

15 YEAR ABSOLUTE NNN CORPORATE LEASE

56,000 VPD SIGNALIZED HARD CORNER

148,000 POPULATION WITHIN 5 MILES



BRAND NEW 2023 CONSTRUCTION 7-ELEVEN GAS STATION AND C-STORE
SEC SOUTH SANDERSON AVE & W STETSON AVE, HEMET, CA 92545
RIVERSIDE COUNTY, CALIFORNIA

EXCLUSIVELY LISTED BY:
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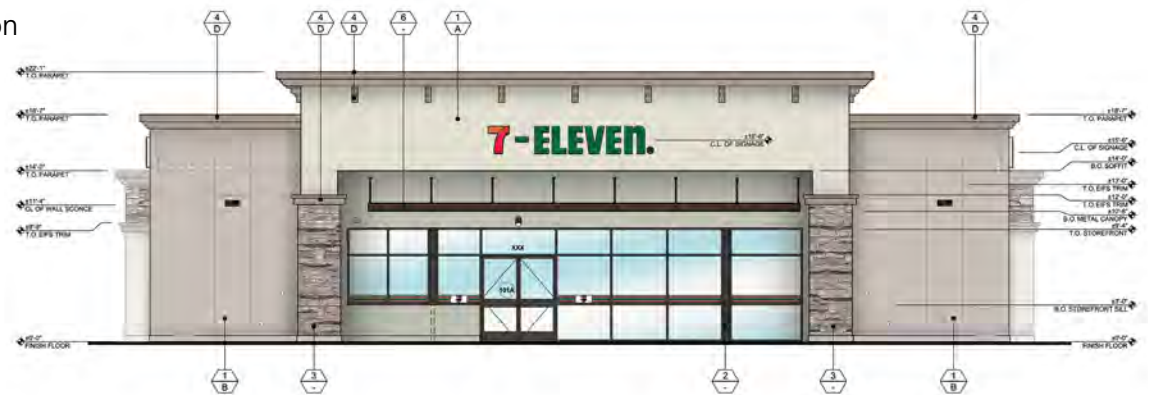
 FINANCIAL SUMMARY

Price	\$6,644,444
Cap Rate	4.50%
NOI (Year 1-5)	\$299,000
Lease Term	15 Years
Construction Completion	Q4 2023 (est.)
Building Size	4,088 SF
Land Size	37,429 SF



 LEASE SUMMARY

Lease Type	Absolute NNN
Tenant	7-Eleven, Inc. A Texas Corporation
Guarantor	Corporate
Rent Commencement Date	Q1 2024 (est.)
Lease Expiration Date	15 Years
Rental Escalations	7.5% Every 5 Years
Options	Four 5-Year
ROFO	Yes



RENT SCHEDULE

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Term	Annual Rent	Monthly Rent	Rental Escalation
Years 1-5 (Initial Term)	\$299,000	\$24,917	-
Years 6-10 (Initial Term)	\$321,425	\$26,785	7.50%
Years 11-15 (Initial Term)	\$345,532	\$28,794	7.50%
Years 16-20 (Option 1)	\$371,447	\$30,954	7.50%
Years 21-25 (Option 2)	\$399,305	\$33,275	7.50%
Years 26-30 (Option 3)	\$429,253	\$35,771	7.50%
Years 31-35 (Option 4)	\$461,447	\$38,454	7.50%

PROPERTY OVERVIEW

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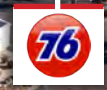
55,736 VPD



W STETSON AVE



FUTURE FAST FOOD



S SANDERSON AVE

PROJECT HIGHLIGHTS

LONG TERM PASSIVE INCOME STREAM SECURED BY INVESTMENT GRADE CREDIT AND STRONG REAL ESTATE FUNDAMENTALS.

- 2023 Build-to-Suit with 7-Eleven, Inc. (S&P Rated A)
- Corporate 7-Eleven lease guaranty
- Brand new 2023 construction
- Absolute NNN lease presents no landlord obligations
- Newest prototype store with 12 bay fuel canopy and 4,000 SF convenience store
- Hedge against inflation with rental escalations in primary term and option periods
- 7-Eleven operates over 83,000 locations in 18 countries
- Resilient business model; e-commerce and pandemic resistant "essential business"
- Fee simple lease, allowing for accelerated depreciation*

*Consult with legal, tax or accounting professional.

