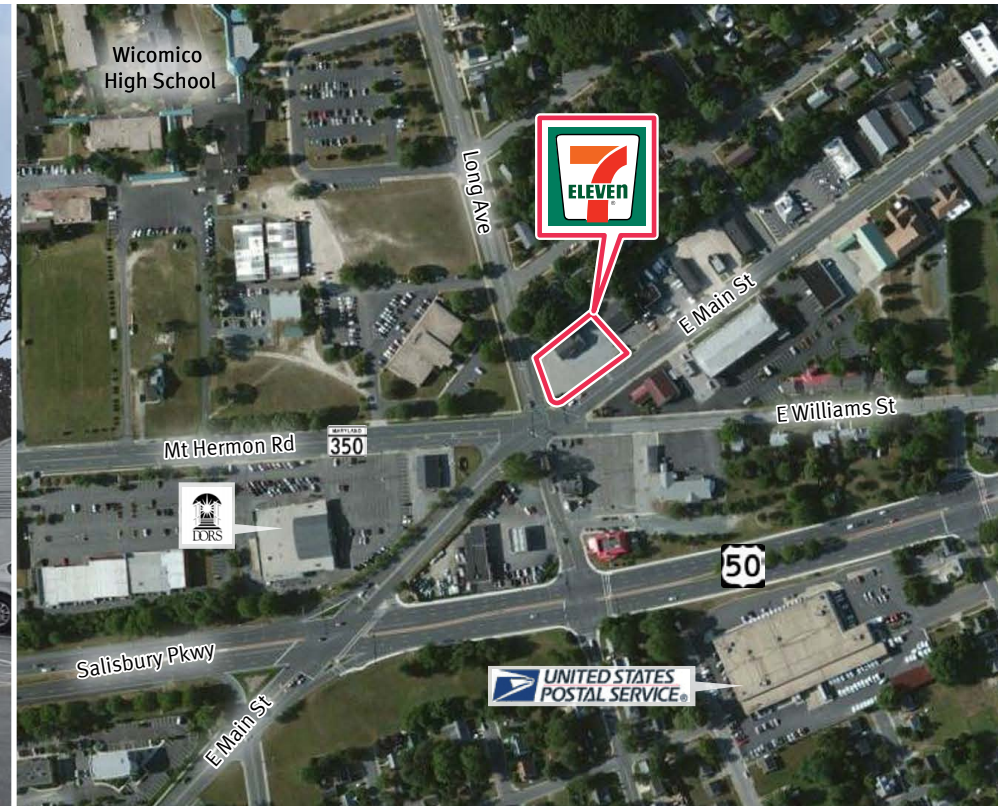


OFFERING MEMORANDUM.



7-Eleven Salisbury, MD



\$1,050,000

6.00% CAP Rate

- ◆ New 15-Year Net Lease to 7-Eleven, Inc.
- ◆ Corporate Guaranty from 7-Eleven, Inc
- ◆ Fixed Rental Increases During Primary Term
- ◆ One Block from U.S. Highway 50
- ◆ Rated "AA-" by Standard & Poor's
- ◆ Signalized Intersection Location

Newmark Knight Frank
Cornish & Carey Commercial
Leased Investment Group

This property is listed in conjunction with Maryland-licensed real estate broker KNLB, LLC.

www.maffiateam.com



Confidentiality & Disclosure

Cornish & Carey Commercial Newmark Knight Frank (“Broker”) has been retained on an exclusive basis to market the property described herein (“Property”). Broker has been authorized by the Seller of the Property (“Seller”) to prepare and distribute the enclosed information (“Material”) for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

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Property Information

Location The property is located at 830 Main Street in Salisbury, Maryland.

Lot Size Approximately 0.5 acres, or 21,780 square feet.

Improvements An existing building was completely redeveloped in 2012. The redevelopment resulted in an approximately 2,800 square foot convenience store, branded as and operated by **7-Eleven**.

Lease Leased to **7-Eleven, Inc.**, for 15 years from approximately September 1, 2012, to August 31, 2027, with rent commencement on November 30, 2012, at an initial annual rent of \$61,200, increasing in years two, four, six, and eleven as outlined below. The tenant has a one-time right to terminate the lease effective as of the last day of the tenth lease year, with six months' prior notice. There are three five-year options to renew the lease, each with a 10% increase in the rent. The lease is net, with the tenant responsible for taxes, insurance, and maintenance, including of the HVAC and roof. The landlord is responsible for maintenance of the foundation and structure. The tenant has a right of first refusal, which it must exercise within 20 days after receipt of notice.

