



7-ELEVEN (Corporate)
11065 Main Street
Frisco, TX 75035 (Dallas MSA)

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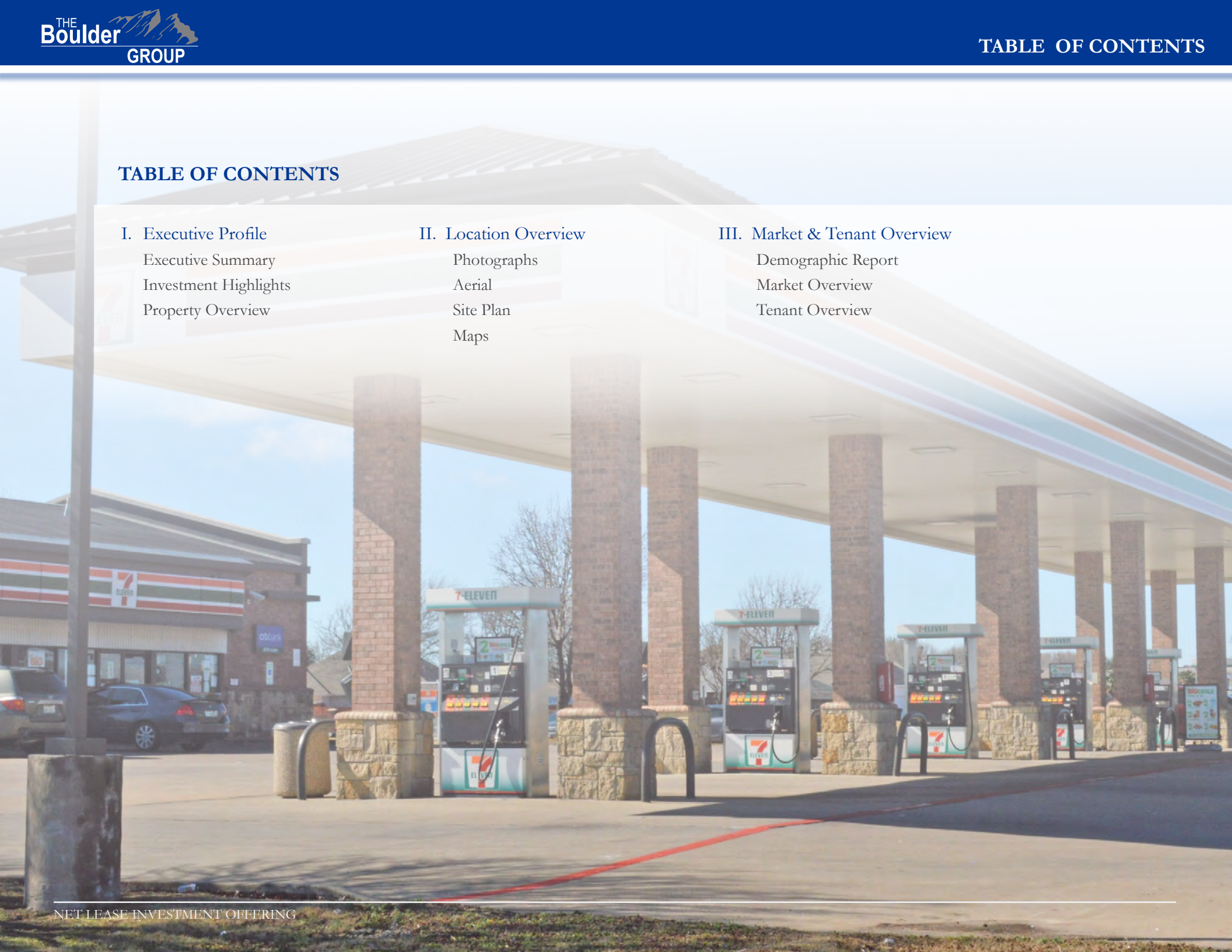
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**DISCLAIMER
STATEMENT:**

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 The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

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. The Boulder Group 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, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group 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.



