



# 7-ELEVEN

544 FOREST HILLS PARKWAY | BAYVILLE, NJ 08721

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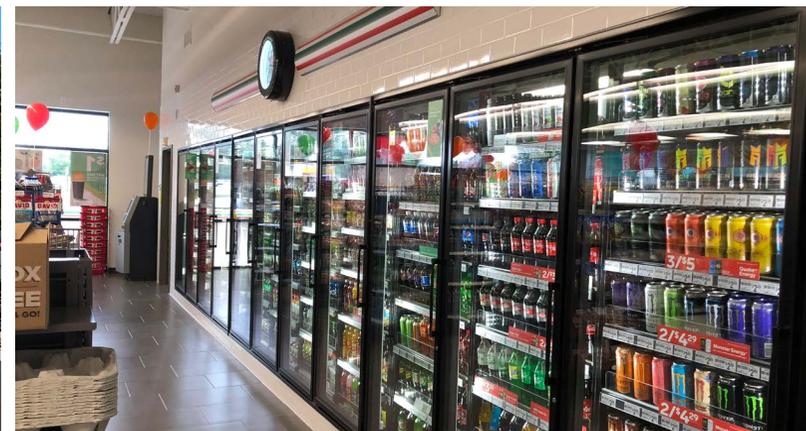
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# TENANT OVERVIEW

7-ELEVEN | BAYVILLE, NJ





7-Eleven Inc is the premier name and largest chain the convenience retailing industry. Based in Dallas, TX, 7-Eleven operates franchises or licenses more than 66,000 stores worldwide, with more than 10,900 in North America. The company offers a selection of over 2,500 different products and services and is the nation's leading convenience store chain.

On November 5, 2005, 7-Eleven was taken private by its largest shareholder and is currently owned by the Japanese retail conglomerate Seven & I Holdings, which is the holding company for Seven-Eleven Japan, Ito-Yokado, Denny's Japan restaurants, and other business affiliates. For the FYE 2018, 7-Eleven, Inc had operating income over \$810 million and holds investment grade credit of AA- by S&P and a Moody's Rating of Baa1.

## 7-ELEVEN CORPORATE OVERVIEW

<b>TENANT TRADE NAME:</b>	7-Eleven
<b>TENANT OWNERSHIP STATUS:</b>	Private
<b>TENANT:</b>	Corporate Store
<b>CREDIT RATING:</b>	AA- (Standard & Poor's)
<b>LOCATIONS:</b>	66,000+
<b>OPERATING INCOME:</b>	\$810 Million (2018)
<b>CORPORATE HEADQUARTERS:</b>	<a href="http://www.7-eleven.com">www.7-eleven.com</a>

# FINANCIAL OVERVIEW

7-ELEVEN | BAYVILLE, NJ





LIST PRICE  
**\$1,840,000**



CAP RATE  
**5.00%**



TOTAL NOI  
**\$92,000**

## PROPERTY HIGHLIGHTS

### STRATEGIC MARKETING POSITION

7-Eleven is located at the signalized hard corner of Forest Hills Parkway and Grand Central Parkway featuring combined traffic counts of 16,040 V.P.D.

### SOLID DEMOGRAPHICS

There are 31,373 residents, 10,388 households, and average household incomes of \$107,576 within 3 miles providing a dense consumer base for the convenience store

### PASSIVE LEASE STRUCTURE

Corporate net-lease featuring minimal landlord responsibilities limited to the building structure and foundation with full guarantee on roof and structure from contractor. The lease features 4x5 year extension options with 8% rent increases providing a passive investment with future appreciation potential

### INVESTMENT GRADE CREDIT TENANT

7-Eleven has an investment grade credit rating of AA- with Standard & Poor's providing superior financial security throughout the lease term