<u>Net Annual Income</u>	<u>Years</u>	<u>Annual Rent</u>	<u>Return</u>
	1	\$61,200	n/a
	2-3	\$63,000	6.00%
	4-5	\$65,000	6.19%
	6-10	\$71,500	6.81%
	11-15	\$78,650	7.49%
	16-20 (Option 1)	\$86,515	8.24%
	21-25 (Option 2)	\$95,166	9.06%
	26-30 (Option 3)	\$104,683	9.97%

Price **\$1,050,000 (6.00% Return)**

The price is calculated by capitalizing the income in year two. The seller will credit any difference in rent at close of escrow.

Financing The property will be delivered free and clear of permanent financing.



Tenant Information

About the Tenant

7-Eleven, Inc., the major U.S. subsidiary of **Seven-Eleven Japan Co., Ltd.**, is the world's largest convenience retail chain. Based in Dallas, Texas, the company operates, franchises and licenses 7,600 stores in the U.S. and Canada. Of the close to 6,500 stores the company operates and franchises in the United States, some 5,200 are franchised. 7-Eleven was taken private in late 2005 by its largest shareholder, Japanese retail conglomerate **Seven & i Holdings**, which is the holding company for Seven-Eleven Japan, Ito-Yokado, Denny's restaurants and other businesses. Globally, 7-Eleven operates, franchises, or licenses more than 35,900 stores worldwide, more than one-third of which are in Japan.

According to the National Retail Federation, the world's largest retail trade association, 7-Eleven is #40 on the list of the Nation's Retail Power Players 2011. 7-Eleven, Inc., is rated "AA-" by Standard & Poor's as of January 21, 2011.



About the Area

Site Information

The property has frontage on East Main Street and is located just one block from East Salisbury Parkway/U.S. Highway 50, which has an annual average daily traffic count of 23,140 vehicles per day. The convenience store benefits from its location just one block from Wicomico High School, providing excellent foot traffic to the site. A large United States Postal Service distribution facility is located on the opposite side of East Salisbury Parkway. Wicomico County Stadium, Salisbury Zoological Park, and Wicomico Youth & Civic Center are three attractions located within walking distance of the property. There is minimal retail competition in the immediate vicinity.

General Overview


Salisbury is the largest city on the Eastern Shore of Maryland with a population of 30,434 as of the 2010 U.S. Census. It is the seat of Wicomico County and is located at the head of the Wicomico River, the navigable waterway that leads to the Chesapeake Bay. It is centrally located on the lower Eastern Shore just a half hour west of Ocean City and two hours south of Baltimore in the heart of the Delmarva Peninsula. Salisbury has two growing institutions of higher learning – Salisbury University and Wor-Wic Community College. Salisbury also features Peninsula Regional Medical Center, Perdue Farms, Arthur W. Perdue Stadium, Poplar Hill Mansion (owned by the city since 1974), Chipman Cultural Center, Ward Museum of Wildfowl Art, and the Salisbury Zoological Park, recognized as one of the best small zoos in America. Salisbury is served by two major highways: U.S. Highway 13, one of the major north-south routes of the Delmarva Peninsula, and U.S. Highway 50, one of the major east-west routes on the peninsula. U.S-13 connects Salisbury to Dover, Delaware and Norfolk, Virginia and is known as the Ocean Highway, while U.S.-50 serves as the main route between the Baltimore/Washington region and many of the major cities on Delmarva.

Salisbury, the Crossroads of Delmarva, is a growing city with a growing blend of residential and retail. Perdue Farms, a multi-national poultry corporation, is headquartered in Salisbury. Piedmont Airlines, a regional airline, is headquartered in unincorporated Wicomico County, on the grounds of Salisbury-Ocean City Wicomico Regional Airport near Salisbury. Other industries in Salisbury include electronic component manufacturing, pharmaceuticals, shipbuilding, and agriculture. The city's largest employers are Salisbury University, Verizon, Peninsula Regional Medical Center, The Knowland Group, and Pepsi Bottling of Delmarva. Peninsula Regional Medical Center employs more Salisbury residents than any other company, while Perdue Farms is the largest employer headquartered in Salisbury (with nearly 22,000 employees).

