



130 HARDER ROAD

7-ELEVEN

HAYWARD, CALIFORNIA



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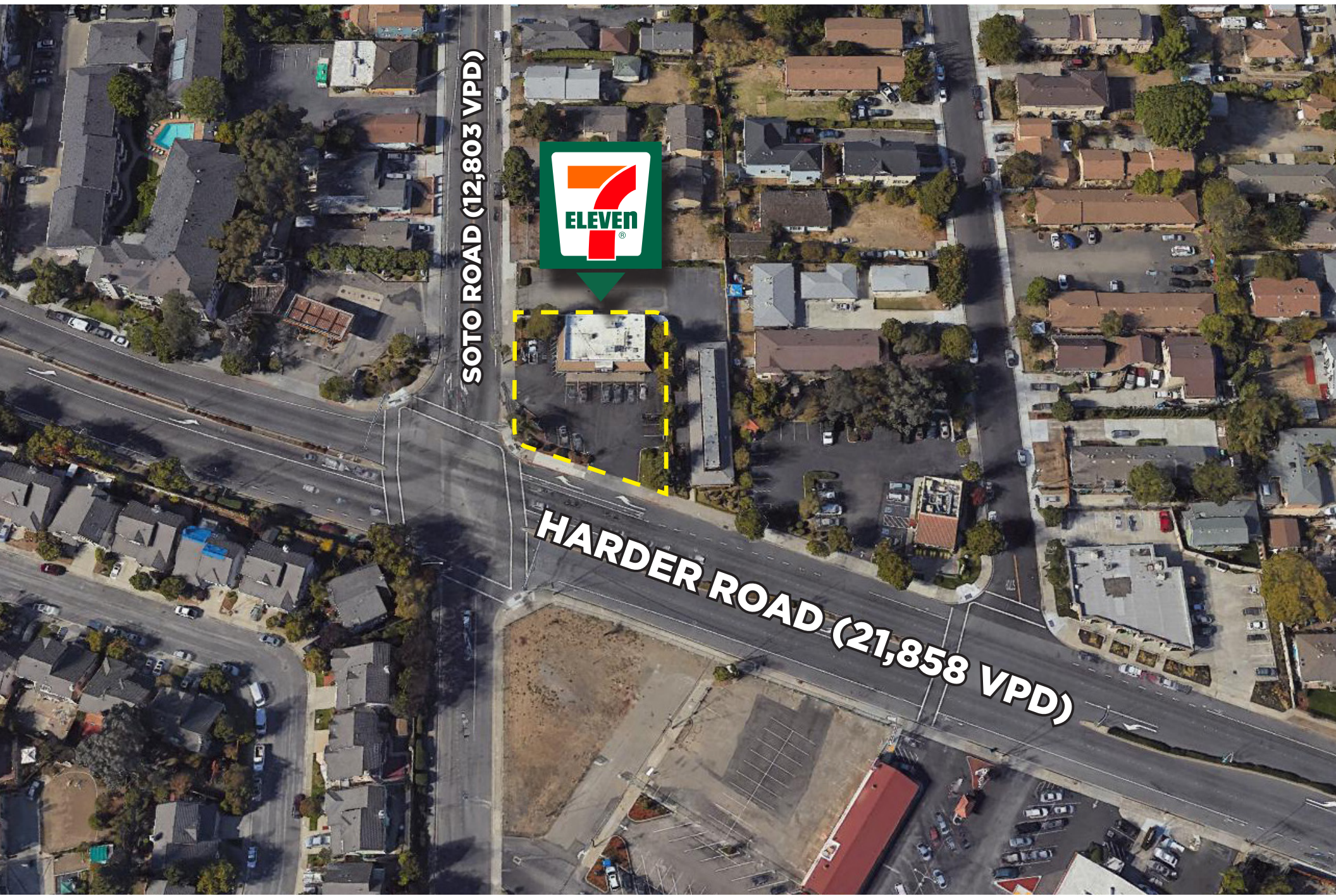
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TENANT:	7-Eleven
LOCATION:	130 Harder Road Hayward, CA 94544
APN:	444-72-25-2
BUILDING SIZE:	±2,400 Square Feet
LAND SIZE:	±0.33 Acres
YEAR BUILT:	1975
RENT COMMENCEMENT:	December 1, 2015
LEASE EXPIRATION:	November 30, 2025
PRIMARY LEASE TERM:	New 10 year lease extension
OPTIONS:	Two (2) five (5) year options
RENT ADJUSTMENT:	10% increase in year 6; 10% every 5 years thereafter

