



OFFERING MEMORANDUM

7-ELEVEN[®]

2626 OGDEN AVE
AURORA, IL 60504



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STRATEGIC RETAIL POSITIONING WITH GREAT DEMOGRAPHICS

- » Located on a signalized corner with over 70,000 VPD and multiple points of ingress and egress
- » Directly across the street from Waubonsie high school this 7-Eleven is nestled in the suburb of Aurora and has over 16,000 people in a 1-mile radius and 122,000 in a 3 mile radius and 277,000 people in a 5 mile radius
- » Other retailers in the area include: Wendy's, Great Clips, McDonald's, Walgreens, Domino's Pizza, Dunkin' Donuts and just 3 miles away from Fox Valley Mall

NEW CONSTRUCTION WITH INVESTMENT GRADE TENANT

- » New 2019 Construction
- » Corporately backed lease by one of the top retail operators in the world with an AA- by Standard & Poor's
- » 7-Eleven licenses, franchises, and operates more than 70,000 stores in 18 countries with 11,000 in North American and plans to get to 20,000 stores by 2020
- » Long Term NNN lease with 15 years and (3) – 5 year options



FINANCIAL OVERVIEW





INVESTMENT SUMMARY

» **LIST PRICE** \$3,260,000

» **NOI (YEAR 1)** \$163,000

» **CAP RATE (YEAR 1)** 5.00%

» **TOTAL BUILDING AREA** ± 3,116 SF

» **TOTAL LAND AREA** ± 1.18 Acres

ANNUALIZED OPERATING DATA

	Monthly Rent	Annual Rent	Cap Rate
Year 1- 5	\$13,583.34	\$163,000.08	5.00%
Year 6-10	\$14,602.08	\$175,224.96	5.37%
Year 11-15	\$15,697.25	\$188,367.00	5.78%
Option 1	\$16,874.50	\$202,494.00	6.21%
Option 2	\$18,140.00	\$217,680.00	6.68%
Option 3	\$19,500.67	\$234,008.00	7.18%

TENANT SUMMARY

Tenant Trade Name	7-Eleven
Type of Ownership	Fee Simple
Lease Guarantor	Corporate Guarantee
Lease Type	NNN
Roof	Tenant Responsibility
Structure	LL Responsibility
Original Lease Term	15 Years
Rent Commencement Date	Estimated 10/27/2019
Lease Expiration Date	15 Years from Commencement
Term Remaining on Lease	±15 Years
Increase	10%, Every 5 Years
Options	Three, 5-Year

PROPERTY OVERVIEW



RENDERING

THE OFFERING

PROPERTY NAME	7-Eleven
Property Address	2626 Ogden Ave Aurora, IL 60504

SITE DESCRIPTION

Number of Stories	One
Year Built	2019
GLA	± 3,116 SF
Lot Size	±1.18 AC (51,404 SF)
Type of Ownership	Fee Simple
Landscaping	Professional
Topography	Generally Level

TENANT OVERVIEW

» Company Name	7-Eleven	» Year Founded	1927	» Headquarters	Irving, TX
» Ownership	Private	» Industry	Convenience Store	» Website	www.7-eleven.com

7-Eleven is the world's largest convenience store chain operating, franchising and licensing more than 70,000 stores in 18 countries and is also one of the nation's largest independent gasoline retailers. As the pioneer of the convenience store concept, 7-Eleven strives to meet 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. Each store maintains a selection of approximately 2,500 different products and services tailored to meet the needs and preferences of its local clientele.

