



FREEWAY CHEVRON

7450 GATEWAY BOULEVARD EAST, EL PASO, TEXAS 79915

GAS PUMPS OPEN
24 HOURS
plus DIESEL



Marcus & Millichap



FREEWAY CHEVRON - EAST GATEWAY BOULEVARD

7450 GATEWAY BOULEVARD EAST, EL PASO, TEXAS 79915

CANDACE BARE

Cell 702.250.3392
Office 702.215.7125

candace.bare@marcusmillichap.com
License NV S.0171556

Marcus & Millichap

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PROPERTY TOURS:

Prospective purchasers are encouraged to visit the subject property prior to submitting offers. However, all property tours must be arranged with the Marcus & Millichap listing agent in advance. **PLEASE DO NOT CONTACT ONSITE MANAGEMENT, STAFF OR TENANTS WITHOUT PRIOR APPROVAL.**



FREEWAY CHEVRON

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PROPERTY ANALYSIS



Marcus & Millichap



OFFERING OVERVIEW

FREEWAY CHEVRON

7450 GATEWAY BOULEVARD EAST, EL PASO, TEXAS 79915

OFFERING PRICE

\$725,000

CAP RATE

7.02%

OVERVIEW

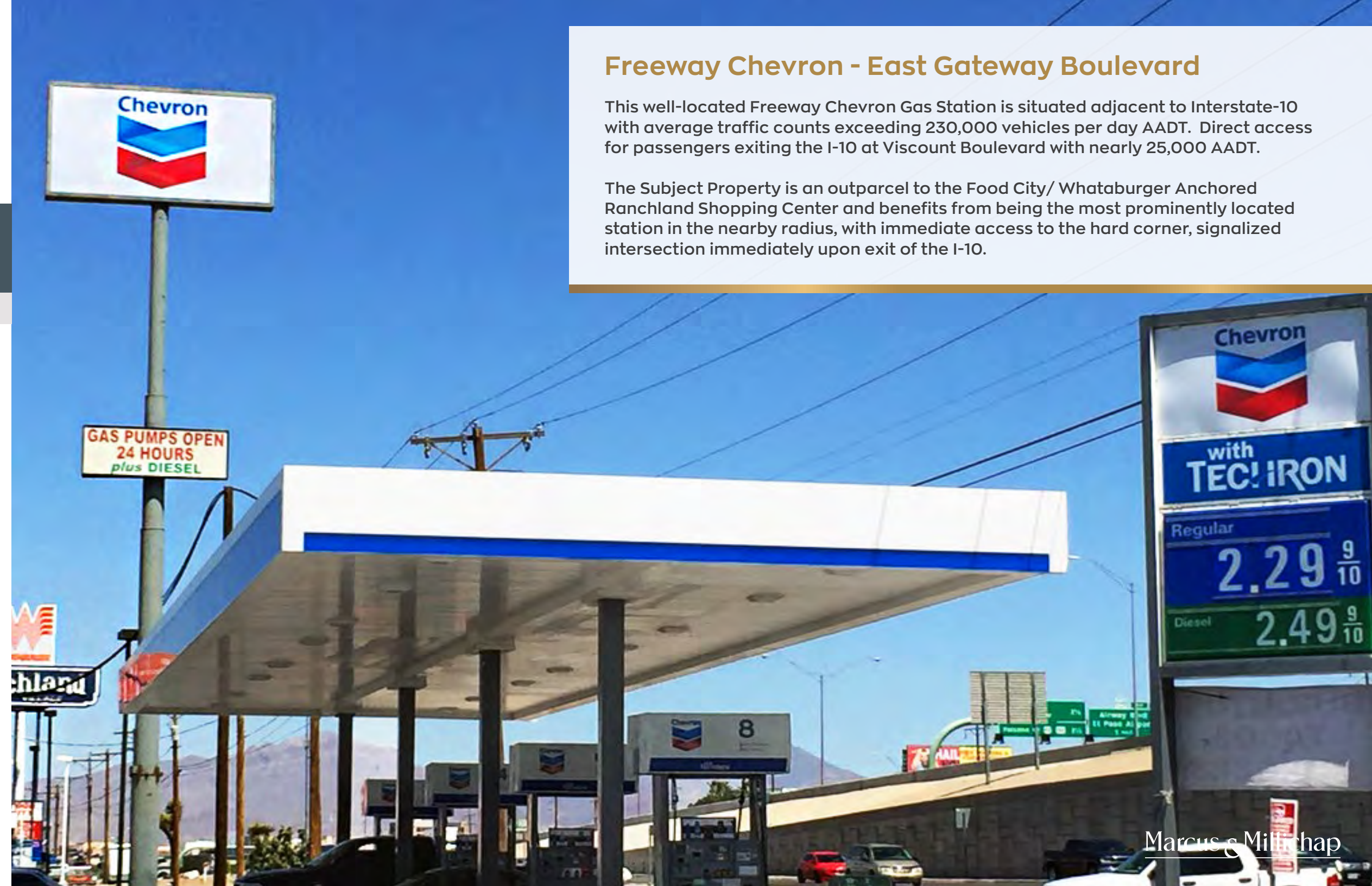
Offering Price	\$725,000
Price S/F (GLA)	\$383.40
Net Operating Income	\$50,874
Gross Leasable Area (GLA)	1,891 SF
Occupancy	100%
Lot Size	0.60 Acres
Year Built	1988

