



ACTUAL RENDERING

NET LEASE INVESTMENT OFFERING



**7-ELEVEN (CORPORATE)**  
244 E WASHINGTON STREET  
OSWEGO, ILLINOIS (CHICAGO MSA)

THE  
**Boulder**   
**GROUP**

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## EXECUTIVE SUMMARY

The Boulder Group is pleased to exclusively market for sale the fee simple interest in a single tenant net leased 7-Eleven property located within the Chicago MSA in Oswego, Illinois. The property is new 2020 construction and features a fifteen-year corporate lease. The lease has a 7.5% rental escalation every five years and in each of the four 5-year renewal options. 7-Eleven is an investment grade tenant with a Standard & Poor's rating of AA-. The site also features 12 gas fuel dispensers.

The 3,062 square foot 7-Eleven is located at the corner of a signalized intersection with excellent visibility along State Route 71 (16,500 VPD), which is a primary east-west thoroughfare. The 7-Eleven property is located in a thriving retail corridor with Walmart, Target, Meijer, Jewel-Osco, Best Buy and Dick's Sporting Goods. The property is also located in close proximity to Oswego High School (2,773 students), East View Academy and Advocate Medical Group Outpatient Center, which drives continual traffic to the corridor. There are over 100,000 people living within five miles of the property with an average household income of \$107,836.

7-Eleven is the world's largest convenience store chain operating, franchising and licensing more than 64,319 stores in 18 countries. 7-Eleven is also one of the nation's largest independent gasoline retailers and was ranked #1 by Entrepreneur Magazine in the 2017 annual "Franchise 500" ranking.



## INVESTMENT HIGHLIGHTS

- Located in the Chicago MSA
- New 15 year lease
- Corporately guaranteed
- 7-Eleven is an investment grade rated tenant (S&P: AA-)
- 7.5% rental escalation every five years and in each of the four 5-year renewal options
- New 2020 construction
- Located at the corner of a signalized intersection with excellent along State Route 71 (16,500 VPD) which is a primary east-west thoroughfare
- Positioned in a thriving retail corridor with Walmart, Target, Meijer, Jewel-Osco, Best Buy and Dick's Sporting Goods
- Located in close proximity to Oswego High School (2,773 students), East View Academy and Advocate Medical Group Outpatient Center which drives continual traffic to the corridor
- Over 100,000 people living within five miles of the property with an average household income of \$107,836



## PROPERTY OVERVIEW

Price:	\$3,320,000
Cap Rate:	5.00%
Net Operating Income:	\$166,000
Lease Commencement Date:	May 1, 2020 (Estimate)
Lease Term:	15 Years
Renewal Options:	Four 5-Year
Rental Escalations:	7.5% every five years
Tenant:	7-Eleven, Inc.
Standard & Poor's Rating:	AA-
Year Built:	2020
Lease Type:	NNN (Foundation only)
Fuel Dispensers:	12
Building Size:	3,062 SF
Land Size:	0.77 Acres

