



**RARE 10% RENT INCREASE
EVERY 5 YEARS**

**3-MILE POPULATION &
HOUSEHOLD INCOME:
- 164,817 PEOPLE
- \$80,532**

PROPERTY VIDEO

SUBJECT PROPERTY

EXCLUSIVE OFFERING | \$5,962,080 — 5% CAP
7-ELEVEN, INC. — CORPORATE NET LEASE

SECURE
NET LEASE

2400 W NORTH AVE, MELROSE PARK, IL (CHICAGO MSA)

214.522.7200

ALEX TOWER

atower@securenetlease.com

BOB MOORHEAD

bob@securenetlease.com

Property. New 3,016± SF building on 1.09± acre site.

Tenant. Lessee: 7-Eleven, Inc. Operates in 18 countries and employs over 45,000 people. Founded in 1927 and headquartered in Irving, Texas. S&P Rated AA-. Largest chain store operator worldwide with some 66,500 stores, 11,600+ are in North America.

Lease structure. New 15-year, corporate absolute NNN lease, with 7.5% rent increases every 5-years in primary term and option periods, beginning year 6.

Location. 7-Eleven is strategically located at the southeast corner of W. North Ave. (50,400 VPD), at its signalized intersection with 25th Ave. (18,400 VPD) in Melrose Park, IL. W. North Ave. is a popular commercial corridor in the region that provides access to high traffic highways such as I-290 (126,243 VPD) and I-294 (194,167 VPD). 25th Ave. is a local thoroughfare that connects the surrounding communities and provides access to multiple industrial hubs, and O'Hare International Airport (83 million passengers in 2018). 164,817 people reside within a 3-mile radius of the site, with average household incomes of \$80,532. Additionally, less than a mile east from the subject property is Winston Plaza, a 411,101 SF shopping center anchored by a Target. National credit tenants in the area include Target, Best Buy, AutoZone, O'Reilly, ALDI, Walgreens, IHOP, Olive Garden, Chick-fil-A, Chipotle, and more. 7-Eleven is located approx. 15-miles from downtown Chicago, IL.

2400 W NORTH AVE, MELROSE PARK, IL (CHICAGO MSA)

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Listed in association with Illinois broker of record:
Matt Chambers | Peak Group, LLC | License #481.000413

2400 W NORTH AVE, MELROSE PARK, IL (CHICAGO MSA)

PRICE CAP RATE:	\$5,962,080 5%
NET OPERATING INCOME:	\$298,104
BUILDING AREA:	3,016± Square Feet
LAND AREA:	1.09± Acres
YEAR BUILT:	2019
LANDLORD RESPONSIBILITY:	None
OWNERSHIP:	Fee Simple Interest
OCCUPANCY:	100%

LEASE OVERVIEW

Lease Term:	15-Years, Plus (3), 5-Year Options to Extend
Projected Rent Commencement:	December 2019
Projected Lease Expiration:	December 2034
Lease Type:	Corporate Absolute NNN Lease
Rent Increases:	7.5% Every 5 Years, Beginning Year 6
Annual Rent Yrs 1-5:	\$298,104
Annual Rent Yrs 6-10:	\$320,458
Annual Rent Yrs 11-15:	\$344,492
Option 1 Yrs 16-20:	\$370,329
Option 2 Yrs 21-25:	\$398,103
Option 3 Yrs 26-30:	\$427,961

TENANT OVERVIEW

7-Eleven, Inc., a Texas corporation



7-ELEVEN | www.7-eleven.com | S&P Rating: AA-

The brand name 7-Eleven is now part of an international chain of convenience stores, operating under Seven-Eleven Japan Co., Ltd., primarily operating as a franchise. It is the largest chain store operator with approximately 66,500+ locations operating around the world, surpassing the previous record-holder McDonald’s Corporation in 2007. Its stores are located in 18 countries, with its largest markets being Japan, the United States, Canada, the Philippines, Hong Kong, Taiwan, Malaysia and Thailand. 7-Eleven, Inc. as a former U.S.-originating company, is a subsidiary of Seven-Eleven Japan Co., Ltd, which in turn is owned by Seven & I Holdings Co. of Japan. The US chain has its headquarters in Irving, Texas.