### RECENT BUILD-TO-SUIT CONSTRUCTION

The building was completed in 2019

## FINANCIAL OVERVIEW



<b>PRICE:</b>	<b>\$1,840,000</b>
<b>CAP RATE:</b>	<b>5.00%</b>
YEAR BUILT:	2018
BUILDING SQUARE FOOTAGE:	2,940
LOT SIZE:	0.55 Acres
TYPE OF OWNERSHIP:	Fee Simple
TENANT:	7-Eleven
LEASE GUARANTOR:	Corporate Guarantee
LEASE TYPE:	NN*
INITIAL LEASE TERM:	10 Years
ROOF AND STRUCTURE:	Landlord Responsible
LEASE COMMENCEMENT:	11/1/2019
LEASE EXPIRATION:	10/31/2029
TERM REMAINING ON LEASE:	10 Years
INCREASES:	8% Every 5 Years
OPTIONS:	3x5 Years
ROFR:	30 Days

### PROPERTY ADDRESS:

544 FOREST HILLS PARKWAY | BAYVILLE, NJ 08721

ANNUALIZED OPERATING DATA		
RENT INCREASES	ANNUAL	MONTHLY
Years 1-5	\$92,000.00	\$7,666.67
Years 6-10	\$99,360.00	\$8,280.00
Option 1	\$107,380.80	\$8,433.33
Option 2	\$115,893.48	\$9,657.79
Option 3	\$125,165.04	\$10,430.42
<b>NET OPERATING INCOME: \$92,000.00</b>		

Landlord maintains, repairs, and replaces the foundation, roof and structure. There is a full guarantee that comes with the building. Tenant maintains, replaces, and repairs the HVAC.

## INVESTMENT OVERVIEW

**CBRE IS PLEASED TO EXCLUSIVELY PRESENT FOR SALE** this net-leased 7-Eleven property located in Bayville, NJ. 7-Eleven is strategically positioned at the signalized hard corner of Forest Hills Parkway & Grand Central Parkway with exposure to direct egress and ingress to Garden State Parkway. The site is located directly in front of Berkeley High School.

7-Eleven is an investment grade credit tenant, rated AA- by Standard & Poor's and providing superior financial security throughout the lease term. There are 31,373 residents, 10,388 households, and average household incomes of \$107,576 within 3 miles providing a dense consumer base for the convenience store. The building was completed in 2019. Corporate net-lease featuring minimal landlord responsibilities limited to the building structure and foundation with full guarantee on roof and structure from the contractor. The lease features three, five year extension options with 8% rental increases providing a passive investment and future appreciation potential.



