



RENDERING PHOTO



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7-ELEVEN[®]

6225 NORTHWEST HIGHWAY
CRYSTAL LAKE, IL 60014

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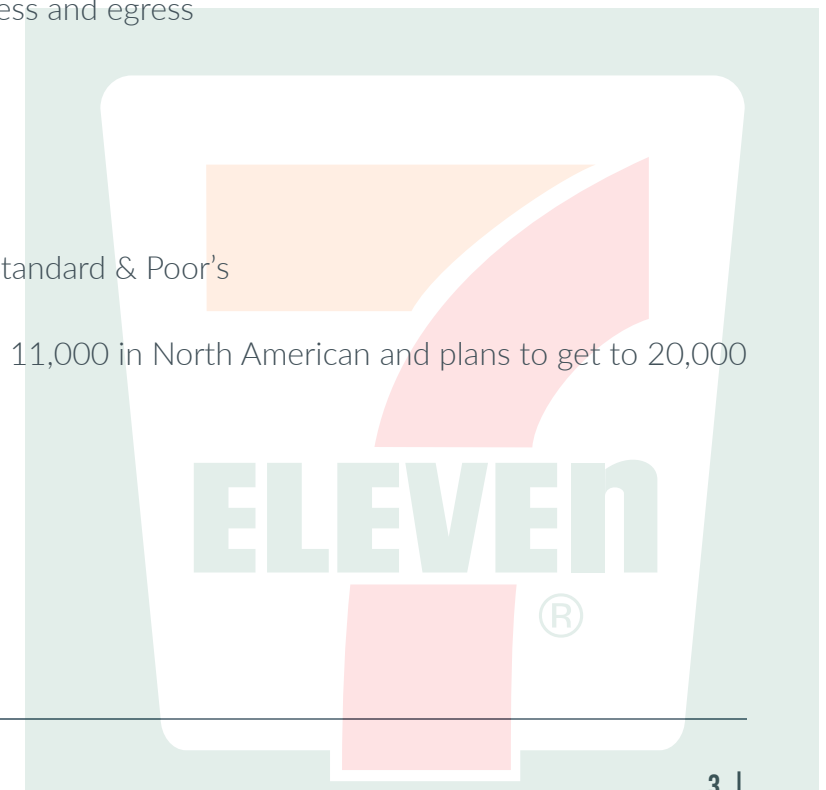
INVESTMENT HIGHLIGHTS

Excellent Retail Corridor with Strong Demographics

- » Average household income in a 3 mile radius of \$116,000 with over 55,000 people in that 3 mile radius
- » Retailers in the area include ALDI, Wendy's, Panera Bread, Starbucks, Hobby Lobby, Best Buy, Chase, Autozone, KFC, IHOP, Advance Auto Parts, Mariano's, Bed Bath and Beyond, Sam's Club, Walgreens, CVS
- » Positioned on a hard signalized corner with over 47,000 VPD with multiple points of ingress and egress

Investment Grade Tenant with New Construction

- » New 2019 Construction with Long term NNN 15 year lease and (3) – 5 year options
- » 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



FINANCIAL OVERVIEW





INVESTMENT SUMMARY

» LIST PRICE	\$3,606,000
» NOI	\$180,300
» CAP RATE	5.00%
» TOTAL BUILDING AREA	± 3,062 SF
» TOTAL LAND AREA	± 0.78 Acres

ANNUALIZED OPERATING DATA

	Monthly Rent	Annual Rent	Cap Rate
Year 1-5	\$15,025.00	\$180,300.00	5.00%
Year 6-10	\$16,151.88	\$193,822.56	5.38%
Year 11-15	\$17,363.19	\$208,358.24	5.78%
Option 1	\$18,665.51	\$223,986.12	6.21%
Option 2	\$20,065.42	\$240,785.04	6.68%
Option 3	\$21,570.33	\$258,843.96	7.18%

TENANT SUMMARY

Tenant Trade Name	7-Eleven
Type of Ownership	Fee Simple
Lessee Guarantor	Corporate Guarantee
Lease Type	NNN
Roof	Tenant Responsibility
Structure	LL Responsibility
Original Lease Term	15 Years
Rent Commencement Date	Estimated 9/23/2019
Lease Expiration Date	15 Years from Commencement
Term Remaining on Lease	±15 Years
Increase	7.50%, Every 5 Years
Options	Three, 5-Year

PROPERTY OVERVIEW



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THE OFFERING

PROPERTY NAME	7-Eleven
Property Address	6225 Northwest Hwy Crystal Lake, IL 60014

SITE DESCRIPTION

Number of Stories	One
Year Built	2019
GLA	± 3,062 SF
Lot Size	±0.78 AC (34,147 SF)
Type of Ownership	Fee Simple
Landscaping	Professional
Topography	Generally Level

