



**INVESTMENT GRADE GUARANTY WITH
7-ELEVEN, INC. (S&P AA- STABLE)**

**SINGLE TENANT INVESTMENT OPPORTUNITY
629 MAIN STREET, WINDSOR, CO 80550**



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in conjunction with

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SINGLE TENANT - NET INVESTMENT OFFERING

OFFERING SUMMARY



PROPERTY / OFFERING SUMMARY

Location:	629 Main Street Windsor, CO
Purchase Price:	\$2,540,000
CAP Rate:	5.75
NOI:	\$145,958
Rent/SF:	\$39.20
Building Size:	±3,825 SF
Year Built:	1995
Type of Ownership:	Fee-Simple
Tenant:	7-Eleven
Lease Term:	15 Years
Years left on Lease:	7+
Lease Expiration:	August 31, 2024
Renewal Options:	Four 5-year options
Lease Type:	Double Net (NN)**

**Landlord responsible for Roof, Structure and Exterior.

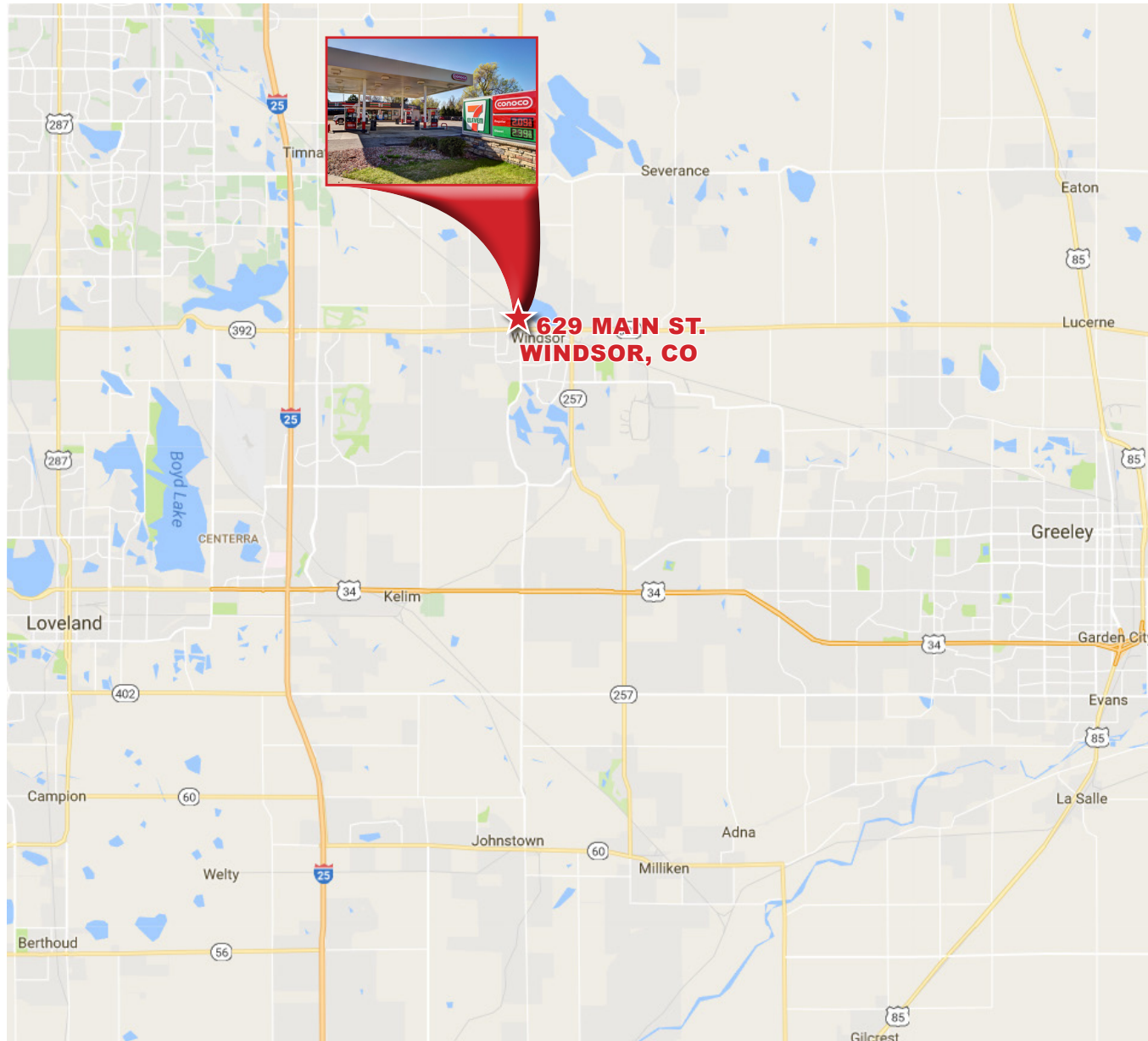
RENT ROLL

Period:	Monthly Rent:	Annual Rent:	Annual Rent/SF:
9/01/14 - 8/31/2019*	\$12,163	\$145,958	\$38.16
9/01/19 - 8/31/2024	\$13,623	\$163,473	\$42.74
Option Periods			
9/01/24 - 8/31/2029	\$15,258	\$183,090	\$47.87