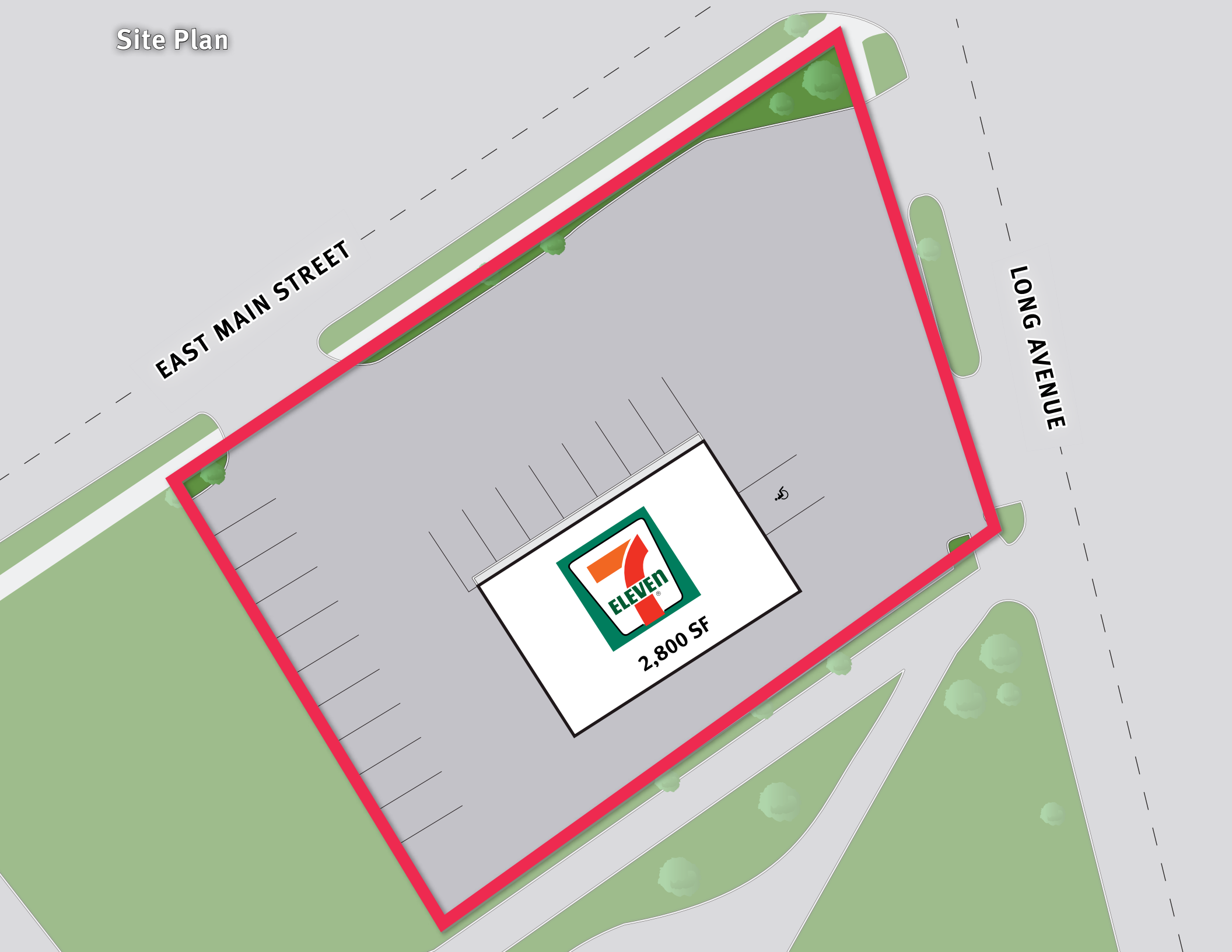
Site Plan

EAST MAIN STREET

LONG AVENUE



2,800 SF



Aerial



Wicomico County
Board of Education

Long Ave

E Main St

Mt Hermon Rd



E Williams St

E Main St

Aerial

Long Ave

Wicomico County Board of Education

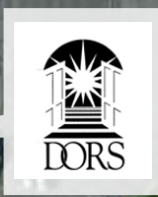


E Main St

Mt Hermon Rd



E Williams St



E Main St

Salisbury Pkwy



Aerial

Wicomico High School



Long Ave

E Main St

E Williams St

Mt Hermon Rd



Salisbury Pkwy

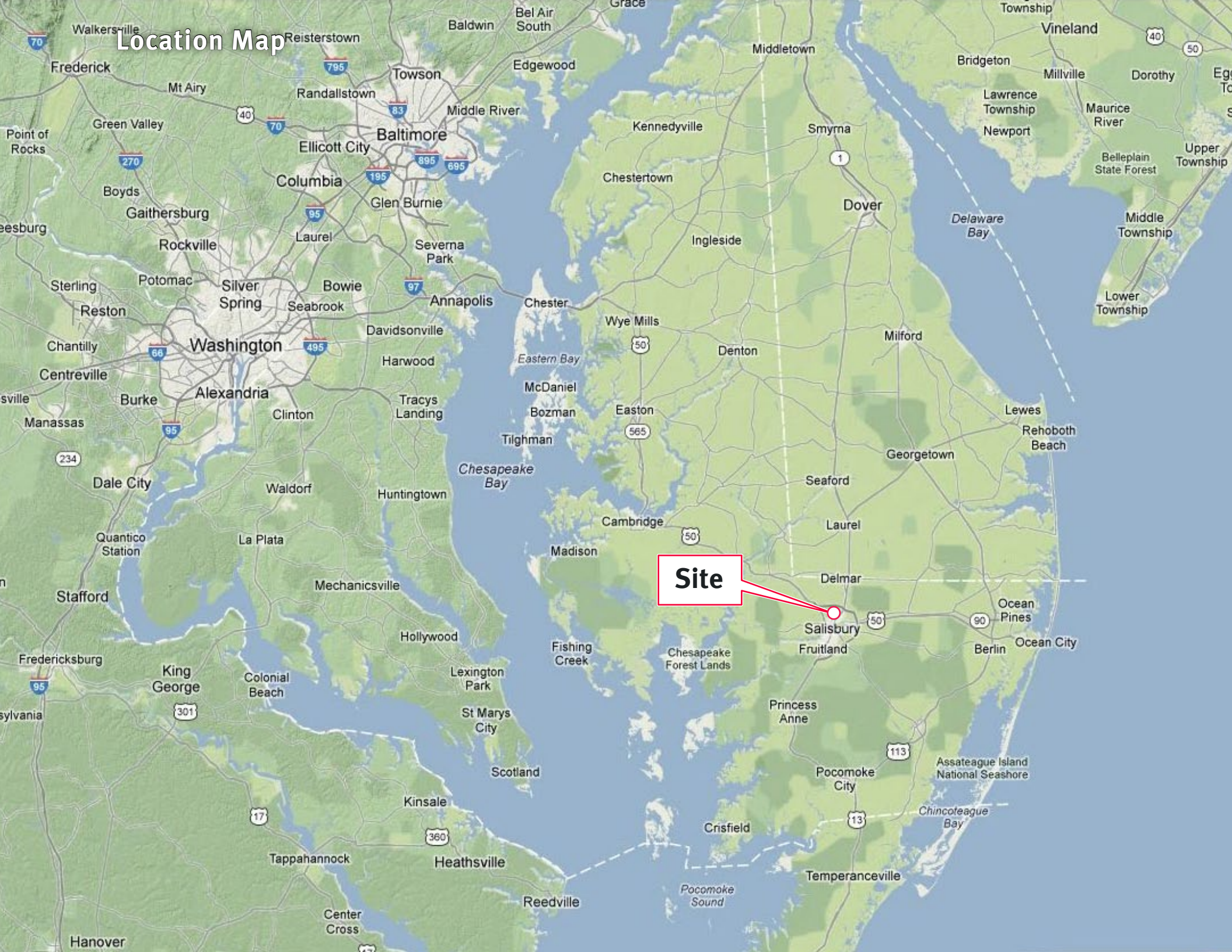


Salisbury Pkwy



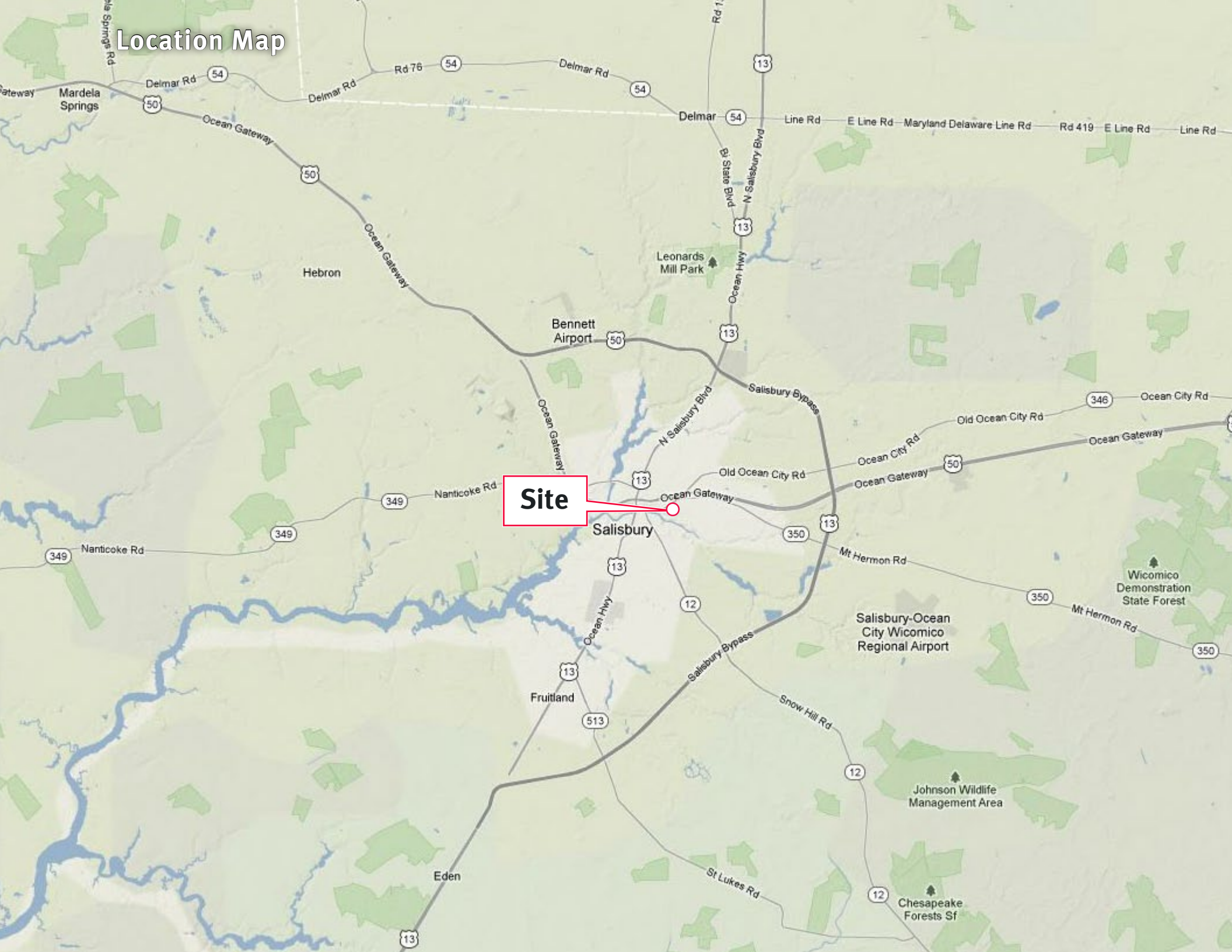
E Main St

Location Map



Site

Location Map



Site

Salisbury

Fruitland

Eden

Salisbury-Ocean City Wicomico Regional Airport

Johnson Wildlife Management Area