EXECUTIVE SUMMARY:

The Boulder Group is pleased to exclusively market for sale a single tenant absolute net lease 7-Eleven property located within the Dallas MSA. The property is located in a densely populated area with roughly 80,000 people living within a three mile radius. The property has a hard corner location at a signalized intersection and is accessible from curb cuts along Main Street and Hillcrest Road. 7-Eleven has successfully operated at this location since 2001. The lease was recently extended ten years and expires June 30, 2030. The lease has a 10% rental escalation in the initial term and three 5-year renewal options with 10% rental escalations. 7-Eleven is an investment grade tenant with a Standard & Poor's rating of AA-.

The 3,001 square foot 7-Eleven is located in a dense-infill urban area neighborhood, boasting average annual household incomes within a one-mile radius of over \$109,000. Retailers in the area include Walmart, Kroger, Kohl's, Aldi, Chick-fil-A & CVS Pharmacy.

7-Eleven has successfully operated at this located since 2001 due to its' strategic neighborhood location in one of Dallas' more densely populated neighborhoods and 12th fastest growing city in the nation. The surrounding area is poised for growth with a forecasted population growth of more than 3% annually through 2021 within three miles. The city of Frisco's population from 2000 to 2009 grew 247% making it the fastest growing city in America for the decade.

7-Eleven recently signed a lease extension adding an addition ten years to the initial term that will expires June 30, 2030. The lease is an absolute triple net with a 10% increase in the initial term and three 5-year renewal options with 10% rental escalations. 7-Eleven is the world's largest retail store chain with more than 56,600 locations throughout the world. 7-Eleven is an investment grade rated company with a Standard & Poor's rating of AA-.

**INVESTMENT
HIGHLIGHTS:**

- Located within the Dallas MSA
- Long term lease with more than 13 years remaining
- Corporately guaranteed
- Absolute NNN lease with no landlord responsibilities
- Strong performing store as evidence by recent lease extension
- 7-Eleven is an investment grade rated tenant (S&P: AA-)
- 10% rental escalation in initial term and three 5-year renewal options
- Located at the signalized intersection of Main Street and Hillcrest Road
- Located in a dense urban area with roughly 80,000 people living within a three mile radius earning average household incomes in excess of \$115,000 per annum
- Retailers located in the area include Walmart, Kroger, Kohl's, Aldi, Chick-fil-A & CVS Pharmacy

PROPERTY OVERVIEW:

Price:	\$5,640,100												
Cap Rate:	5.10%												
Rent Schedule:	<table> <thead> <tr> <th><u>NOI</u></th> <th><u>Escalation Date</u></th> </tr> </thead> <tbody> <tr> <td>\$287,645</td> <td></td> </tr> <tr> <td>\$316,410</td> <td>7/1/2025</td> </tr> <tr> <td>\$348,051</td> <td>7/1/2030 (Option 1)</td> </tr> <tr> <td>\$382,856</td> <td>7/1/2035 (Option 2)</td> </tr> <tr> <td>\$421,141</td> <td>7/1/2040 (Option 3)</td> </tr> </tbody> </table>	<u>NOI</u>	<u>Escalation Date</u>	\$287,645		\$316,410	7/1/2025	\$348,051	7/1/2030 (Option 1)	\$382,856	7/1/2035 (Option 2)	\$421,141	7/1/2040 (Option 3)
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\$287,645													
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\$382,856	7/1/2035 (Option 2)												
\$421,141	7/1/2040 (Option 3)												
Renewal Options:	Three 5-Year												
Lease Commencement Date:	November 1, 2001												
Lease Expiration Date:	June 30, 2030												
Tenant:	7-Eleven												
Credit:	AA- (S&P)												
Year Built	2001												
Lease Type:	NNN												
Rentable Square Feet	3,001 SF												
Lot Size:	1.50 Acres												



