7-Eleven Retail Building

11643 Research Blvd | Austin, TX 78759

NNN Leases | 7-Eleven Corporate Guaranty (S&P “A” Rated Bond) | Recent 7-Eleven Lease Extension

MATTHEWS™

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Property Overview

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Investment Highlights

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100% Bonus Depreciation — A cost segregation study may allow a significant portion of the property to be depreciated over accelerated schedules, potentially creating meaningful tax advantages and enhanced early-year cash flow. Investors should consult with their tax advisor regarding eligibility and applicability.

True Passive Income — Both tenants operate under NNN leases, with taxes, insurance, and maintenance expenses passed through the tenants.

Long Term Lease — 7-Eleven has ±12.36 years remaining on its lease, complemented by three additional five-year renewal options. iVape offers further tenancy diversification and stability.

Attractive Rental Increases — 7-Eleven's lease features 10% rent escalations every five years, while iVape benefits from 3% annual increases, delivering consistent income growth and a reliable hedge against inflation.

High-Quality Credit — The 7-Eleven lease is corporately guaranteed by 7-Eleven, Inc., an Investment Grade company with an "A" credit rating from S&P.

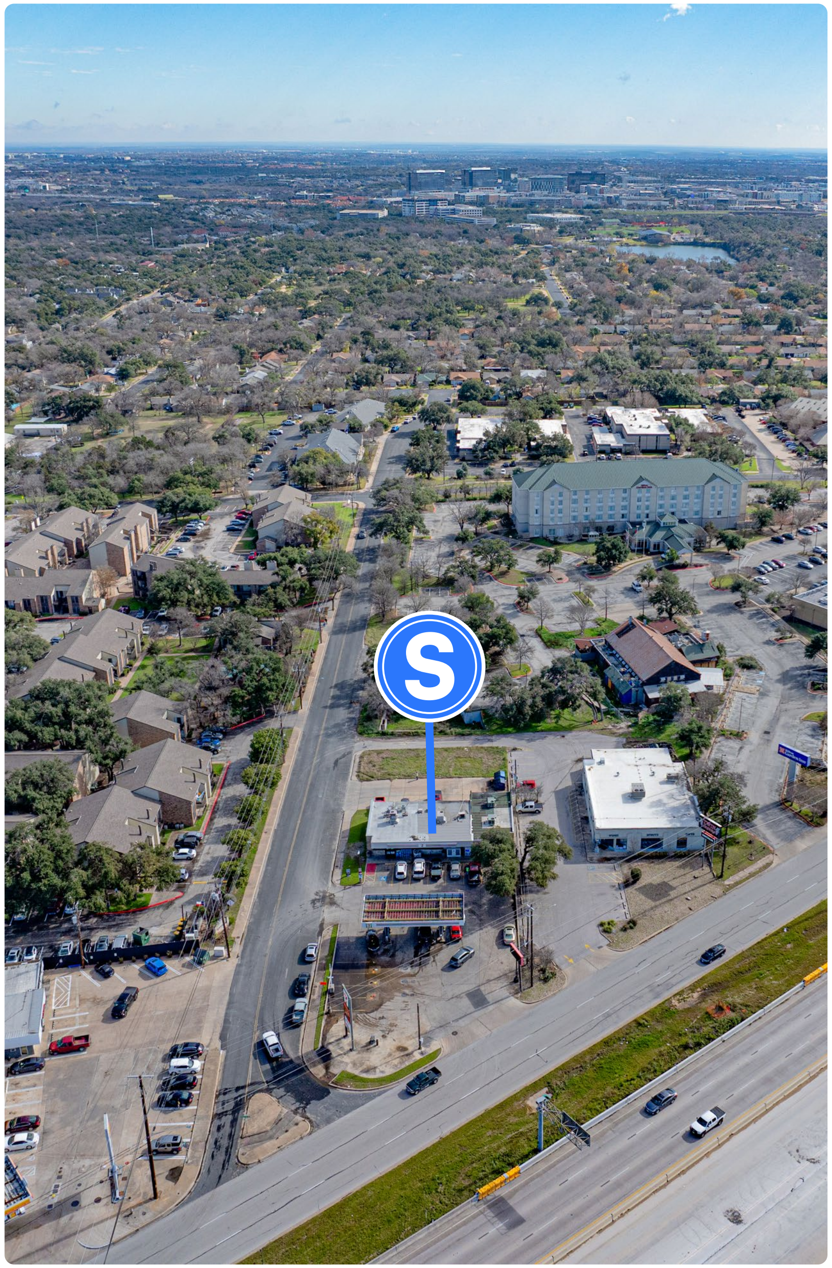
Long Term Operations — 7-Eleven has been operating at this location since 2017 and signed a 15-year renewal, demonstrating site commitment.

