

760 OVILLA ROAD
GLENN HEIGHTS, TX 75154





Investment Summary

SALES PRICE:	\$5,438,843
NOI:	\$277,381
CAP RATE:	5.1%
REMAINING TERM:	12.3 Years
BUILDING SIZE:	4,650 SF
LOT SIZE:	84,898 SF/1.9 AC
LEASE TYPE:	Absolute NNN
YEAR BUILT:	2022

Investment Highlights



- 7.50% rent increases every 5 years through the primary and option terms.
- Four (4) five-year renewal options.
- Recession Resistant Investment - \$65.89 Billion in revenue (TTM).
- 7-Eleven is the largest convenience retail chain in the world with more than 77,000 stores worldwide.
- Zero Landlord responsibility and fantastic stabilized revenue stream - perfect for a 1031 exchange or passive investors.
- Income tax free state and qualified for bonus depreciation
- High growth, high barrier market – population has grown 180% since 2000.
- 1 mile west of I-35E - Texas's primary north-south artery connecting Dallas, Austin and Fort Worth.



Rent Schedule



Primary Lease Term

	Monthly Rent	Annual Rent	Increase
Years 1-5	\$23,115	\$277,381	---
Years 6-10	\$24,848	\$298,184	7.50%
Years 6-10	\$26,712	\$320,548	7.50%

Option Terms

	Monthly Rent	Annual Rent	Increase
Years 16-20	\$28,715	\$344,589	7.50%
Years 21-25	\$30,869	\$370,434	7.50%
Years 26-30	\$33,184	\$398,216	7.50%
Years 21-35	\$35,673	\$428,082	7.50%



LEASE TERMS

TENANT TRADE NAME:	7-Eleven, Inc.
GUARANTY:	Corporate
CREDIT RATING:	S&P “A”
GLA:	4,650 SF
LEASE TERM:	15 Years
LEASE COMMENCEMENT:	January 1, 2023
LEASE EXPIRATION:	December 31, 2037
RENEWAL OPTIONS:	Four 5-Year Options
LEASE TYPE:	Absolute NNN
UTILITIES:	Tenant
INSURANCE:	Tenant
PROPERTY TAXES:	Tenant
REPAIRS & MAINTENANCE:	Tenant
ROOF & STRUCTURE:	Tenant
HVAC:	Tenant

Location Overview





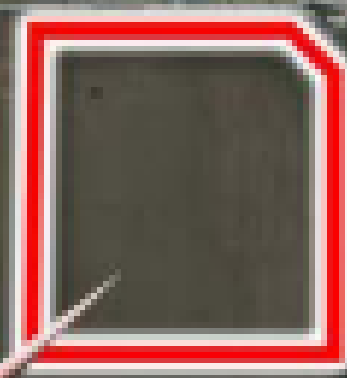
AERIAL VIEW



Ovilla Rd

22,878 VPD ('21)