The company operates, franchises and licenses more than 9,800+ stores in the U.S. and Canada. Of the more than 9,800 stores the company operates and franchises in the United States, approximately 8,000 are franchised. Outside of the U.S. and Canada, there are more than 55,300 7-Eleven and other convenience stores in Japan, Taiwan, Thailand, South Korea, China, Malaysia, Mexico, Singapore, Australia, Philippines, Indonesia, Norway, Sweden and Denmark.

7-Eleven also is one of the nation’s largest independent gasoline retailers. Its company’s name was changed from The Southland Corporation to 7-Eleven, Inc. after approval by shareholders on April 28, 1999.

7-Eleven focuses on meeting the needs of convenience-oriented customers by providing a broad selection of fresh, high-quality products and services at everyday fair prices, speedy transactions and a clean and friendly shopping environment. Each store’s selection of about 2,500 different products and services is tailored to meet the needs and preferences of local customers. Stores typically vary in size from 2,400 to 3,000 square feet and are most often located on corners for great visibility and easy access. 7-Eleven Accolades include: Ranked #1 on Entrepreneur magazine’s 2017 Top Global Franchises List; Ranked #1 spot on Entrepreneur magazine’s Franchise 500’s Top 10 Most Popular Retail Companies for 2016, and No.2 in Forbes magazine’s Top 20 Franchises to Start. 7-Eleven is No. 2 on FranchiseRanking.com for Best Convenience Store Franchise Company USA, and among GI jobs magazine’s Top 100 Military Friendly Employers.



CLICK HERE FOR ARTICLE :

Positioning 7-Eleven for the Future

President and CEO Joe DePinto shares with Convenience Store Decisions how a customer-obsessed culture is propelling the world’s largest convenience retailer forward.

David Bennet – Convenience Store Decisions (October 12, 2018) – For 91 years, 7-Eleven Inc. has often been on the cutting edge of major trends across the convenience store industry.

Whether it was the company’s launch of the first self-serve soda fountain, 24/7 store hours, coffee sold in to-go cups, or the first self-serve gas pumps and ATMs installed at a c-store, 7-Eleven can count many “firsts.” The biggest, of course, occurred in 1927. Convenience retailing got its start when employee “Uncle Johnny” Jefferson Green approached a young Joe C. Thompson of the Southland Ice Co. about selling bread, milk and eggs from the front dock of an ice house. With success comes growth. Today, a new 7-Eleven store opens somewhere in the world every 3.5 hours. Convenience, 7-Eleven style, remains in high demand.

The Irving, Texas-based c-store chain, a subsidiary of Seven & I Holdings Co., operates, franchises and/or licenses more than 67,000 stores in 17 countries, including more than 11,800 locations in North America, making it the largest convenience retailer in the world. President and CEO Joe DePinto recently shared with Convenience Store Decisions his take on the headwinds and disruption in the c-store and retail environment and how 7-Eleven is not only addressing the complex business challenges now, but also how the company plans to maintain its leadership position in the industry, going forward.

Since he was appointed president and CEO of 7-Eleven in 2005, DePinto has led the charge of building long-term sustainable growth in part by implementing programs designed to satisfy its franchisees and its customers. During the last 13 years, however, U.S. retail has been reformed drastically by demographic, technological, behavioral and entrepreneurial changes. Just in the last few years, the explosion of e-commerce has forced c-stores to rethink how they do business and evaluate what kind of job they’re doing to meet consumer demand. How well 7-Eleven is doing on a daily basis is what DePinto and his executive team concern themselves with every day at its headquarters, known as the 7-Eleven Store Support Center. For a company that was preoccupied with customer satisfaction when DePinto took the helm in 2005, 7-Eleven now identifies itself as a customer-obsessed and digitally-enabled company.

“The consumer is changing as fast as I’ve ever seen,” DePinto said. “Product life cycles are a lot shorter. (Consumers) are much more demanding and discerning. They have instant information about products and locations from their smart devices. They can look at Yelp reviews. That is creating this wave of change. “The best retailers are going to recognize this change, listen to the customer and make the changes customers want,” DePinto added. “That is exactly what we are doing. That’s how 7-Eleven is going to win.”