** Property is to be sold in an As-Is, Where-Is condition, with all faults, known or unknown.

Freeway Chevron - East Gateway Boulevard

This well-located Freeway Chevron Gas Station is situated adjacent to Interstate-10 with average traffic counts exceeding 230,000 vehicles per day AADT. Direct access for passengers exiting the I-10 at Viscount Boulevard with nearly 25,000 AADT.

The Subject Property is an outparcel to the Food City/ Whataburger Anchored Ranchland Shopping Center and benefits from being the most prominently located station in the nearby radius, with immediate access to the hard corner, signalized intersection immediately upon exit of the I-10.



FINANCIAL OVERVIEW

SUMMARY

Offering Price	\$725,000
Net Operating Income (Year 1)	\$50,874
CAP Rate (Year 1)	7.02%
Price S/F (GLA)	\$383.40

PROPOSED FINANCING

New Loan	\$471,250
Down Payment	\$253,750
Loan to Value	65%
Interest Rate	5.15%
Amortization Period	25 Years
Loan Constant	7.12%
Annual Debt Service Payment	\$33,555
Debt Coverage Ratio	1.52
Year 1 Net Cash Flow After Debt Service	\$17,319
Principal Reduction	\$9,508

RETURNS YEAR 1

CAP Rate	7.02%
Cash-on-Cash	6.83%
Total Annual Return	10.57%

FINANCING QUOTE PROVIDED BY:

NICK GRAY (MMCC)
NICK.GRAY@MARCUSMILLICHAP.COM
 702.215.7144

\$253K

DOWN PAYMENT

\$471K

LOAN AMOUNT

5.15%

INTEREST RATE

(SUBJECT TO MARKET
 FLUCTUATION)

INCOME STATEMENT	YEAR 1	PRICE PER SF
Base Rental Income	\$65,340	\$34.55
Total Reimbursement Income	(0%) \$0	(0%) \$0
Potential Gross Revenue	\$65,340	\$34.55
General Vacancy	\$0	\$0
Effective Gross Revenue	\$65,340	\$34.55
Less: Operating Expenses	(22.1%) \$14,466	\$7.65
Net Operating Income	\$50,874	\$26.90
Cash Flow	\$0	\$0
Debt Service	\$33,555	\$17.74
Net Cash Flow After Debt Service	(6.83%) \$17,319	\$9.31
Principal Reduction	\$9,508	\$5.03
Total Return (2019)	(10.57%) \$26,827	\$14.19

EXPENSE BREAKDOWN	YEAR 1	PRICE PER SF
CAM	\$0	\$0
Insurance	\$2,250	\$1.19
Real Estate Taxes	\$12,216	\$6.46
Management Fee	\$0	\$0
Other Expenses - Non Reimbursable	\$0	\$0
Total Expenses	\$14,466	\$7.65

RENT ROLL

TENANT	SF	GLA %	LEASE COMM.	LEASE EXPIRE	CURRENT MONTHLY RENT	ANNUAL RENT SF	ANNUAL RENT	RENT BUMPS	LEASE TYPE
Chevron	1,891	100%	8/1/14	7/31/24	\$4,000	\$25.38	\$48,000	N/A	Gross
Clear Channel	0	0%	4/19/10	4/18/30	\$1,195	\$0	\$14,340	4/2020	Gross
Total	1,891	Occupancy: 100%			\$5,445		\$65,340		

TENANT PROFILES

CHEVRON

www.chevron.com

Chevron Corporation is an American multinational energy corporation. One of the successor companies of Standard Oil, it is headquartered in San Ramon, California, and active in more than 180 countries. Chevron is one of the world's largest oil companies; as of 2017, it ranked nineteenth in the Fortune 500 list of the top US closely held and public corporations and sixteenth on the Fortune Global 500 list of the top 500 corporations worldwide.