Location Highlights

Strong Retail Synergy — In close proximity to top national brands like Outback Steakhouse, Chick-fil-A, PetSmart, Costco, Target, and many more.

Prime Visibility & Access — Positioned along Research Blvd (±18,044 VPD), with frontage and direct access to U.S. Route 183 (±138,371 VPD), ensuring excellent exposure and a steady flow of customers.

Convenient Accessibility — The property features a dedicated exit lane directly from U.S. Route 183, offering unmatched convenience for commuters and travelers to refuel or stop in.



Property Overview

$5,200,000	5.74%	12.36 Years	±3,650	±138,371
List Price	Cap Rate	Lease Term Remaining	Total GLA (SF)	VPD (US-183)

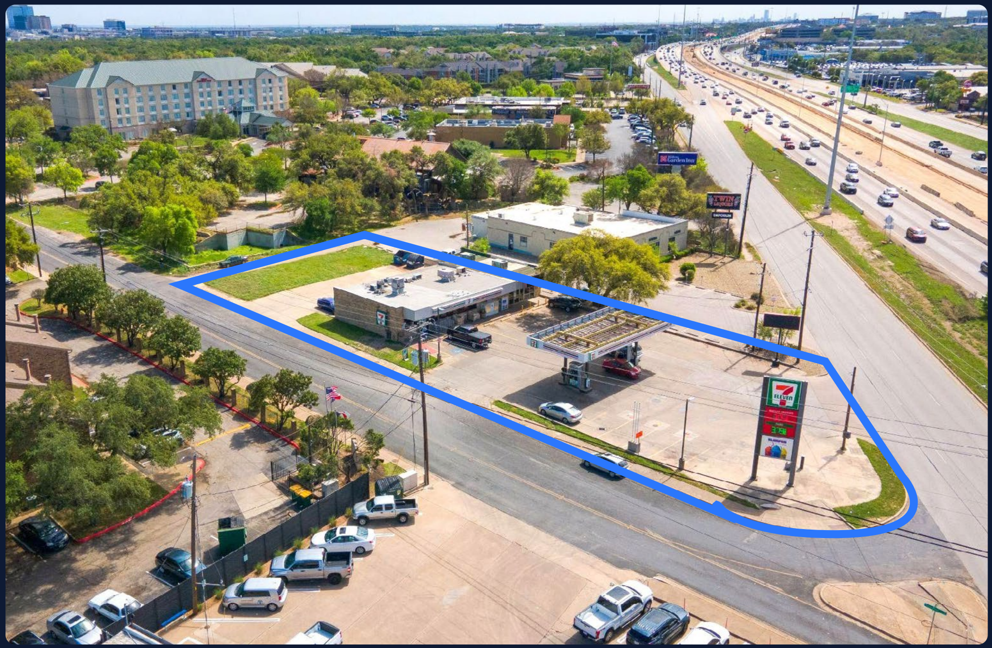
Property Address	11643 Research Blvd, Austin, TX 78759
List Price	$5,200,000
GLA	±3,650 SF
Cap Rate	5.74%
Lot Size	±0.61 AC
Year Built	1982
Landlord Responsibilities	Roof and Structure, Parking Lot

