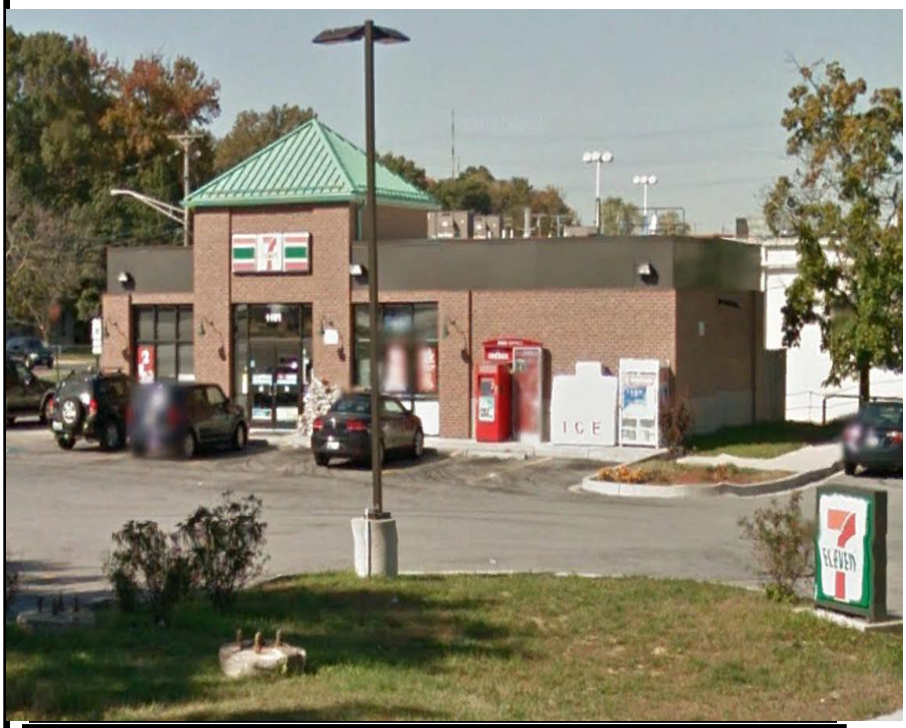
7-Eleven
1101 Annapolis Road
Odenton, MD



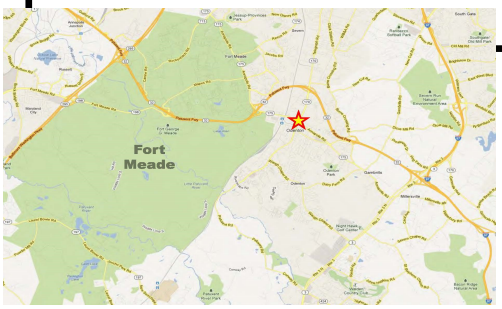
These materials are based on information and content pro-

- Tenant 7-Eleven, Inc. S&P Rating AA-
- Traffic Counts Over 47,000 VPD on Annapolis & Route 32
- Absolute Triple Net Ground Lease
- Located Across Street From Newly Constructed CVS and The Haven, 252 Apartment Community
- Fort Meade is Located to the West (Over 109,000 Employees)
- Close proximity to Baltimore, Washington D.C
- Average Income within 1 Mile $112,889
- Great Ingres & Egress with 4 Access Points
- 1 Mile Population Growth 36.57%

7-Eleven

1101 Annapolis Road
Odenton, MD

List Price:	$1,870,000
CAP:	5%
Base Rent:	$93,500
Increases:	10% every five years
Building sf:	2,230
Lease Type:	Ground Lease NNN
Roof & Structure:	Tenant
Parcel Size:	.747 Acres (32,540sf)
Lease Term:	5 Years Remaining
Year Built:	2012
Options:	3 (5) Year, 10% Increases
Traffic Counts	47,000 VPD Annapolis & Route 32



BELCO DEVELOPMENT & INVESTMENTS

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7-Eleven

7-Eleven Inc.

7-Eleven is the world's largest convenience store chain operating, franchising and licensing more than 60,000 stores in 18 countries, of which nearly 10,500 are in North America. 7-Eleven is one of the nation's largest independent gasoline retailers. 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. and are most often located on corners for great visibility and easy access. Well known for the Big Gulp® fountain soft drink, Big Bite® grill items, the Slurpee beverage and its fresh-brewed coffee, 7-Eleven's food service offerings bring guests a proprietary line of prepared-fresh-daily and daily delivered deli sandwiches, wraps, breakfast sandwiches and a wide assortment fruits, salads and baked goods.

