



ACTUAL LOCATION



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**7-ELEVEN**

1225 W RAWSON AVE  
OAK CREEK, WI 53154

®





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## INVESTMENT HIGHLIGHTS

### PROPERTY

- Over 7.5 years left of guaranteed term remaining on the initial 15-year term, providing long-term security
- 1.5% Annual Rental Increases throughout initial term and option periods, providing a superb hedge against inflation
- Blended CAP Rate of 5.53% throughout guaranteed term
- NN+ Leased asset - limited oversight and minimal management responsibilities

### LOCATION

- ± 112,000 ADT on I-94
- First Gas Station for almost 2.5 miles when traveling East on W Rawson Ave
- First Gas Station for over 3 miles when traveling North on 13th St
- Less than 2 miles from General Mitchell International Airport (over 7MM annual passenger traffic)
- Major National tenants within a one-and-a-half-mile radius: Applebee's, Burger King, La Quinta Inn, Lowe's, Walmart Supercenter, Sam's Club, Hobby Lobby, Menards, ALDI, Tires Plus, Subway, Wendy's (2), Starbucks, Verizon, Jimmy John's, Advance Auto Parts, Home Depot, Chili's, Pick 'n Save, UPS Store, PDQ, Walgreens, Dollar Tree, Taco Bell, McDonald's, U.S. Bank, Culver's, Chick-fil-A, Chase Bank, among others

### TENANT

- Leased to nationally recognized 7-Eleven, Inc., who operates, franchises, and licenses more than 70,000 stores throughout 18 countries with over 11,000 in North America alone
- Corporately Guaranteed Lease with 7-Eleven, Inc., backed with AA- Investment Grade Credit (S&P)





# FINANCIAL OVERVIEW







## INVESTMENT SUMMARY

» LIST PRICE	\$1,775,752
» NOI (YEAR 1)	\$93,227
» CAP RATE (YEAR 1)	5.25%
» TOTAL BUILDING AREA	± 2,428 SF
» TOTAL LAND AREA	± 0.91 Acres
» YEAR BUILT/REMODELED	1998/2012

## ANNUALIZED OPERATING DATA

	Monthly Rent	Annual Rent	Cap Rate
Current - 6/17/20	\$7,768.92	\$93,227	5.25%
6/18/20 - 6/17/21	\$7,885.45	\$94,625	5.33%
6/18/21 - 6/17/22	\$8,003.73	\$96,045	5.41%
6/18/22 - 6/17/23	\$8,123.79	\$97,485	5.49%
6/18/23 - 6/17/24	\$8,245.64	\$98,948	5.57%
6/18/24 - 6/17/25	\$8,369.33	\$100,432	5.66%
6/18/25 - 6/17/26	\$8,494.87	\$101,938	5.74%
6/18/26 - 6/17/27	\$8,622.29	\$103,468	5.83%
Option 1 (Avg)	\$9,018.14	\$108,218	6.09%
Option 2 (Avg)	\$9,715.10	\$116,581	6.57%
Option 3 (Avg)	\$10,465.92	\$125,591	7.07%
Option 4 (Avg)	\$11,274.77	\$135,297	7.62%

## TENANT SUMMARY

Tenant Trade Name	7-Eleven Inc.
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN
Structure & Roof Replacement	*Landlord Responsible
Original Lease Term	15 Years
Rent Commencement	6/18/2012
Lease Expiration Date	6/17/2027
Term Remaining	±7.75 Years
Increases	1.5% Annually
Options	Four (4), Five (5) Year Options
*Landlord responsible to maintain foundation, slab, and structural soundness in addition to roof replacement; Tenant is responsible for roof maintenance	

# PROPERTY OVERVIEW



ACTUAL LOCATION

## THE OFFERING

PROPERTY NAME	7-Eleven
Property Address	1225 W Rawson Ave Oak Creek, WI 53154

### SITE DESCRIPTION

Number of Stories	One
Year Built	1998/R2012
GLA	± 2,428 SF
Lot Size	±0.92 AC
Type of Ownership	Fee Simple
Landscaping	Professional
Topography	Generally Level

