

INVESTMENT OFFERING

SINGLE-TENANT NET LEASE



1655 W WASHINGTON ST
BOLIVAR, WEST VIRGINIA

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LEAD POINT OF CONTACT

Arbi Goce
Executive Vice President
858.900.3112
agoce@cirepartners.com
CA Firm License: #01526823
CA Sales License: #01895830

Renato Lorja
Executive Vice President
858.900.3700
rlorja@cirepartners.com
CA Firm License: #01526823
CA Sales License: #01940384

WV BROKER OF RECORD:
Alex Everest
Broker of Record Solutions, Inc.
404.713.8008
alex@mybrokerofrecord.com
WV Firm License: #010163-00
WV Broker License: #WVB220300806
1201 West Peachtree Street NW,
Suite 2300, Atlanta, GA 30309

PROPERTY DETAILS

GENERAL SUMMARY

Address	1655 W Washington St, Bolivar, WV 25425
APN	01-4-00290000
Building Size	±2,250 SF
Parcel Size	±0.55 AC (±24,092 SF)
Year Built	1980
Parking	±8 (3.64 per 1,000 SF)
Ownership	Fee Simple - Land & Building
Traffic Counts	William L Wilson Fwy (U.S. Route 340): ±38,973 ADT W Washington St: ±4,708 ADT

LEASE ABSTRACT

Tenant	7-Eleven, Inc.
Rent Commencement	May 1, 1980
Lease Expiration	December 31, 2035
Remaining Lease Term	±10 Years
Renewal Options	Two (2) - 5 Years
Current Annual Rent	\$150,000 (As of 1/1/2026)
Rent Increases	10% every 5 Years
Lease Type	Absolute Triple Net
Landlord Responsibilities	None
ROFR/ROFO	No
Guarantor	Corporate

PURCHASE PRICE
\$2,307,692

CAP RATE
6.50%

NOI
\$150,000

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	CAP RATE
Current - 12/31/2030	\$150,000	\$12,500	6.50%
1/1/2031 - 12/31/2035	\$165,000	\$13,750	7.15%
Option 1: 1/1/2036 - 12/31/2040	\$181,500	\$15,125	7.87%
Option 2: 1/1/2041 - 12/31/2045	\$199,650	\$16,638	8.65%



INVESTMENT HIGHLIGHTS

LONG-TERM ABSOLUTE NNN LEASE

There are currently ± 10 years remaining on the lease term followed by two (2), 5-year renewal options.

ESTABLISHED LOCATION

This site has operated as a convenience store for more than 45 years, with 7-Eleven exhibiting a long-standing and successful track record at this location.

RECENT LEASE EXTENSION

Demonstrates tenant's commitment to and performance at this location.

CORPORATE LEASE GUARANTY WITH INVESTMENT-GRADE CREDIT

The lease is corporately guaranteed by 7-Eleven, the largest convenience store chain in the world with over 84,500 locations, currently holding an Investment-Grade Standard & Poor's Credit Rating of "A."

GREAT ACCESS, FRONTAGE, AND VISIBILITY

Situated at the corner of W Washington Street and Paul Courtney Drive, with $\pm 115'$ feet of frontage and multiple points of direct access.

PASSIVE OWNERSHIP ASSET EASY TO MANAGE

Absolute triple net lease with zero landlord responsibilities.