#1

Entrepreneur's
Magazine Top Global
Franchises List

TOP C-STORE

Team Members

#3

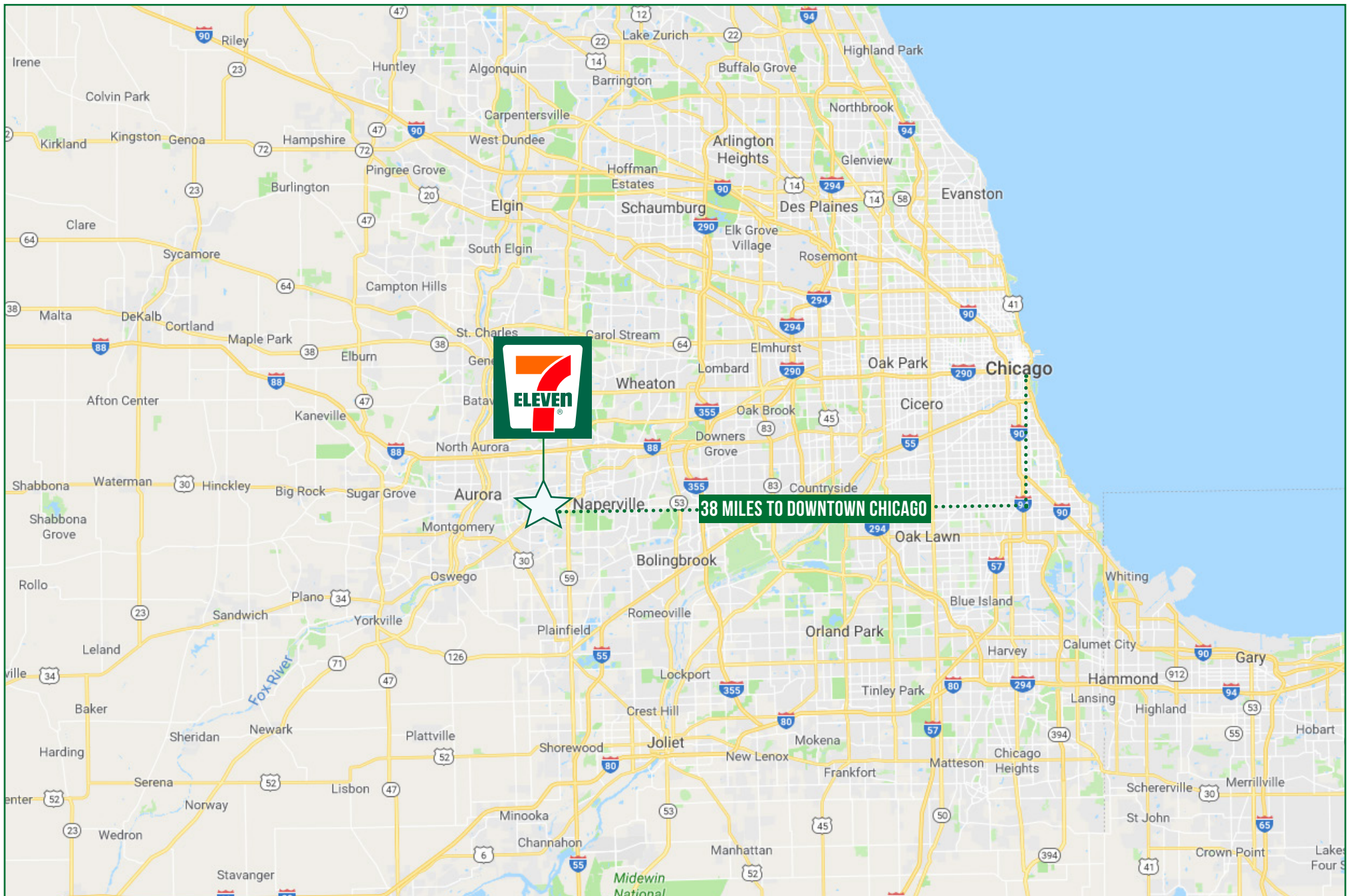
Forbes' Top 20 F
ranchises to Start

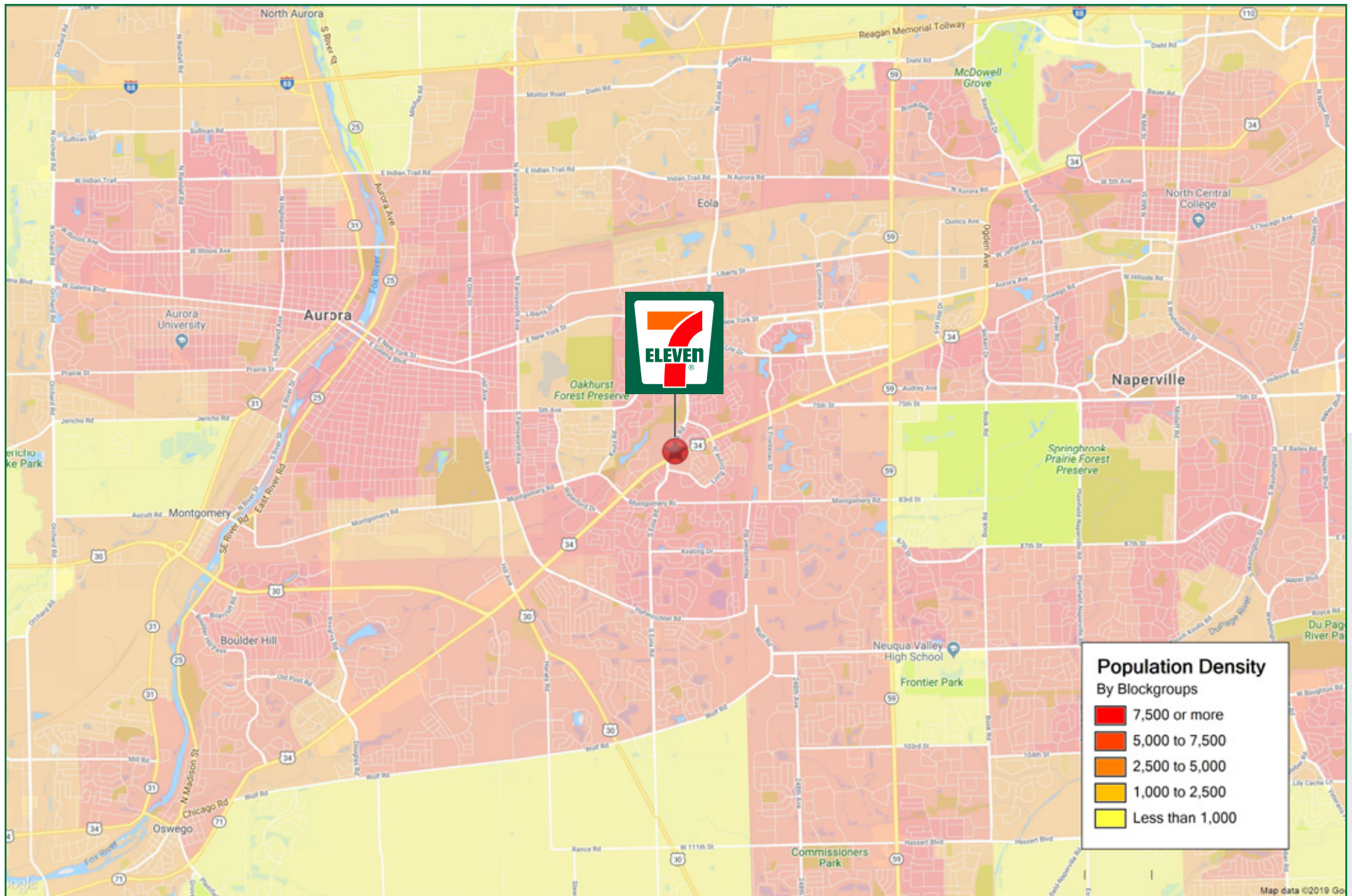
AA-

Credit Rating



REGIONAL MAP





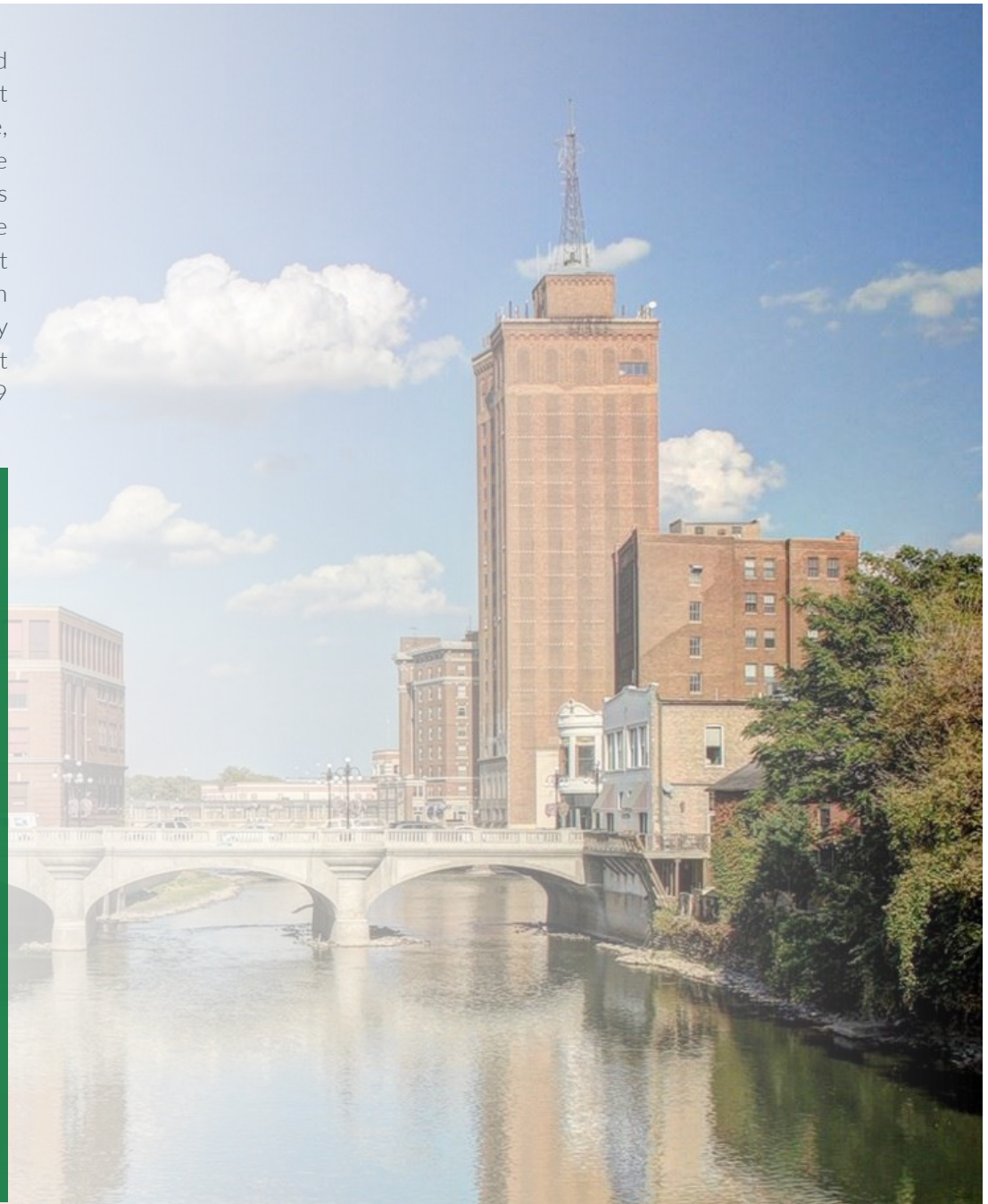
AREA OVERVIEW

AURORA, IL

Aurora is a suburb of Chicago located across DuPage, Kane, Kendall, and Will counties. Being an outer suburb of Chicago, Aurora is the second most populated city in the state. The Aurora area has some significant architecture, including structures by Frank Lloyd Wright, Ludwig Mies van der Rohe, Bruce Goff and George Grant Elmslie. Aurora is also home to a large collection of Sears Catalog Homes (over 50 homes) and Lustron all-steel homes (seven homes). The Hollywood Casino Aurora, a dockside gaming facility with 53,000 square feet (4,900 m²) and 1,200 gaming positions, is located along the river in downtown Aurora. The City is accessible through 5 interchanges on the East/West Tollway Corridor. Corporate offices and commercial growth on the City's east and west sides continue to expand the City's boundaries, now stretching from Route 59 on the east to portions beyond Orchard Road on the west.