Ovilla Rd



SITE

Hair Villa
Salon

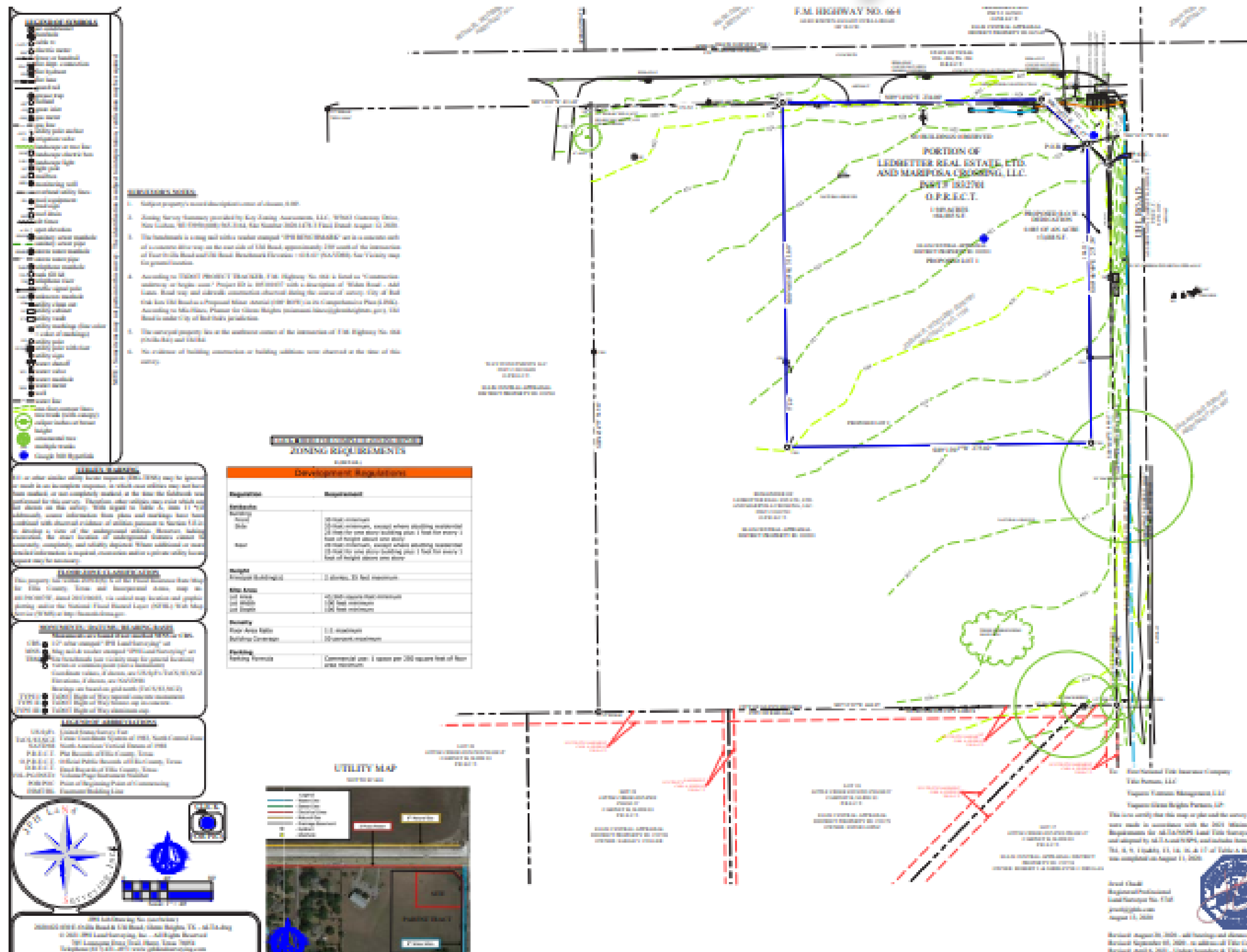
Donut
Time

Valley View Ave



Creek Trail

Survey



Indemnities affecting the property being surveyed and to which the survey shall make reference shall not be provided to the surveyor for inclusion on the survey except the those from federal, state, or local. Schedule II of said commitment. Therefore, easements, appurtenances, or other documents, either recorded or unrecorded, may exist that affect the subject property that are not shown on this survey.

The following Schedule B items were identified according to the Minimum Standard Asset Requirements for all TIA/CRIF and Life Science Securities: 02