TENANT OVERVIEW

» Company Name	» Year Founded	» Headquarters	» Credit Rating
7-Eleven	1927	Irving, TX	AA-
» Ownership	» Industry	» Website	
Private	Convenience Store	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

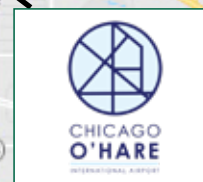
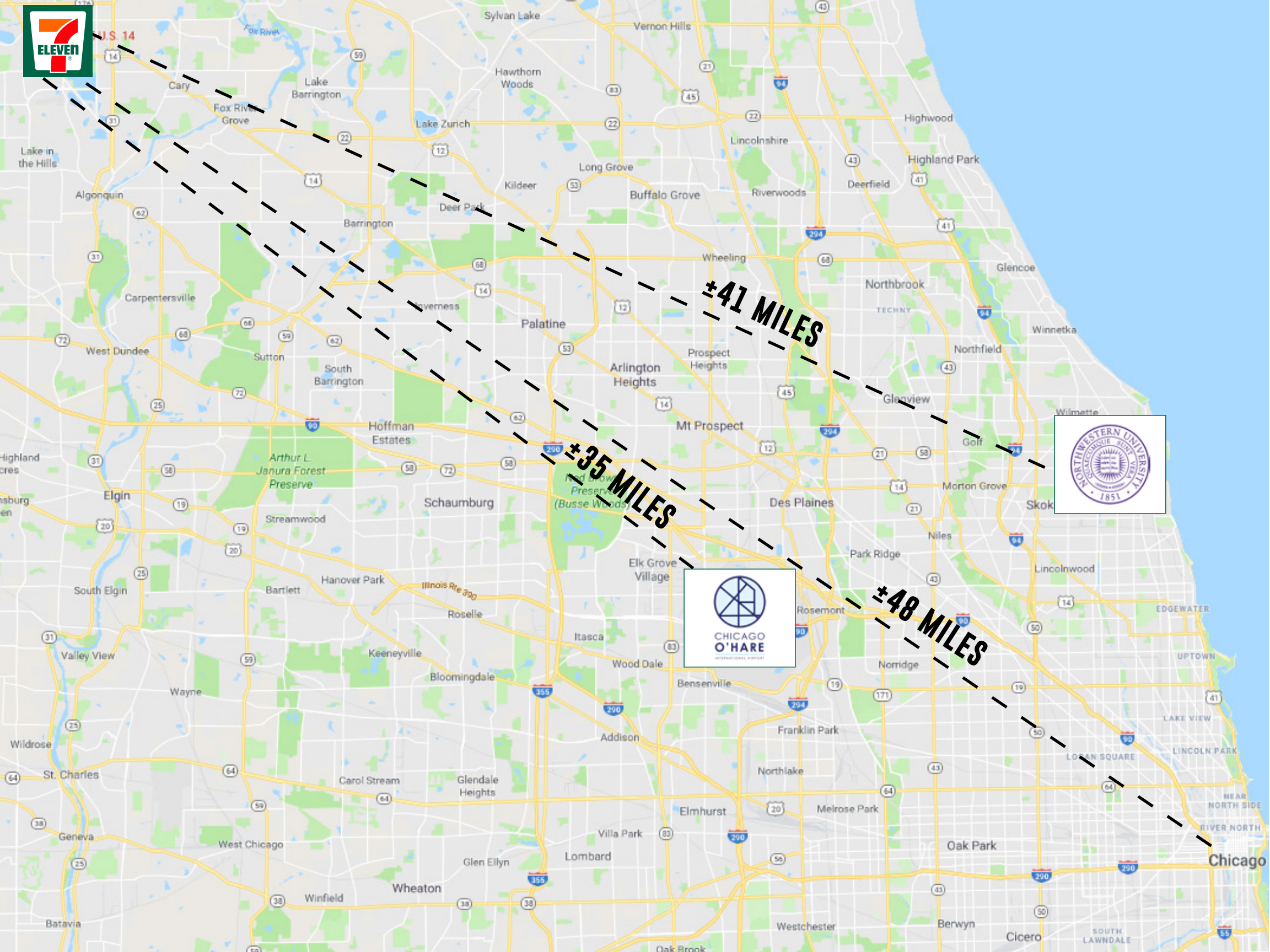
TOP C-STORE

Team Members

#3

Forbes' Top 20 Franchises
to Start







CRYSTAL LAKE, IL

Just an hour northwest of the Chicago metropolitan area, Crystal Lake is ideally situated along major roads and highways, including Northwest Highway and Routes 176 and 31. There are two Metra train stations located in Crystal Lake, which provide service to Chicago along the Union Pacific Northwest line.