9/01/29 - 8/31/2034	\$17,088	\$205,061	\$53.61
9/01/34 - 8/31/2039	\$19,139	\$229,668	\$60.04
9/01/39 - 8/31/2044	\$21,436	\$257,229	\$78.30

*Current Rent

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PROPERTY MAP & SITE AERIALS



The information in this document was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein.

SINGLE TENANT - NET INVESTMENT OFFERING

TENANT OVERVIEW

7-Eleven

The company operates, franchises and licenses more than 8,600 stores in the U.S. and Canada. Of the more than 7,800 stores the company operates and franchises in the U.S., more than 6,200 are franchised. Outside of the U.S. and Canada, there are more than 43,500 7-Eleven world wide.

As the world's largest operator, franchisor, and licensor of convenience stores, 7-Eleven is well established in the net lease investment sales market. With over \$53 billion in sales worldwide, 7-Eleven properties are supported by good business and brand recognition.



8,600 Stores in the U.S & Canada

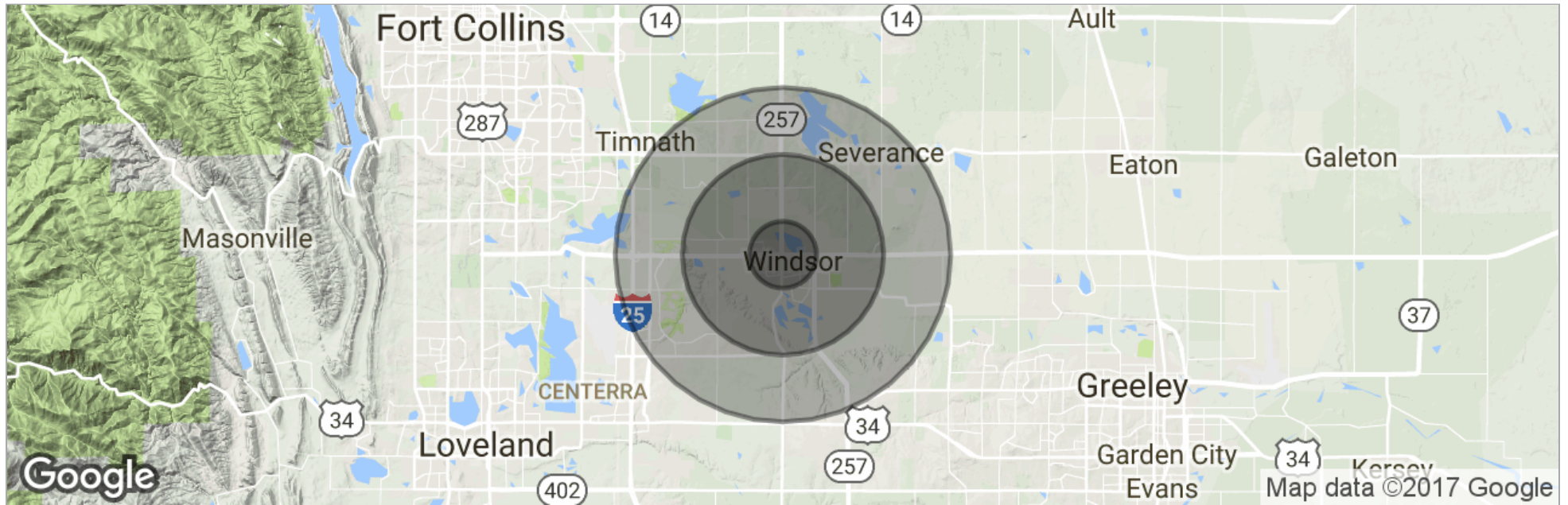
**Investment Grade Credit
(S&P Rated AA-)**