CLEAR CHANNEL

www.clearchanneloutdoor.com

Clear Channel Outdoor Holdings, Inc., is a public subsidiary of iHeartMedia, and is one of the world's largest outdoor advertising corporations. The company is headquartered in San Antonio, Texas. The company offers advertising on traditional and nontraditional advertising media. This includes billboard advertising, posters, street furniture, mall/retail advertising, airport advertising, mobile/transit advertising and spectacular advertising locations such as Times Square in New York City.



INVESTMENT HIGHLIGHTS

DIRECTLY ADJACENT TO I-10/ GATEWAY BOULEVARD EAST

Freeway Chevron is situated adjacent to the Interstate 10 with average traffic counts exceeding 230,000 vehicles per day AADT. Direct access for passengers exiting the Interstate/ Gateway Boulevard East at Viscount Boulevard (Hunter Drive) with nearly 25,000 AADT.

PROMINENT GAS STATION LOCATION

Most prominently located station in the nearby radius, with immediate access to the hard corner, signalized intersection upon exit of the I-10.

CLOSE PROXIMITY TO EL PASO INTERNATIONAL AIRPORT

A short 3.6 mile drive from the airport and easily accessible off Gateway Boulevard East.

GAS STATION/ CONVENIENCE STORE/ BILLBOARD LEASE

Eight gas pumps plus a convenience store with beer sales. Additional income is derived from a billboard lease to Clear Channel Communications with a monthly rent of \$1,111 plus a monthly profit-share of the ATM fee proceeds equating to roughly \$250 per month.

OUTPARCEL TO FOOD CITY ANCHORED CENTER

The subject Chevron is an outparcel to Ranchland Village Shopping Center with several national tenants such as Food City, Family Dollar, T-Mobile and Whataburger.

CONVENIENT ACCESS TO CIELO VISTA MALL/ RETAIL CORE

Direct access to core retail trade center via Viscount Boulevard when exiting the I-10. Freeway Chevron is just south/west of Ross Dress for Less, Hobby Lobby, Nordstrom Rack, Dick's Sporting Goods, Best Buy, Barnes & Noble and numerous other notable national chain retailers.

SIX YEAR LEASE TERM IN PLACE PROVIDES STABLE INCOME

Current Operator has six years remaining in lease term.