Chesapeake Forests Sf

Wicomico Demonstration State Forest

Leonards Mill Park

Bennett Airport

Hebron

Mardela Springs

Nanticoke Rd

Nanticoke Rd

Ocean Gateway

Ocean Gateway

Ocean City Rd

Old Ocean City Rd

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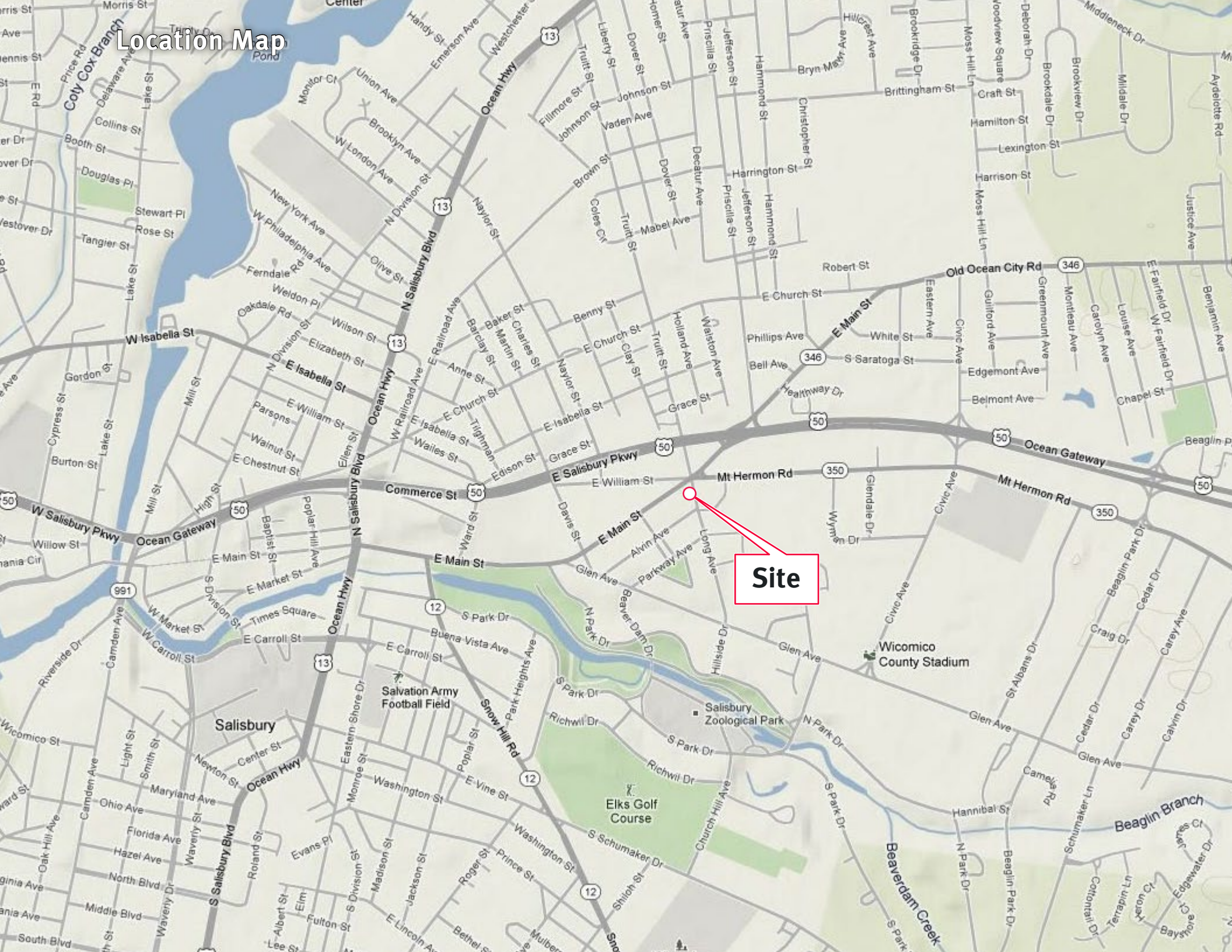
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Location Map





Demographics

830 Main Street
Salisbury, MD 21804

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	10,014	41,870	59,623
2000 Group Quarters	695	3,094	3,110
2010 Total Population	11,014	47,731	70,343
2015 Total Population	11,258	50,077	74,461
2010-2015 Annual Rate	0.44%	0.96%	1.14%
Household Summary			
2000 Households	3,644	16,086	22,640