Investment Grade Credit - 7 Eleven Inc (S&P Rated AA-, Outlook: Stable)

- Ranked #3 on Entrepreneur magazine's 2015 Top Global Franchises List
- Recognized by U.S. Veterans Magazine as one of the top 100 veteran-friendly companies on its Best of the Best list
- Ranked on Fast Company magazine's World's Top 10 Most Innovative Companies in Retail
- Ranked No. 10 on the Entrepreneur Top 500 list
- Named Best of the Best in the Convenience Store channel by Entrepreneur magazine in May 2015
- No. 17 on the 2015 Brand Top 100 Most Valuable Global Brands list
- No. 5 (out of 35,000 brands worldwide) by the Social Business Index that measures social media interaction across eight social platforms and more than 70 distinct metrics
- Ranked No. 1 on "Best Retail Franchises" list for April 2015 by FranchiseRankings.com

Lease Commencement Date:	January 1, 2012
Lease Expiration Date:	December 31, 2021
Current Rent:	$93,500.00
Options:	3 (5) year with 10% Increases

Population

1 Mile	3 Mile	5 Mile
10,214	54,677	133,136

Income

1 Mile	3 Mile	5 Mile
$112,889	$117,793	$117,004

Household Growth

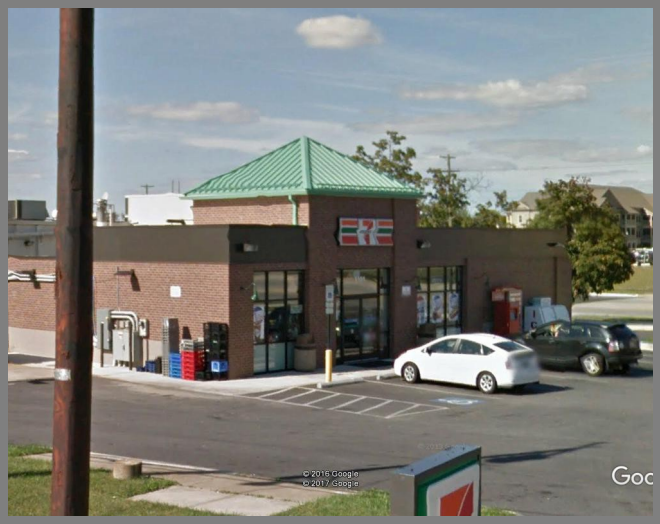
1 Mile	3 Mile	5 Mile
42.34%	*53.77%*	*26.14%*