# PROPERTY SUMMARY

7-ELEVEN | BAYVILLE, NJ



## PROPERTY PHOTOS



**GARDEN STATE PARKWAY - 87,100 V.P.D.**

**FOREST HILLS - 16,040 V.P.D.**



**CENTRAL REGIONAL  
HIGH SCHOOL**

1,300+ Students



Beachwood Blvd

Beachwood

Berkeley Twp

E Arverne Ave

Western Blvd

Lacey Twp

9

9

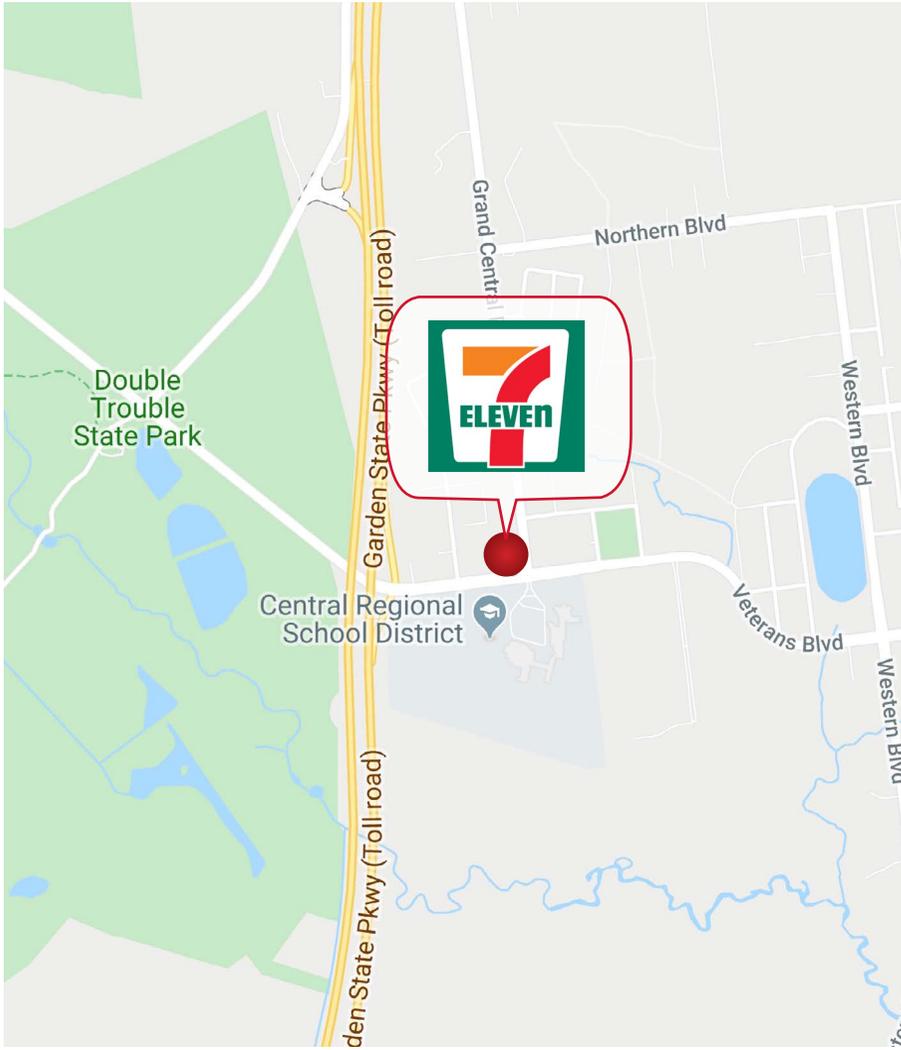
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Minus the hassle.