For a large corporation like 7-Eleven, nimbleness and flexibility are key and can be challenging in a marketplace punctuated by declining disposable income of low- and lower-income Americans, the encroachment of dollar stores and aggressive quick-service restaurants (QSRs), and the growth of e-commerce, DePinto said. “There has been a buzz about retail channels blurring,” DePinto said. “In my opinion, there are no more channels. I think the customer is deciding and they are looking for—particularly the low-income consumer—quality at a strong value. The message I have is: We need to recognize that, and certainly our supplier partners need to recognize that we need products at a fair cost, so we can compete in a changing world...”

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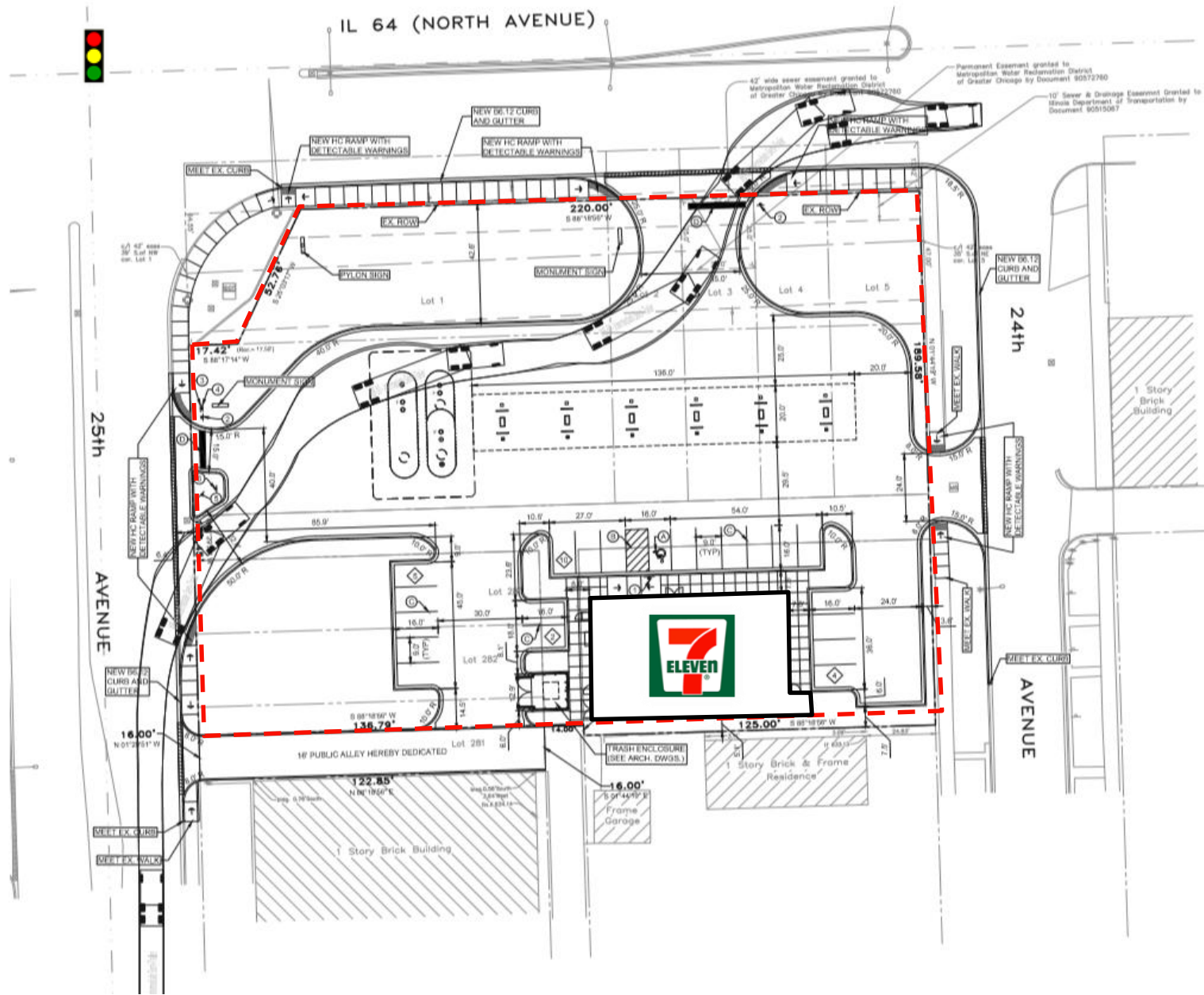
PROPERTY VIDEO



2400 W NORTH AVE, MELROSE PARK, IL (CHICAGO MSA)



SECURE
NET LEASE



LOCATION OVERVIEW

7-ELEVEN, INC.