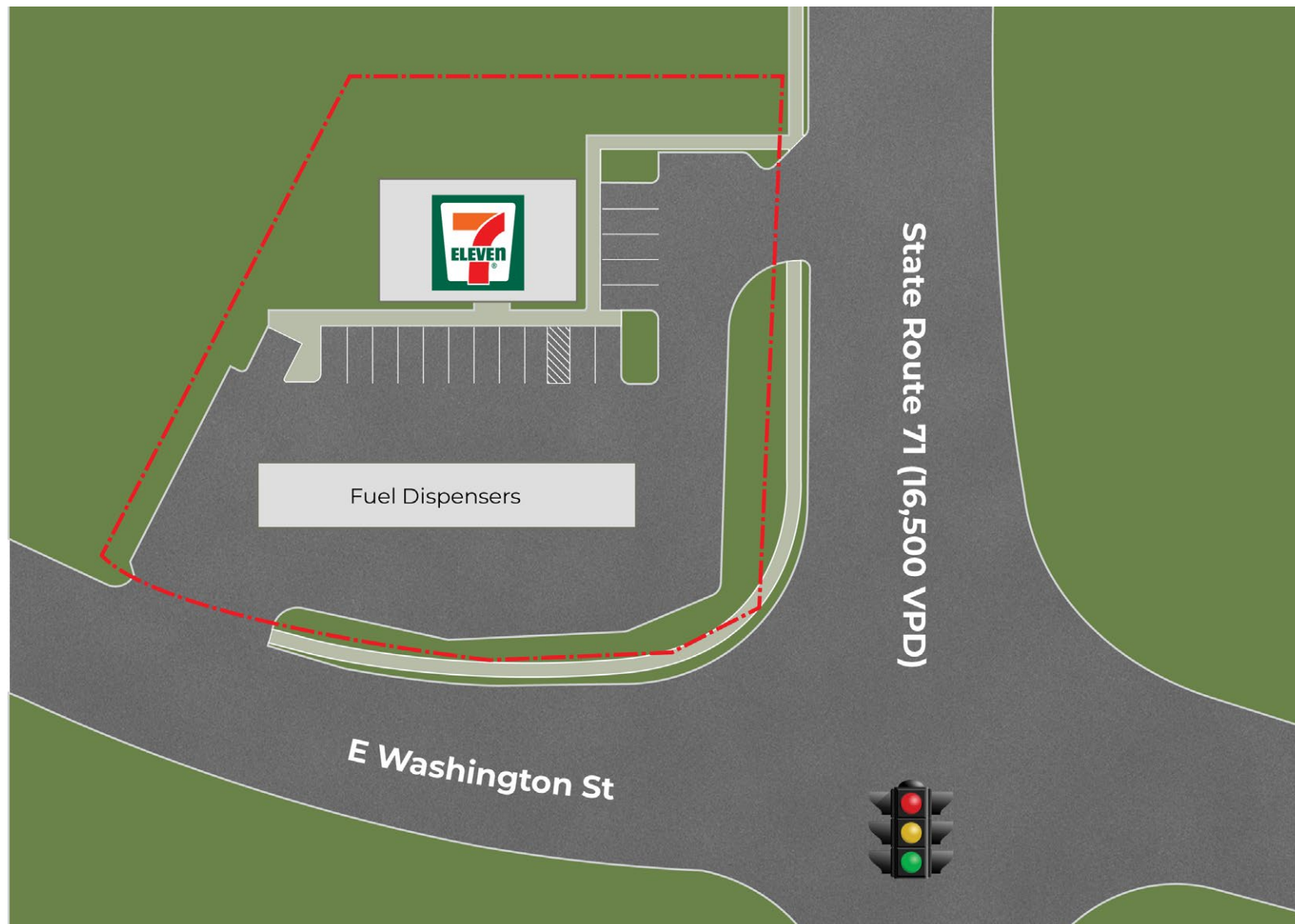








SITE PLAN







## DEMOGRAPHICS

### POPULATION

	3-Mile	5-Mile	7-Mile
Total Population:	40,390	102,794	258,542
Total Households:	13,242	33,094	79,866

### INCOME

	3-Mile	5-Mile	7-Mile
Average Household Income:	\$111,193	\$107,836	\$100,922
Median Household Income:	\$93,527	\$85,587	\$77,238



## VILLAGE OF OSWEGO, ILLINOIS

Oswego is a village in Kendall County, Illinois. The village population, as of 2018, is over 32,900 people. Its population has more than doubled since the 2000 census count of 13,326. With that growth, Oswego is the largest municipality located completely within Kendall County.

Located about 50 miles west of Chicago at the confluence of Waubonsie Creek and the Fox River, Oswego was settled, at least in part, for its transportation potential. The first permanent settlers came to the area in 1833 and it was formally incorporated in 1852. It is a home rule community as defined by the Illinois Constitution and as such is empowered to levy a property tax, at the rate it deems appropriate on all property located within its boundaries.

The Village is a regional shopping and dining destination as national retailers and restaurants have located there. Approximately 60% of all retail sales are from consumers who reside outside of Oswego. The Route 34 corridor is one of the largest commercial centers in the Fox Valley area now offering over 2.8 million square feet of commercial space. Anchor stores include Best Buy, Dick's Sporting Goods, Hobby Lobby, The Home Depot, Kohl's, Meijer, Target, Wal-Mart and Sears Home Appliance. Many well-known chain restaurants have also located within the shopping centers, such as LongHorn Steakhouse.

Oswego is known to some Chicago area residents for the town dragstrip, open from 1955 until 1979, where muscle cars were raced by drivers from all over the Midwest. The drag days are celebrated today even though the strip has been closed for decades.

As Oswego continues to grow, its location on two rail lines, three state highways, and two U.S. highways, along with its continuing economic development and growth, the village is experiencing a period of rapid economic and population growth. Oswego was ranked #58 on CNN/Money Magazine's Top 100 Best Towns to live. CNN Money ranks these towns based on their job opportunities, schools, safety, economic strength, and other qualities. Strong economic development and renewed interest in residential & commercial building all point to the continued growth of the Village for years to come.