Population Growth

1 Mile	3 Mile	5 Mile
36.57%	45.37%	23.95%

Traffic Counts

Annapolis & Route 32	47,000 VPD



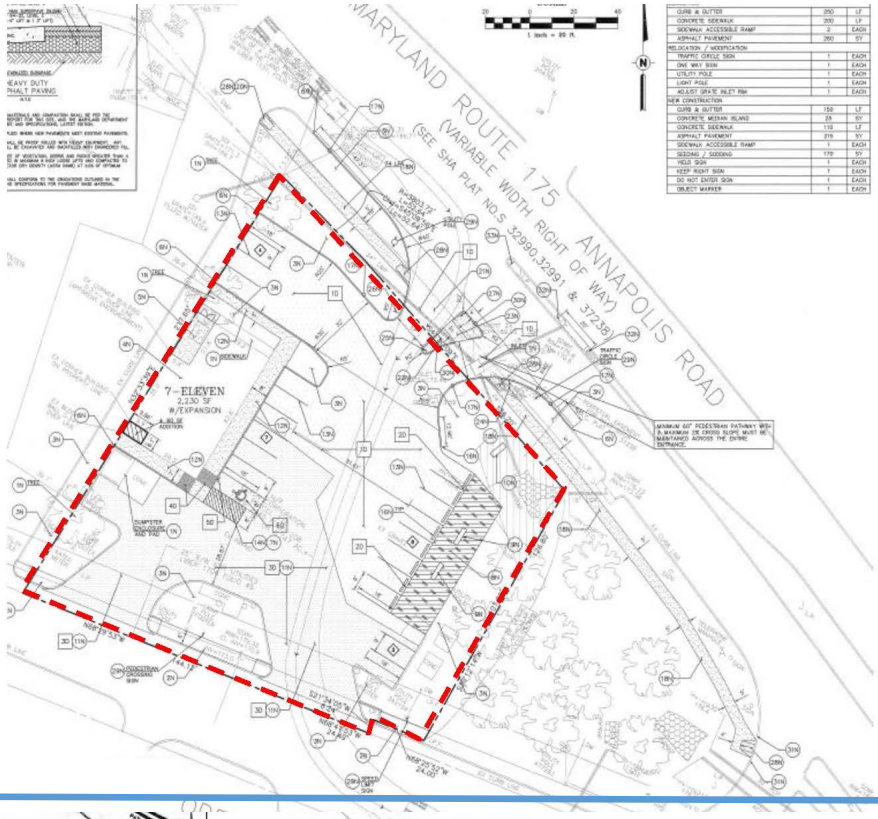
7-Eleven

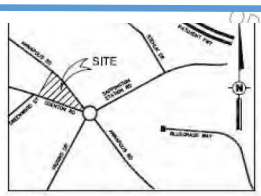
Subject offering consist of a freestanding 2,230 square foot 7-Eleven ground lease located in Odenton, MD. Site is conveniently located between and accessible from Annapolis Road and Odenton Road offering 4 ingress & egress access points. 7-Eleven was built in 2012, consisting of a 10 year primary term with 3 (5) year options. Located across street newly built CVS, The Haven, an 252-unit apartment community along with John Hopkins Medical/Health Services, Medical offices and Professional offices. Other National retailers consist of Pizza Hut, Subway, Giant Supermarkets, Dollar Tree, McDonalds, Five Guys, Rent A Center, Little Caesars, Rite Aid, Papa Johns, Diary Queen, Advance Auto and more.

The property is centrally located only a few minutes from Fort Meade, the Odenton MARC train station, BWI Airport, Arundel Mills Mall, and the Waugh Chapel Town Center. Fort Meade, which is located just west, is a United States Army installation that includes the Defense Information School, the United States Army Field Band, and the headquarters of United States Cyber Command, the National Security Agency, and the Defense Courier Service. Fort Meade has a population of 100,000 employees.

Odenton is an affluent community which has 134,000 +/- residents with an average household income of $100,000 +/-within 5 miles. It is in Anne Arundel county (population 489,656) which forms part of the Baltimore-Washington metropolitan area. In recent years Odenton has become the fastest-growing community in the county with 2010 census numbers reporting 42% growth. This is because of its location near Fort Meade, NSA headquarters, and its proximity to Baltimore, Washington, D.C., and Annapolis. The development has been fueled by the construction of the massive Piney Orchard development as well as progress in the on-going development of Odenton Town Center. Odenton is bordered by Gambrills to the east, Severn to the north, Fort Meade to the west, and Crofton to the south. It is located at the intersection of Maryland routes 170 and 175 and is parallel to Route 32.