2000 Average Household Size	2.56	2.41	2.50
2010 Households	4,033	18,680	27,134
2010 Average Household Size	2.56	2.39	2.48
2015 Households	4,132	19,705	28,853
2015 Average Household Size	2.56	2.38	2.47
2010-2015 Annual Rate	0.49%	1.07%	1.24%
2000 Families	2,084	9,638	14,665
2000 Average Family Size	3.19	2.97	3.01
2010 Families	2,193	10,759	17,038
2010 Average Family Size	3.28	3.02	3.05
2015 Families	2,216	11,217	17,940
2015 Average Family Size	3.31	3.03	3.06
2010-2015 Annual Rate	0.21%	0.84%	1.04%
Housing Unit Summary			
2000 Housing Units	3,895	17,036	23,932
Owner Occupied Housing Units	40.9%	48.2%	57.2%
Renter Occupied Housing Units	52.7%	46.3%	37.4%
Vacant Housing Units	6.4%	5.5%	5.4%
2010 Housing Units	4,504	20,464	29,667
Owner Occupied Housing Units	36.9%	46.7%	55.4%
Renter Occupied Housing Units	52.6%	44.6%	36.1%
Vacant Housing Units	10.5%	8.7%	8.5%
2015 Housing Units	4,731	21,984	32,108
Owner Occupied Housing Units	35.4%	45.9%	54.5%
Renter Occupied Housing Units	52.0%	43.7%	35.3%
Vacant Housing Units	12.7%	10.4%	10.1%
Median Household Income			
2000	\$31,111	\$32,459	\$37,228
2010	\$39,217	\$41,096	\$45,866
2015	\$44,062	\$47,880	\$52,787
Median Home Value			
2000	\$80,345	\$87,767	\$93,903
2010	\$140,964	\$161,671	\$171,326
2015	\$179,247	\$202,604	\$215,614
Per Capita Income			
2000	\$15,617	\$16,926	\$18,798
2010	\$19,159	\$20,805	\$22,574
2015	\$21,612	\$23,766	\$25,624
Median Age			
2000	34.4	33.4	35.1
2010	35.7	35.5	37.3
2015	37.0	37.0	38.2