2400 W NORTH AVE, MELROSE PARK, IL (CHICAGO MSA)



Winston Plaza
Melrose Park, IL

IMMEDIATE TRADE AREA

7-Eleven is strategically located at the southeast corner of W. North Ave. (50,400 VPD), at its signalized intersection with 25th Ave. (18,400 VPD) in Melrose Park, IL. W. North Ave. is a popular east-west commercial corridor in the region that provides access to high traffic highways such as I-290 (126,243 VPD) and I-294 (194,167 VPD). 25th Ave. is a local north-south thoroughfare that connects the surrounding communities and provides access to multiple industrial hubs, and O'Hare International Airport (83 million passengers in 2018). The immediate trade area features 164,817 people within a 3-mile radius of the site, with average household incomes of \$80,532. Additionally, less than a mile east from the subject property is Winston Plaza, a 411,101 SF shopping center anchored by a Target. The accessibility of this location coupled with close proximity to a major commercial corridor, highways, and airports have contributed to the growth and development of the immediate trade area. The subject 7-Eleven is located approximately 15-miles from downtown Chicago, IL.

National credit tenants in the immediate trade area include Target, Best Buy, Office Max, Marshalls, Advance Auto Parts, AutoZone, O'Reilly Auto Parts, NAPA, Pep Boys, Quick Lane, ALDI, Food 4 Less, Party City, LA Fitness, CVS, Walgreens, Dollar Tree, Aaron's, Five Guys, IHOP, Wing Stop, Olive Garden, Firehouse Subs, Boston Market, Chick-fil-A, Burger King, White Castle, Wendy's, Taco Bell, Chipotle, Subway, and many more.

MELROSE PARK / COOK COUNTY, IL

Melrose Park is a village, suburb of Chicago, in Cook County Illinois, about 14-miles west of downtown Chicago, and approximately 6-miles south of O'Hare International Airport. As of 2017, the population was 25,197. There is a Metra railroad station in Melrose Park with daily service to Chicago. Melrose Park is home to two hospitals, Westlake Hospital and Gottlieb Memorial Hospital. Chicago Magazine recently named Melrose Park *Best Area for First Time Home Buyers*. In 2017, the village of Melrose Park won the Governor's Hometown Award, an award that goes to the village/town that shows great community involvement and exemplary volunteer work. Melrose Park is home to Triton Community College and Loyola University Medical Center.

Cook County is a county in the state of Illinois. It is the second-most populous county in the nation after Los Angeles County, California. As of 2015, the population was 5,238,216. Its county seat is Chicago, the largest city in Illinois and third-most populous city in the United States. More than 40% of all residents of Illinois live in Cook County. Cook County contains 128 municipalities in its region, the most well known being the City of Chicago – which is the County seat where the central offices of Cook County are located. The City of Chicago and the suburban municipalities account for approximately 85% of the County's 946 square miles, while unincorporated areas make up the remaining 15%. The unincorporated areas of the County are under the jurisdiction of the Cook County Board of Commissioners.