DEMOGRAPHICS

POPULATION	1 - MILE	3 - MILE	5 - MILE
2024 Projection	18,068	132,644	290,291
2019 Estimate	17,537	128,732	283,505
2010 Census	16,285	118,348	266,824
Growth 2019-2024	3.03 %	3.04 %	2.39 %
Growth 2010-2019	7.69 %	8.77 %	6.25 %
HOUSEHOLDS	1 - MILE	3 - MILE	5 - MILE
2024 Projection	5,779	41,540	93,661
2019 Estimate	5,633	40,425	91,723
2010 Census	5,300	37,559	87,135
Growth 2019-2024	2.59 %	2.76 %	2.11 %
Growth 2010-2019	6.28 %	7.63 %	5.26 %
INCOME	1 - MILE	3 - MILE	5 - MILE
2019 Est. Average Household Income	\$112,779	\$118,694	\$117,535

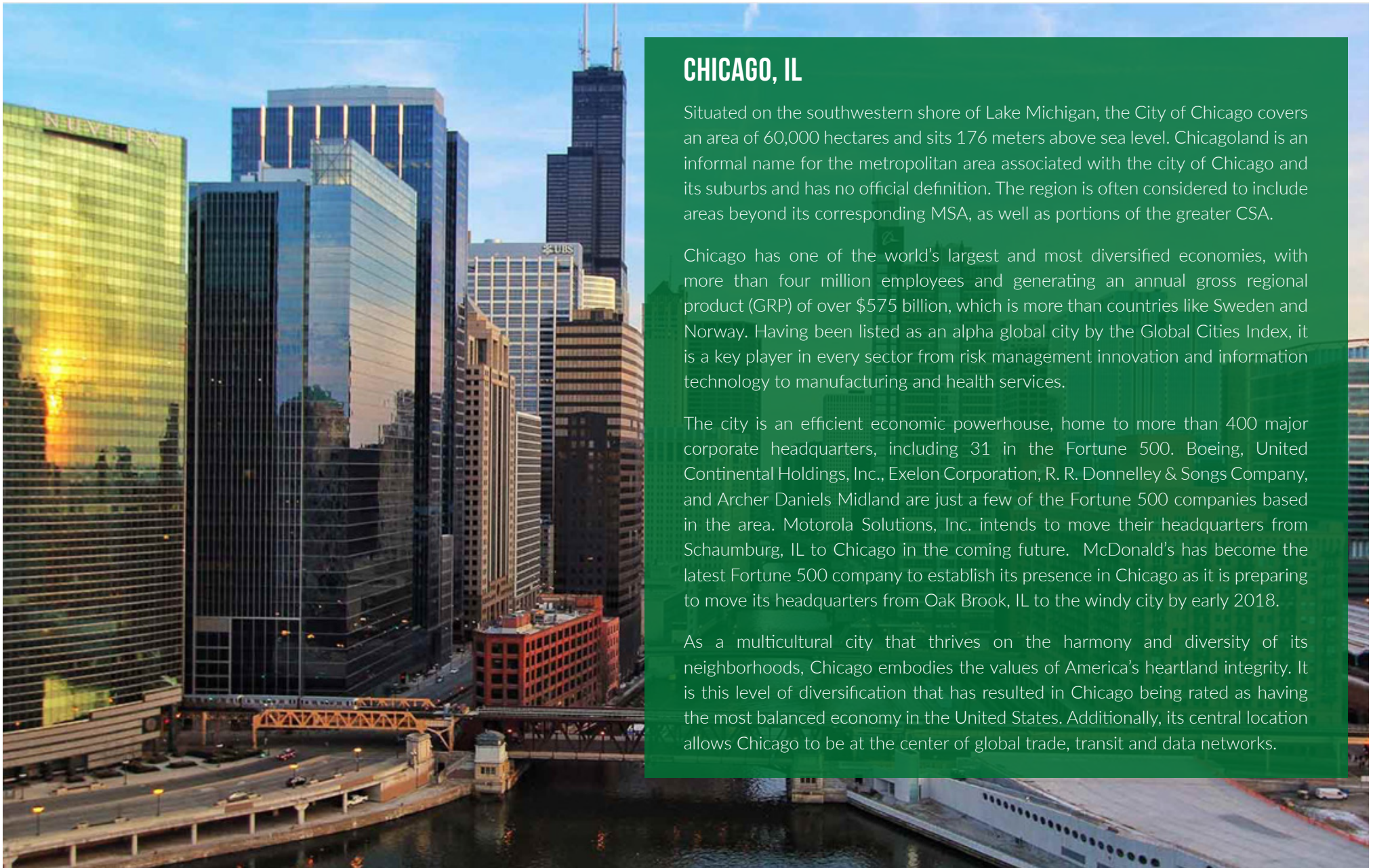




ECONOMY

Aurora is on the edge of the Illinois Technology and Research Corridor. The city has a long tradition of manufacturing as does much of Chicago metropolitan area. Prominent manufacturers, past and present include Lyon Workspace Products, The Aurora Silverplate Manufacturing Company, Barber-Greene Company, the Chicago Corset Company, the Aurora Brewing Company, Stephens-Adamson Company, Caterpillar Inc., Allsteel Metals, National Metalwares, and Western Wheeled Scraper Works (later Austin-Western Inc.). The most prominent employer and industry was

the Chicago Burlington and Quincy Railroad (later Burlington Northern) which was headquartered in Aurora. The CB&Q Roundhouse is still standing, and is now the popular restaurant originally called Walter Payton's Roundhouse; after the Payton estate ended its involvement in 2009 it became known as America's Historic Roundhouse, and after a 2011 change in ownership, it is now known as Two Brothers Roundhouse.



CHICAGO, IL

Situated on the southwestern shore of Lake Michigan, the City of Chicago covers an area of 60,000 hectares and sits 176 meters above sea level. Chicagoland is an informal name for the metropolitan area associated with the city of Chicago and its suburbs and has no official definition. The region is often considered to include areas beyond its corresponding MSA, as well as portions of the greater CSA.