REAL ESTATE HIGHLIGHTS

IDEAL LOCATION FOR 7-ELEVEN GAS STATION

- Excellent real estate fundamentals at 56K vehicle per day hard corner
- Nearly 40,000 new housing units are being processed which will add a projected 120,000 additional people to the trade area.
- Situated at the southeast corner of W Stetson Ave and S Sanderson Ave
- Located directly across the street from Page Plaza featuring Walmart Supercenter, Walgreens, US Bank, Starbucks, Dollar Tree, Hibbett Sports, Buffalo Wild Wings
- The subject site sits across the street from a Walmart Supercenter with estimated sales of \$100 million a year.
- Directly adjacent to brand new construction Super Star Car Wash
- Over 148,000 people living within 5 miles of site

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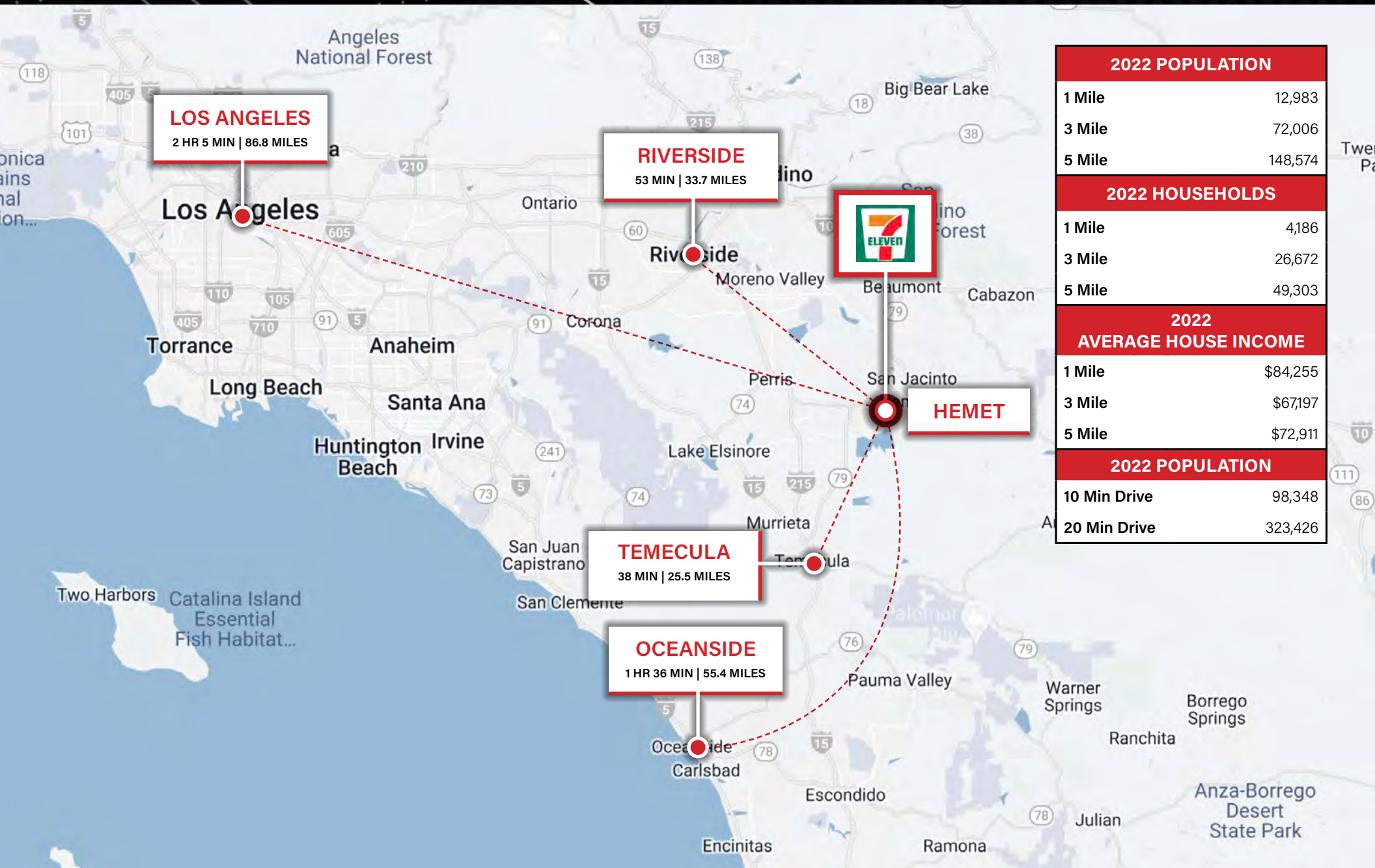
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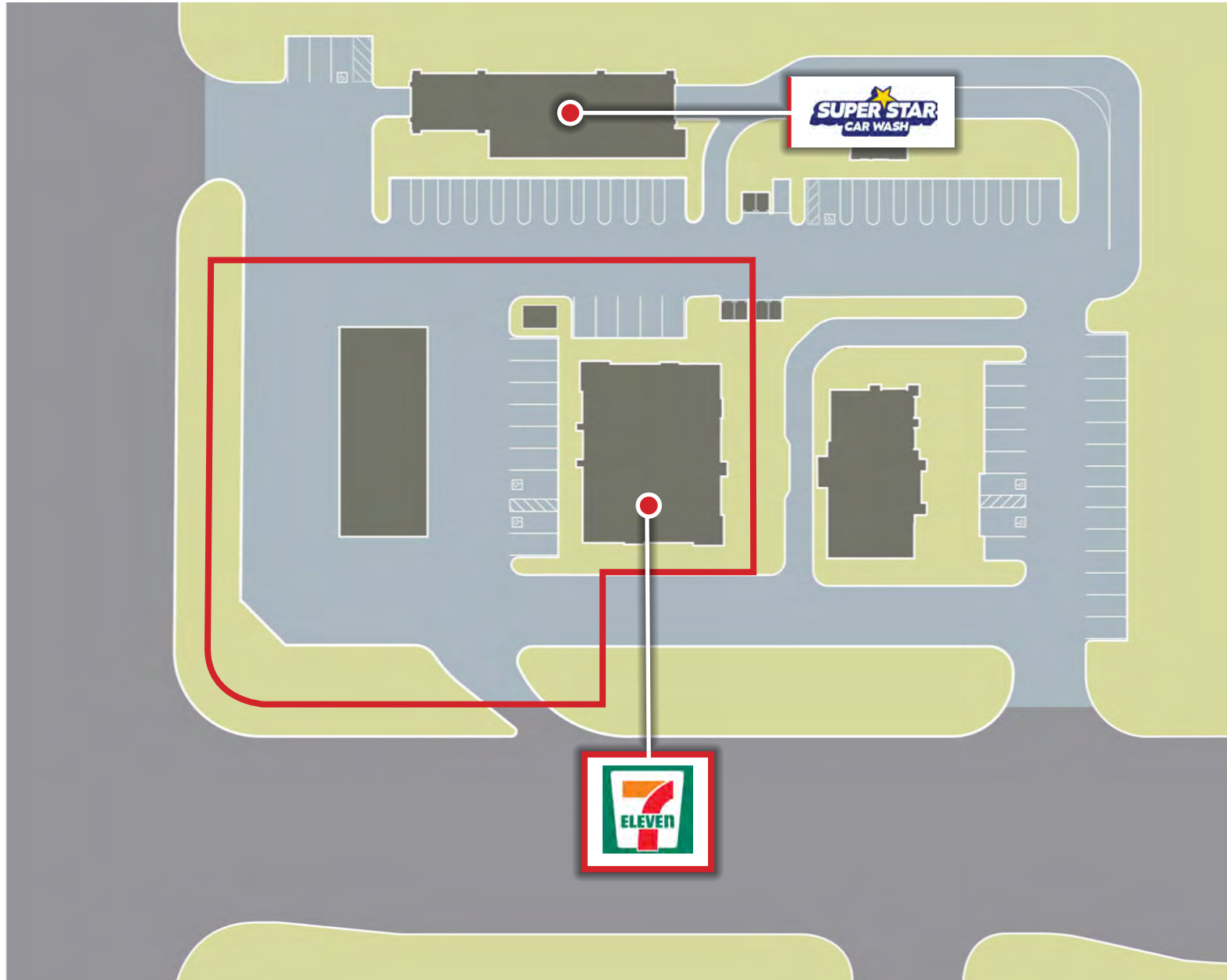