PROPERTY DETAILS

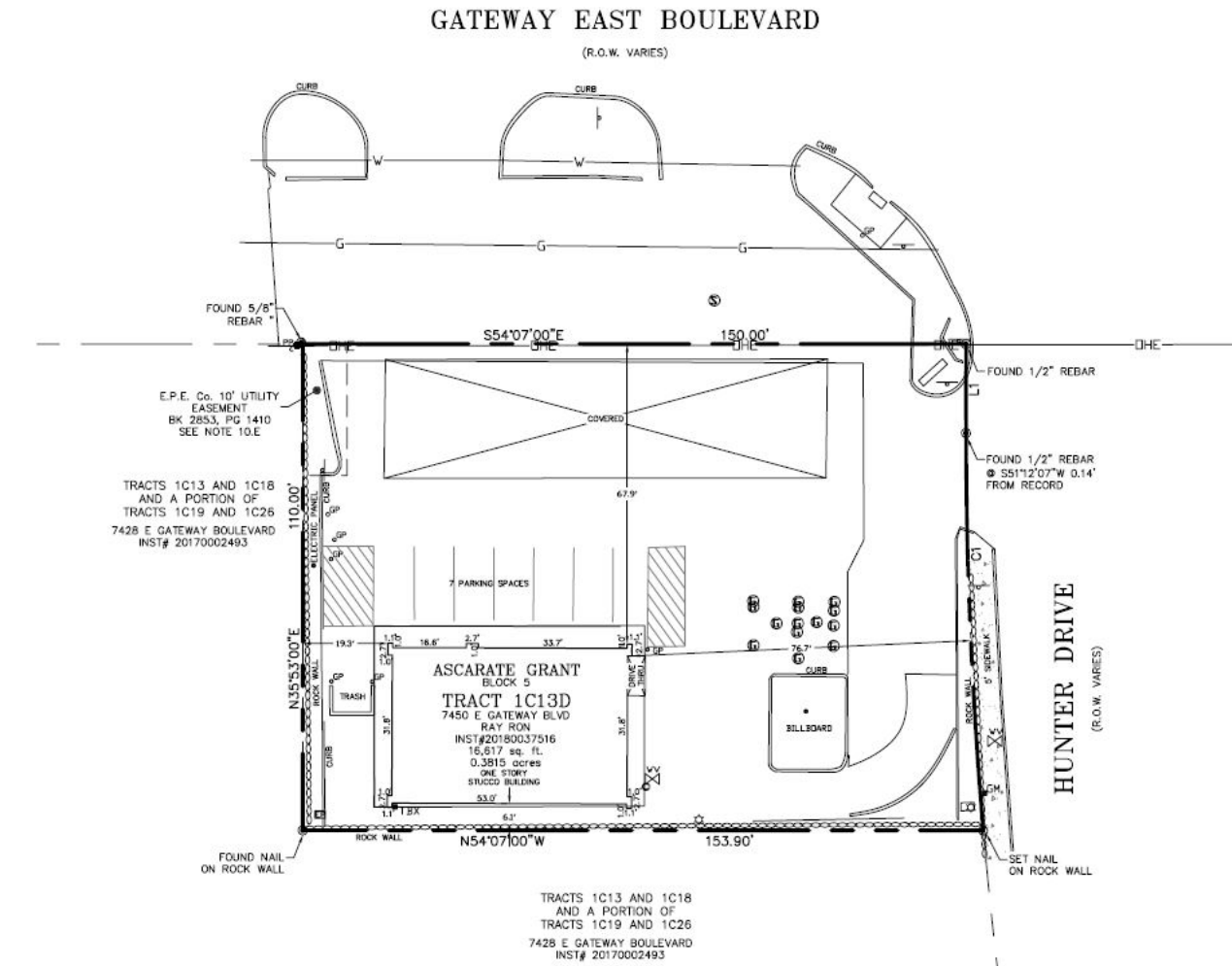
FREEWAY CHEVRON

Property Address	7450 Gateway Boulevard East El Paso, Texas 79915
Parcel Number	A765-999-005C-0102
Building Size	1,891 SF
Year Built	1995
Lot Size	0.38 Acres
Type of Ownership	Fee Simple
Zoning	C-1

LEASE SUMMARY

CHEVRON

Property Subtype	Gas Station /Convenience Store
Tenant	Joshua Tefera
Base Rent	\$4,000
Guarantor	Franchisee Guarantee
Lease Type	NN
Lease Commencement	7/1/2014
Lease Expiration	7/31/2020
Lease Term	20 Years
Term Remaining	120.7 (accurate?)
Renewal Options	N/A
Landlord Responsibility	N/A
Tenant Responsibility	N/A
Right of First Refusal	N/A



DEMOGRAPHICS

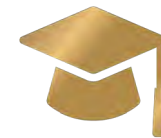
2017 ESTIMATE	1 MILE	3 MILES	5 MILES
Population	14,496	111,923	239,274
Households	5,656	39,679	80,305
Average HH Income	\$51,057	\$50,999	\$52,786