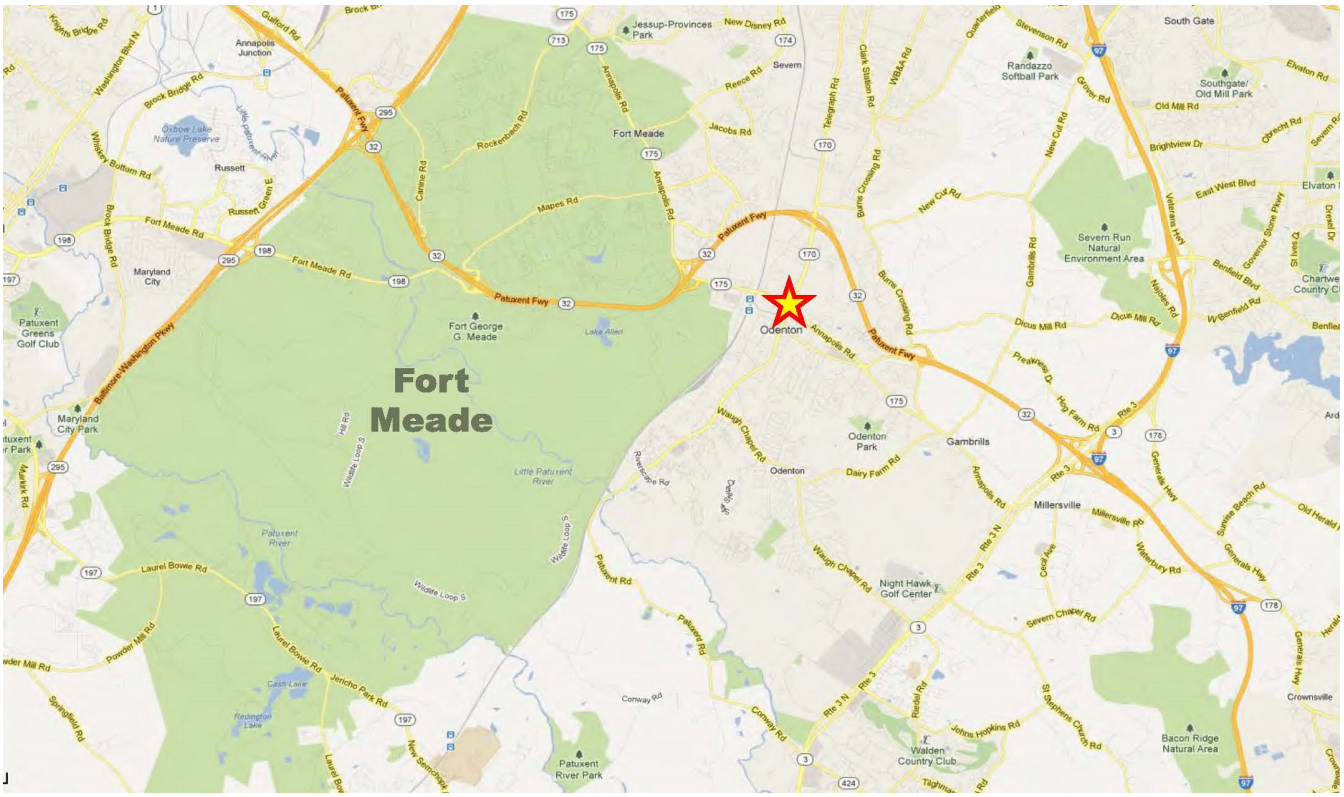
SITE PLAN

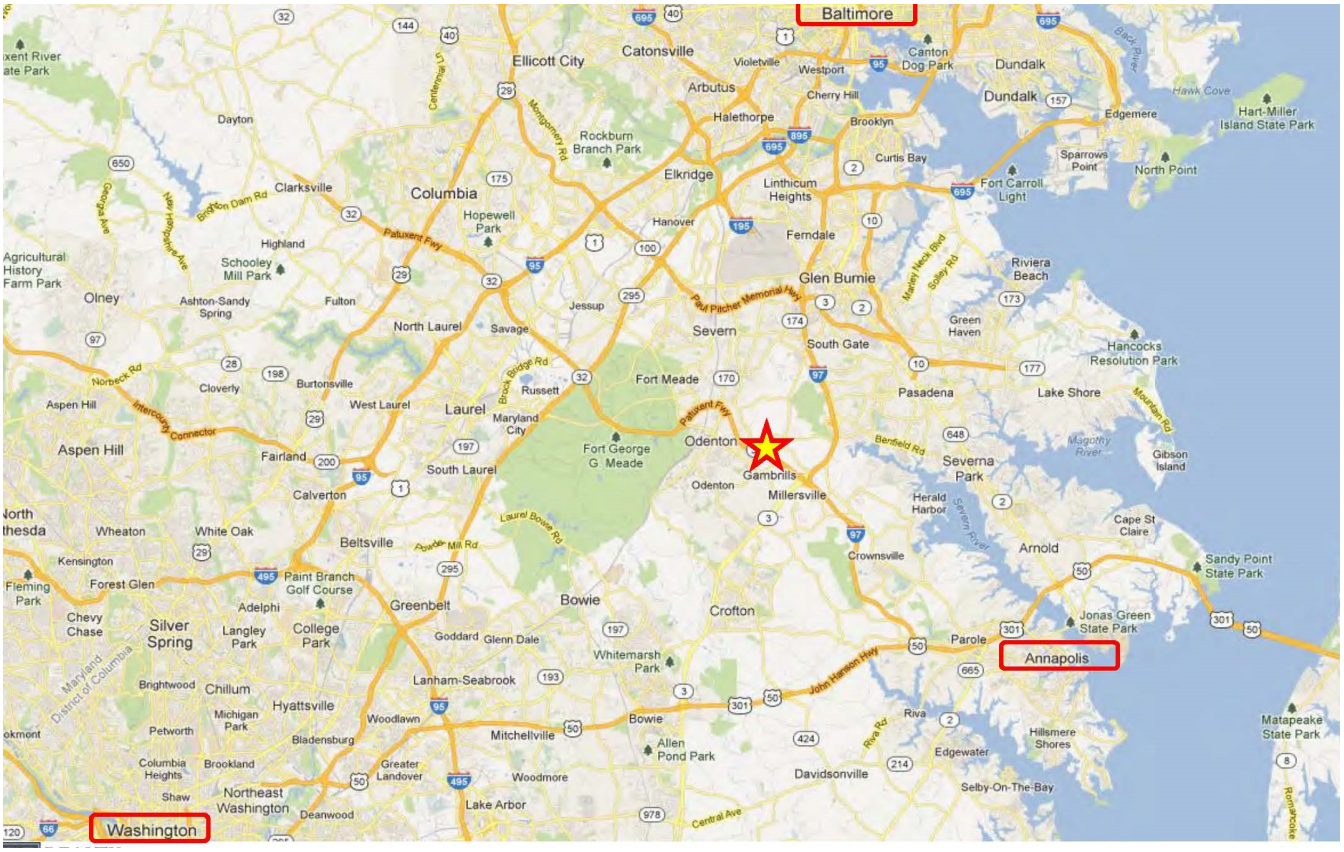

MARYLAND ROUTE 175 ANNAPOLIS ROAD
(VARIABLE WIDTH RIGHT OF WAY)
(SEE SHA PLAT NO.S 32990,32991 & 37238)
7-ELEVEN
2,230 SF
W/EXPANSION
CURB & GUTTER 250 LF
CONCRETE SIDEWALK 200 LF
SIDEWALK ACCESSIBLE RAMP 2 EACH
ASPHALT PAVEMENT 260 SY
RELOCATION / MODIFICATION
TRAFFIC CIRCLE SIGN 1 EACH
ONE WAY SIGN 1 EACH
UTILITY POLE 1 EACH
LIGHT POLE 1 EACH
ADJUST GRATE INLET RIM 1 EACH
NEW CONSTRUCTION
CURB & GUTTER 150 LF
CONCRETE MEDIAN ISLAND 25 SY
CONCRETE SIDEWALK 110 LF
ASPHALT PAVEMENT 215 SY
SIDEWALK ACCESSIBLE RAMP 1 EACH
SEEDING / SODDING 170 SY
YIELD SIGN 1 EACH
KEEP RIGHT SIGN 1 EACH
DO NOT ENTER SIGN 1 EACH
OBJECT MARKER 1 EACH