Chicago has one of the world's largest and most diversified economies, with more than four million employees and generating an annual gross regional product (GRP) of over \$575 billion, which is more than countries like Sweden and Norway. Having been listed as an alpha global city by the Global Cities Index, it is a key player in every sector from risk management innovation and information technology to manufacturing and health services.

The city is an efficient economic powerhouse, home to more than 400 major corporate headquarters, including 31 in the Fortune 500. Boeing, United Continental Holdings, Inc., Exelon Corporation, R. R. Donnelley & Sons Company, and Archer Daniels Midland are just a few of the Fortune 500 companies based in the area. Motorola Solutions, Inc. intends to move their headquarters from Schaumburg, IL to Chicago in the coming future. McDonald's has become the latest Fortune 500 company to establish its presence in Chicago as it is preparing to move its headquarters from Oak Brook, IL to the windy city by early 2018.

As a multicultural city that thrives on the harmony and diversity of its neighborhoods, Chicago embodies the values of America's heartland integrity. It is this level of diversification that has resulted in Chicago being rated as having the most balanced economy in the United States. Additionally, its central location allows Chicago to be at the center of global trade, transit and data networks.

POINTS OF INTEREST

NAVY PIER

Navy Pier is Chicago's lakefront treasure on the shoreline of Lake Michigan. The pier encompasses more than fifty acres of parks, gardens, shops, restaurants, family attractions and exhibition facilities. Drawing nearly nine million visitors annually, Navy Pier is one of the most visited attractions in the entire Midwest.

MILLENNIUM PARK

Located in the Loop community area of the city, Millennium Park is a 25-acre public park that offers awe-inspiring landscape, breathtaking architecture and an iconic collection of public art, such as the iconic Chicago Bean. It is Chicago's premier green space and presents dozens of free events for residents.