O'Hare International Airport, Chicago-Rockford International Airport, Chicago Midway International Airport, or General Mitchell International Airport are all options for air travelers. Additionally, private and commercial chartered flights are available through the Lake in the Hills Airport.

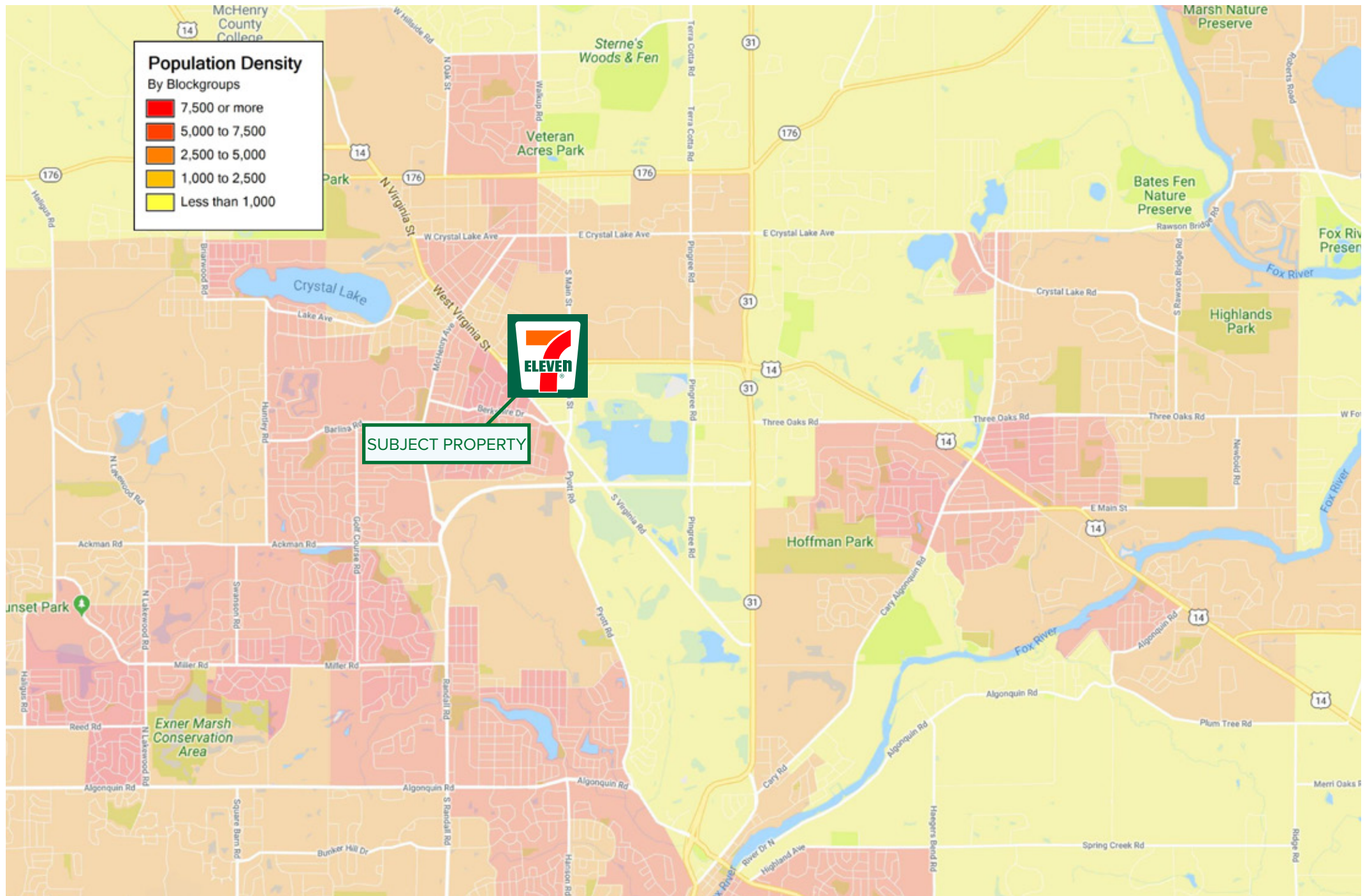
Crystal Lake is truly a great place to live and work, but it's also a fantastic place to play! The City of Crystal Lake manages the Three Oaks Recreation Area, which includes grassy picnic areas, hiking trails, fishing, a playground/spray park, a concessions area and patio, and a sandy beach. The Crystal Lake Park District oversees the 238-acre Crystal Lake and its two beaches, many local parks, and numerous recreational facilities and programs.