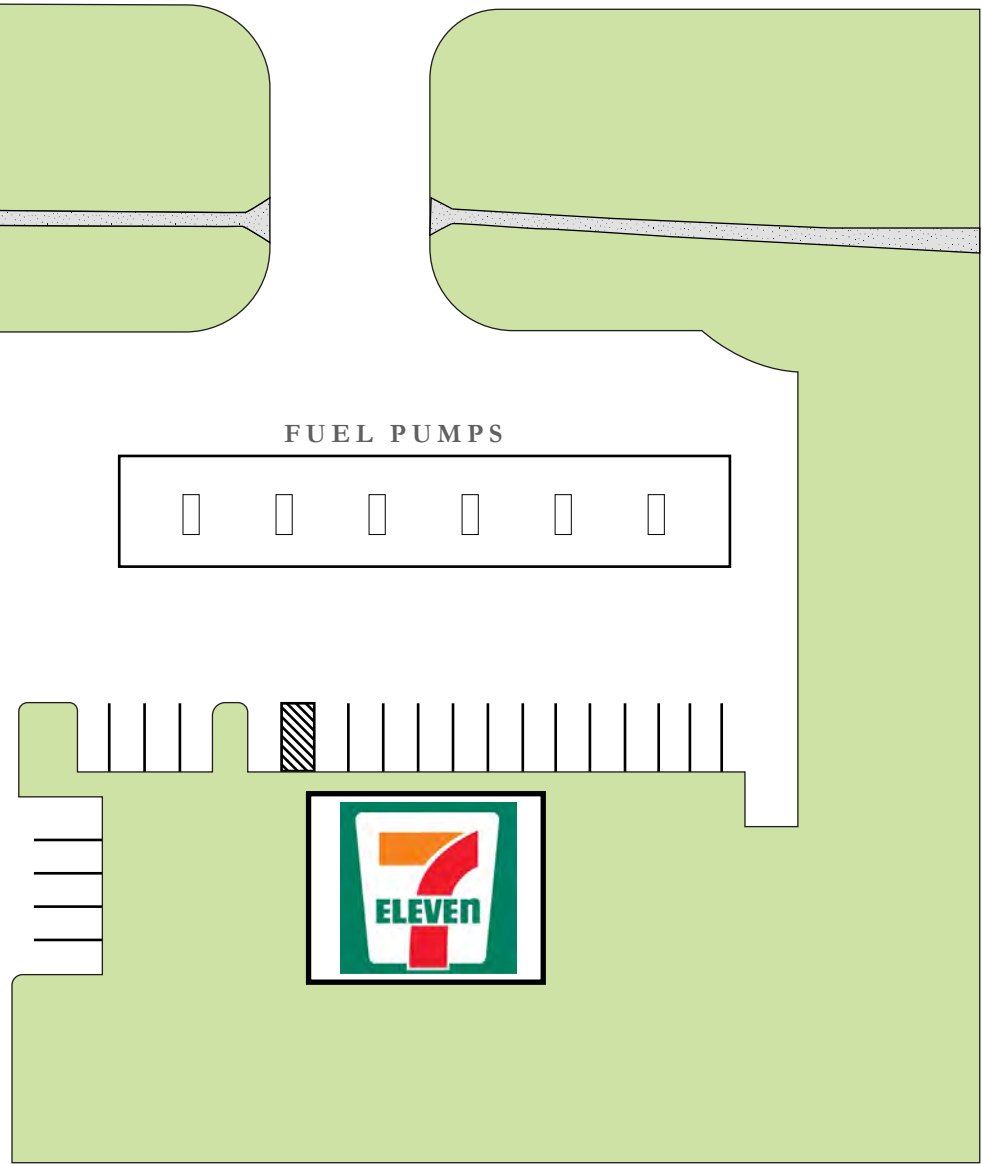




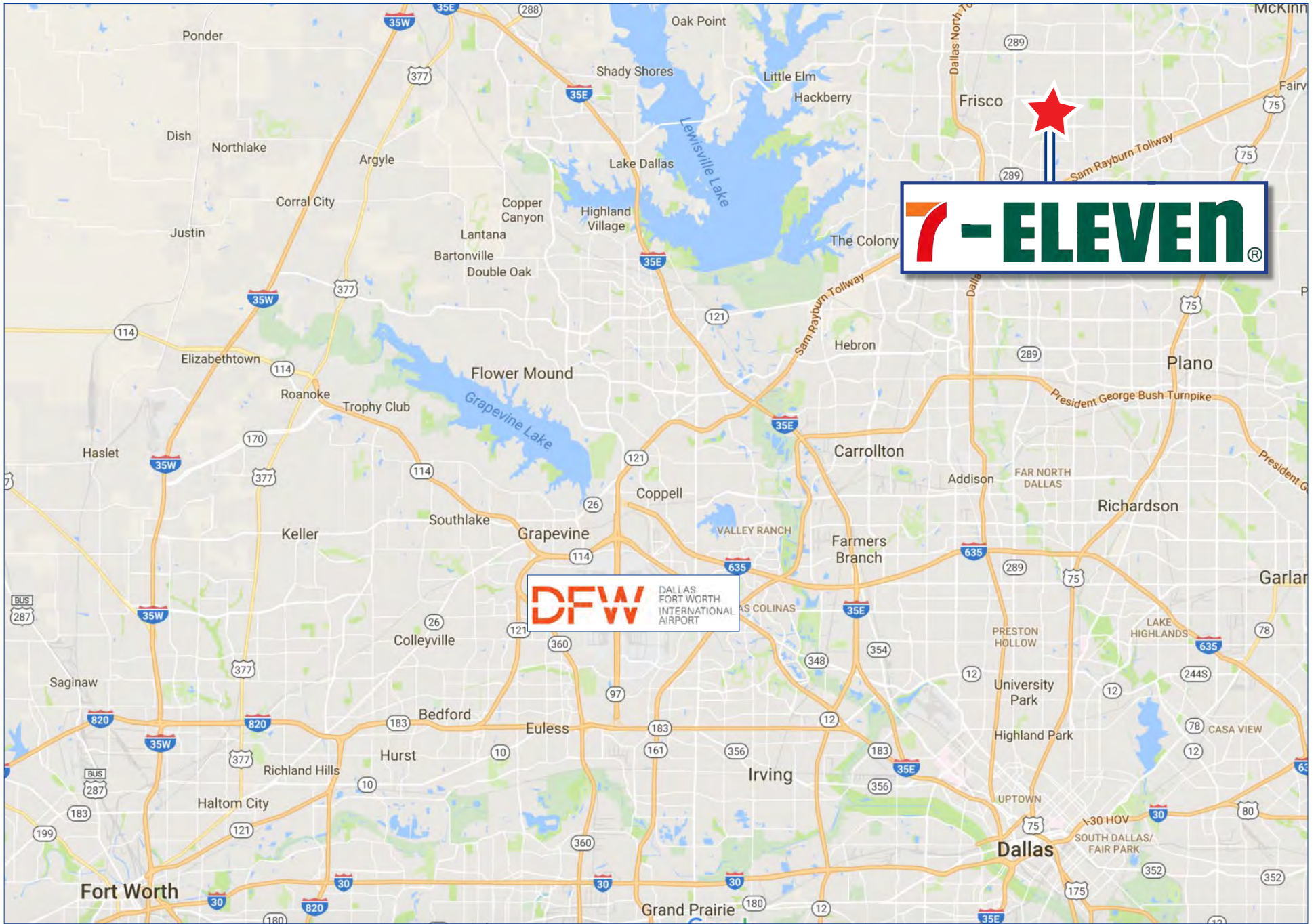
HILLCREST ROAD (8,539 VPD)

MAIN STREET (12,828 VPD)