Year	Project Name	Project Description	Project Status	Project Location	Project Type	Project Funding Source	Project Impact
2017	101-17-01	Construction of a new building for the Department of Health and Human Services	Completed	Washington, D.C.	Construction	Federal Government	Improved the efficiency of the Department's operations
2018	101-18-01	Construction of a new building for the Department of Health and Human Services	In Progress	Washington, D.C.	Construction	Federal Government	Improved the efficiency of the Department's operations
2019	101-19-01	Construction of a new building for the Department of Health and Human Services	Completed	Washington, D.C.	Construction	Federal Government	Improved the efficiency of the Department's operations
2020	101-20-01	Construction of a new building for the Department of Health and Human Services	In Progress	Washington, D.C.	Construction	Federal Government	Improved the efficiency of the Department's operations
2021	101-21-01	Construction of a new building for the Department of Health and Human Services	Completed	Washington, D.C.	Construction	Federal Government	Improved the efficiency of the Department's operations
2022	101-22-01	Construction of a new building for the Department of Health and Human Services	In Progress	Washington, D.C.	Construction	Federal Government	Improved the efficiency of the Department's operations
2023	101-23-01	Construction of a new building for the Department of Health and Human Services	Completed	Washington, D.C.	Construction	Federal Government	Improved the efficiency of the Department's operations
2024	101-24-01	Construction of a new building for the Department of Health and Human Services	In Progress	Washington, D.C.	Construction	Federal Government	Improved the efficiency of the Department's operations
2025	101-25-01	Construction of a new building for the Department of Health and Human Services	Completed	Washington, D.C.	Construction	Federal Government	Improved the efficiency of the Department's operations

* North possibly: still in transition from the 1980s. Different period than most countries, as well as all households above as do not move as infrequently.

(continued)

[illegible]

RESEARCH ASSISTANTS: David M. Kucharski, David H. Bates, J.D.B., and Marjorie Fleming, M.A.; research assistant for 2007-2008: J.D.B.

© 2004 Blackwell Publishing Ltd *Journal of Internal Medicine* 255: 103–110

FOIA b(7)(C) NOTICE: This document contains information that is exempt from release under FOIA b(7)(C). This exemption is based on the fact that the information is contained in a document that is exempt from release under FOIA b(7)(C). This exemption is based on the fact that the information is contained in a document that is exempt from release under FOIA b(7)(C).

EXPLANATIONS. a) a 1/2 inch copper offset stamped "1895" and barstruck "2" are at the main nearly horizontal fracture primary surface of the small faulted block, which being the west right-hand side of Wolf Road, being with four right of way, is situated on plot of lands of Union (Thomas, Phase IV) as recorded in Volume 18, Sheet 10, Plats 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827

through the boundary of the heterogeneous, the following will

6. **605/100 00° 00' 00" East E**, passing at a distance of 199.10 feet a cut 10 inch exposed rather compact "100 foot bartering", and continuing on said course, in all, a total distance of 071.26 feet;
7. **605/100 00° 10' 00" West E**, a distance of 270.00 feet;
8. **605/100 00° 00' 00" West E**, passing at a distance of 17.00 feet a cut 10 inch exposed rather compact "100 foot bartering", and continuing on said course, in all, a total distance of 10.00 feet to the center line of the tract described in the deed in the favor of them, for the fourth half of the right of way for the 10 inch cut (also known as Four Straits Road), a 100-foot-wide right of way recorded in Volume 000, Page 000, 01P&L of E., from which a 10 inch exposed rather compact "100 foot bartering" closed at the southeast corner of the tract described in the deed in Lot of 120 Lathams Church, recorded in Volume 000, Page 000, 01P&L of E. thence 605/100 00° 10' 00" West E, a distance of 14.00 feet;

