



RENDERING

NET LEASE INVESTMENT OFFERING



7-ELEVEN (CORPORATE)
1650 W ALGONQUIN ROAD
ARLINGTON HEIGHTS, ILLINOIS (CHICAGO MSA)



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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 Arlington Heights, Illinois. The property was newly constructed in 2020 and features a fifteen-year corporate lease. The lease has a 7.5% rental escalation every five years and in each of the three 5-year renewal options. 7-Eleven is an investment grade tenant with a Standard & Poor's rating of AA-. The lease features extremely limited landlord responsibilities (structure & foundation) and the location is 24-hour store.

The 3,062 square foot 7-Eleven is located at the corner of a signalized intersection along Algonquin Road (30,500 VPD), which is a primary east-west thoroughfare and is just off of Interstate 90 (130,100 VPD). The 7-Eleven property is located in a thriving retail corridor with Walmart, Lowe's, Meijer, Bank of America and Taco Bell. The property is also located in close proximity to Rolling Meadows High School (1,900 students), Continental Towers (910,000 SF Class A Office), and Juliette Low Elementary School, which drives continual traffic to the corridor. There are over 278,000 people living within five miles of the property with an average household income of \$107,087. Additionally, the property is located just east of Woodfield Mall (234 Stores, JCPenney, Lord & Taylor, Macy's, Nordstrom's, Sears, Apple), Streets of Woodfield (Dick's Sporting Goods, AMC, LegoLand, Laugh Out Loud Theater, Whole Foods), Costco and IKEA

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
- 24-Hour store
- Extremely limited landlord responsibilities (structure & foundation)
- Located at the corner of a signalized intersection along Algonquin Road (30,500 VPD) which is a primary east-west thoroughfare and is just off of Interstate 90 (130,100 VPD)
- Positioned in a thriving retail corridor with Walmart, Lowe's, Meijer, Bank of America and Taco Bell
- In close proximity to Rolling Meadows High School (1,900 students), Continental Towers (910,000 SF Class A Office), and Juliette Low Elementary School, which drives continual traffic to the corridor
- Over 278,000 people living within five miles of the property with an average household income of \$107,087

PROPERTY OVERVIEW

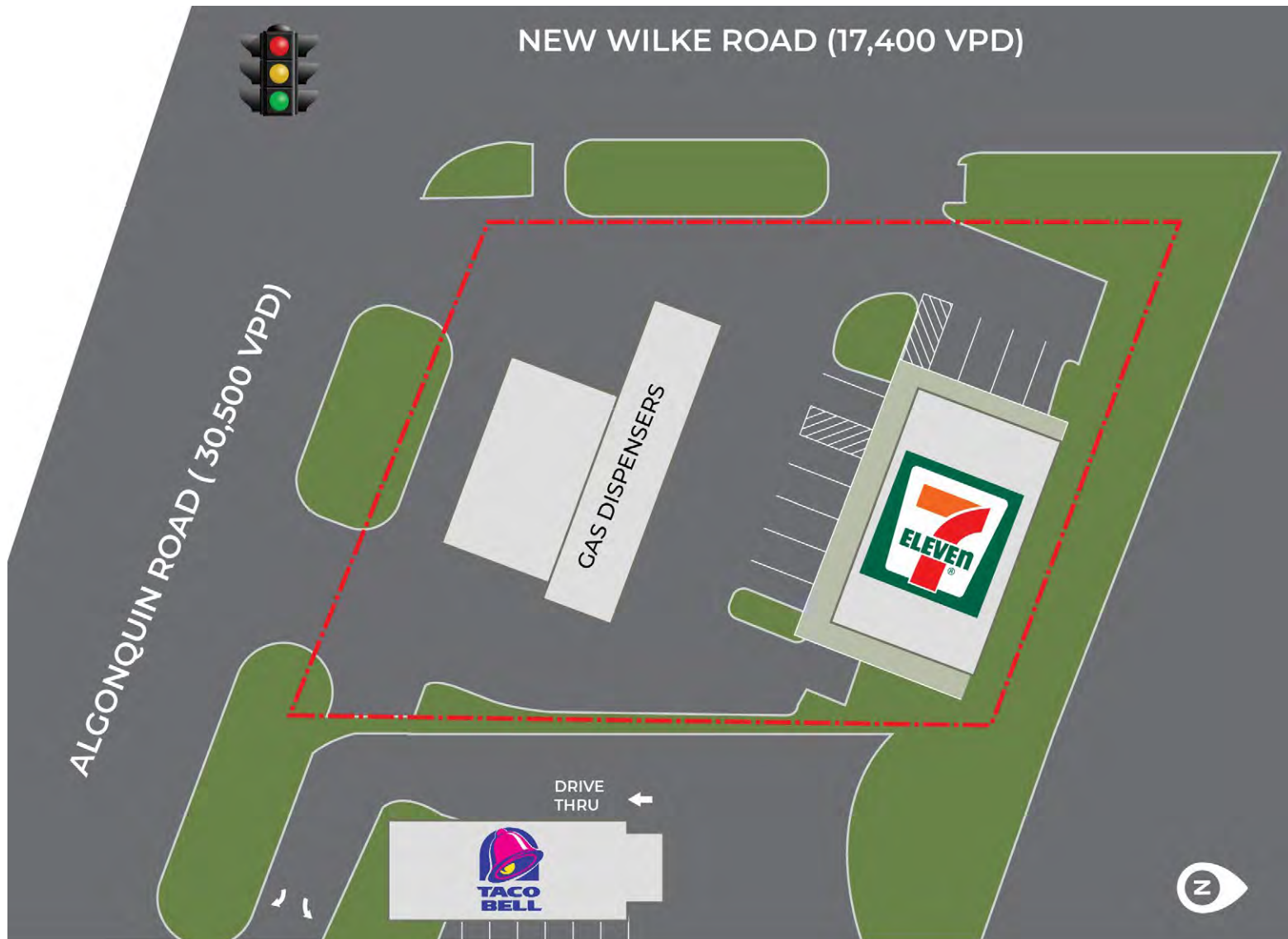
Price:	\$3,902,000
Cap Rate:	5.00%
Net Operating Income:	\$195,100
Lease Commencement Date:	July 1, 2020 (Estimate)
Lease Expiration:	July 1, 2035
Renewal Options:	Three 5-Year
Rental Escalations:	7.5% in year 6, 11 and each renewal option
Tenant:	7-Eleven, Inc.
Standard & Poor's Rating:	AA-
Year Built:	2020
Lease Type:	NN (Structure & Foundation)
Building Size:	3,062 SF
Land Size:	29,638 SF

