



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS

OFFERING MEMORANDUM

13500 Dessau Road | Austin TX



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INVESTMENT SUMMARY

13500 Dessau Road | Austin TX

OFFERING SUMMARY

PRICE	\$3,197,674
COST/ BUILDING SF	\$1,065.89
COST/ LAND SF	\$46.46
NOI	137,500
CAP RATE	4.30%

PROPERTY SUMMARY

ADDRESS	13500 Dessau Road Austin, TX 78754
COUNTY	Travis
APN	548338
BUILDING AREA	3,00 SF
LAND AREA	68,825 SF
BUILT	2013

SUMMARY & OVERVIEW

Sands Investment Group is pleased to exclusively offer for sale a single tenant triple net leased 7-Eleven in Austin, TX.

This service store/gas station location is in Travis County Texas. Austin is the 11th most populous city in the United States and this location boasts a population of almost 188,000 residents within a 5-mile radius.

The new construction 7-Eleven consists of a 3,000 SF building on a 68,825 SF lot on the NW corner of Dessau Rd. and Howard Lane.

There is a 15 Year NNN Lease in place with minimal landlord responsibility and 10% rent increases every 5 Years.



RENT ROLL

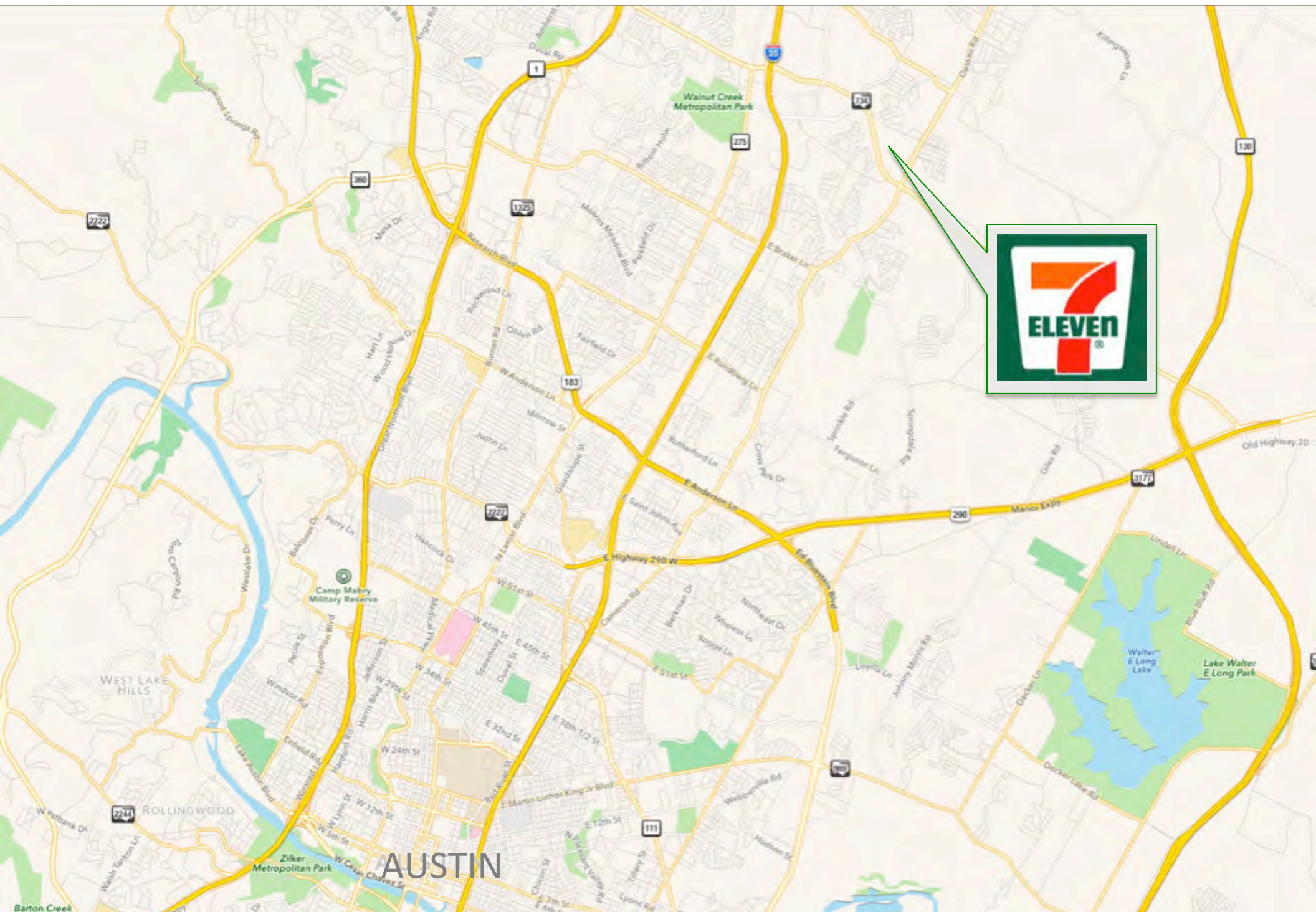
13500 Dessau Road | Austin TX

TENANT NAME	SIZE		MONTHLY RENT				LEASE TERM				
	SF	% OF TOTAL	BASE RENT	ANNUAL RENT / SF	ANNUAL RENT	% OF TOTAL	INCREASE DATES	RENTAL INCREASE	LEASE BEGIN	LEASE END	OPTIONS
7-Eleven	3,000	100%	\$11,458	\$45,83	\$137,500	100%	01.01.18	10% Every 5 Years	01.01.13	01.01.28	3 x 5 year
TOTAL / WTD AVG	3,000	100%	\$11,458	\$45.83	\$137,500	100%					



LOCATION MAP

13500 Dessau Road | Austin TX





INVESTMENT OVERVIEW

13500 Dessau Road | Austin TX

INVESTMENT HIGHLIGHTS

- New Construction 7-Eleven
- 14 Years Remaining on Long-Term Lease
- 10% Rental Increase Every 5 Years
- Absolute NNN Lease
- Corporate Guaranty from 7-Eleven
- Optimal Location Along Major Arterial Road, 23,000+ VPD on Dessau Rd.