RECESSION-PROOF AND E-COMMERCE RESISTANT

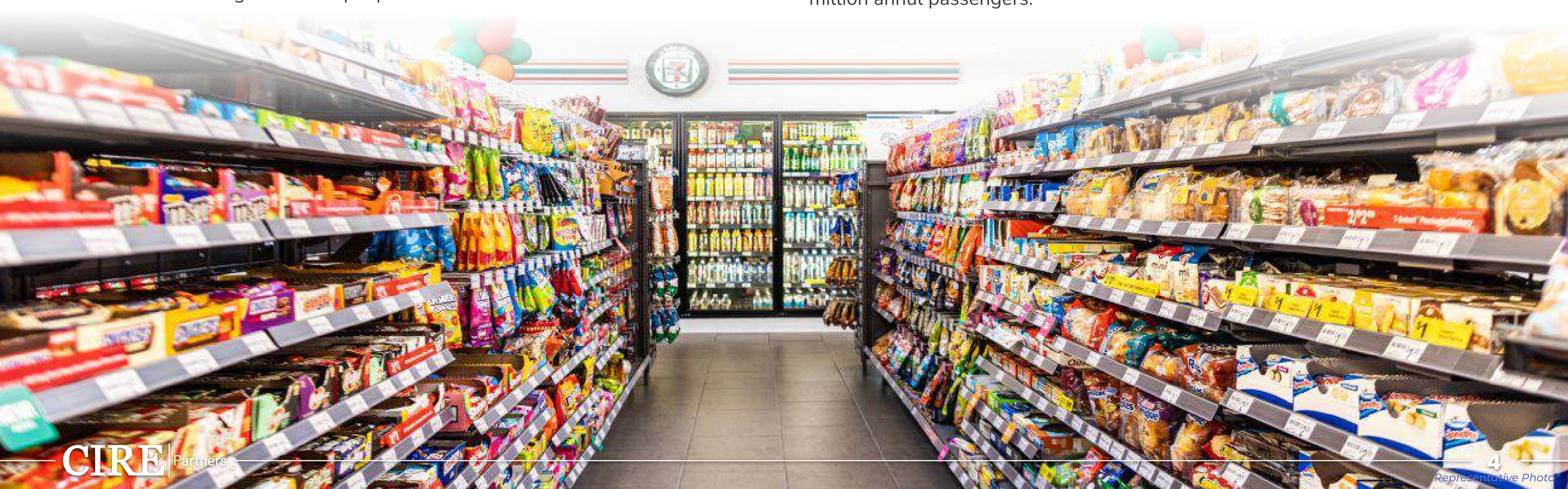
7-Eleven is a "Recession-Proof" tenant and e-commerce resistant.

STEPS FROM HARPERS FERRY & BOLIVAR HEIGHTS BATTLEFIELD

Ideally situated between two major tourist destinations—Harpers Ferry National Historical Park ($\pm 427,317$ annual visitors) to the east and Bolivar Heights Battlefield (300,000+ annual visitors) to the west. Bolivar Heights is a prominent Civil War site, historically significant for its strategic vantage point overlooking Harpers Ferry. To the east, Harpers Ferry National Historical Park is celebrated for its rich heritage and scenic landscapes. Key attractions include John Brown's Fort, Jefferson Rock, and the Appalachian Trail Conservancy Headquarters, as the Appalachian Trail runs directly through the town.

STRATEGIC LOCATION

The property is located ± 60 miles northwest of Washington, D.C. and ± 40 miles from Washington Dulles International Airport (IAD) seeing over 27 million annual passengers.

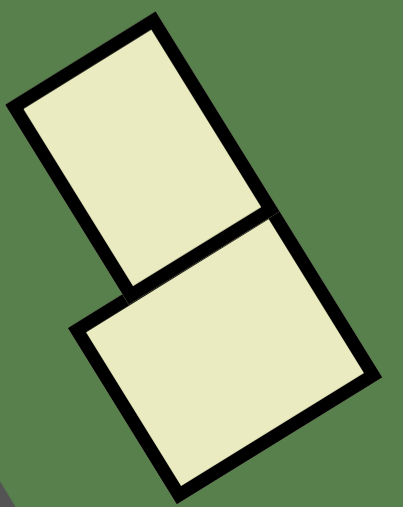
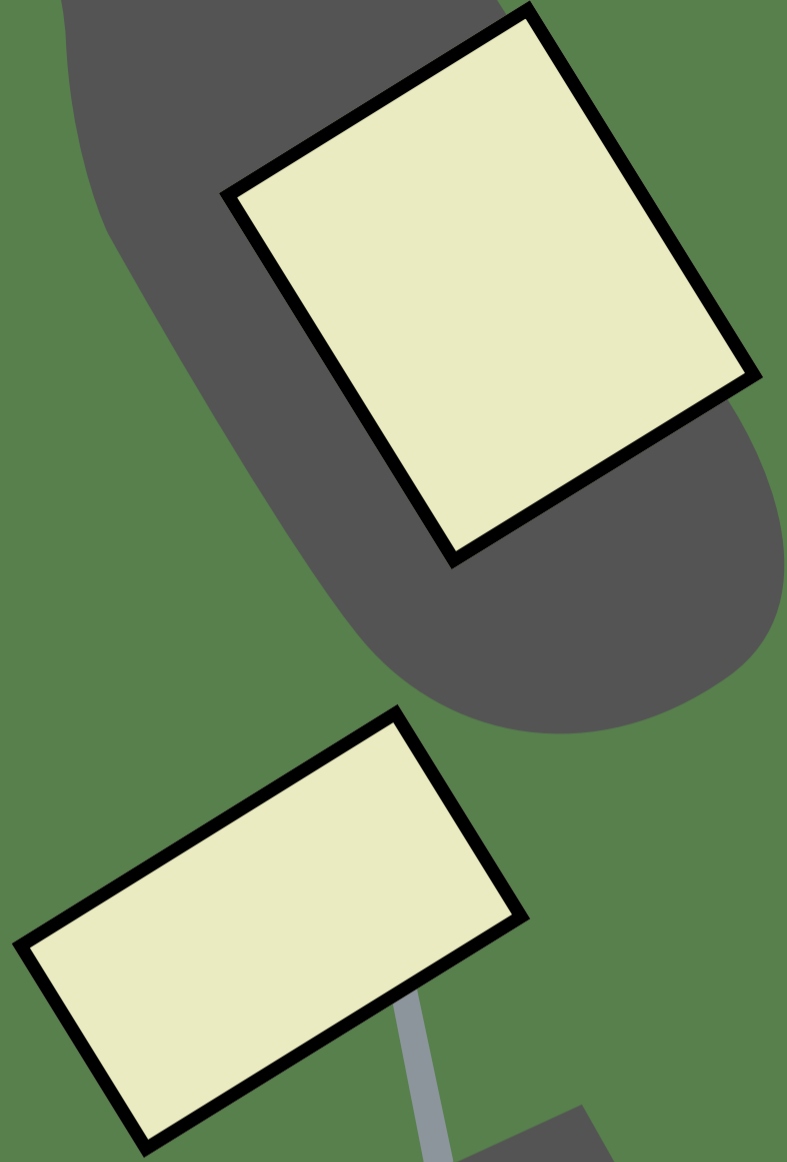