MAGNIFICENT MILE

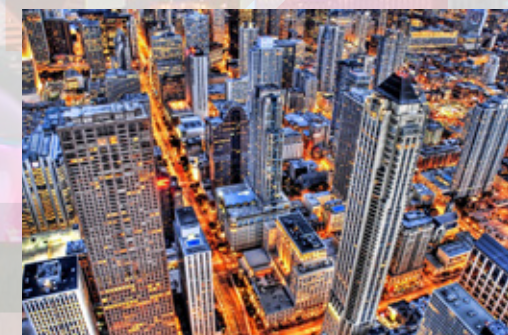
Adjacent to downtown and one block east of Rush Street, the Magnificent Mile is an upscale section of Chicago's Michigan Avenue, which runs from the Chicago River to Oak Street in the Near North Side. Several of the tallest buildings in the country lie in this district, such as the John Hancock Center and the Trump International Hotel and Tower. Serving as the main thoroughfare between Chicago's Loop business district and Gold Coast, the Magnificent Mile contains a mixture of high-end department stores, restaurants, luxury retailers, residential and commercial buildings, financial services companies and hotels, primarily catering to tourists and the affluent.

WILLIS TOWER

Still commonly referred to as Sears Tower, the Willis Tower is the second-tallest building in the United States. This bustling community of business, tourism and culture offers breathtaking views of the city from its Skydeck. Visitors can experience the Ledge, all-glass balconies that allow visitors to look through the glass floor to the street 1,353 feet below.

JOHN HANCOCK CENTER

The John Hancock Center is currently the eighth-tallest building in the country. Equipped with a restaurant and lounge on the 95th floor, the Observatory (360 Chicago), and America's highest indoor swimming pool, the John Hancock Center appeals to residents and tourists alike. From the restaurant, diners can take in views of the city.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of 7-Eleven located at 2626 Ogden Ave, Aurora, IL 60504 ("Property"). It has been prepared by Matthews Real Estate Investment Services. This 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 Real Estate Investment Services. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents 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 and conduct their own due diligence.

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

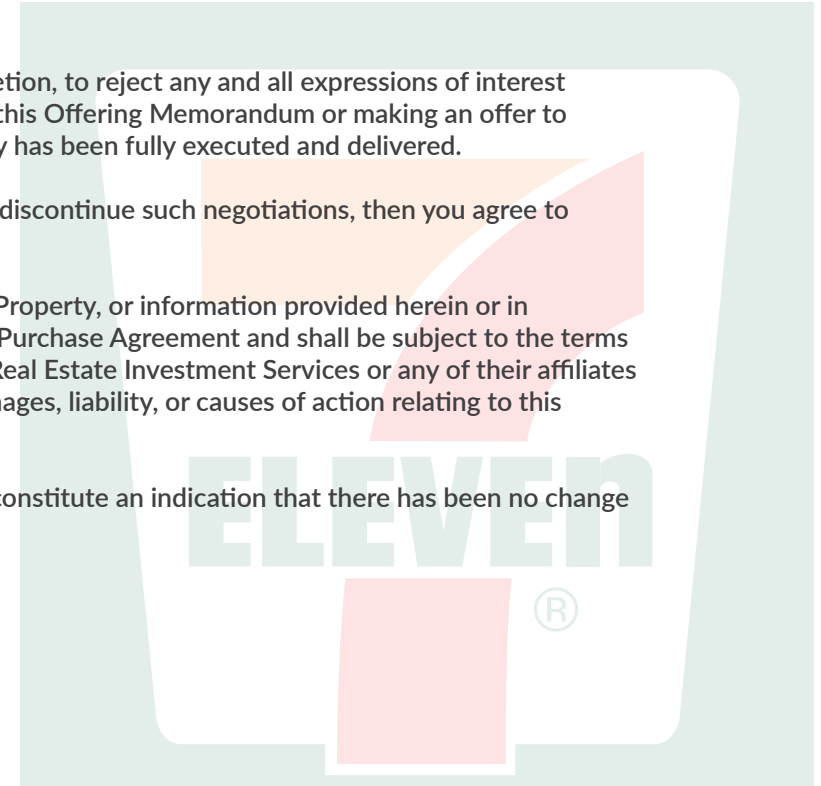
1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest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

Owner and Matthews Real Estate Investment Services 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 Seller or Matthews Real Estate Investment Services 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 this Offering Memorandum.



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