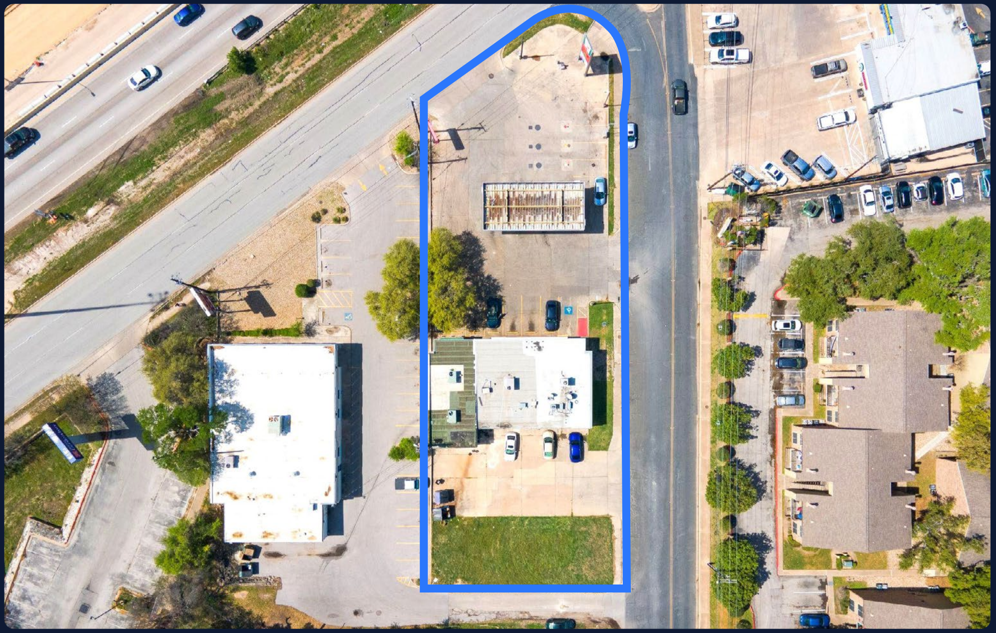
S
The Domain
Dillard's
Neiman Marcus
macy's
H&M
KENDRA SCOTT
TESLA
TORY BURCH
COACH NEW YORK
EVERY SEASON STARTS AT DICK'S SPORTING GOODS
california pizza kitchen
LOUIS VUITTON
GUCCI
target
COSTCO WHOLESALE
Holiday Inn
Office DEPOT
SPROUTS FARMERS MARKET
H-E-B
24 FITNESS
TRADER JOE'S
BEST BUY
WHOLE FOODS MARKET
sam's club
Randalls
Ascension Seton Northwest Hospital
±124 Beds
PETSMART
ELYSIAN PLASTIC SURGERY
DAVID DELLINGER DO, FACOS
Hilton Garden Inn
PROSPERITY BANK
PAPPADEAUX SEAFOOD KITCHEN
Ford
CHEVROLET
BONE DADDY'S
Rudy's REAL TEXAS BAR-B-Q
TWIN LIQUORS FINE WINE & SPIRITS
183
±138,371 VPD
Research Blvd ±18,044 VPD
CARRABBA'S ITALIAN GRILL
Subject Property
Keystone Apartments
166 units
Thunder Creek Rd

SW
H-E-B
TRADER JOE'S
24 HOUR FITNESS
Randalls
P.F. CHANG'S
petco
T.J.maxx
TACO BELL
SALTGRASS STEAK HOUSE
McDonald's
GREAT HILLS COUNTRY CLUB
PETSMART
Ford
CHEVROLET
Northland at the Arboretum
347 units
Ascension Seton Northwest Hospital
±124 Beds
Rudy's REAL TEXAS BAR-B-Q
183
±138,371 VPD
PROSPERITY BANK
CARRABBA'S ITALIAN GRILL
PAPPADEAUX SEAFOOD KITCHEN
BONE DADDY'S
TWIN LIQUORS FINE WINE & SPIRITS
IHOP
Hilton Garden Inn
Subject Property
Research Blvd ±18,044 VPD
Thunder Creek Rd
Keystone Apartments
166 units
Sunbusters Window Tinting


NE
H-E-B
Academy SPORTS+OUTDOORS
Pep Boys
DUNKIN'
BUICK
GMC
flex
Riata Corporate Park
tru by HILTON
Chuy's
Gallery of Pets
Windsor Nursing and Rehabilitation Center of Duval
IHOP
Super China
Sunbusters Window Tinting
±138,371 VPD
183
Research Blvd ±18,044 VPD
Subject Property
Keystone Apartments 166 units
Thunder Creek Rd
TWIN LIQUORS FINE WINE & SPIRITS
BONE DADDY'S