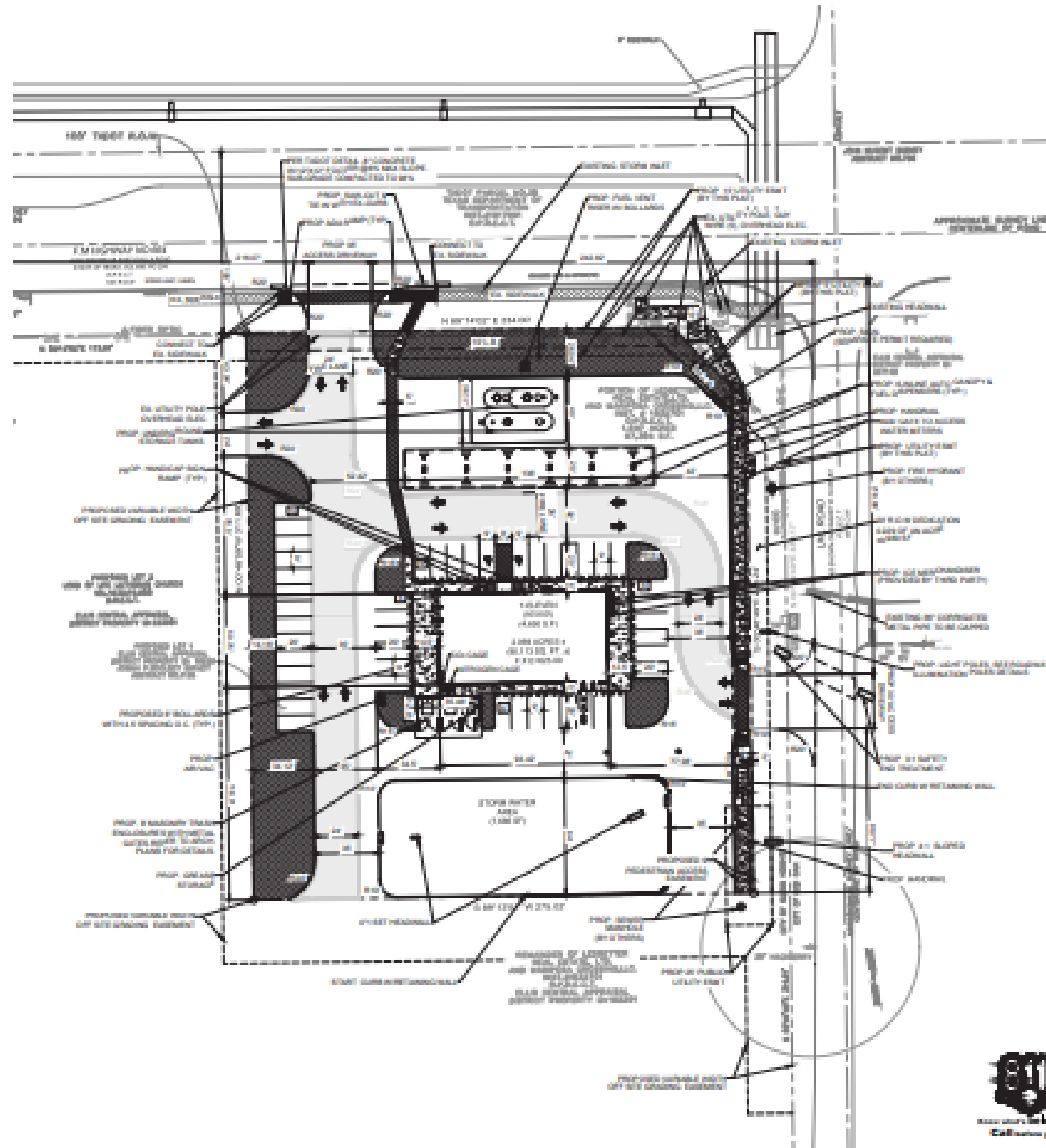
Abstract: $\text{Sn}(\text{OH})_2 \cdot 4\text{P}(\text{OH})_3$ and $\text{Sn}(\text{OH})_2$, with the same line the second valence state of "Lewis acid", a distance of $\text{Sn}(\text{OH})_2$ from a $\text{P}(\text{OH})_3$ molecule to the complex $[\text{P}(\text{OH})_3]_2$ and $[\text{P}(\text{OH})_3]_3$ occur the most negatively nonlinear property center of the Lanthanum ions, some being the nonlinear center of the aluminum ($\text{Al}(\text{OH})_3$) and $\text{P}(\text{OH})_3$.

INDEXED *Anti-HIV MP-14* (P) *Envi*, with the constant line of "HIV-1 Panel No. 10", a measure of HIV test accuracy in the **PHENIX MP-BL2000000** and including a test result that HIV-positive test.

