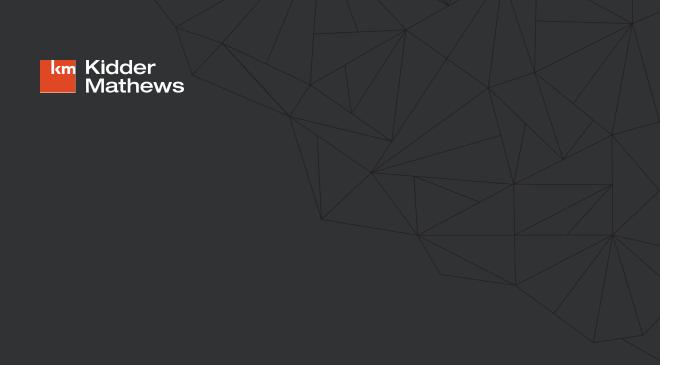
7-ELEVEN

114 E APPLEWAY AVE, COEUR D'ALENE, ID





Listed By

LANCE SASSER
Senior Vice President
503.221.2266
lance.sasser@kidder.com

KIDDER.COM

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This Marketing Brochure 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. Kidder Mathews has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Kidder Mathews has not verified, and will not verify, any of the information contained herein, nor has Kidder Mathews 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.

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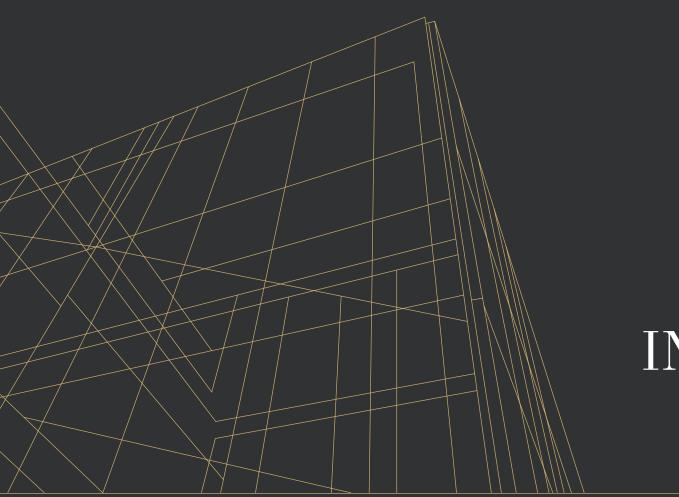
*O1*INVESTMENT SUMMARY