Property Photos





Thunder Creek Rd
Research Blvd ± 18,044 VPD
183
± 138,371 VPD
Gas Pumps
ELEVEN
iVape ATX
TWIN
LIQUORS
FINE WINE & SPIRITS

Financial Overview

7-Eleven Retail Building
11643 Research Blvd, Austin, TX 78759

Financial Overview

$5,200,000	5.74%	$298,270
List Price	Cap Rate	NOI

7-Eleven

Tenant Trade Name	7-Eleven
Lessee	7-Eleven, Inc., a Texas Corporation
Lease Term	15 Years
Term Remaining	±12.36 Years
Lease Type	NNN
SF	±2,400
% of GLA	64.61%
Rental Escalations	10% Every 5 Years
Options	Three, 5-Year Options

Lease Term	Monthly Rent	Annual Rent	Increases
Current - 12/31/2028	$20,833.34	$250,000.08	-
1/1/2029 - 12/31/2033	$22,916.67	$275,000.04	10.00%
1/1/2034 - 12/31/2038	$25,208.33	$302,499.99	10.00%
Option Terms			
1/1/2039 - 12/31/2043	$27,729.17	$332,750.04	10.00%
1/1/2044 - 12/31/2048	$30,502.08	$366,024.96	10.00%
1/1/2049 - 12/31/2053	$33,552.29	$402,627.46	10.00%

iVape ATX

Tenant Trade Name	iVape ATX
Lessee	iVape ATX
Lease Term	5 Years
Lease Type	NNN
Term Remaining	±3.00 Years
SF	±1,250
% of GLA	35.64%
Rental Escalations	3% Annually
Options	Two, 5-Year Options

Lease Term	Monthly Rent	Annual Rent	Increases
Current - 7/30/2027	**$4,022.55**	**$48,270.62**	**3.00%**
8/1/2027 - 7/30/2028	$4,143.22	$49,718.62	3.00%
8/1/2028 - 7/30/2029	$4,267.50	$51,210.05	3.00%

Tenant Overviews

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Rent Roll

Unit	Tenant	Lease Expiration	Recovery	Monthly Rent	Annual Rent	SF	Option(s)
1	7-Eleven	12/31/2038	NNN	$20,833.34	$250,000.08	2,400	Three, 5-Year
2	i Vape ATX	7/30/2029	NNN	$4,022.55	$48,270.62	1,250	Two, 5-Year
Total (100%)	**2 Suites**	-	-	**$24,855.89**	**$298,270.70**	**3,650**	-

Tenant Overview

Year Founded
1927

Headquarters
Irving, TX

Ownership Status
TSE: 3382

Employees
152,000+

Locations
80,000+

Credit Rating
A: S&P

Annual Revenue
$81.5B

Tenant Overview

7-Eleven is a global convenience store chain recognized for its wide network of neighborhood locations and 24/7 operations. Founded in 1927, the brand offers a broad range of everyday products including snacks, beverages, groceries, and fuel services in some locations. Known for its signature items like the Slurpee and Big Gulp, 7-Eleven emphasizes convenience, accessibility, and quick service. The company operates through a mix of corporate-owned and franchised stores, maintaining a strong presence in both urban and suburban markets worldwide.

Why Invest in 7-Eleven?

- Strong Global Brand Recognition — As one of the most recognizable convenience store brands worldwide, 7-Eleven benefits from a trusted reputation and loyal customer base.
- Proven Franchise Model — Its franchise-driven business structure provides scalability, stable cash flow, and reduced operational risk for investors.
- High-Traffic Locations — Stores are strategically located in high-visibility, easily accessible areas that consistently drive foot traffic and sales.
- Resilient Business Model — The convenience retail sector performs well in various economic conditions due to demand for essential goods and impulse purchases.
- Continuous Innovation — 7-Eleven invests in technology, mobile ordering, delivery, and fresh food offerings to stay competitive and adapt to changing consumer trends.