SITE
VICINITY MAP
NO SCALE

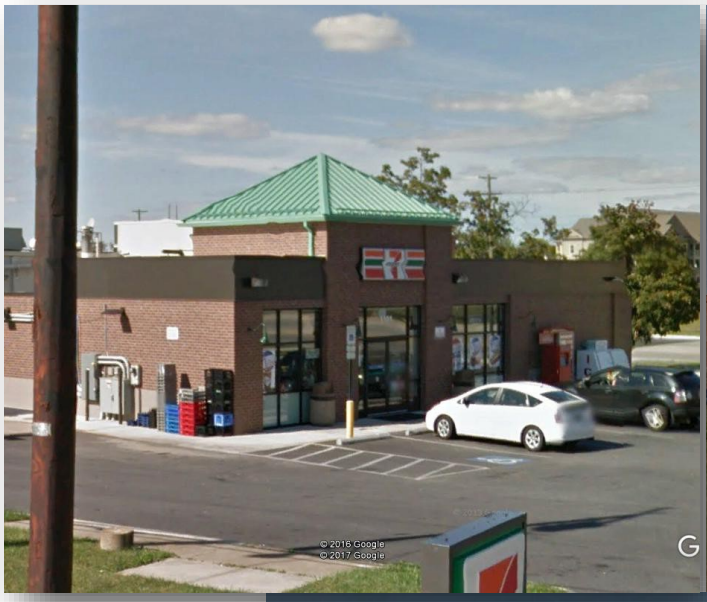
ANNAPOLIS RD
ODENTON RD

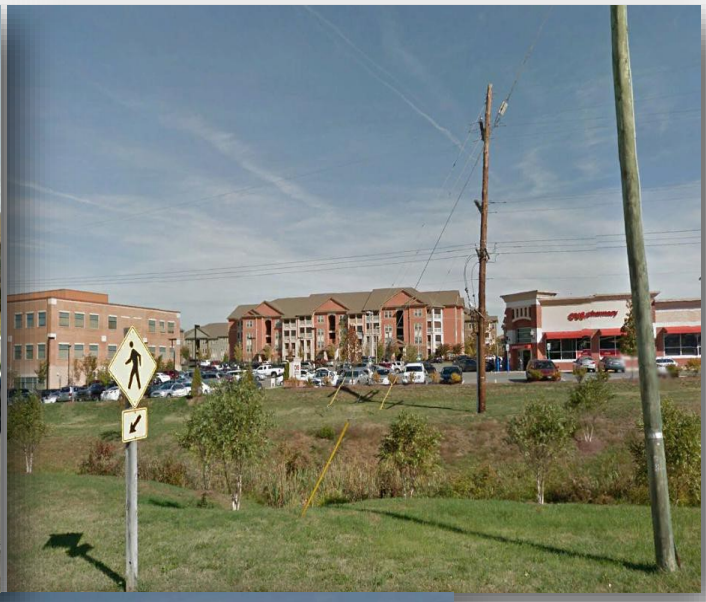
MAPS


Fort Meade
Odenton
Fort George G. Meade
Patuxent Fwy
Baltimore-Washington Pkwy
Maryland City
Russett
Jessup-Provinces Park
Severn
Randazzo Softball Park
Severn Run Natural Environment Area
Odenton Park
Gambrills
Millersville
Night Hawk Golf Center
Walden Country Club
Patuxent River Park
Bacon Ridge Natural Area
Crownsville
Patuxent Greens Golf Club
Maryland City Park
Little Patuxent River
Patuxent River
Cash Lake
Redington Lake
Lake Allen
Waugh Chapel Rd
Dairy Farm Rd
Laurel Bowie Rd
Jericho Park Rd
Conway Rd
Johns Hopkins Rd
Severn Chapel Rd
Millersville Rd
Waterbury Rd
Generals Hwy
Sunrise Beach Rd
Old Herald
Dicus Mill Rd
Hog Farm Rd
Benfield Blvd
Veterans Hwy
Governor Stone Pkwy
Elvaton Rd
Southgate/ Old Mill Park
Randazzo Softball Park
South Gate
Annapolis Junction
Jacobs Rd
Rockenbach Rd
Mapes Rd
Fort Meade Rd
Reece Rd
New Disney Rd
Telegraph Rd
Clark Station Rd
Burns Crossing Rd
New Cut Rd
Gambrills Rd
Nicholas Rd
Quarterfield
Stevenson Rd
Old Mill Rd
Brightview Dr
Obrecht Rd
East West Blvd
Chartwe Country Cl
Brock Bridge Rd
Whiskey Bottom Rd
Russett Green E
Little Patuxent Rd
Osborne Lake Nature Preserve
Waterloo Loop S
Hill Rd
Rockenbach Rd
Public Jr
Rockenbach Rd
Powder Mill Rd
Springfield Rd
Mulrk Rd
Laurel Bowie Rd
Patuxent Rd
Conway Rd
Rte 3
Rte 3 N
Riedel Rd
Cecil Ave
Tilghman Rd
Crownsville
Bacon Ridge Natural Area