TERM	YEARS	LEASE DATE	MO. RENT	ANNUAL RENT	% INCREASE
Primary	1-5		\$6,000	\$72,000	
Primary	6-10	12/10/20	\$6,600	\$79,200	10%
Option 1	11-15	12/1/25	\$7,260	\$87,120	10%
Option 2	16-20	12/1/30	\$7,986	\$95,832	10%

OFFERING TERMS

ANNUAL RENT:	\$72,000
PRICE:	\$1,800,000
CAP:	4.00%



- » **ABSOLUTE NNN LEASE**
No landlord responsibilities
- » **INVESTMENT GRADE TENANT**
7-Eleven has a Standard & Poor's AA-
- » **LONG-TERM TENANCY**
7-Eleven has been at this location since 1975
- » **RECENT LEASE RENEWAL**
10 year lease renewal with two (2) five (5) year options, illustrates 7-Eleven's commitment to the site
- » **HIGH POPULATION INFILL LOCATION**
Central Hayward location featuring a population of almost 40,000 and an average household income in excess of \$70,000 in a 1 mile radius
- » **24-HOUR LOCATION**
Store is open 24/7 and sells beer & wine, enhancing ability to maximize sales
- » **RENTAL INCREASE**
10% increase in year 6
- » **HIGH VISIBILITY AND ACCESSIBILITY**
Property is situated at the intersection of Harder Road and Soto Road with traffic counts in excess of 21,800 vehicles per day (Harder Road) and 12,800 vehicles per day (Soto Road)



7-ELEVEN®

S&P CREDIT RATING:	AA-
MOODY'S CREDIT RATING:	Baa1
# OF LOCATIONS (2016):	60,000+ (Worldwide)
# OF EMPLOYEES (2016):	45,000+ (U.S. & Canada)