02
PROPERTY OVERVIEW

O3
FINANCIALS

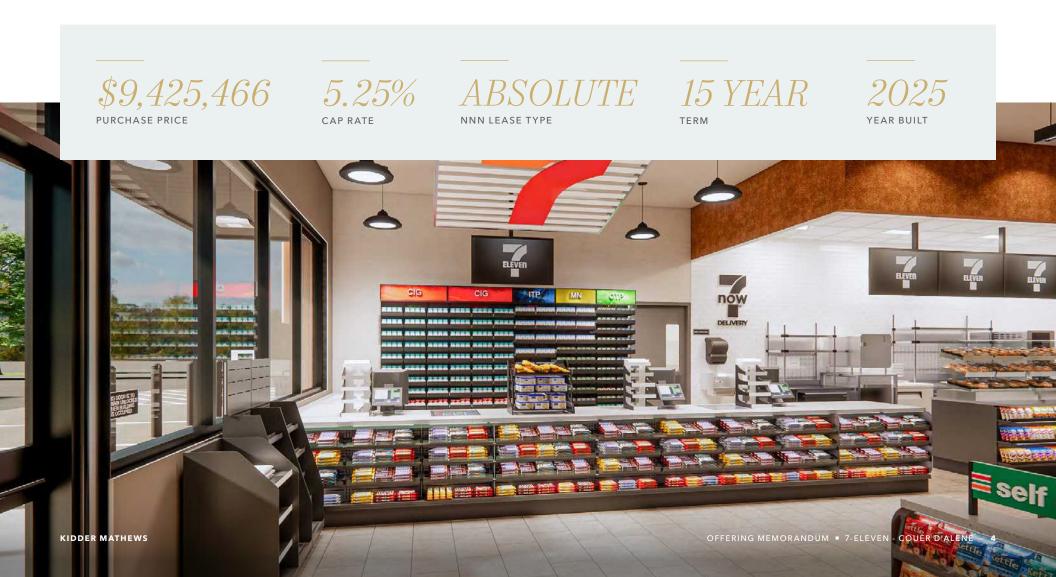
04
LOCATION OVERVIEW





INVESTMENT SUMMARY

Kidder Mathews is pleased to present the opportunity to acquire a new construction 7-Eleven C-Store & Gas Station in rapidly growing and highly-affluent Couer d'Alene, Idaho. This opportunity features extremely strong real estate fundamentals, over an acre of land that is positioned at a signalized, hard corner in one of America's most in demand real estate markets.





INVESTMENT HIGHLIGHTS

First modern 7-Eleven Gas Station built in highly affluent and desirable Couer d'Alene, Idaho.

Zero Landlord Responsibilities - 15 Year Absolute NNN Lease with 10% Increases every 5 years.

New high-construction convenience store with 8 fuel pumps and 27 parking stalls

7-Eleven is one of the largest retailers in the world with over 54,000 stores and features an 'A' S&P Credit Rating

Located on signalized, hard corner with over 36,500 Vehicles Per Day.

Idaho's population expanded 22.52% from 2010 to 2023, ranking second in the United States, falling just behind Utah and growing at a more rapid pace than Texas

Gas Stations Offer Strong Bonus Depreciation Benefits; Consult Your CPA For More Details

TENANT PROFILE

Founded in 1927, 7-Eleven has grown into an international chain of convenience stores, operating nearly 13,000 company-owned and $franchised\ stores\ in\ North\ America.$

7 Eleven, Inc. now operates a robust family of banners and brands, including Speedway®, Stripes®, Laredo Taco Company®, and Raise the Roost® Chicken & Biscuits locations throughout the U.S. As the world's largest convenience retailer, 7 Eleven also helped pioneer the franchise model and is now consistently ranked as a top-10 Franchisor - a true testament to their entrepreneurial spirit. Today, 7 Eleven, Inc. is wholly owned by Seven & i Holdings Co. Ltd.