2400 W NORTH AVE, MELROSE PARK, IL (CHICAGO MSA)



CHICAGO, IL

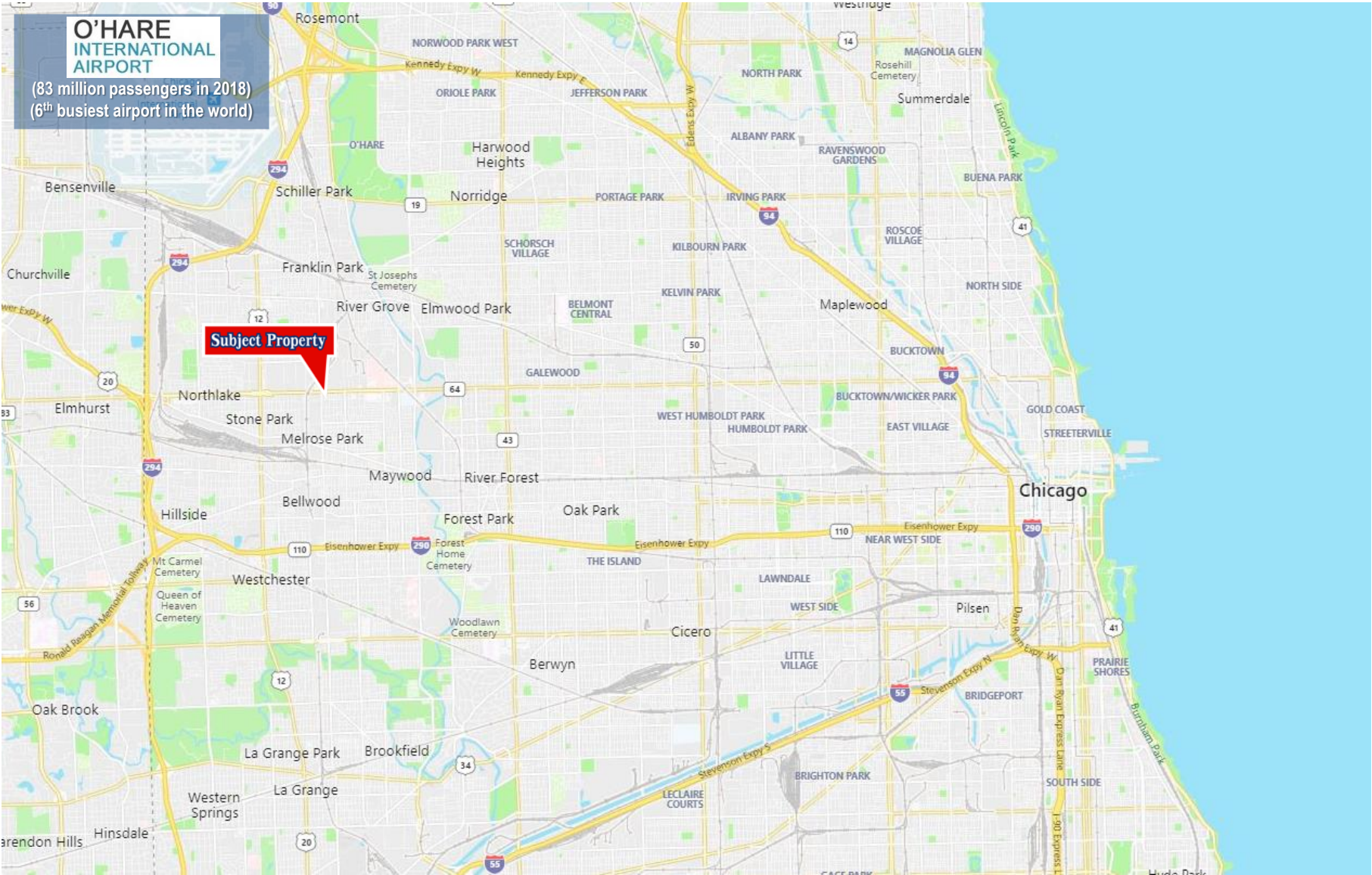
Chicago is located in northeastern Illinois along the shore of Lake Michigan. The city currently has a population of 2,720,546 making it the third largest city in the US. The economy of Chicago is the third largest metropolitan economy in the United States measured by gross metropolitan product (GMP). In 2016 the GMP was approximately \$644 billion falling only behind New York City and Los Angeles. Due to the city's economic diversification it is voted regularly as the most balanced economy in the United States. It ranks seventh on the world global cities index and is listed as an Alpha World City by the Globalization of World Cities Research Network. The area also recorded the greatest number of new or expanded corporate facilities in the United States in six out of seven years from 2001 to 2008. Recently, Chicago was named the ninth most economically powerful cities in the world. In 2016, Chicago ranked as the eighth wealthiest city in the world.

Chicago is a major world financial center, with the second largest central business district in the United States. The city is the headquarters of the Federal Reserve Bank of Chicago (the Seventh District of the Federal Reserve). The city is also home to major financial and futures exchanges, including the Chicago Stock Exchange, the Chicago Board Options Exchange (CBOE), and the Chicago Mercantile Exchange (the "Merc"), which is owned, along with the Chicago Board of Trade (CBOT) by Chicago's CME Group. The CME Group, in addition, owns the New York Mercantile Exchange (NYMEX), the Commodities Exchange Inc. (COMEX) and the Dow Jones Indexes. Perhaps due to the influence of the Chicago school of economics, the city also has markets trading unusual contracts such as emissions (on the Chicago Climate Exchange) and equity style indices (on the U.S. Futures Exchange). Chase Bank has its commercial and retail banking headquarters in Chicago's Chase Tower.