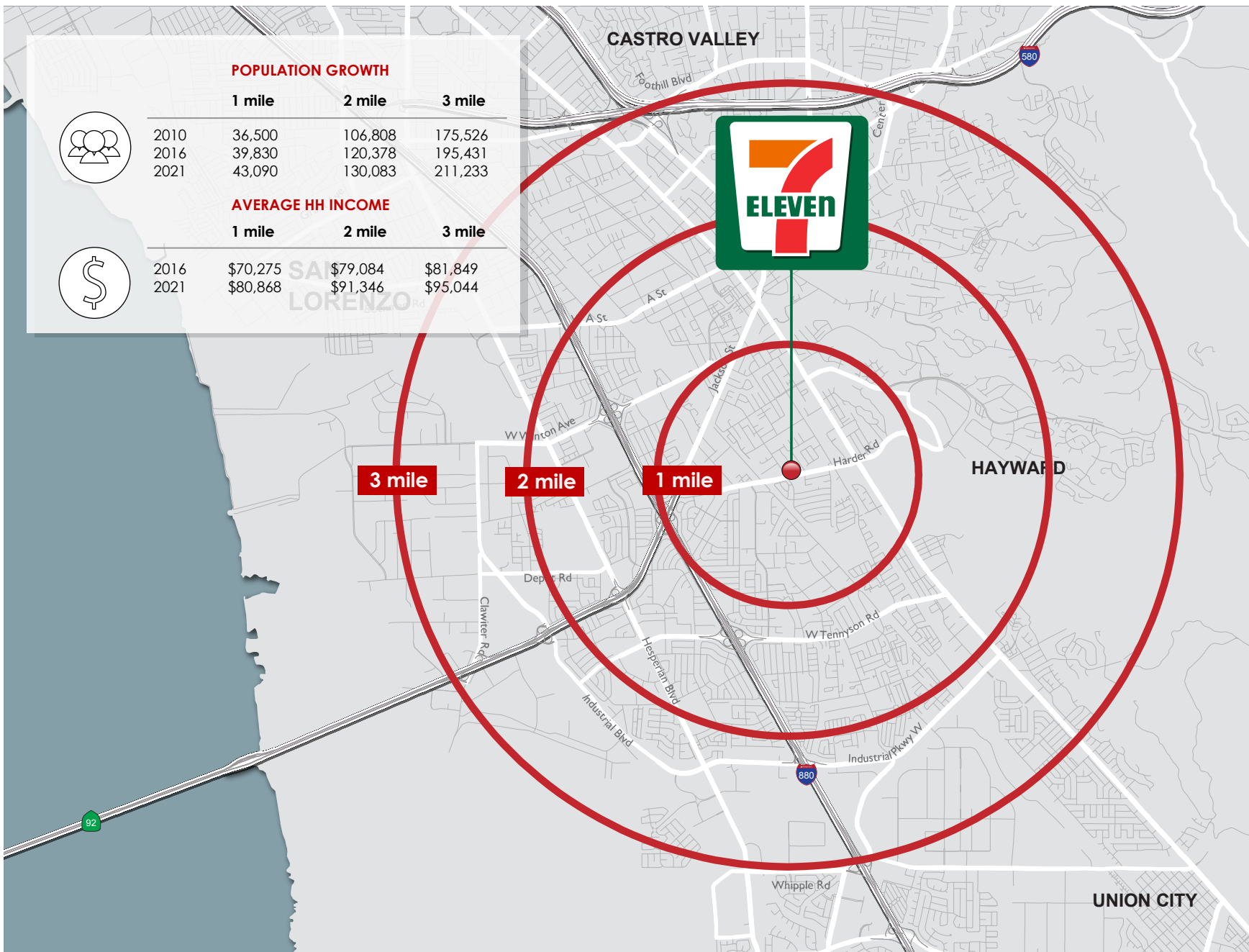
7-Eleven is part of an international chain of convenience stores, operating under Seven-Eleven Japan Co. Ltd, which in turn is owned by Seven & I Holdings Co. of Japan. Founded in 1927, 7-Eleven focuses on providing a broad selection of fresh, high quality products at everyday fair prices, serving over seven million customers per day in North America alone. According to their company website, approximately 25% of the U.S. population lives within one mile of a 7-Eleven Store.

7 Eleven is the world's largest convenience store chain with more than 56,600 stores in 18 countries, of which approximately 10,500 are in North America. The US subsidiary of the Japanese firm has its headquarters in the One Arts Plaza building in downtown Dallas, Texas. Its stores are located in 18 countries, with its largest markets being Japan, the United States, Canada, the Philippines, Hong Kong, Taiwan, Malaysia and Thailand. The company operates, franchises and licenses more than 8,600 stores in the U.S. and Canada. Of the 7,800 stores the company operates in the United States, more than 6,400 are franchised.



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 by providing a broad selection of fresh, high-quality products and services at everyday fair prices, speedy transactions and a clean, friendly shopping environment. Each store's selection of about 2,500 different products and services is tailored to meet the needs and preferences of local guests.

For more information, visit: www.7-Eleven.com



HAYWARD *By the Numbers*

ECONOMY

95,777
Local Jobs

GOVERNMENT

AA+
Bond Rating

ECONOMY

10,263
Hayward Businesses

DEMOGRAPHICS

HAYWARD RESIDENTS
33.8 YEARS
Median Age

REAL ESTATE

MEDIAN PRICE
\$507 K
Single Family Detached Home

INFRASTRUCTURE

120,191
Takeoffs & Landings at Hayward Executive Airport (2015)

REAL ESTATE

\$1,949
Average Rental Rate
(One Bedroom Apartment)

ECONOMY

1,000+
Advanced Industry Companies

DEMOGRAPHICS

\$62,013
Median Household Income