135,000 NUMBER OF EMPLOYEES

NUMBER OF LOCATIONS IN NORTH AMERICA

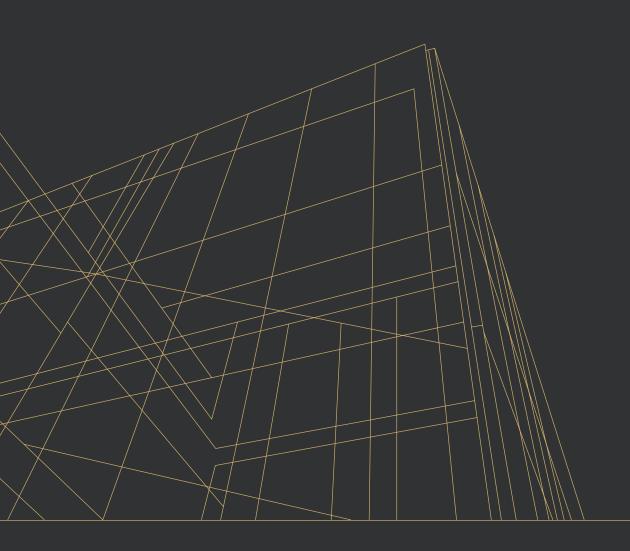
S & P CREDIT RATING

ightarrow 7-ELEVEN TO OPEN 500 STORES



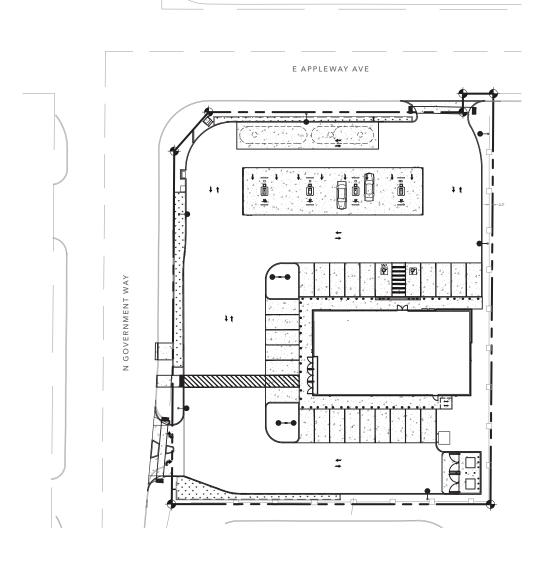






PROPERTY OVERVIEW

SITE PLAN











CONSTRUCTION TIMELINE

NOV 2024 FEB 2025

LEASE EXECUTED

SITE ACQUISITION. DESIGN, AND PERMITTING

CONSTRUCTION PLANS APPROVED BY CITY

BROKE GROUND

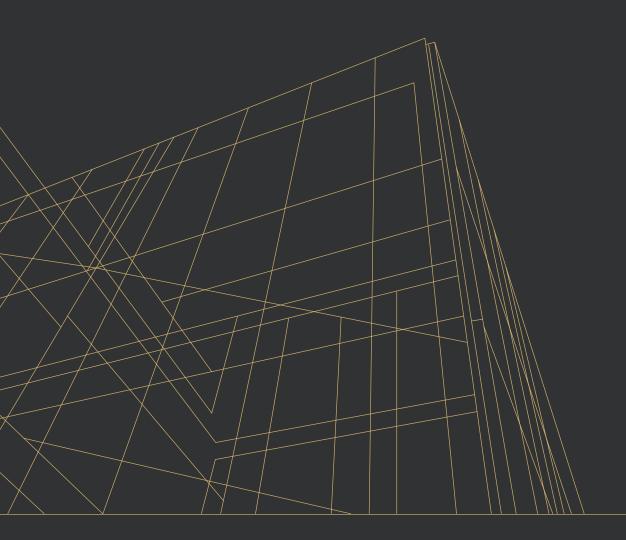
MAY 2025 NOV 2025

TO COMMENCE

TURNOVER TO TENANT







FINANCIALS

CASH FLOW SUMMARY

\$9,425,466 5.25%

CURRENT CAP RATE

SCHEDULED REVENUE

Effective Gross Revenue (EGR)	\$494 837
Operating Expense Reimbursement	Absolute NNN
Scheduled Base Rent	\$494,837
	Annual

OPERATING EXPENSES

Net Operating Income	\$494,837
Total Operating Expenses	Absolute NNN
CAM	Absolute NNN
Insurance	Absolute NNN
Property Taxes	Absolute NNN
	Annuai

Leased SF

4,769



RENT ROLL

Absolute NNN Lease with no landlord responsibilities

RENT SUMMARY

Lease Start Lease Expiration **Recovery Type Current Monthly Base Rent Renewal Options** Absolute NNN 15 Years \$41,236 4x5 10% rent increase every 5 years 10% increase at start of each of the lease term option renewal

Totals 4,769 \$41,236

TBD

Tenant Name

7-ELEVEN

RENT DETAILS

LEASE ABSTRACT

EXPENSES

Utilities

Tenant agrees to pay all charges for gas, electricity, telephone, sewer, water and any other utilities used by Tenant on the Premises. Tenant will be responsible for assuring that all billing statements for all utilities will be mailed directly to Tenant for payment.

Property Taxes

Tenant shall reimburse Landlord for all real estate taxes and assessments levied against the Premises during the Term and any Extended Term. Tenant agrees to pay all taxes levied upon its personal property, including trade fixtures and inventory, located on the Premises.

Insurance

Tenant agrees, at Tenant's expense, to maintain in force continuously throughout the Term, and any Extended Term, commercial general public liability insurance covering the Premises with combined single limit coverage of \$2,000,000.