The tourism and convention industry contributes significantly to the local economy. The city is the United States' second top meeting destination. Chicago attracted 32.4 million domestic leisure travelers, 11.7 million domestic business travelers and 1.3 million overseas visitors. These visitors contributed more than US \$11.8 billion to Chicago's economy. Manufacturing, printing, publishing and food processing also play major roles in the city's economy. Moreover, the construction of the Illinois and Michigan Canal, which helped move goods from the Great Lakes south on the Mississippi River, and of the railroads in the 19th century made the city a major transportation center in the United States.

The city and its surrounding area are home to the third largest labor pool in the US with approximately 4.48 million workers. A high number of Fortune 1000, Fortune Global 500, and Financial Times 500 companies operate within Chicago in order to capitalize on this labor pool. These companies include, Boeing, which moved its headquarters from Seattle to Chicago in 2001, McDonald's, Kraft Foods, and Sears Holding Corporation. Additionally, United Continental Holdings (United Airlines), Baxter International, and Abbot Laboratories are headquartered in the Chicago area.

2400 W NORTH AVE, MELROSE PARK, IL (CHICAGO MSA)



2400 W NORTH AVE, MELROSE PARK, IL (CHICAGO MSA)

2400 W North Ave		1 mi radius	3 mi radius	5 mi radius
Melrose Park, IL 60160				
POPULATION	2019 Estimated Population	20,491	164,817	466,090
	2024 Projected Population	19,572	158,402	449,666
	2010 Census Population	20,780	167,464	470,442
	2000 Census Population	19,259	172,144	480,025
	Projected Annual Growth 2019 to 2024	-0.9%	-0.8%	-0.7%
	Historical Annual Growth 2000 to 2019	0.3%	-0.2%	-0.2%
HOUSEHOLDS	2019 Estimated Households	6,336	58,039	177,712
	2024 Projected Households	6,259	57,655	177,022
	2010 Census Households	6,108	56,048	170,468
	2000 Census Households	6,166	57,868	174,644
	Projected Annual Growth 2019 to 2024	-0.2%	-0.1%	-
	Historical Annual Growth 2000 to 2019	0.1%	-	-
AGE	2019 Est. Population Under 10 Years	15.7%	12.7%	12.5%
	2019 Est. Population 10 to 19 Years	14.8%	13.2%	12.4%
	2019 Est. Population 20 to 29 Years	14.7%	13.4%	12.8%
	2019 Est. Population 30 to 44 Years	22.6%	20.5%	20.9%
	2019 Est. Population 45 to 59 Years	16.7%	19.6%	19.9%
	2019 Est. Population 60 to 74 Years	11.2%	14.4%	15.0%
	2019 Est. Population 75 Years or Over	4.3%	6.1%	6.5%
	2019 Est. Median Age	32.2	36.8	37.9
MARITAL STATUS & GENDER	2019 Est. Male Population	50.4%	48.8%	48.6%
	2019 Est. Female Population	49.6%	51.2%	51.4%
	2019 Est. Never Married	40.2%	38.8%	37.2%
	2019 Est. Now Married	39.0%	40.3%	42.6%
	2019 Est. Separated or Divorced	15.8%	14.6%	14.2%
	2019 Est. Widowed	5.0%	6.3%	6.0%
INCOME	2019 Est. HH Income \$200,000 or More	2.4%	4.3%	7.5%
	2019 Est. HH Income \$150,000 to \$199,999	4.3%	5.8%	7.5%
	2019 Est. HH Income \$100,000 to \$149,999	12.1%	14.4%	15.5%
	2019 Est. HH Income \$75,000 to \$99,999	16.8%	15.4%	14.7%
	2019 Est. HH Income \$50,000 to \$74,999	20.0%	19.4%	17.7%
	2019 Est. HH Income \$35,000 to \$49,999	14.5%	13.0%	11.8%
	2019 Est. HH Income \$25,000 to \$34,999	10.1%	8.0%	7.6%
	2019 Est. HH Income \$15,000 to \$24,999	11.4%	10.3%	9.0%
	2019 Est. HH Income Under \$15,000	8.4%	9.4%	8.7%
	2019 Est. Average Household Income	\$67,539	\$80,532	\$91,934
	2019 Est. Median Household Income	\$57,026	\$65,093	\$73,612
	2019 Est. Per Capita Income	\$20,899	\$28,407	\$35,101
	2019 Est. Total Businesses	908	5,139	17,360
	2019 Est. Total Employees	13,009	69,340	217,273