FUEL PUMPS







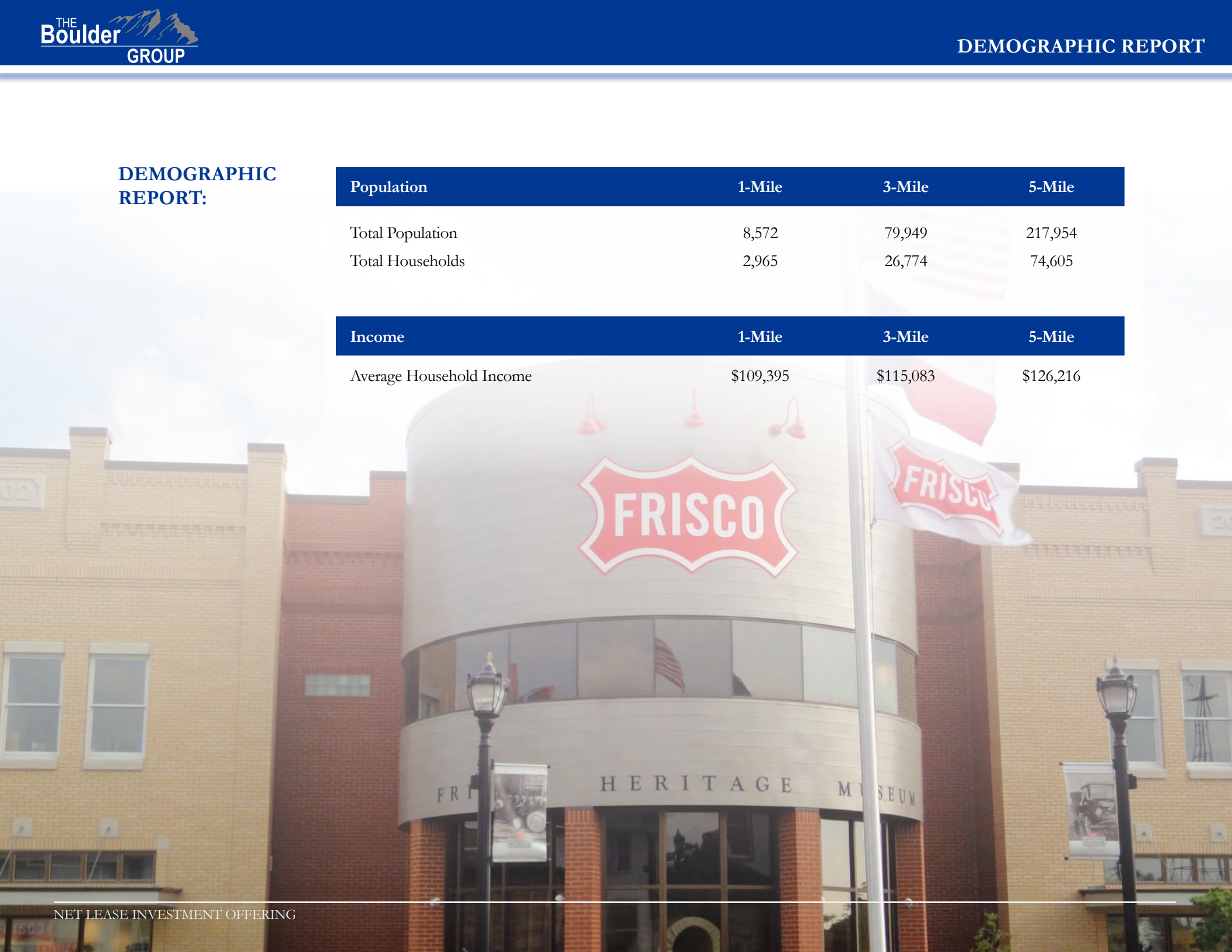
DEMOGRAPHIC REPORT:

Population	1-Mile	3-Mile	5-Mile
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Total Population	8,572	79,949	217,954
Total Households	2,965	26,774	74,605

Income	1-Mile	3-Mile	5-Mile
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Average Household Income	\$109,395	\$115,083	\$126,216
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**MARKET
OVERVIEW:**

Frisco, Texas

Frisco, Texas is located in Denton and Collin Counties, approximately 25 minutes north of Dallas and the Dallas/Fort Worth International Airport.



As of January 2017, Frisco has an estimated population of 159,920 people and currently the 12th fastest growing city in the nation. Frisco's population had grown 247% from 2000 to 2009, making it the fastest growing city in America for the decade. Like many of the cities located in the booming northern suburbs of Dallas, Frisco serves as a bedroom community for many professionals who work in the Dallas-Fort Worth metropolitan area. Frisco has been recognized by Money Magazine as one of the top 100 places to live in the United States and was named one of the top places to relocate by Forbes.com in 2009.

Frisco recently built Frisco Square, a mixed-use development that has become the new downtown. Frisco Square has about 250 rental residential units, seven restaurants and 40,000 square feet of commercial office space. Frisco is also home to four colleges and universities, with eighteen more within a 60-mile radius.