If, in the reasonable business judgment of Tenant, the Premises are rendered substantially unfit for the occupancy or use herein contemplated during the Term or any Extended Term by any casualty or peril insured against in a standard "Special Form" coverage property insurance policy (such a casualty or peril being hereinafter referred to as an insured casualty or peril), Tenant shall promptly and diligently restore the Premises to the condition existing prior to the occurrence of the insured casualty or peril, provided,

however, that if such casualty or peril occurs within the last two (2) years of the Term or any Extended Term, Tenant may instead elect to release and turn over to Landlord the deductible and insurance proceeds as a result thereof and cancel and terminate this Lease effective as of the date of the occurrence of the casualty or peril.

MAINTENANCE & REPAIR

Landlord's Obligations

Landlord, at Landlord's sole cost and expense, shall be obligated to repair any latent defects in, at or under the Premises discovered by Tenant within one (1) year after the Rent Commencement Date.

Tenant's Obligations

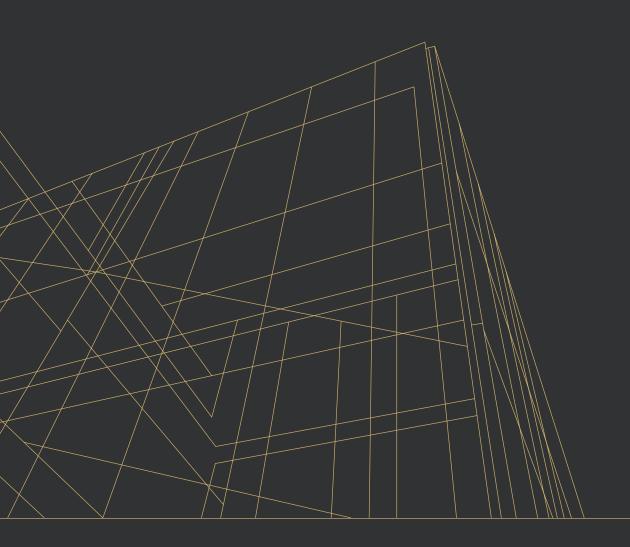
Tenant agrees to maintain as needed for its use the foundation, structural soundness, and roof of the Premises. In addition, Tenant agrees to keep the interior and exterior of the Building in good repair including electrical, plumbing, heating and air conditioning equipment, and to maintain the landscaped areas, surface of the parking and driveway areas, and shall be responsible for all glass (casualty damage and reasonable wear and tear excepted). Tenant shall be responsible for maintenance of any of the above ground or below ground motor fuels equipment used by Tenant in the operation of a motor fuels facility on the Premises and any car wash equipment used by Tenant in the operation of a car wash on the Premises.

LEASE DETAILS

TENANT NAME	7-Eleven, Inc., a Texas corporation
ADDRESS	114 E Appleway Coeur D'Alene, ID
BUILDING SF	4,769
PREMISES SF	45,671
LEASE TYPE	Absolute NNN
LEASE COMMENCEMENT	The date that is the earlier of (a) sixty (60) days after the Delivery Date, and (b) the date Tenant opens for business to the general public at the Premises
LEASE TERM	15 years
OPTIONS/ REQUIRED NOTICE	(4) five-year options