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DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Total Population	5,787	16,645	22,838
Population Density	1,842	589	291
Median Age	34.0	33.9	35.0
Median Age (Male)	33.3	34.0	35.2
Median Age (Female)	35.2	34.3	35.5
Total Households	2,129	6,064	8,328
# of Persons Per HH	2.7	2.7	2.7
Average HH Income	\$68,857	\$76,080	\$82,210
Average House Value	\$206,988	\$206,949	\$206,866

* Demographic data derived from 2010 US Census

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Disclaimer & Confidentiality

The Confidential Material and Information in this Offering Memorandum (collectively “Information”) have been obtained from sources deemed reliable. This Information is for your use only in determining your interest in pursuing negotiation to potentially acquire the Subject Property (“Property”) and owned by Seller (“Seller”). It contains selected summary information pertaining to the Property, and has been prepared by the Seller and Seller’s authorized consultant, TRI Commercial Real Estate Services, Inc. (“Exclusive Listing Broker”) has not made any investigation and does not warrant or represent the accuracy of such information. Although the information contained herein has been carefully compiled, the Seller makes no guarantee, representation or warranty of the accuracy or completeness of any information. Buyer shall only rely on its own independent estimates of construction costs and pro forma income and expenses before any decision is made to invest in the Property.

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The Seller is selling the Property in “AS IS” and “WHERE IS” condition with “ALL FAULTS” in the broadest sense of that term, without any representation or warranties. Buyer, or Buyer’s agent, shall be given a reasonable opportunity to inspect and investigate the Property and its improvements. Receipt of this Information by Buyer does not entitle Buyer to rely on the Seller or its employees, contractors or agents, for any purpose, including, without limitation (1) the adequacy and physical condition of the Property; (2) the suitability of the Property for any particular purpose; (3) the condition of soils, geology and hydrology; (4) the existence or adequacy of utilities serving the Property; (5) the zoning or legal status of the Property; (6) the compliance of the Property with any environmental protection, pollution or land use laws, rules, regulations, orders or requirements; and (7) the condition of title and the nature and status of any condition, covenant, encumbrance, license, lease, lien, restriction, reservation, right of redemption, right-of-way and any other matter affecting title.

The Seller reserves the right to withdraw the offering of the Property without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Neither the prospective Buyer nor Seller shall be bound until full execution of the contract of purchase and sale, which contract shall supersede prior discussions and constitute the sole agreement of the parties. Prospective Buyers shall be responsible for their costs and expenses of investigating the Property without reimbursement.

Buyer shall submit any expressions of interest and/or offers to purchase the Property to the Seller, through TRI Commercial Real Estate Services, Inc.

By acknowledgement of your receipt of this Information, you agree that the information and its contacts are confidential; that you will hold and treat it in the strictest of confidence; that you will not directly disclose or permit anyone to disclose this presentation or its contents to any other person, firm or entity without prior written authorization of the Seller; and that you will not use or permit to be used this Information or its contents in any manner detrimental to the interest of Seller. Photocopying or duplication is strictly prohibited. If you do not wish to pursue negotiations leading to this acquisition, kindly return this Information to Seller’s exclusive listing broker, TRI Commercial Real Estate Services, Inc.

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