Frisco is a destination sports town with the Dallas Cowboys moving their corporate headquarters to Frisco in June 2016. The 91-acre Dallas Cowboys project, "The Star," includes the team's new headquarters and training facilities. The Dallas Stars also call Frisco home, with their corporate office and official practice ice located adjacent to the Stonebriar Centre Mall. FC Dallas major league soccer play at Toyota Stadium in Frisco, where a variety of concerts, football games and national and international soccer games also take place. The Frisco RoughRiders AA Affiliate of the Texas Rangers play at Dr Pepper Ballpark in Frisco, and the NBA Development League team, Texas Legends, play at Dr Pepper Arena in Frisco.

www.ci.frisco.tx.us



**MARKET
OVERVIEW:**

Dallas, Texas

Dallas is a major city in the state of Texas and is the largest urban center of the fourth most populous metropolitan area in the United States. The city proper ranks ninth in the U.S. and third in Texas after Houston and San Antonio. The city's prominence arose from its historical importance as a center for the oil and cotton industries, and its position along numerous railroad lines. According to the 2010 United States Census, the city had a population of 1,197,816. The United States Census Bureau's estimate for the city's population increased to 1,300,092 as of July 1, 2015.



BIG THINGS HAPPEN HERE

The city is the largest economic center of the 12-county Dallas–Fort Worth–Arlington metropolitan area, which had a population of 7,102,796 as of July 1, 2015, representing growth in excess of 676,000 people since the 2010 census. In 2014, the metropolitan economy surpassed Washington, DC to become the fifth largest in the United States, with a 2014 real GDP over \$504 billion. In 2013, the metropolitan area led the nation with the largest year-over-year increase in employment and advanced to become the fourth-largest employment center in the nation (behind New York City, Los Angeles and Chicago) with more than three million non-farm jobs. As of June 2016, the metropolitan job count has increased to 3,523,400 jobs. The city's economy is primarily based on banking, commerce, telecommunications, technology, energy, healthcare and medical research, and transportation and logistics.

Dallas is home to the third-largest concentration of Fortune 500 companies in the nation (behind New York City and Houston). In the latest rankings released in 2013, Dallas was rated as a “beta plus” world city by the Globalization and World Cities Study Group & Network, and was 14th in world rankings of GDP by the Organization for Economic Co-operation and Development.

Located in North Texas, Dallas is the main core of the largest metropolitan area in the South and the largest inland metropolitan area in the United States that lacks any navigable link to the sea. Dallas and nearby Fort Worth were developed due to the construction of major railroad lines through the area allowing access to cotton, cattle, and later oil in North and East Texas. The construction of the Interstate Highway System reinforced Dallas' prominence as a transportation hub with four major interstate highways converging in the city, and a fifth interstate loop around it. Dallas developed as a strong industrial and financial center, and a major inland port, due to the convergence of major railroad lines, interstate highways, and the construction of Dallas/Fort Worth International Airport, one of the largest and busiest airports in the world.

The strong economy and wealthy population provides the city with a collection of arts, cultural assets, and parks. The many cultural landmarks include theaters, the Dallas Museum of Art, the Meyerson Symphony Center, and the Frank Lloyd Wright-inspired Dallas Theater Center. The city features numerous national sporting teams including NFL Cowboys, MLB Rangers, NBA Mavericks, and NHL Stars, which all draw a strong local and national following. Favorably there are no local or state income taxes for Dallas residents and no corporate or personal income taxes in Texas. Dallas reputedly has more retail stores and restaurants per capita than any other place in the country.

dallascityhall.com

**TENANT
OVERVIEW:**

7-Eleven

7-Eleven is the world's largest convenience store chain operating, franchising and licensing more than 56,600 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 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. 7-Eleven is an investment grade rated company with a Standard & Poor's rating of AA-.

Website:	www.7-eleven.com
Number of Locations Worldwide:	56,600
Number of Employees:	45,000+
Founded:	1927
Headquarters:	Irving, Texas
Standard & Poor's Rating:	AA-





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