LOCATION OVERVIEW



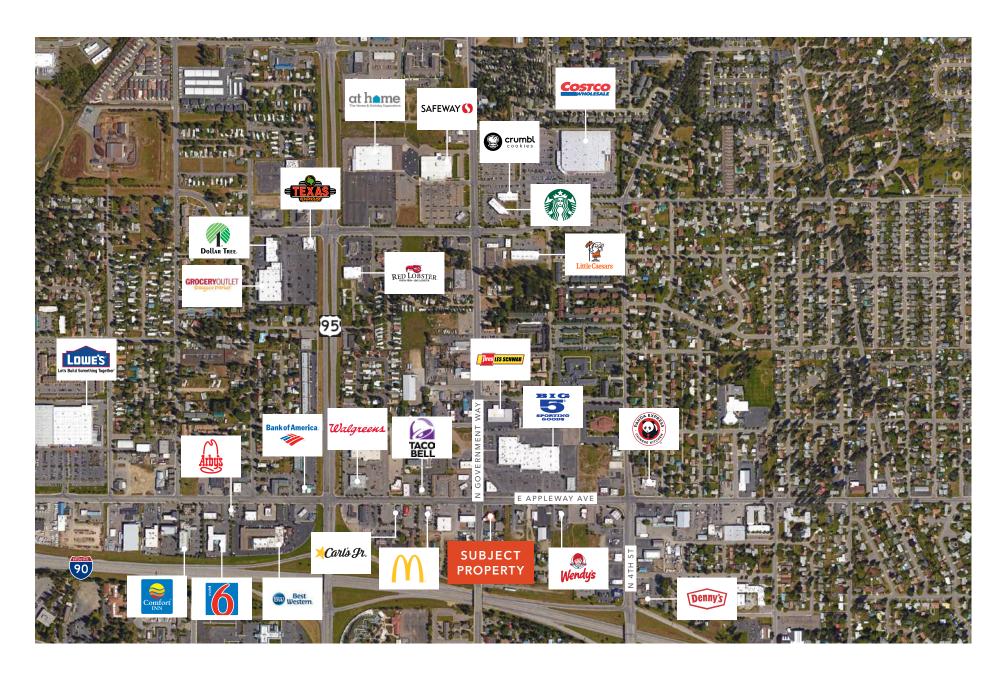
COEUR D'ALENE

Coeur d'Alene, Idaho, nestled in the Idaho Panhandle, has emerged as a dynamic center for commercial real estate development.

Its strategic location, robust economy, and exceptional quality of life make it an ideal destination for investors and businesses alike.

Coeur d'Alene's economy is experiencing significant growth, with a 3% increase in non-farm jobs from December 2022 to December 2023. The region boasts a low unemployment rate of 3.2%, reflecting a stable and expanding job market. Key industries include healthcare, education, tourism, and manufacturing, supported by institutions like North Idaho College and major employers such as Kootenai Health and Hagadone Hospitality.

Recognized as the #1 emerging housing market by The Wall Street Journal and Realtor.com in 2021, Coeur d'Alene has attracted national attention for its real estate potential. The median home price in Kootenai County reached \$555,000 in 2022, with a median household income of \$70,539. The commercial real estate sector is equally vibrant, driven by population growth and increased demand for retail, office, and industrial spaces.



DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2024 ESTIMATED	12,132	53,992	84,005
2029 PROJECTION	12,386	55,174	86,247
2020 CENSUS	11,946	52,687	82,414

EMPLOYMENT & INCOME

	1 Mile	3 Miles	5 Miles
2024 AVERAGE HH INCOME	\$66,115	\$95,085	\$101,725
2029 PROJECTED AVERAGE HH INCOME	\$67,294	\$98,444	\$105,863
2024 MEDIAN HH INCOME	\$53,997	\$68,693	\$75,280
2029 PROJECTED MEDIAN HH INCOME	\$54,342	\$69,646	\$76,570
TOTAL BUSINESSES	1,174	3,394	4,599
TOTAL EMPLOYEES	10,171	28,929	36,120



WALK SCORE



BIKE SCORE

2024 ESTIMATED **HOUSEHOLDS**

5,519

23,361

35,092 5 MILES

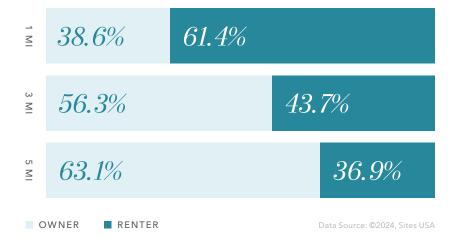
2029 PROJECTED **GROWTH**

0.5%

3 MILES

5 MILES

OWNER VS. RENTER OCCUPIED





Listed By

LANCE SASSER
Senior Vice President
503.221.2266
lance.sasser@kidder.com