Demographics

830 Main Street
Salisbury, MD 21804

	1 mile	3 miles	5 miles
2000 Households by Income			
Household Income Base	3,646	16,038	22,715
<\$15,000	19.5%	20.7%	17.7%
\$15,000 - \$24,999	19.7%	17.5%	15.6%
\$25,000 - \$34,999	17.2%	15.3%	14.0%
\$35,000 - \$49,999	19.4%	17.5%	17.2%
\$50,000 - \$74,999	14.2%	16.2%	18.3%
\$75,000 - \$99,999	5.1%	6.9%	8.9%
\$100,000 - \$149,999	4.2%	4.2%	5.7%
\$150,000 - \$199,999	0.4%	0.8%	1.3%
\$200,000+	0.2%	0.9%	1.3%
Average Household Income	\$38,008	\$42,590	\$48,390
2010 Households by Income			
Household Income Base	4,031	18,678	27,136
<\$15,000	14.1%	15.3%	12.9%
\$15,000 - \$24,999	16.1%	14.9%	12.9%
\$25,000 - \$34,999	13.5%	11.8%	11.1%
\$35,000 - \$49,999	21.3%	18.3%	16.9%
\$50,000 - \$74,999	19.1%	21.1%	22.7%
\$75,000 - \$99,999	9.4%	10.3%	12.3%
\$100,000 - \$149,999	5.5%	6.2%	8.0%
\$150,000 - \$199,999	0.7%	1.1%	1.7%
\$200,000+	0.3%	1.1%	1.5%
Average Household Income	\$46,253	\$50,257	\$56,458
2015 Households by Income			
Household Income Base	4,131	19,704	28,853
<\$15,000	13.1%	13.9%	11.5%
\$15,000 - \$24,999	14.3%	13.1%	11.2%
\$25,000 - \$34,999	11.0%	9.5%	8.8%
\$35,000 - \$49,999	18.4%	15.4%	14.1%
\$50,000 - \$74,999	22.8%	24.6%	25.7%
\$75,000 - \$99,999	9.8%	10.0%	11.6%
\$100,000 - \$149,999	8.7%	9.9%	12.4%
\$150,000 - \$199,999	1.0%	1.7%	2.4%
\$200,000+	0.8%	1.8%	2.3%
Average Household Income	\$52,029	\$57,286	\$63,926
2000 Owner Occupied Housing Units by Value			
Total	1,585	8,243	13,712
<\$50,000	10.7%	10.6%	11.2%
\$50,000 - \$99,999	64.9%	53.1%	44.2%
\$100,000 - \$149,999	18.5%	23.5%	23.4%
\$150,000 - \$199,999	4.8%	8.1%	12.8%
\$200,000 - \$299,999	0.8%	4.0%	6.4%
\$300,000 - \$499,999	0.1%	0.5%	1.3%
\$500,000 - \$999,999	0.1%	0.2%	0.7%
\$1,000,000 +	0.0%	0.0%	0.0%
Average Home Value	\$87,336	\$99,957	\$112,937
2000 Specified Renter Occupied Housing Units by Contract Rent			
Total	2,063	7,797	8,864
With Cash Rent	98.4%	97.9%	97.0%
No Cash Rent	1.6%	2.1%	3.0%
Median Rent	\$444	\$458	\$458
Average Rent	\$428	\$457	\$458