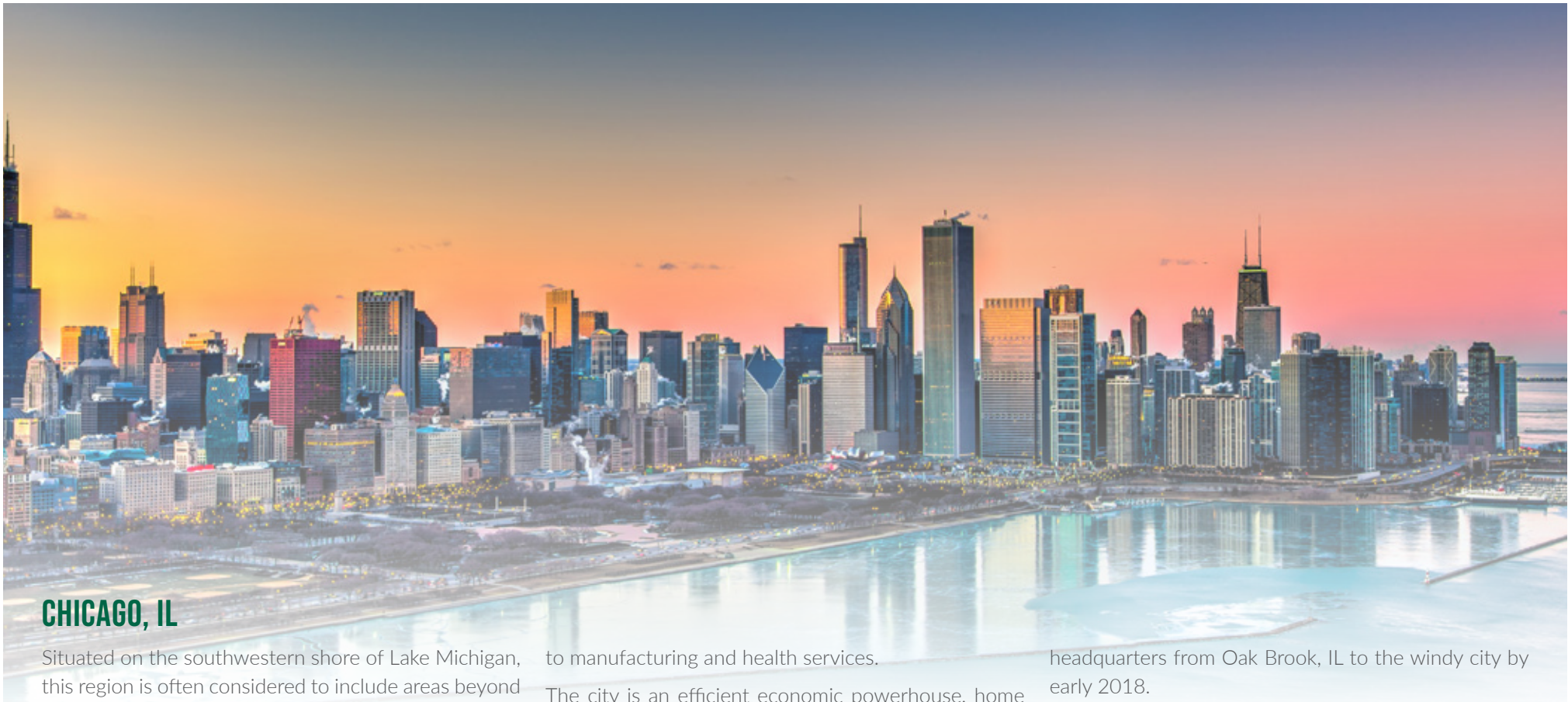
Crystal Lake has so much to offer including an award-winning public library, state-of-the-art healthcare, live theater and musical entertainment, top-rated schools, and much more!

DEMOGRAPHICS

POPULATION	1 - MILE	3 - MILE	5 - MILE
2010 Census	7,995	55,123	129,970
2019 Estimate	7,525	53,672	128,525
2024 Projection	7,388	53,367	128,588
HOUSEHOLDS	1 - MILE	3 - MILE	5 - MILE
2010 Census	2,920	19,554	44,543
2019 Estimate	2,838	19,361	44,603
2024 Projection	2,817	19,358	44,791
INCOME	1 - MILE	3 - MILE	5 - MILE
2019 Est. Average Household Income	\$87,231	\$111,973	\$118,970

DEMOGRAPHIC HEAT MAP





CHICAGO, IL

Situated on the southwestern shore of Lake Michigan, this 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 **6225 Northwest Highway | Crystal Lake, IL 60014** ("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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