Tenant Overview

Year Founded
2019

Headquarters
Austin, TX

Ownership Status
Private

Locations
5

iVAPE|ATX

Tenant Overview

iVAPE ATX is a specialty retail store offering a wide selection of vape products, e-liquids, and accessories tailored to both new and experienced customers. Based in Austin, Texas, the shop focuses on quality products, knowledgeable service, and a modern retail experience. iVAPE ATX is known for its welcoming atmosphere and commitment to providing premium vaping solutions in a clean, customer-friendly environment.

Why Invest in iVape ATX?

- Growing Market Demand — The vaping industry continues to expand as consumers seek alternatives to traditional tobacco products.
- Strong Local Brand Presence — iVAPE ATX has built a loyal customer base and solid reputation in the Austin area.
- High-Margin Product Mix — Vape products and accessories offer strong profit margins with recurring customer purchases.
- Customer Experience Focus — The store emphasizes knowledgeable service, premium products, and a modern retail environment that drives repeat business.
- Expansion Potential — With a proven concept and local success, iVAPE ATX has opportunities to scale regionally or online.

Market Overview

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Austin, TX

Austin continues to rank among the nation's premier retail growth markets, supported by rapid population expansion, strong domestic migration, and one of the country's most dynamic technology-driven economies. Major employers including Apple, Tesla, Oracle, and Dell Technologies continue driving consumer spending growth across the metro, while Austin's thriving tourism, entertainment, and university presence support elevated retail and restaurant demand throughout the region. Continued mixed-use development, strong household formation, and demand for experiential retail concepts continue reinforcing Austin's position as one of the leading retail investment and development markets in the United States.

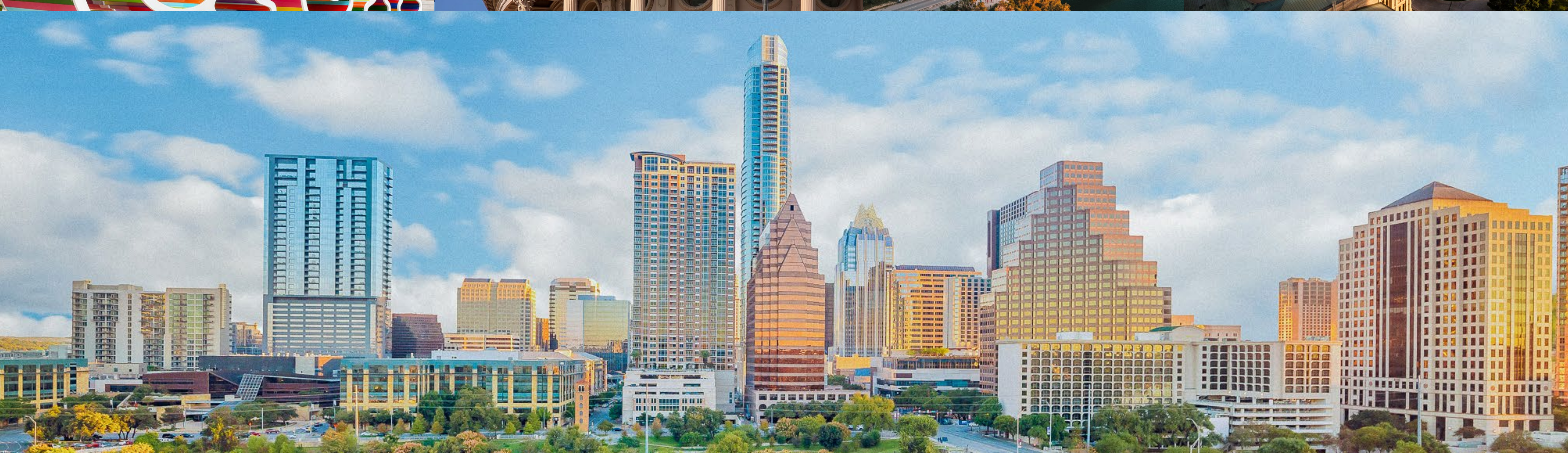
2.63M
Total Population

#2 Fastest Growing
Major U.S. Metro

37% Growth
in Population from Migration

30M+
Annual Visitors

Source: CoStar Group, U.S. Census Bureau, Visit Austin | **2025 Dataset**



Employment

Austin ranks among the nation's leading technology and innovation employment markets, supported by rapid corporate expansion, a highly educated workforce, and continued migration of skilled labor. The metro's diversified economy spans technology, semiconductor manufacturing, healthcare, education, professional services, and advanced manufacturing, while continued corporate relocations and startup activity reinforce long-term employment growth across the region.