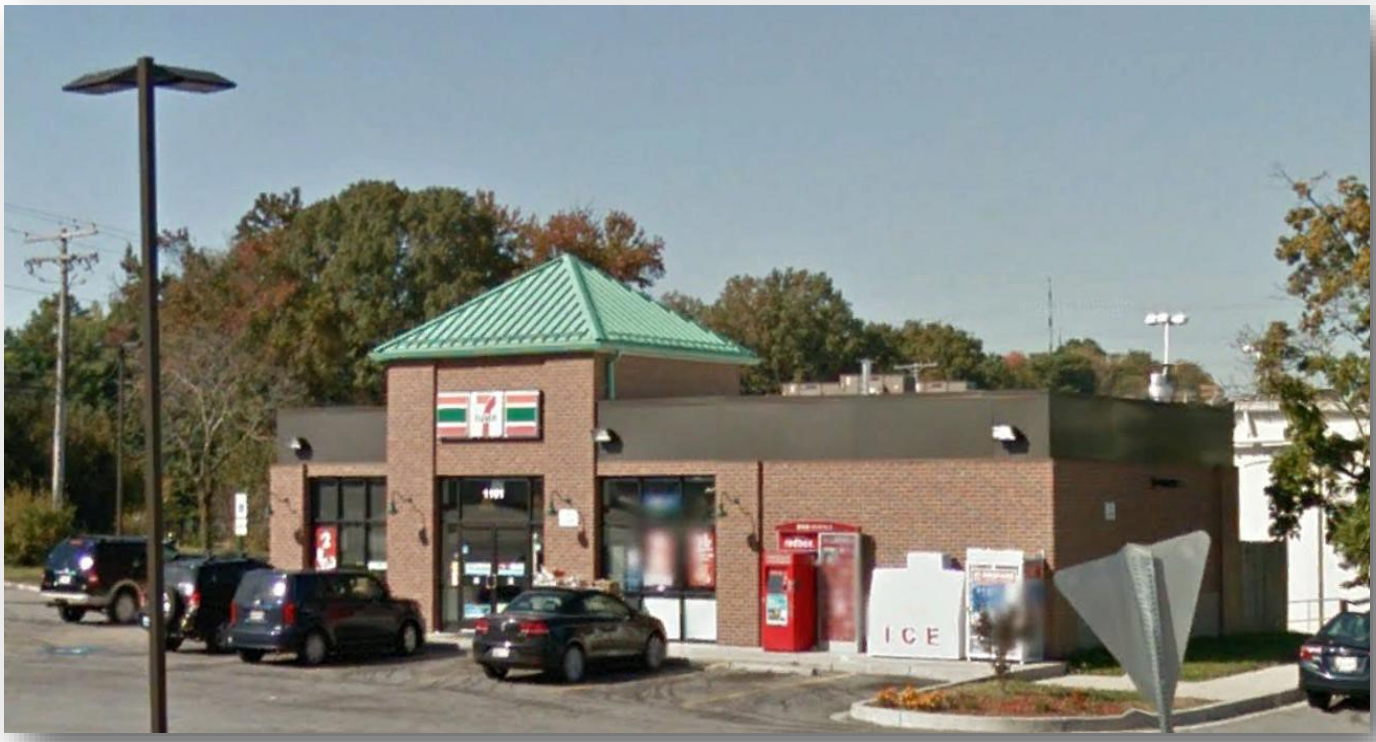

Baltimore
Ellicott City
Catonsville
Violetville
Westport
Canton Dog Park
Dundalk
Arbutus
Halethorpe
Cherry Hill
Brooklyn
Edgemere
Hart-Miller Island State Park
Hawk Cove
Dayton
Rockburn Branch Park
Elkridge
Curtis Bay
Sparrows Point
North Point
Clarksville
Columbia
Hopewell Park
Linthicum Heights
Fort Carroll Light
Hanover
Ferndale
Highland
Schooley Mill Park
Agricultural History Farm Park
Olney
Ashton-Sandy Spring
Fulton
Jessup
Glen Burnie
Riviera Beach
North Laurel
Savage
Severn
Green Haven
South Gate
Hancocks Resolution Park
Cloverly
Burtonsville
Fort Meade
Pasadena
Lake Shore
Aspen Hill
West Laurel
Laurel
Maryland City
Russett
Fort George G. Meade
Odenton
Gambrills
Severna Park
Gibson Island
Fairland
South Laurel
Millersville
Herald Harbor
Calverton
Wheaton
White Oak
Beltsville
Crownsville
Arnold
Cape St Claire
Sandy Point State Park
Kensington
Forest Glen
Paint Branch Golf Course
Greenbelt
Bowie
Crofton
Jonas Green State Park
Silver Spring
Adelphi
Langley Park
College Park
Goddard
Glenn Dale
Parole
Annapolis
Whitemarsh Park
Lanham-Seabrook
Brightwood
Chillum
Hyattsville
Woodlawn
Bowie
Riva
Hillsmere Shores
Matapeake State Park
Petworth
Michigan Park
Bladensburg
Mitchellville
Allen Pond Park
Edgewater
Columbia Heights
Brookland
Greater Landover
Woodmore
Davidsonville
Selby-On-The-Bay
Shaw
Northeast Washington
Deanwood
Lake Arbor
Washington
Maryland
District of Columbia
Patuxent Fwy
Paul Pitcher Memorial Hwy
Intercounty Connector
Norbeck Rd
Brock Bridge Rd
Laurel Bowie Rd
Powder Mill Rd
Benfield Rd
Mountain Rd
Magothy River
Severn River
John Hanson Hwy
Riva Rd
Central Ave
Rombcoke