24,426
Daytime Population

32.68
Median Age

82.37%
High School or Higher



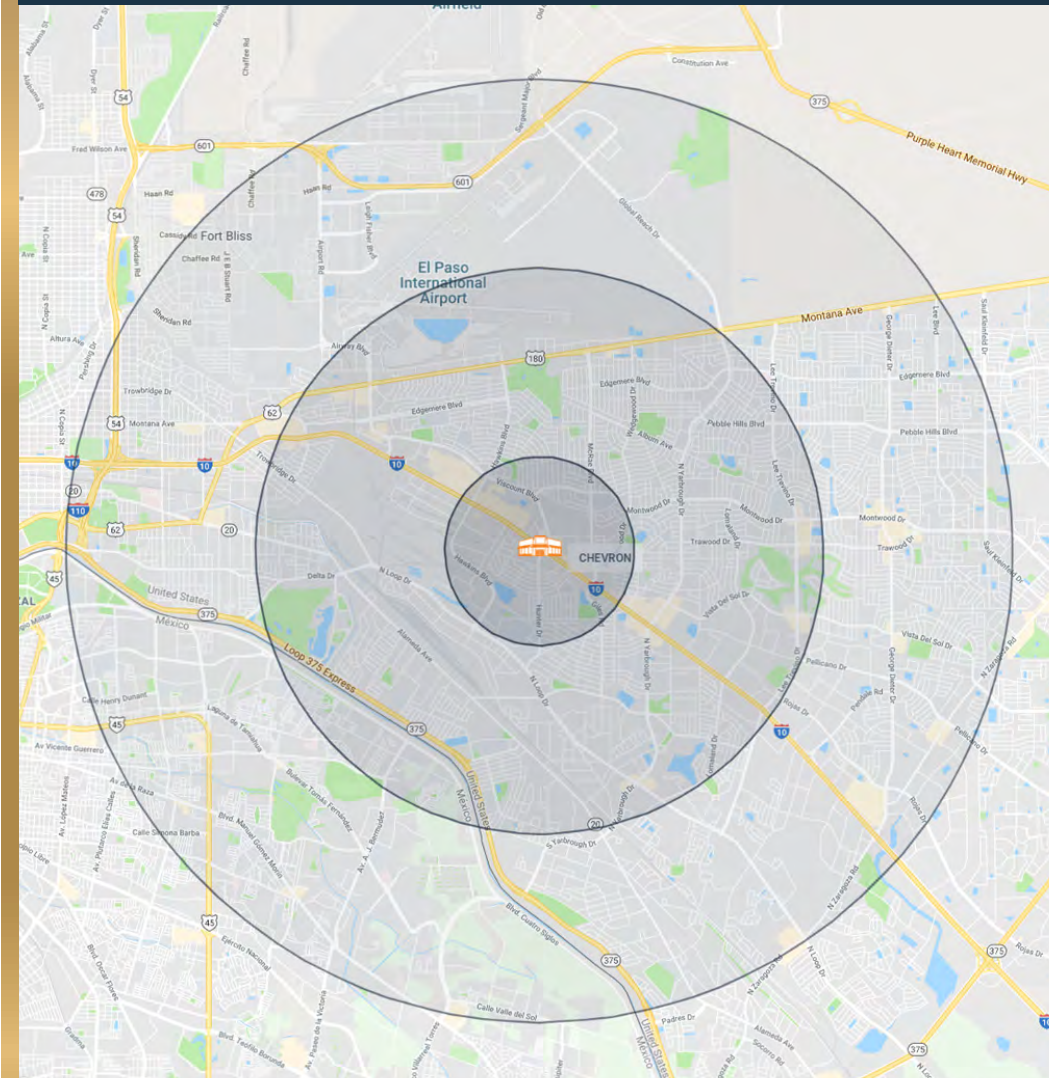
19.64%
Bachelor's Degree or Higher

4.78%
Graduate or Professional Degree



2.57
Average Household Size

11 minutes from
El Paso International Airport



POPULATION PROFILE	1 MILE	3 MILES	5 MILES
Under 20	25.97%	27.25%	27.85%
20 to 34 Years	27.09%	21.53%	22.83%
35 to 39 Years	5.27%	5.02%	5.18%
40 to 49 Years	10.47%	10.80%	11.10%
50 to 64 Years	14.75%	17.04%	17.71%
Age 65+	16.46%	18.36%	15.32%

HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
\$150,000 or More	3.14%	3.05%	3.20%
\$100,000 - \$149,000	5.89%	7.18%	7.78%
\$75,000 - \$99,999	9.74%	8.90%	9.61%
\$50,000 - \$74,999	18.49%	17.89%	18.51%
\$35,000 - \$49,999	19.05%	17.03%	17.11%
Under \$35,000	43.68%	45.94%	43.78%

HOUSEHOLDS BY EXPENDITURE	1 MILE	3 MILES	5 MILES
Total Average Household Retail Expenditure	\$51,799	\$51,910	\$53,653
Average Household Housing Expenditure	\$14,002	\$13,801	\$14,131
Average Household Transportation Expenditure	\$10,048	\$9,986	\$10,544
Average Household Food Expenditure	\$5,544	\$5,509	\$5,742
Average Household Health Care Expenditure	\$3,550	\$3,734	\$3,737
Average Household Entertainment Expenditure	\$1,871	\$1,895	\$1,933