LOCATION MAP

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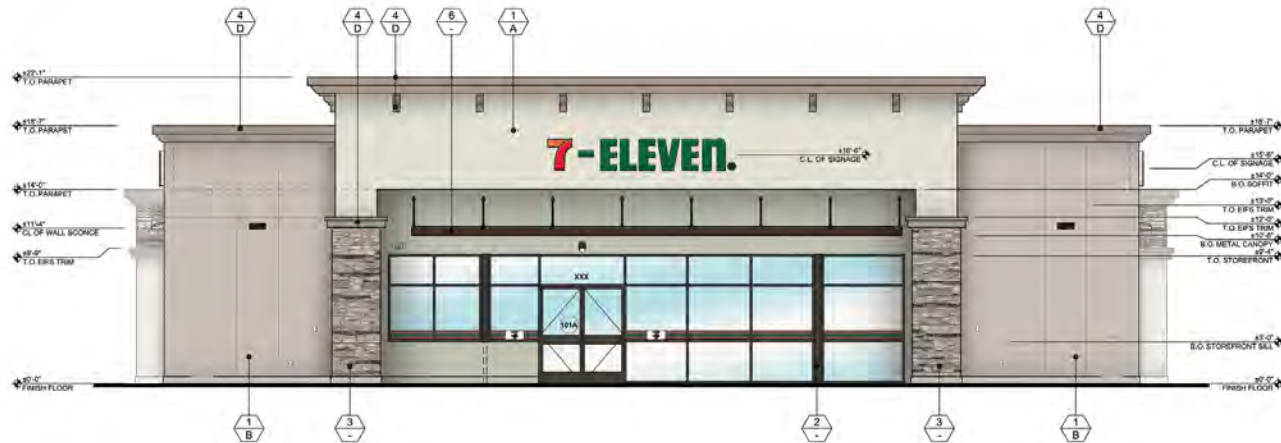


2022 POPULATION	
1 Mile	12,983
3 Mile	72,006
5 Mile	148,574
2022 HOUSEHOLDS	
1 Mile	4,186
3 Mile	26,672
5 Mile	49,303
2022 AVERAGE HOUSE INCOME	
1 Mile	\$84,255
3 Mile	\$67,197
5 Mile	\$72,911
2022 POPULATION	
10 Min Drive	98,348
20 Min Drive	323,426





EXTERIOR ELEVATION - EAST



EXTERIOR ELEVATION - NORTH

TENANT DESCRIPTION

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\$ MARKET CAP
\$40B

🚀 FOUNDED
1927

📍 STOCK TICKER
Seven & i Holdings Co., Ltd. (SVNDY)

🌐 COUNTRIES
Located in 18 Countries

📍 LOCATIONS
83,000

🌐 WEBSITE
www.7-eleven.com

In 1927, 7-Eleven showed the world just how convenient shopping could be – and they've been doing it every day since. Today, 7-Eleven is a global brand with more stores than any other retailer in the world – more than 83,000 across 18 countries to be exact. 7-Eleven, Inc. now operates a robust family of banners and brands, including Speedway®, Stripes®, Laredo Taco Company® and Raise the Roost® Chicken and Biscuits locations throughout the U.S. The brand also has a history of firsts — coffee in to-go cups, 24/7 hours and self-serve soda fountains, to name a few. Not to mention iconic products – like Slurpee® and Big Gulp® drinks – that have become a part of American culture. As the world's largest convenience retailer, 7-Eleven also helped pioneer the Franchise model and is now consistently ranked as a top-10 Franchisor – a true testament to our entrepreneurial spirit. Although 7-Eleven has grown significantly over the years, they remain laser focused on innovating to meet the needs of customers. Today, 7-Eleven, Inc. is wholly-owned by Seven & i Holdings Co. Ltd.



