



SIX LOCATIONS IN TEXAS



- **10.6 Years Remaining on Triple-Net (NNN) Leases**
- **Corporate Tenant; Guarantor is Susser Holdings Corporation | Subsidiary of Sunoco LP**
- **Strong Real Estate Characteristics | Located on Hard Corners With Heavy Traffic Flow**
- **Attractive Rent Escalations Every 5 Years | Lesser of 7.5% or the Change in CPI From Previous Five Years**

PROPERTY SUMMARY

Address	City	State	Rent	CAP Rate	Price
5500 WEST MILE 7 ROAD	MISSION	TX	\$217,744	6.00%	\$3,629,558
7951 SOUTHMOST ROAD	BROWNSVILLE	TX	\$237,441	6.00%	\$3,957,344
5600 NORTH WARE ROAD	MCALLEN	TX	\$239,137	6.00%	\$3,985,616
601 WEST COMMERCE	BROWNWOOD	TX	\$329,921	6.15%	\$5,364,565
5201 EAST 42 ND STREET	ODESSA	TX	\$516,074	6.15%	\$8,391,450
5407 THOMASON DRIVE	MIDLAND	TX	\$547,368	6.15%	\$9,339,320

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