## TENANT OVERVIEW

» Company Name	» Year Founded	» Headquarters
7-Eleven	1927	Irving, TX
» Ownership	» Industry	» Website
Private	Convenience Store	<a href="http://www.7-eleven.com">www.7-eleven.com</a>

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













# TENANT MAP NORTH OF SUBJECT PROPERTY



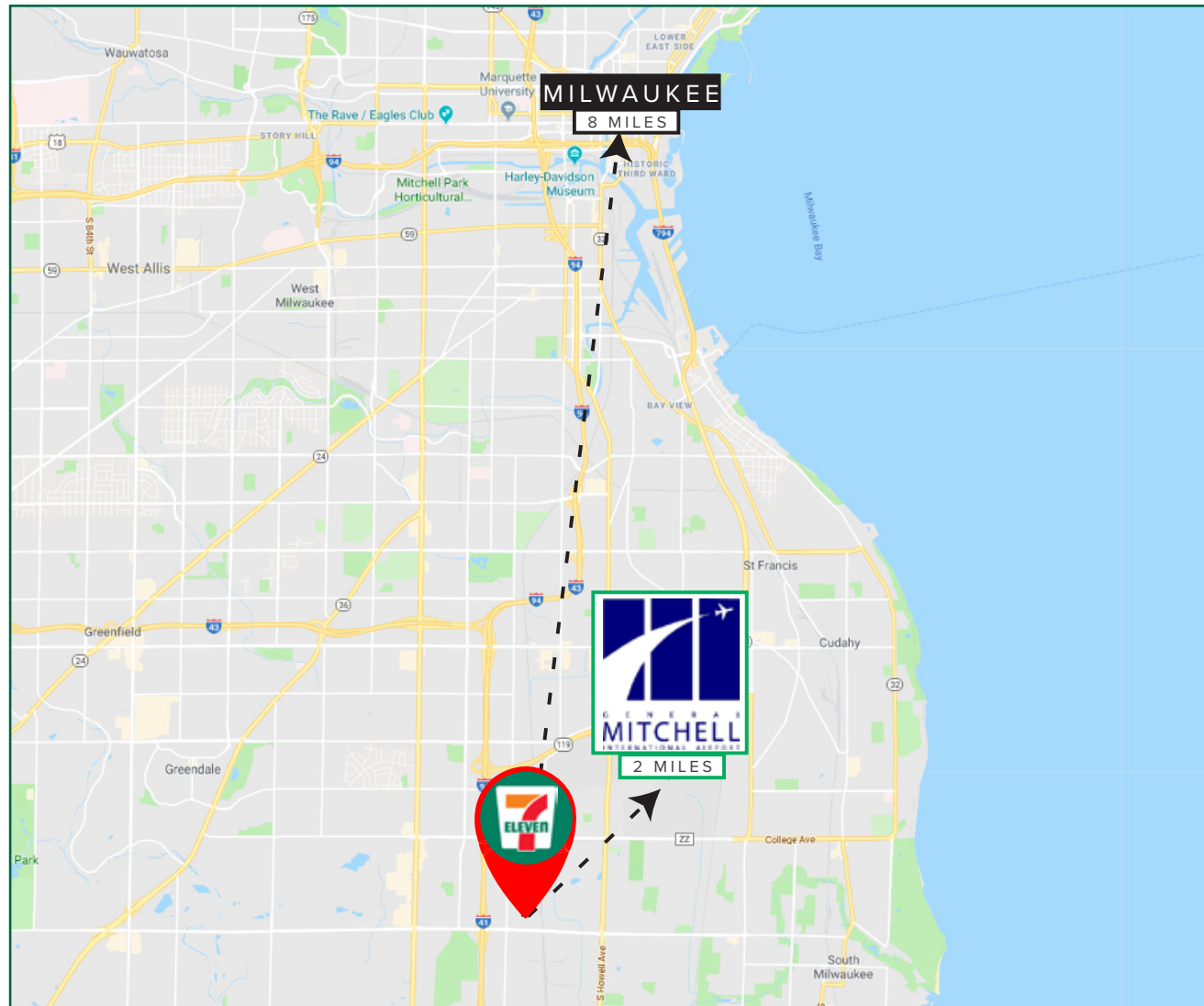




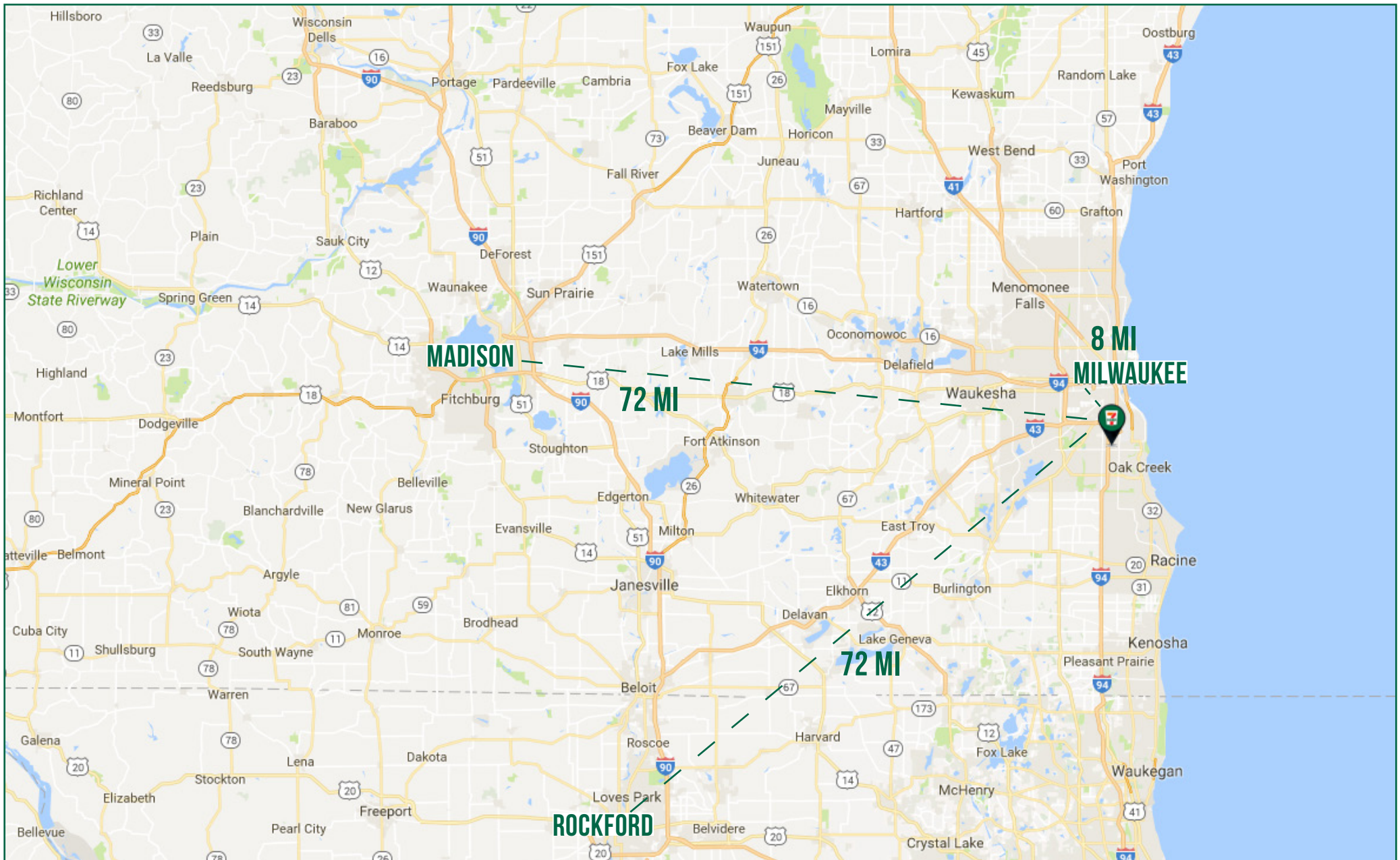
## TENANT MAP SOUTH OF SUBJECT PROPERTY







# REGIONAL MAP







## GREATER MILWAUKEE

Situated on Lake Michigan in southeastern Wisconsin, the Milwaukee metropolitan area is the largest metropolitan area in the state. It is a part of the Great Lakes Megalopolis and draws commuters from outlying areas such as Madison, Chicago and the Fox Cities. Encompassing Milwaukee, Waukesha, Washington and Ozaukee Counties, Metro Milwaukee covers 1,460 square miles by land area. The metro area's economy has been evolving from that of the goods producing industry to one that is more service based. A majority of its workforce continues to be in manufacturing, although recent job growth has largely been in the service-providing sector.