SITE PLAN



W Washington St

Paul Courtney Dr



Not to scale*

REGIONAL MAP

PENNSYLVANIA



UNIVERSITY OF DELAWARE
±24,221 ENROLLED STUDENTS

MARYLAND

CUMBERLAND

Harpers Ferry National Historical Park
±427,317 ANNUAL VISITORS

Bolivar Heights Battlefield Park
300,000+ ANNUAL VISITORS

7 ELEVEN SUBJECT PROPERTY

FREDERICK

The White House

BALTIMORE

Baltimore/Washington International Airport
±27 MILLION YEARLY PASSENGERS

WEST VIRGINIA

Dulles International Airport
±27.25 MILLION YEARLY PASSENGERS

UNIVERSITY OF MARYLAND
±40,813 ENROLLED STUDENTS

WASHINGTON D.C.

GEORGETOWN UNIVERSITY
±20,392 ENROLLED STUDENTS

The Pentagon

Ronald Reagan Washington National Airport
±26.29 MILLION YEARLY PASSENGERS

VIRGINIA

Shenandoah National Park

Fredericksburg National Military Park

HARRISONBURG

Charlottesville-Albemarle Airport
±543,000 YEARLY PASSENGERS

FREDERICKSBURG

Calver Cliffs State Park

WAYNESBORO

UNIVERSITY OF RICHMOND
±3,776 ENROLLED STUDENTS

Richmond International Airport
±4.8 MILLION YEARLY PASSENGERS

RICHMOND

DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Population (2025)	1,555	7,248	19,747
Projected Population (2030)	1,562	7,412	21,009
Projected Annual Growth (2025-2030)	0.09%	0.45%	1.25%
Median Age (2025)	46.5	44.5	42.9

Income	1 Mile	3 Miles	5 Miles
Average Household Income (2025)	\$104,771	\$138,326	\$134,065
Projected Average Household Income (2030)	\$114,088	\$152,063	\$148,257
Projected Annual Growth (2025-2030)	1.72%	1.91%	2.03%
Wealth Index (2025)	92	138	128

Households	1 Mile	3 Miles	5 Miles
Households (2025)	742	2,903	7,762
Projected Households (2030)	764	3,015	8,394
Projected Annual Growth (2025-2030)	0.59%	0.76%	1.58%
Average Household Size (2025)	2.15	2.10	2.54

BOLIVAR, WV



5.3%
Greatest Gen
 Born in 1945/Earlier



25.7%
Baby Boomer
 Born in 1946 to 1964



24.3%
Generation X
 Born in 1965 to 1980



23.2%
Millennial
 Born in 1981 to 1998



15.0%
Generation Z
 Born in 1999 to 2016



6.5%
Alpha
 Born in 2017 to Present

MARKET OVERVIEW

Bolivar, WV

Bolivar, West Virginia, is a quiet town tucked into the scenic hills of Jefferson County, directly neighboring the historic community of Harpers Ferry. Surrounded by panoramic views of the Potomac and Shenandoah rivers, Bolivar offers a peaceful, small-town lifestyle with deep historical roots and close ties to the natural beauty of the region.