POPULATION PROFILE	1 MILE	3 MILES	5 MILES
2017 Estimated Population	14,496	111,923	239,274
2010 Census Population	14,800	113,438	237,549
2017 Estimated Households	5,656	39,943	82,030
2010 Census Households	5,764	40,175	79,590
Median Household Income	\$39,584	\$38,751	\$40,539
Per Capita Income	\$19,923	\$18,245	\$18,101
Average Household Income	\$51,057	\$50,999	\$52,786

MAJOR EMPLOYERS	# OF EMPLOYEES
Instant Maids LLC	10,000
GC Services LTD Partnership	5,435
Elcom Inc	2,900
Honeywell	2,181
University Medical Center of E	1,700
Regent Care Center El Paso	1,678
Border Apparel Laundry Ltd	1,500
Seisa Medical Inc	1,500
Tony Lama	1,445
Readyone	1,300
El Paso Border Patrol	1,200
US Post Office	1,199

DEMOGRAPHICS SUMMARY

In 2018, there are 68,433 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 57.91% of employees are employed in white-collar occupations in this geography, and 41.97% are employed in blue-collar occupations. In 2018, unemployment in this area is 5.56%.

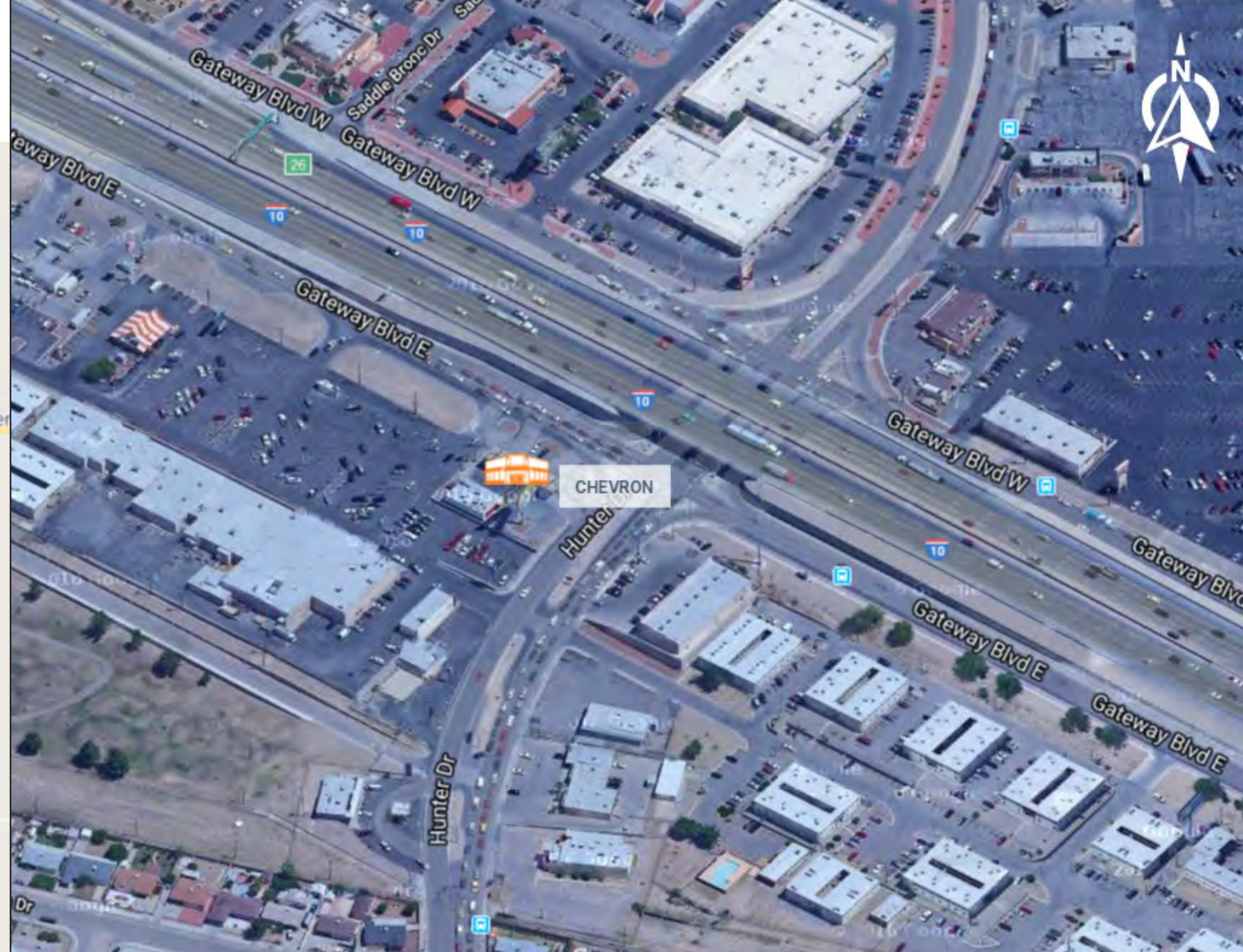
The median housing value in your area was \$102,855 in 2018, compare this to the US average of \$193,953. In 2000, there were 23,200 owner occupied housing units in your area and there were 15,982 renter occupied housing units in your area. The median rent at the time was \$447.