Also a commercial and cultural center for Wisconsin, the city of Milwaukee is the hub of Greater Milwaukee and the largest city in the state. Six Fortune 500 companies have their international headquarters established in this self-sufficient city: Harley-Davidson, Manpower, Rockwell Automation and Johnson Controls, Northwestern Mutual, and Joy Global. Milwaukee has recently renovated its downtown and created an area of lakefront parks and museums in the spirit of revitalization. These architectural improvements reflect both the city's cherished old-world traditions and modern attitude. With a full complement of cultural, performing arts, and recreational amenities, Milwaukee will continue to attract businesses and young professionals looking to live in a 21st century city.

### DEMOGRAPHICS

POPULATION	1 - MILE	3 - MILE	5 - MILE
2024 Projection	2,115	64,521	197,320
2019 Estimate	2,100	63,384	195,256
HOUSEHOLDS	1 - MILE	3 - MILE	5 - MILE
2024 Projection	1,070	26,509	81,815
2019 Estimate	1,064	26,116	81,113
INCOME	1 - MILE	3 - MILE	5 - MILE
2019 Est. Average Household Income	\$77,653	\$85,073	\$78,342



## OAK CREEK, WISCONSIN



Just south of Milwaukee, the city of Oak Creek, Wisconsin, is located along the western shore of Lake Michigan in the southeast corner of Milwaukee County. As one of the fastest growing cities in Milwaukee County, Oak Creek has seen significant retail and industrial development over the last decade as well as an increase in residential construction. Additionally, the city has aggressively been working on plans for redeveloping former industrial properties within the city, such as the former Delphi Automotive plant and the Lakefront.

Residents enjoy a rural and suburban atmosphere as well as the urban services provided by the city of Oak Creek and the professional sports and cultural activities provided within the Milwaukee metropolitan area. As the place “Where City Meets the Country”, Oak Creek has a world-class, multi-model transportation infrastructure that allows easy access to neighboring communities. The city’s skilled workforce and commitment to continued development will continue to promote growth.

### MILWAUKEE COUNTY TOP EMPLOYERS

#	EMPLOYER
1	Aurora Health Care
2	Wheaton Franciscan Healthcare
3	Froedtert & Community Health
4	Roundy's
5	Medical College of Wisconsin
6	Northwestern Mutual
7	Wisconsin Energy Corporation
8	Columbia - St. Mary's
9	Children's Hospital of Wisconsin
10	AT&T Wisconsin

