# 7-Eleven

Store #5958 · Tenant: 7-Eleven, Inc.
1211 North Fraser Street, Georgetown, SC · Map

STRONG 60/100
Short-Term · Multi-State
#16 of 9

| $3,253,200 | 5.50% | $178,926 | $1,125.67 | 6.7 yrs |
|---|---|---|---|---|
| ASKING PRICE | CAP RATE | ANNUAL RENT | PRICE / SF | REM. TERM |

## LISTING & LEASE ABSTRACT

| | |
|---|---|
| Asking price | **$3,253,200** |
| Cap rate (in-place) | **5.50%** |
| Annual base rent (NOI) | **$178,926** |
| Base rent $/SF | **$61.91** |
| Price $/SF | **$1,125.67** |
| Tenant | **7-Eleven, Inc.** |
| Guarantor | **Corporate (7-Eleven Inc.)** |
| Lease structure | **Absolute NNN** |
| Lease expiration | **2033-03-31** |
| Remaining term | **6.7 yrs** |
| Rent escalations | **1.04% annual** |
| Rent at expiration * | **$190,385** |
| Avg yield on asking * | **5.67%** |
| Building SF | **2,890** |
| Year built | **1968** |

## TRADE-AREA DEMOGRAPHICS

| Trade area | 1 mi | 3 mi | 5 mi |
|---|---|---|---|
| Population | 7,404 | 7,404 | 12,301 |
| Avg HH income | $73,296 | $73,296 | $77,976 |
| Pop density/sq mi | 2,357 | 262 | 157 |
| Bachelor's+ | 30.1% | 30.1% | 26.6% |
| Owner-occupied | 69.7% | 69.7% | 75.6% |

## INVESTMENT HIGHLIGHTS

- Corporate 7-Eleven, Inc. guaranty — Seven & i Holdings (TYO: 3382); investment-grade credit (S&P A- / Moody's Baa2).
- 7 years of remaining lease term to 2033 (absolute NNN — zero landlord responsibility).
- 5.50% cap rate on $178,926 of in-place base rent; 1.04% annual rent escalations.
- Strong location grade (60/100) on the Fortis 100-point fuel/convenience model.

## FINANCING — BASE CASE (60% / 6.50% / 25-YR)

| | |
|---|---|
| Loan-to-value | **60%** |
| Interest rate | **6.50%** |
| Amortization | **25 yr** |
| Loan amount | **$1,951,920** |
| Down payment | **$1,301,280** |
| Annual debt service | **$158,154** |
| DSCR | **1.13x** |
| Cash-on-cash | **1.60%** |
| Debt yield | **9.17%** |

At a 5.50% cap, base-case debt (6.50%) prices above the cap rate, so levered cash-on-cash sits below the all-cash yield (negative leverage). Illustrative only — not a financing commitment.

## LOCATION & SITE

| | |
|---|---|
| AADT at site | **19,900** |
| Highway distance | **0.01 mi** |
| Gas competitors (0.5 mi) | **2** |
| Daytime jobs (3 mi) | **9,569** |
| Population (3 mi) | **7,404** |
| Avg HH income (3 mi) | **$73,296** |
| County | **Georgetown County** |
| County unemployment | **4.5%** |
| FEMA flood zone | **X** |

## KEY RISKS

- Nearer-term lease expiry (2033) — renewal / re-tenanting risk; underwrite the rollover.
- Single-tenant asset: 100% of income depends on one lease and one guarantor.
- At a 5.50% cap, debt priced above the cap rate is dilutive to current cash yield (negative leverage) — see the Financing panel.

* Illustrative — assumes escalations from the as-of date (2026-07-22); exact bump dates follow the lease. Figures approximate and subject to verification against the lease and estoppel, which control.

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