DEMOGRAPHICS

	1 - MILE	3 - MILE	5 - MILE
POPULATION ESTIMATE	7,935	61,039	187,981
AVERAGE H.H. INCOME	\$65,538	\$69,886	\$66,922

TRAFFIC COUNT

	Dessau Rd.	Howard Ln.
VEHICLES PER DAY	23,430	6,890

Traffic count recorded by ESRI



LEASE ABSTRACT

13500 Dessau Road | Austin TX

LEASE TERM

LEASE TERM	14 Years Remaining
TENANT	7-Eleven
PREMISES	A building of approximately 3,000 SF in Austin, TX
LEASE COMMENCEMENT	01.01.13
LEASE EXPIRATION	01.01.28
RENEWAL OPTIONS	(3) x 5 Years
INCREASES	10% at Every 5 Years
LEASE TYPE	Triple Net (NNN)
PROPERTY TAXES	Paid by Tenant
INSURANCE	Paid by Tenant
REPAIRS & MAINTENANCE	Paid by Tenant
ROOF & STRUCTURE	Paid by Tenant
UTILITIES	Paid by Tenant

ESTIMATED OPERATING INFORMATION

GROSS POTENTIAL RENT	\$137,500
EXPENSE REIMBURSEMENT	<u>NNN</u>
EFFECTIVE GROSS INCOME	\$137,500
LESS EXPENSES	<u>NNN</u>
NET OPERATING INCOME	\$137,500



TENANT PROFILE

13500 Dessau Road | Austin TX



7-Eleven is the world's largest convenience store chain with more than 50,250 stores in 16 countries, of which 10,100 are in North America. 7-Eleven also is one of the nation's largest independent gasoline retailers. Its company's name was changed from The Southland Corporation to 7-Eleven, Inc. after approval by shareholders on April 28, 1999.

Founded in 1927 in Dallas, Texas, 7-Eleven pioneered the convenience store concept during its first years of operation as an ice company when its retail outlets began selling milk, bread and eggs as a convenience to guests. The name 7-Eleven originated in 1946 when the stores were open from 7 a.m. to 11 p.m. Today, offering busy shoppers 24-hour convenience, seven days a week is the cornerstone of 7-Eleven's business.

7-Eleven focuses on meeting the needs of convenience-oriented guests by providing a broad selection of fresh, high-quality products and services at everyday fair prices, speedy transactions and a clean, friendly shopping environment. Each store's selection of about 2,500 different products and services is tailored to meet the needs and preferences of local guests.

7-Eleven operates, franchises and licenses approximately 8,600 stores in the U.S. and Canada. Of the more than 7,600 stores the company operates and franchises in the United States, approximately 5,700 are franchised. Outside of the U.S. and Canada, there are more than 41,600 7-Eleven and other convenience stores in Japan, Taiwan, Thailand, South Korea, China, Malaysia, Mexico, Singapore, Australia, Philippines, Indonesia, Norway, Sweden and Denmark.

7-Eleven, Inc. is privately held and became a wholly owned subsidiary of Seven-Eleven Japan Co., Ltd. in Tokyo, Japan, and its affiliates on Nov. 9, 2005.



Austin is the capital of Texas and the seat of Travis County. Located in Central Texas, Austin is the 11th-most populous city in the United States and the fourth-most populous city in Texas. It was the third-fastest-growing large city in the nation from 2000 to 2006. Austin is also the second largest state capital in the United States. Austin had a population of 885,400 in 2013. The city is the cultural and economic center of the Austin–Round Rock metropolitan area, which had an estimated population of 1,883,051 as of July 1, 2013. A number of Fortune 500 companies have headquarters or regional offices in Austin including Advanced Micro Devices, Apple Inc., eBay, Google, IBM, Intel, Texas Instruments, 3M, and Whole Foods Market. Dell's worldwide headquarters is located in nearby Round Rock, a suburb of Austin. The FBI ranked Austin as the second safest major city in the U.S. for the year 2012.

Residents of Austin, known as "Austinites", include a diverse mix of government employees (e.g., university faculty and staff, law enforcement, political staffers); foreign and domestic college students; musicians; high-tech workers; blue-collar workers and businesspeople. The city is home to development centers for many technology corporations; it adopted the "Silicon Hills" nickname in the 1990s. However, the current official slogan promotes Austin as "The Live Music Capital of the World", a reference to the many musicians and live music venues within the area, and the long-running PBS TV concert series Austin City Limits. In recent years, some Austinites have also adopted the unofficial slogan "Keep Austin Weird". This interpretation of the classic, "Texas-style" sense of independence refers to: a desire to protect small, unique, local businesses from being overrun by large corporations.

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum 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, 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.

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By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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