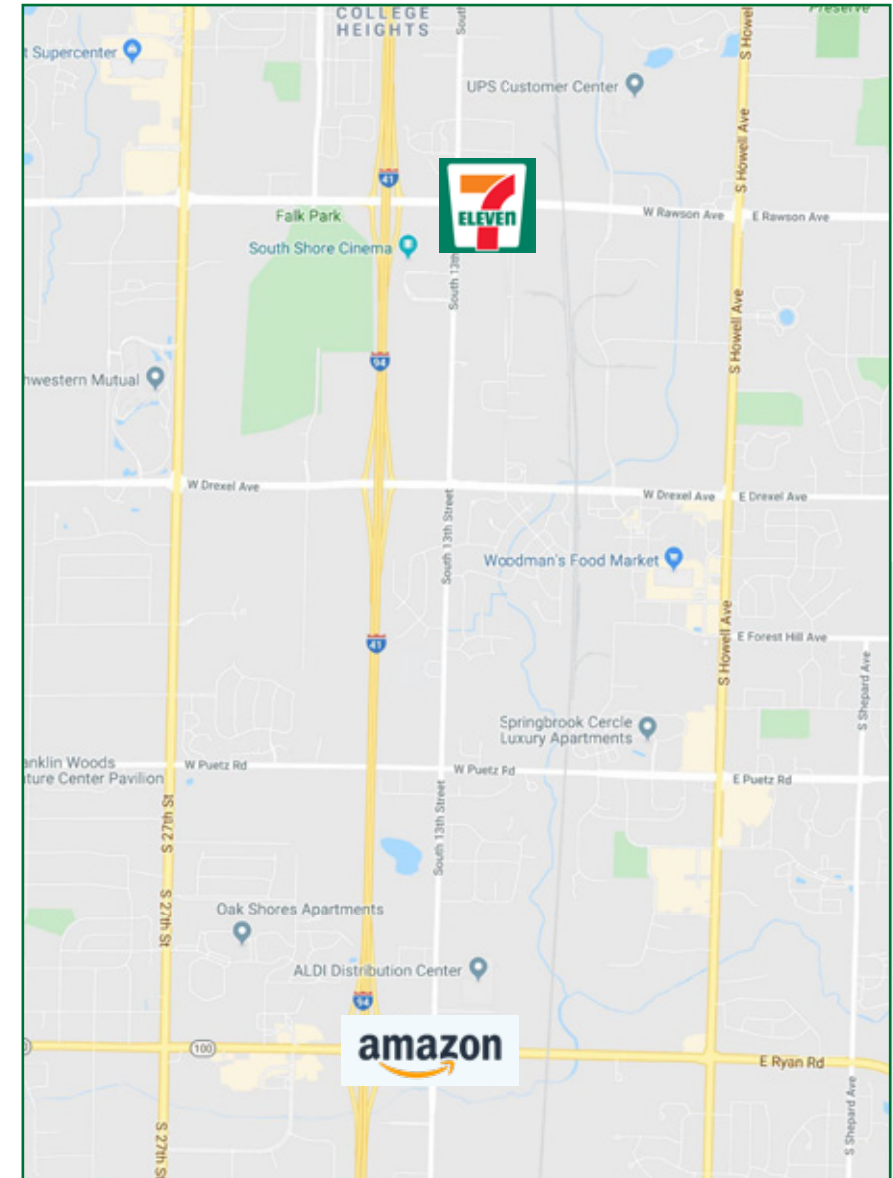




## AMAZON DISTRIBUTION CENTER COMING TO OAK CREEK

Amazon.com Inc. and a Texas developer will pledge to create 1,500 jobs and spend \$200 million building an ecommerce distribution center in Oak Creek under an agreement the city approved Tuesday. That agreement also pledges \$16.9 million in city financing to support the planned 2.6-million-square-foot building near Ryan Road and Interstate 94. It is planned to open in the first quarter of 2020 and have 1,500 workers by the end of 2021.

This will be Amazon's second major distribution center in southeast Wisconsin after its facility in Kenosha. Texas-based Hillwood Development Co. LLC pledged to spend at least \$100 million just on the building and its major systems, and another \$100 million on the robotics and other equipment that will be installed within. Hillwood, a frequent collaborator with Amazon, will build and own the Oak Creek building, and lease it to the online retailer. Oak Creek's Common Council on Tuesday approved the development agreement with Hillwood and Amazon. The city requires Amazon have up to 1,500 workers in the building by the end of 2021 and keep them there through the end of 2025. Those jobs would generate at least \$40 million in annual wages.





## CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **7-Eleven** located at **1225 W Rawson Ave, Oak Creek, WI 53154** ("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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REAL ESTATE INVESTMENT SERVICES