The town's economy is modest but stable, supported by a mix of small businesses, tourism, and residents who commute to nearby employment centers. With easy access to Charles Town, Martinsburg, and even the Washington, D.C. metro area, Bolivar provides a desirable blend of rural living with access to broader job markets. The presence of local shops, inns, and restaurants also reflects the town's growing appeal as a quiet retreat with growing tourism interest.

Housing in Bolivar ranges from cozy historic homes to more modern builds, reflecting the town's heritage while allowing room for newer development. The residential environment is peaceful and walkable, with tree-lined streets and a strong sense of community. Homebuyers are drawn to Bolivar for its affordability, character, and proximity to both nature and neighboring historic sites.

Community life in Bolivar is closely tied to tradition, history, and collaboration with nearby Harpers Ferry. Residents take part in seasonal festivals, town events, and preservation efforts that celebrate the area's historical significance. The town's governance and civic groups are focused on maintaining its character while planning for thoughtful, small-scale growth.

Outdoor recreation is a central part of life in Bolivar. Its location near Harpers Ferry National Historical Park and along the Appalachian Trail provides residents and visitors with ample opportunities for hiking, biking, bird-watching, and exploring the nearby rivers and forests. This connection to nature enhances the overall lifestyle and quality of life for those who live in or visit the area.



- Bolivar's median household income is \$81,641, surpassing the state average by over 40%**
- Strategically located near Harpers Ferry enhances its appeal for retail and tourism businesses**
- Bolivar enjoys a very stable economy with low vacancy and limited retail turnover**
- Lies directly along the Appalachian Trail, attracting thousands of hikers annually**
- Positioned along Route 340 with easy access to DC and Baltimore commerce corridors**

TENANT PROFILE

7-Eleven

7-Eleven is part of an international chain of convenience stores, operating under Seven-Eleven Japan Co. Ltd, which in turn is owned by Seven & I Holdings Co. Founded in 1927, 7-Eleven focuses on providing a board selection of fresh, high quality products at everyday fair prices, serving over seven million customers per day in North America alone. According to their company website, approximately 25% of the U.S. population lives within one mile of a 7-Eleven store.

Today, 7-Eleven is the world's largest convenience store chain with more than 84,500 stores in 19 countries, of which approximately 14,000 are in the United States and Canada. These stores see approximately 64 million customers per day. 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 board 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 offers customers industry-leading private brand products under the 7-Select brand including healthy options, decadent treats and everyday favorites. Customers can earn and redeem points on various items through its 7Rewards program with more than 40 million members, place an order in the 7NOW delivery app in over 1,300 cities, rely on 7-Eleven for bill payment service, and other convenient services.

In addition to its retail operations, 7-Eleven is committed to community engagement and social responsibility. The company supports local communities through various initiatives, including charitable contributions and partnerships with local organizations. This commitment to giving back further strengthens the brand's positive image and fosters customer loyalty.



- Comparable store sales increased by 8%, reflecting a strong YOY performance
- Launched a sustainability initiative that reduced plastic bag usage by 25% in 2023
- Introduced electric vehicle charging stations at 200 locations nationwide
- Mobile app downloads projected to surpass 7 million in 2024



Year Founded	1927
Headquarters	Irving, TX
Website	www.7-eleven.com
Total Locations (Worldwide)	±84,500
Total Locations (North America)	13,000+
Annual Revenue	±\$120 Billion (System Wide)
Average Net Sales Per Unit	±\$2.14 Million (2023)
S&P Credit Rating	A



LEAD POINT OF CONTACT

Arbi Goce
Executive Vice President
858.900.3112
agoce@cirepartners.com
CA Firm License: #01526823
CA Sales License: #01895830

Renato Lorja
Executive Vice President
858.900.3700
rlorja@cirepartners.com
CA Firm License: #01526823
CA Sales License: #01940384

**WV BROKER OF RECORD:
Alex Everest**

Broker of Record Solutions, Inc.
404.713.8008
alex@mybrokerofrecord.com
WV Firm License: #010163-00
WV Broker License: #WVB220300806
1201 West Peachtree Street NW,
Suite 2300, Atlanta, GA 30309