2400 W North Ave		1 mi radius	3 mi radius	5 mi radius
Melrose Park, IL 60160				
LABOR FORCE	2019 Est. Labor Population Age 16 Years or Over	15,367	130,747	373,013
	2019 Est. Civilian Employed	64.6%	64.6%	64.5%
	2019 Est. Civilian Unemployed	2.1%	2.3%	2.1%
	2019 Est. in Armed Forces	-	-	-
	2019 Est. not in Labor Force	33.3%	33.1%	33.4%
	2019 Labor Force Males	50.0%	48.2%	47.9%
OCCUPATION	2019 Labor Force Females	50.0%	51.8%	52.1%
	2019 Occupation: Population Age 16 Years or Over	9,925	84,401	240,662
	2019 Mgmt, Business, & Financial Operations	8.6%	11.1%	15.2%
	2019 Professional, Related	10.3%	15.9%	20.9%
	2019 Service	19.8%	19.1%	17.2%
	2019 Sales, Office	23.8%	25.1%	23.6%
	2019 Farming, Fishing, Forestry	-	-	-
	2019 Construction, Extraction, Maintenance	11.0%	8.7%	7.6%
	2019 Production, Transport, Material Moving	26.5%	20.1%	15.4%
	2019 White Collar Workers	42.8%	52.1%	59.7%
TRANSPORTATION TO WORK	2019 Blue Collar Workers	57.2%	47.9%	40.3%
	2019 Drive to Work Alone	76.6%	74.3%	70.1%
	2019 Drive to Work in Carpool	11.7%	8.9%	7.9%
	2019 Travel to Work by Public Transportation	5.7%	9.3%	13.4%
	2019 Drive to Work on Motorcycle	-	-	-
	2019 Walk or Bicycle to Work	2.3%	2.8%	3.1%
TRAVEL TIME	2019 Other Means	1.7%	1.6%	1.3%
	2019 Work at Home	2.0%	3.0%	4.2%
	2019 Travel to Work in 14 Minutes or Less	23.2%	21.6%	17.3%
	2019 Travel to Work in 15 to 29 Minutes	32.3%	31.6%	27.3%
	2019 Travel to Work in 30 to 59 Minutes	37.7%	40.6%	44.5%
	2019 Travel to Work in 60 Minutes or More	9.6%	12.4%	14.5%
CONSUMER EXPENDITURE	2019 Average Travel Time to Work	26.1	27.9	30.6
	2019 Est. Total Household Expenditure	\$339.23 M	\$3.49 B	\$11.73 B
	2019 Est. Apparel	\$12 M	\$123.08 M	\$415.9 M
	2019 Est. Contributions, Gifts	\$18.1 M	\$195.04 M	\$676.27 M
	2019 Est. Education, Reading	\$10.07 M	\$109.41 M	\$385.23 M
	2019 Est. Entertainment	\$18.8 M	\$196.32 M	\$665.31 M
	2019 Est. Food, Beverages, Tobacco	\$53.14 M	\$539.12 M	\$1.8 B
	2019 Est. Furnishings, Equipment	\$11.68 M	\$121.94 M	\$412.98 M
	2019 Est. Health Care, Insurance	\$31.14 M	\$321.19 M	\$1.07 B
	2019 Est. Household Operations, Shelter, Utilities	\$111.03 M	\$1.13 B	\$3.8 B
	2019 Est. Miscellaneous Expenses	\$6.31 M	\$65.77 M	\$222.3 M
	2019 Est. Personal Care	\$4.55 M	\$46.82 M	\$157.54 M
	2019 Est. Transportation	\$62.43 M	\$637.61 M	\$2.13 B