Photos



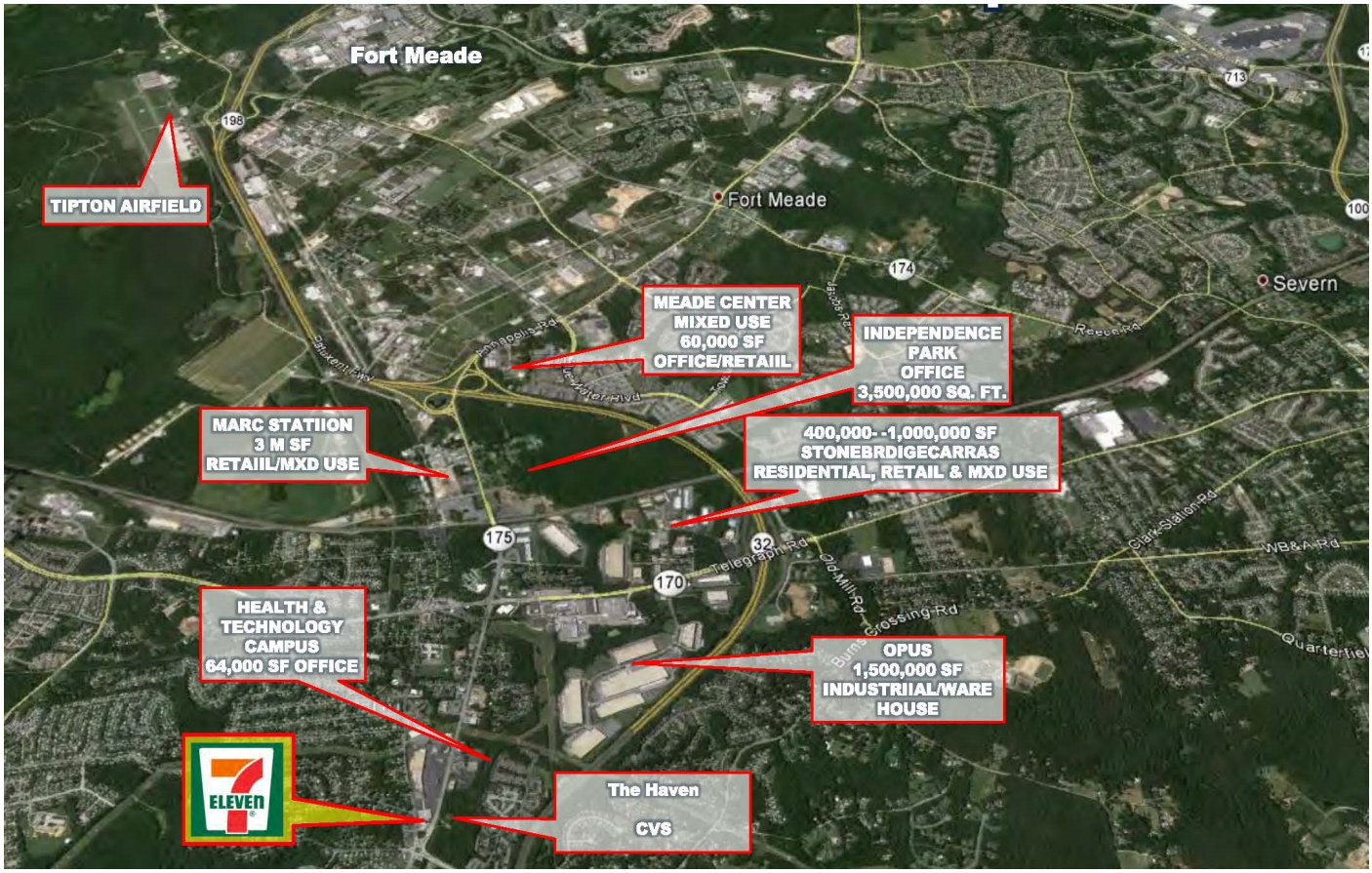


Photos



AERIAL

From the web


Fort Meade
TIPTON AIRFIELD
Fort Meade
Severn
MEADE CENTER
MIXED USE
60,000 SF
OFFICE/RETAIIL
INDEPENDENCE
PARK
OFFICE
3,500,000 SQ. FT.
MARC STATIION
3 M SF
RETAIIL/MXD USE
400,000- -1,000,000 SF
STONEBRDIGECARRAS
RESIDENTIAL, RETAIL & MXD USE
HEALTH &
TECHNOLOGY
CAMPUS
64,000 SF OFFICE
OPUS
1,500,000 SF
INDUSTRIIAL/WARE
HOUSE
The Haven
CVS
ELEVEN

Photos

Aerial Map

Dairy Queen
Little Caesars
SUBWAY
i'm lovin' it
RITE AID
Advance Auto Parts
DOLLAR TREE
Giant
7 ELEVEN
Pizza Hut
CVS
175
Odenton Rd
Annapolis Rd
The Haven 252 Unit Apartment Community