Demographics

830 Main Street
Salisbury, MD 21804

	1 mile	3 miles	5 miles
2000 Population by Age			
Total	10,011	41,871	59,623
0 - 4	6.4%	6.1%	6.2%
5 - 9	6.6%	6.5%	6.8%
10 - 14	6.0%	6.2%	6.8%
15 - 24	16.9%	20.6%	17.9%
25 - 34	14.9%	12.5%	12.0%
35 - 44	15.4%	14.0%	15.2%
45 - 54	11.4%	11.8%	13.2%
55 - 64	7.4%	7.9%	8.4%
65 - 74	6.3%	7.2%	7.0%
75 - 84	5.7%	5.2%	4.7%
85 +	3.1%	1.9%	1.6%
18 +	76.8%	77.3%	75.9%
2010 Population by Age			
Total	11,015	47,732	70,343
0 - 4	6.6%	6.1%	6.2%
5 - 9	6.2%	6.0%	6.2%
10 - 14	5.5%	5.6%	6.1%
15 - 24	13.3%	17.6%	15.8%
25 - 34	17.5%	14.0%	12.9%
35 - 44	12.6%	11.7%	12.1%
45 - 54	13.6%	13.1%	14.5%
55 - 64	10.2%	11.1%	12.1%
65 - 74	6.1%	7.0%	7.2%
75 - 84	5.1%	5.2%	4.8%
85 +	3.3%	2.4%	2.1%
18 +	78.1%	78.7%	77.5%
2015 Population by Age			
Total	11,253	50,082	74,462
0 - 4	6.4%	6.1%	6.1%
5 - 9	6.2%	6.0%	6.2%
10 - 14	5.9%	5.8%	6.3%
15 - 24	12.6%	16.8%	15.1%
25 - 34	15.6%	12.5%	12.0%
35 - 44	14.2%	12.9%	12.6%
45 - 54	12.1%	11.8%	12.9%
55 - 64	11.6%	12.1%	13.1%
65 - 74	7.6%	8.8%	9.1%
75 - 84	4.6%	4.8%	4.5%
85 +	3.1%	2.5%	2.1%
18 +	78.3%	78.9%	77.8%
2000 Population by Sex			
Males	47.2%	46.6%	47.1%
Females	52.8%	53.4%	52.9%
2010 Population by Sex			
Males	47.3%	46.8%	47.3%
Females	52.7%	53.2%	52.7%
2015 Population by Sex			
Males	47.5%	46.9%	47.3%
Females	52.5%	53.1%	52.7%



Demographics

830 Main Street
Salisbury, MD 21804

	1 mile	3 miles	5 miles
2000 Population by Race/Ethnicity			
Total	10,013	41,870	59,621
White Alone	59.5%	62.6%	68.2%
Black Alone	34.0%	32.0%	27.1%
American Indian Alone	0.2%	0.2%	0.2%
Asian or Pacific Islander Alone	2.2%	2.3%	2.0%
Some Other Race Alone	1.7%	1.1%	0.9%
Two or More Races	2.3%	1.7%	1.5%
Hispanic Origin	4.0%	3.0%	2.5%
Diversity Index	56.5	53.4	48.7
2010 Population by Race/Ethnicity			
Total	11,015	47,732	70,343
White Alone	56.8%	61.8%	67.5%
Black Alone	34.3%	31.3%	26.5%
American Indian Alone	0.2%	0.2%	0.3%
Asian or Pacific Islander Alone	2.4%	2.5%	2.2%
Some Other Race Alone	3.0%	1.8%	1.5%
Two or More Races	3.3%	2.4%	2.1%
Hispanic Origin	7.0%	5.4%	4.4%
Diversity Index	61.7	56.9	51.8
2015 Population by Race/Ethnicity			
Total	11,258	50,076	74,462
White Alone	55.8%	61.6%	67.2%
Black Alone	34.4%	30.9%	26.3%
American Indian Alone	0.2%	0.2%	0.3%
Asian or Pacific Islander Alone	2.4%	2.6%	2.3%
Some Other Race Alone	3.4%	2.0%	1.6%
Two or More Races	3.8%	2.7%	2.4%
Hispanic Origin	8.3%	6.4%	5.2%
Diversity Index	63.5	58.1	53.1
2000 Population 3+ by School Enrollment			
Total	9,631	40,401	57,546
Enrolled in Nursery/Preschool	1.4%	1.6%	1.7%
Enrolled in Kindergarten	1.5%	1.2%	1.3%
Enrolled in Grade 1-8	11.2%	11.4%	12.0%
Enrolled in Grade 9-12	5.6%	5.4%	5.7%
Enrolled in College	7.1%	12.5%	9.9%
Enrolled in Grad/Prof School	1.1%	1.0%	1.0%
Not Enrolled in School	72.3%	66.9%	68.5%
2010 Population 25+ by Educational Attainment			
Total	7,533	30,858	46,155
Less Than 9th Grade	4.3%	5.6%	4.7%
9th to 12th Grade, No Diploma	13.0%	9.9%	8.9%
High School Graduate	33.1%	33.0%	32.0%
Some College, No Degree	19.4%	18.0%	18.4%
Associate Degree	5.7%	6.7%	6.8%
Bachelor's Degree	14.0%	15.2%	17.4%
Graduate/Professional Degree	10.5%	11.5%	11.8%