ALTA / NSPS LAND TITLE SURVEY
1949 ACRES

JOSIAH P. WOOLSEY SURVEY
ABSTRACT NO. 1135

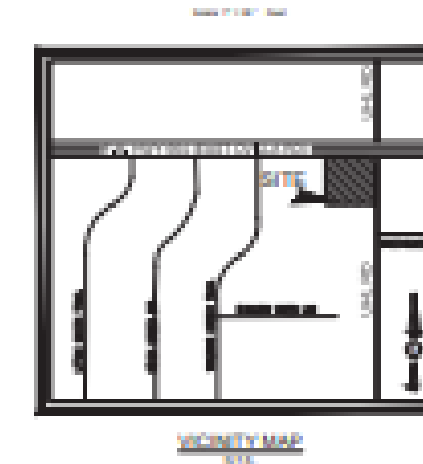
Site Plan



	fence or boundary		sewer fit lid
	fire dept. connection		telephone riser
	fire hydrant		traffic signal pole
	fire lane		unknown manhole
	guard rail		utility clean out
	grassy trap		utility cabinet
	hazard		utility vault
	grade inlet		utility markings (line color = color of markings)
	gas meter		utility pole
	gas line		utility pole with riser
	utility pole anchor		utility sign
	irrigation valve		water shutoff
	landscape or tree line		water valve
	landscape electric box		water manhole
	landscape light		water meter
	light pole		well
	manhole		water line
	monitoring well		drive-foot contour lines
	overhead utility lines		tree trunk (with canopy caliper inches at break height)
	pool equipment		ornamental tree
	road sign		multiple trunks
	road drain		
	salt fence		
	spot elevation		
	sanitary sewer manhole		

Google 360 Hyperlink

subject to interpretation, verification may be required.

[illegible][illegible]

EASEMENT/SETBACK LEGEND	
Proposed RT Right	6.5'
Landscape Setback	5.0'

[illegible]

SITE PLAN
T-EL-1709
A COMMERCIAL DEVELOPMENT
CITY OF GAINES HEIGHTS
BELL COUNTY TEXAS
LOCAL 1, BLOCK A, WARDEN CROSSING

[illegible]

Planning | Civil Engineering | Construction Management

DATE	PTS	PLAYS	YARDS	RECEIVED	TD'S
------	-----	-------	-------	----------	------





NO.	DATE	DESCRIPTION
1	08-10-22	1st CITY SUBMITTAL
2	12-10-22	RECEIVED FROM TOWN, CITY COMMENT
3	02-14-23	RECEIVED FROM TOWN, CITY COMMENT
4	04-26-23	RECEIVED FROM CITY COMMENTS
5	08-22-23	RECEIVED FROM CITY COMMENTS
.	.	.

100

Demographics

	1 Mile	3 Miles	5 Miles
2024 Population	9,277	42,078	96,825
2029 Population Projection	12,011	49,488	109,427
2024 Households	3,054	13,932	32,124
2029 Household Projection	3,964	16,448	36,348
Avg. Household Income	\$124,516	\$104,701	\$107,950
Median Age:	35.2	35.5	37.7
Median Home Value	\$278,806	\$256,432	\$258,263
Employees	394	6,307	14,392



CONTACT INFO

Mukesh Parna

Principal Broker

+1 (972) 897 - 2002

MP@SankalpRealty.US



SANKALP
REALTY

8195 Custer Rd, Suite #200A, Frisco, TX 75035



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Sankalp Realty LLC

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

9010037

License No.

MP@SankalpRealty.US

Email

(972) 897-2002

Phone

Mukesh Parna

Designated Broker of Firm

0652949

License No.

MP@SankalpRealty.US

Email

(972) 897-2002

Phone

Mukesh Parna

Licensed Supervisor of Sales Agent/
Associate

0652949

License No.

MP@SankalpRealty.US

Email

(972) 897-2002

Phone

Mukesh Parna

Sales Agent/Associate's Name

0652949

License No.

MP@SankalpRealty.US

Email

(972) 897-2002

Phone

Buyer/Tenant/Seller/Landlord Initials

Date