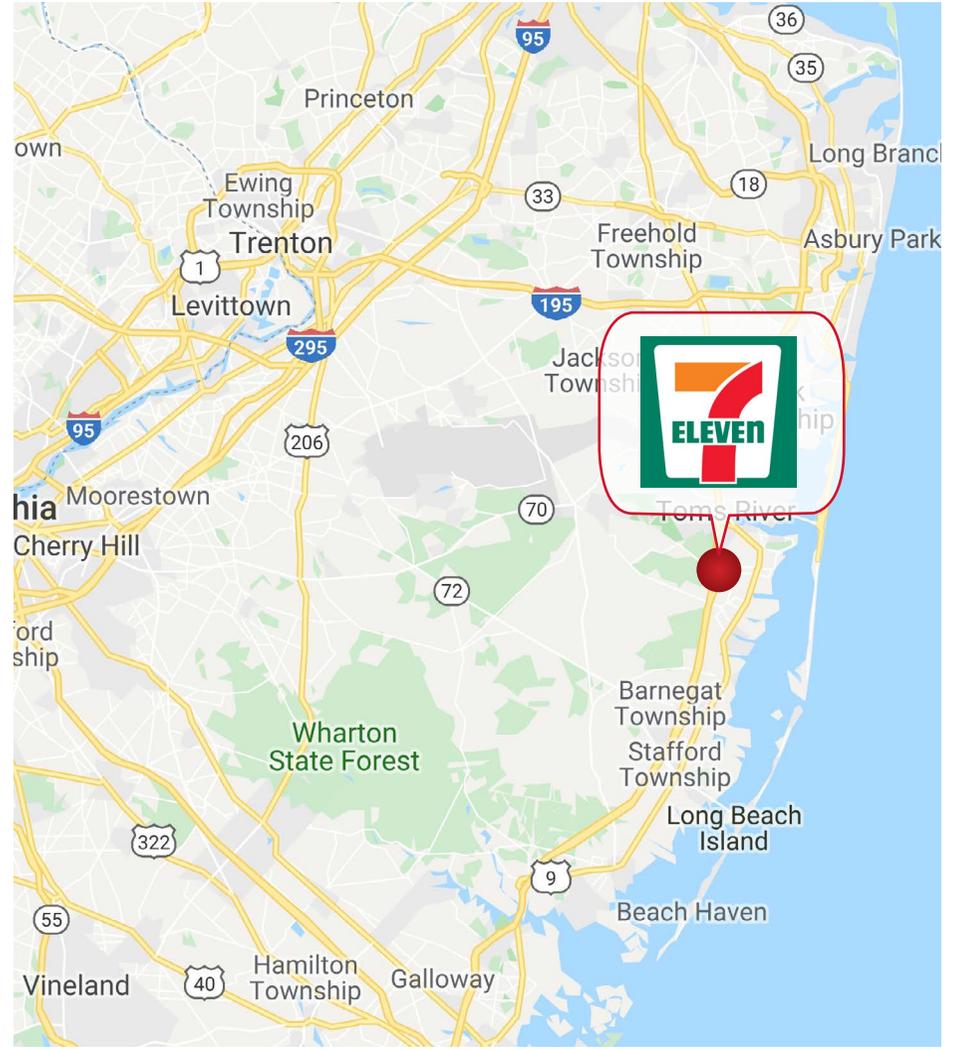
Auntie Anne's

KOHL'S

# LOCAL MAP



# REGIONAL MAP



## SUBJECT AREA DEMOGRAPHICS



### POPULATION

	1 MILE	3 MILES	5 MILES
2010 POPULATION	1,719	28,855	80,338
2019 POPULATION	1,838	31,373	83,611
PROJECTED POPULATION (2024)	1,910	32,663	85,676
HISTORICAL ANNUAL GROWTH			
2010-2019	0.73%	0.90%	0.43%
PROJECTED ANNUAL GROWTH			
2019-2024	0.77%	0.82%	0.49%

#### HISTORICAL ANNUAL GROWTH

#### PROJECTED ANNUAL GROWTH

### HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2010 HOUSEHOLDS	476	9,564	30,346
2019 HOUSEHOLDS	512	10,388	31,389
PROJECTED HOUSEHOLDS (2024)	532	10,786	32,027
HISTORICAL ANNUAL GROWTH			
2010-2019	0.79%	0.89%	0.37%
PROJECTED ANNUAL GROWTH			
2019-2024	0.77%	0.77%	0.40%

#### HISTORICAL ANNUAL GROWTH

#### PROJECTED ANNUAL GROWTH

### HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2019 AVERAGE	\$112,122	\$107,576	\$98,054
2019 MEDIAN	\$98,859	\$87,840	\$79,749

### POPULATION BY RACE

	1 MILE	3 MILES	5 MILES
WHITE POPULATION	94.2%	92.9%	91.5%
AFRICAN AMERICAN POPULATION	2.6%	1.7%	2.7%
ASIAN POPULATION	1.2%	1.6%	1.6%
PACIFIC ISLANDER POPULATION	0.1%	0.1%	0.2%
AMERICAN INDIAN AND ALASKA NATIVE	0.0%	0.0%	0.0%
OTHER RACE POPULATION	0.4%	2.1%	2.2%
TWO OR MORE RACES POPULATION	1.7%	1.6%	1.8%

### HISPANIC OR LATINO POPULATION BY ORIGIN

	1 MILE	3 MILES	5 MILES
HISPANIC OR LATINO	5.9%	7.6%	8.0%
WHITE NON-HISPANIC	89.6%	87.9%	86.4%

### 2019 AGE BY GENDER

#### MEDIAN AGE

	1 MILE	3 MILES	5 MILES
MALE/FEMALE	38.2/38.8	39.3/41.8	42.2/46.3

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