444.85
Extended Term: 7/1/2040 - 6/30/2045	\$13,689.34

PROPERTY & LEASE HIGHLIGHTS | SITE PLAN



PROPERTY & LEASE HIGHLIGHTS | EXTERIOR PHOTOS



PROPERTY & LEASE HIGHLIGHTS | TENANT PROFILE



7-Eleven is the world’s largest convenience store chain operating, franchising and licensing more than 56,000+ stores in 18 countries. 7-Eleven is also one of the nation’s largest independent gasoline retailers.

Founded in 1927 in Dallas, Texas, 7-Eleven pioneered the convenience store concept during its first years of operation as an ice company when its retail outlets began selling perishable items as a convenience to guests. The company’s iconic products have become a substantial part of American culture from its well-known Big Gulp® fountain soft drink and Big Bite® grill items to the Slurpee® beverage and its fresh-brewed coffee. 7-Eleven’s food service offerings bring guests a proprietary line of prepared-fresh-daily and daily delivered deli sandwiches, wraps, breakfast sandwiches and a wide assortment fruits, salads and baked goods.

The name 7-Eleven originated in 1946 when the stores were open from 7:00AM to 11:00PM. 7-Eleven was ranked #1 by Entrepreneur Magazine in the 2017 annual “Franchise 500” ranking. It is an investment grade rated company with a Standard & Poor’s rating of AA-.

TENANT INFORMATION

Website:	www.7-eleven.com
Founded:	1927
Number of Locations:	56,000+
Number of Employees:	45,000+
Standard & Poor’s Rating:	AA-
Headquarters:	Irving, Texas



AREA HIGHLIGHTS | LOCATION



Named after Portland, Maine, the Oregon settlement began to be populated in the 1830s near the end of the Oregon Trail. Its water access provided convenient transportation of goods, and the timber industry was a major force in the city's early economy. Portland's location is beneficial for several industries. Relatively low energy cost, accessible resources, north-south and east-west Interstates, international air terminals, large marine shipping facilities, and both west coast intercontinental railroads are all economic advantages.

The Portland metro area has become a business cluster for athletic and footwear manufacturers. The area is home to the global, North American or U.S. headquarters of Nike, Adidas, Columbia Sportswear, LaCrosse Footwear, Dr. Martens, Li-Ning, Keen, and Hi-Tec Sports. While headquartered elsewhere, Merrell, Amer Sports and Under Armour have design studios and local offices in the Portland area. Other notable Portland-based companies include film animation studio Laika; commercial vehicle manufacturer Daimler Trucks North America; advertising firm Wieden+Kennedy; bankers Umpqua Holdings; and retailers Fred Meyer, New Seasons and Storables.

Portland is frequently recognized as one of the world's most environmentally conscious cities because of its high walkability, large community of bicyclists, farm-to-table dining, expansive network of public transportation options, and over 10,000 acres of public parks. Its climate is marked by warm, dry summers and cool, rainy winters. This climate is ideal for growing roses, and Portland has been called the "City of Roses" for over a century.

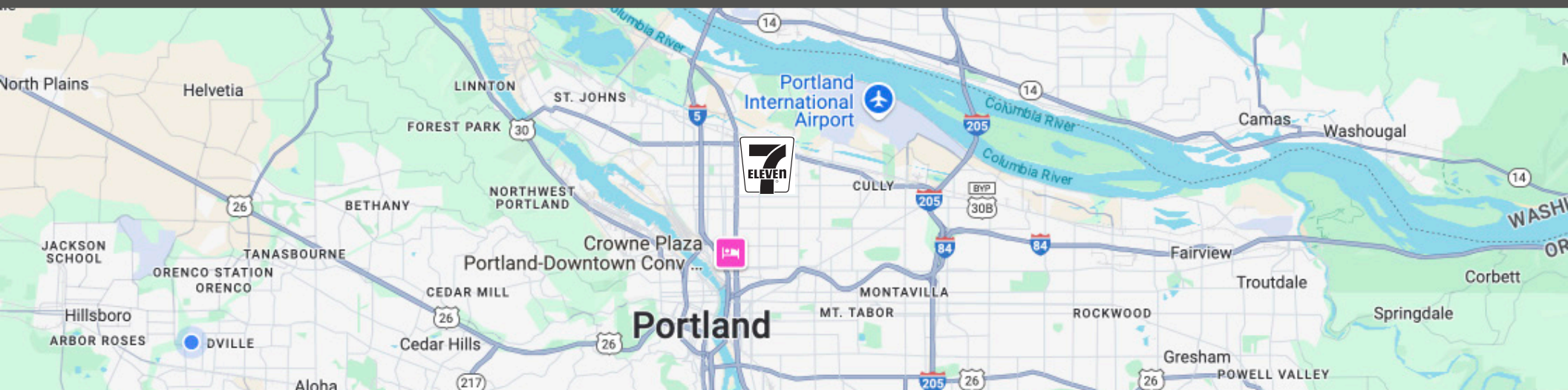


AREA HIGHLIGHTS | DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
Total Population	41,221	175,931	397,649
Total Households	16,362	78,473	177,732
INCOME	1 MILE	3 MILE	5 MILE
Median Household Income	96,643	92,633	87,618
Median Age (Years)	36.5	38.9	38.9

Portland is the largest city in Oregon and the seat of Multnomah County. It is a major port in the Willamette Valley region of the Pacific Northwest, at the confluence of the Willamette and Columbia rivers. The city covers 145 square miles and has an estimated population of 622,882 people, making it the 26th most populous city in the United States, and the second-most populous in the Pacific Northwest. Approximately 2,243,000 people live in the Portland metropolitan statistical area (MSA).

www.portlandoregon.gov / www.travelportland.com



AREA HIGHLIGHTS | ALBERTA ARTS DISTRICT

Alberta Arts District is the heart of an arts, restaurant, and shopping district approximately 20 blocks long on Alberta Street.



Downtown Portland

Alberta Arts District

7-Eleven (Corporate)
1516 NE Killingsworth



NE 15th Ave

NE Killingsworth Street

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Russell Hosner and should not be made available to any other person or entity without the written consent of Russell Hosner.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Russell Hosner has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Russell Hosner has not verified, and will not verify, any of the information contained herein, nor has Russell Hosner conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

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