The current year racial makeup of your selected area is as follows: 81.83% White, 3.37% Black, 0.14% Native American and 0.82% Asian/Pacific Islander. Compare these to US averages which are: 70.42% White, 12.85% Black, 0.19% Native American and 5.53% Asian/Pacific Islander. People of Hispanic origin are counted independently of race. People of Hispanic origin make up 84.17% of the current year population in your selected area. Compare this to the US average of 17.88%.

In 2018, the median household income for your selected geography is \$38,751, compare this to the US average which is currently \$56,286. The median household income for your area has changed by 25.03% since 2000. It is estimated that the median household income in your area will be \$44,778 five years from now, which represents a change of 15.55% from the current year.



AERIAL MAPS



Walmart Supercenter

LABOY

GUESS

GNC

ZALES THE DIAMOND STORE

HOOTERS

CINEMARK

Finish Line

Red Lobster

Foot Locker

SAM'S CLUB

Abercrombie & Fitch

DOLLAR GENERAL

WING STOP

metroPCS

Jason's deli

PETSMART

TWIN PEAKS EATS + DRINKS + SCENIC VIEWS

Stein Mart

TJ-maxx

Bank of America

NORDSTROM

rack

lanebryant

Party City

Pier 1 Imports

FIREHOUSE SUBS

FOUNDED BY FIREMEN

BARNES & NOBLE BOOKSELLERS

KONA GRILL

DICK'S SPORTING GOODS

CHIPOTLE MEXICAN BOWL

Starbucks

verizon

PANDA EXPRESS

SHELL

BEST BUY

Wendy's

ups

SUBWAY

NOTHING BUT CAKES

PAPA JOHN'S

carter's, inc.