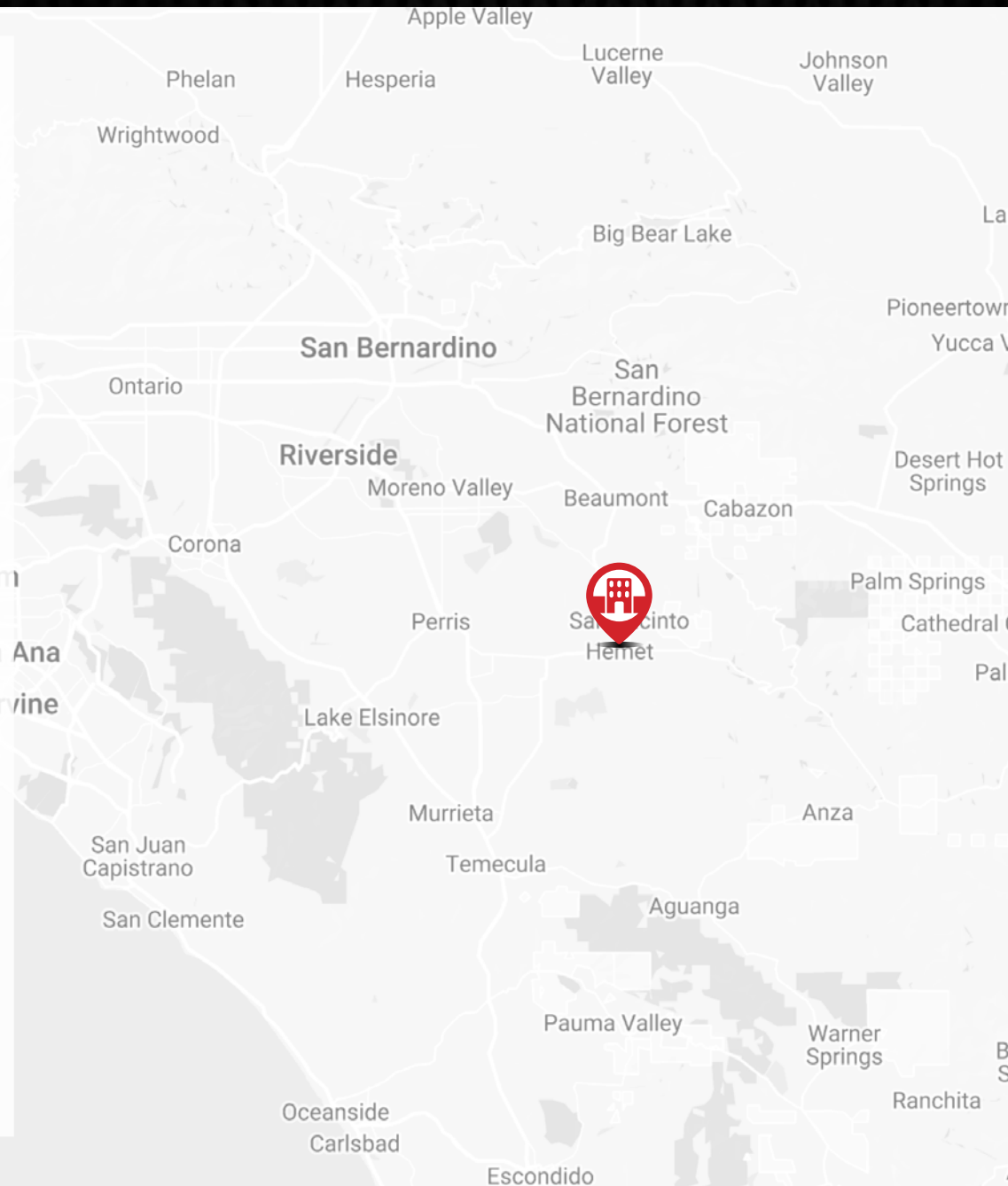
HEMET, CALIFORNIA

Hemet is a large, mostly suburban community in the San Jacinto Valley-- one hour from Palm Springs, ninety minutes from San Diego, and two hours from Los Angeles. Local community members of Hemet have ample opportunities to explore the wilds of southern California, with thousands of square miles of forests, deserts, and mountains just a short drive away and Diamond Valley Lake just on the south side of town. The downtown area around East Florida Avenue is known as the Harvard District, and features several locally-owned shops, cafes, and bars in a walkable environment.

The founding of Hemet, initially called South San Jacinto, predates the formation of Riverside County. This area was then still part of San Diego County. The formation of Lake Hemet helped the city to grow and stimulated agriculture in the area.

The city is known for being the home of The Ramona Pageant, California's official outdoor play set in the Spanish colonial era. Started in 1923, the play is one of the longest-running outdoor plays in the United States.

Hemet has been named a Tree City USA for 20 years by the Arbor Day Foundation for its dedication to the local forest. The city is home to the Hemet Valley Medical Center, a 320-bed general hospital.



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