[www.oswegoil.org](http://www.oswegoil.org)





## CITY OF CHICAGO, ILLINOIS

Chicago is the most populous city in the Midwestern United States and the third most populous city in the United States with 2,700,000 residents. Chicago is the county seat of Cook County, the second largest county in the United States. The Chicago MSA is the third most populated metropolitan area in the United States with 9,580,567 residents. The MSA covers over 1,300 square miles and six counties. Chicago has many nicknames, the best-known being the Windy City.

The Chicago metropolitan area is home to the corporate headquarters of 57 Fortune 1000 companies, including Boeing, McDonald's, Motorola, Discover Financial Services and United Airlines. Chicago is a major hub for industry, telecommunications and infrastructure and O'Hare International Airport is the second busiest airport in the world in terms of traffic movement.

The metro is a major financial center in North America, and is home to the largest futures exchange in the United States, the CME Group. Chicago is third in the world on the Global Financial Centers Index which ranks the competitiveness of financial centers based on people, business environment, market access, infrastructure and general competitiveness. As of 2016, Chicago had the third largest gross metropolitan product in the United States at \$630.3 billion.

The city of Chicago also hosts 12 Fortune Global 500 companies and 17 Financial Times 500 companies. The city claims one Dow 30 company: aerospace giant Boeing, which moved its headquarters from Seattle to the Chicago Loop in 2001. Two more Dow 30 companies, Kraft Foods and McDonald's are in the Chicago suburbs, as are Sears Holdings Corporation and the technology spin-offs of Motorola. The headquarters of United Continental Holdings, are in the United Building and its operations center and its United Airlines subsidiary are in the Willis Tower in Chicago.

In 2014, Chicago attracted 50.17 million domestic leisure travelers, 11.09 million domestic business travelers and 1.308 million overseas visitors. These visitors contributed more than \$13.7 billion to Chicago's economy. Upscale shopping along the Magnificent Mile and State Street, thousands of restaurants, as well as Chicago's eminent architecture, continue to draw tourists. The city is the United States' third-largest convention destination. A 2011 study by Walk Score ranked Chicago the fourth most walkable of fifty largest cities in the United States.

[www.cityofchicago.org](http://www.cityofchicago.org)



## 7-ELEVEN

7-Eleven is the world's largest convenience store chain operating, franchising and licensing more than 67,480 stores in 18 countries. 7-Eleven is also one of the nation's largest independent gasoline retailers. Founded in 1927 in Dallas, Texas, 7-Eleven pioneered the convenience store concept during its first years of operation as an ice company when its retail outlets began selling perishable items as a convenience to guests. The company's iconic products have become a substantial part of American culture from its well-known Big Gulp® fountain soft drink and Big Bite® grill items to the Slurpee® beverage and its fresh-brewed coffee. 7-Eleven's food service offerings bring guests a proprietary line of prepared-fresh-daily and daily delivered deli sandwiches, wraps, breakfast sandwiches and a wide assortment fruits, salads and baked goods. The name 7-Eleven originated in 1946 when the stores were open from 7:00AM to 11:00PM. 7-Eleven was ranked #1 by Entrepreneur Magazine in the 2017 annual "Franchise 500" ranking. It is an investment grade rated company with a Standard & Poor's rating of AA-.

<b>Website:</b>	<b><a href="http://www.7-eleven.com">www.7-eleven.com</a></b>
<b>Founded:</b>	<b>1927</b>
<b>Number of Locations:</b>	<b>67,480</b>
<b>Number of Employees:</b>	<b>45,000+</b>
<b>Standard &amp; Poor's Rating:</b>	<b>AA-</b>
<b>Headquarters:</b>	<b>Irving, Texas</b>





## CONFIDENTIALITY & DISCLAIMER

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

### EXCLUSIVELY LISTED BY:



**RANDY BLANKSTEIN**  
President  
847-562-0003  
[randy@bouldergroup.com](mailto:randy@bouldergroup.com)

**JIMMY GOODMAN**  
Partner  
847-562-8500  
[jimmy@bouldergroup.com](mailto:jimmy@bouldergroup.com)

The Boulder Group  
3520 Lake Avenue, Suite 203  
Wilmette, Illinois 60091

[www.bouldergroup.com](http://www.bouldergroup.com)