Cane's

ROSS DRESS FOR LESS

Tuesday Morning

DOLLAR TREE

HOBBY LOBBY

TACO BELL

UNITED STATES POSTAL SERVICE

WHATABURGER

FOOD CITY

T-Mobile

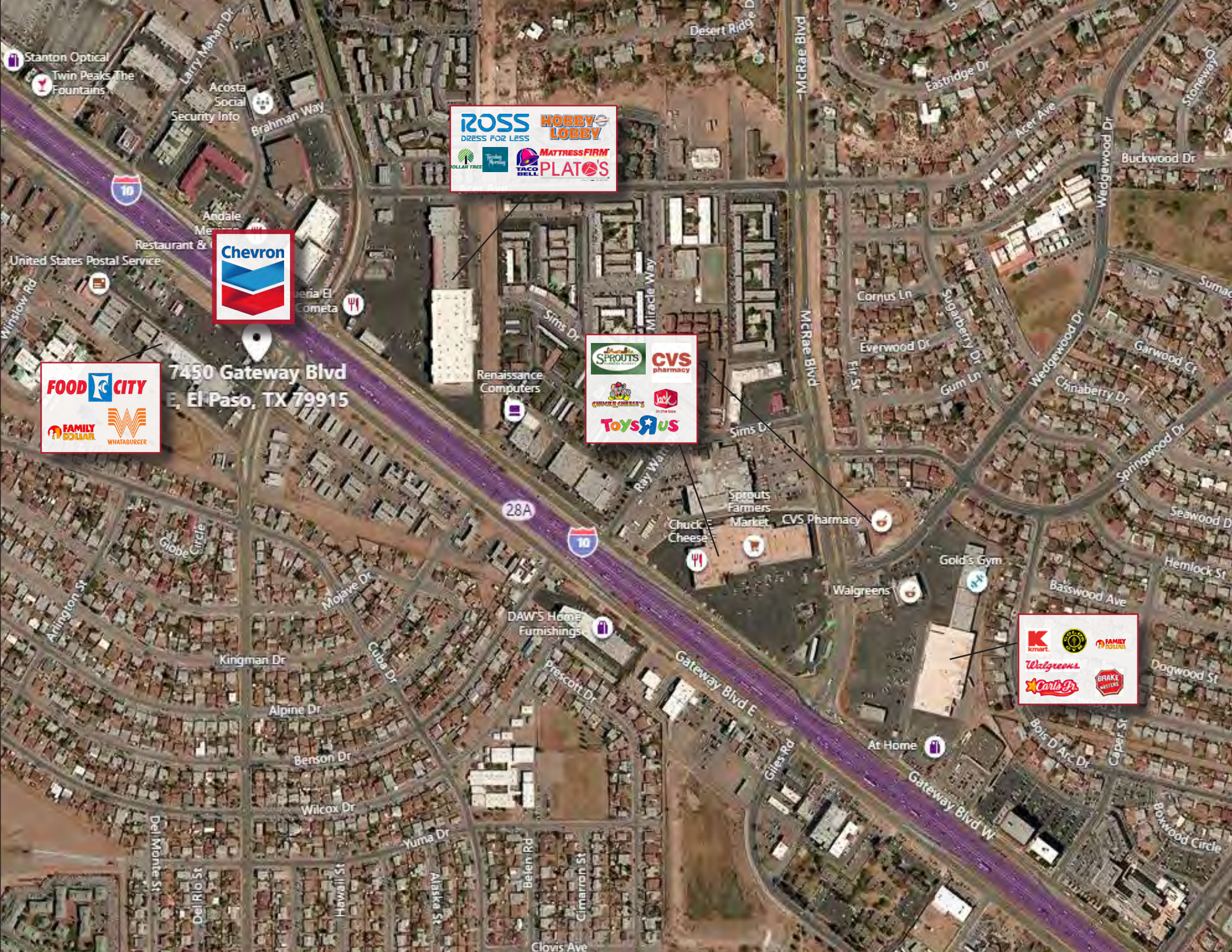
FAMILY DOLLAR

U-HAUL

SUBJECT

Chevron

FREEWAY CHEVRON



FOOD CITY

FAMILY DOLLAR

WHATABURGER

Chevron

ROSS DRESS FOR LESS

HOBBY LOBBY

MATTRESS FIRM

PLATOS

SPROUTS

CVS pharmacy

CHUCK CHEESE'S

Jack in the box

Toys R Us

Kmart

Walgreens

Carls Jr.

BRAKE



MARKET OVERVIEW

MARKET OVERVIEW EL PASO

The El Paso metro is located at the westernmost corner of Texas, bordering New Mexico and the state of Chihuahua in Mexico. It is composed of El Paso and Hudspeth counties. Access to Mexico plays a major role in the local economy.

The city of El Paso, when combined with Las Cruces, New Mexico, and Ciudad Juarez in Mexico, is sometimes referred to as the international metropolitan area of Paso del Norte and has one of the largest bilingual, binational labor pools in the western US.



The El Paso border is an important entry point for Mexico's access into the U.S. transportation/distribution network. NAFTA generates large revenues.



More than 320 manufacturing plants are located in the region and nearly 70 Fortune 500 companies have a presence in the area.



EL PASO METRO AREA



Back-office call centers are also major employers in the local economy and in neighboring communities. They include companies such as Automatic Data Processing (ADP), which plans to double its local workforce in the next five years.



The large manufacturing sector includes automobiles, automobile components, consumer electronics, apparel and textile manufacturing.



Numerous large corporations have facilities in the metro, including AT&T, USAA, Boeing, Charles Schwab, Raytheon, Delphi, Dish Network, Eureka, Hoover, Prudential and Verizon Wireless.

2017 Population
863K
Growth Forecast
2017-2022
6.2%

2017 Households
276K
Growth Forecast
2017-2022
7.4%

2017 Median Age
32.1
US Median
37.8



INFORMATION ABOUT BROKERAGE SERVICES

11-2-2015

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.

Marcus & Millichap	9002994	tim.speck@marcusmillichap.com	972-755-5200
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tim A. Speck	432723	tim.speck@marcusmillichap.com	972-755-5200
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone



FREWAY CHEVRON

CANDACE BARE

Senior Associate
Las Vegas, NV

Cell 702.250.3392
Office 702.215.7125

candace.bare@marcusmillichap.com
License NV S.0171556

TIM SPECK

District Manager
Broker of Record

Texas, License #9002994
Office 972.755.5200

Marcus & Millichap