1.4M+
Total Workforce Base

25K+
Jobs Added YoY

16% of Employment in Technology

Job Expansion in Austin

North Austin Apple Campus
$1B+ expansion • Plans to grow to 15,000 employees

Samsung Semiconductor
$40B+ across Austin MSA manufacturing facilities

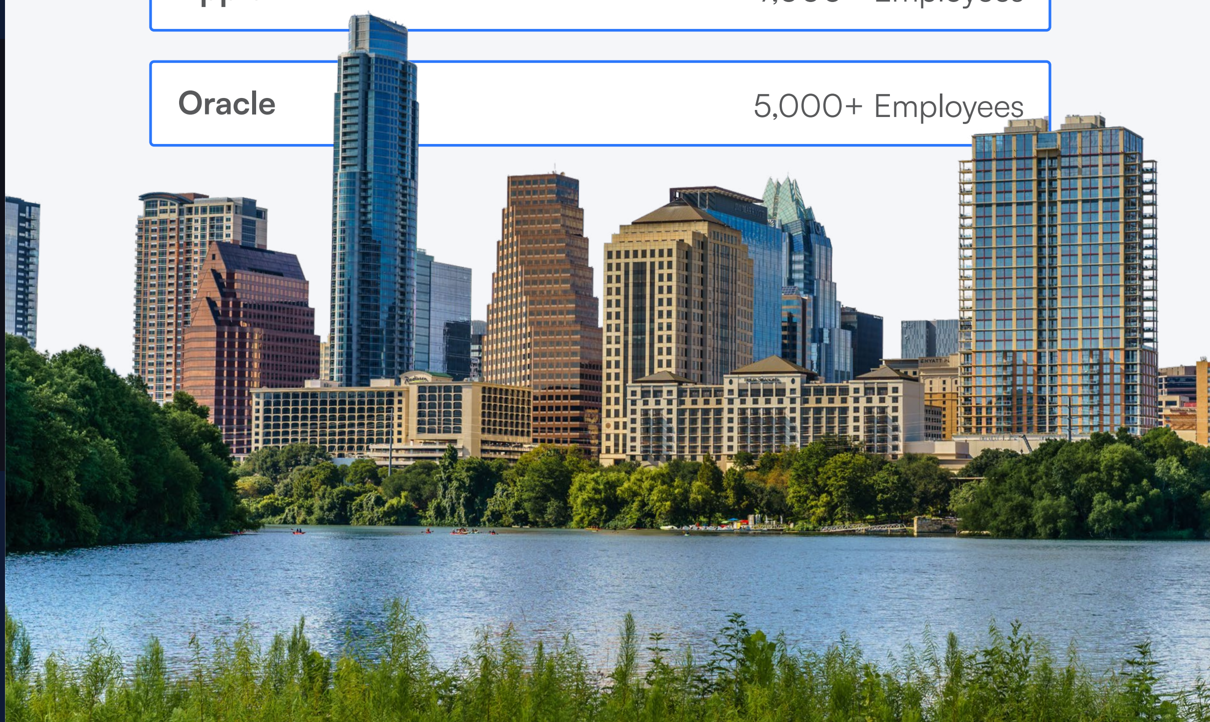
Tesla Gigafactory Texas
Continued expansion, engineering & battery manufacturing

Source: CoStar Group, Bureau of Labor Statistics, Opportunity Austin, Austin Chamber, Texas Economic Development Corporation, Company Reports | **2025 Dataset**

Top Employers

LARGEST EMPLOYER
TEXAS — The University of Texas at Austin — 24,000+ Employees

Tesla	22,000+ Employees
Ascension Seton	14,000+ Employees
Dell Technologies	13,000+ Employees
Amazon	11,000+ Employees
Samsung Electronics	10,000+ Employees
Apple	7,000+ Employees
Oracle	5,000+ Employees



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **11643 Research Blvd, Austin, TX 78759** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer: There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

11-2-2015

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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date