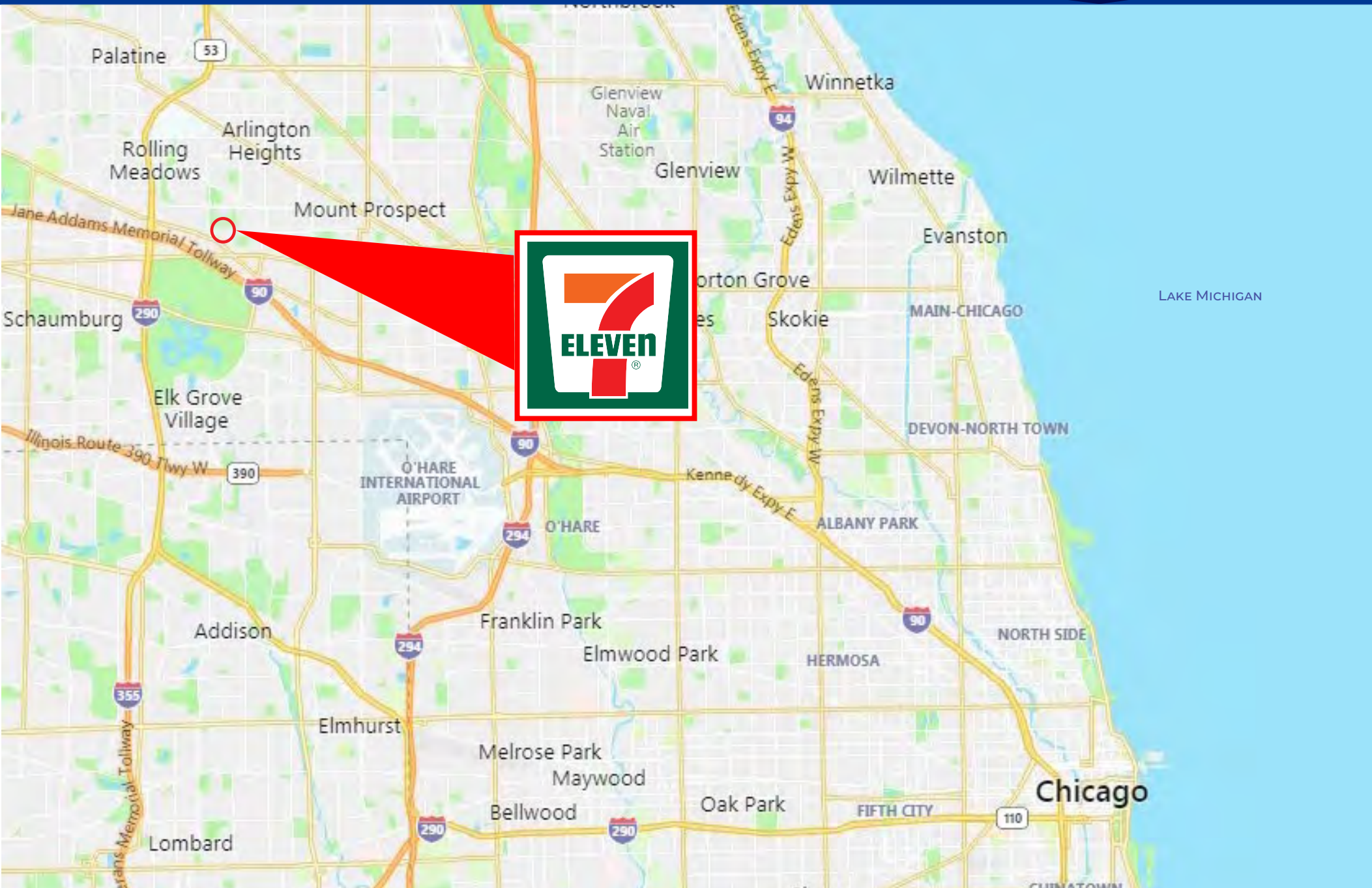






SITE PLAN





DEMOGRAPHICS

POPULATION

	1-Mile	3-Mile	5-Mile
Total Population:	12,551	94,895	278,258
Total Households:	5,023	38,153	111,498

INCOME

	1-Mile	3-Mile	5-Mile
Average Household Income:	\$92,391	\$106,348	\$107,087
Median Household Income:	\$72,184	\$78,717	\$80,954



VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS

Arlington Heights is a municipality in Cook County in the U.S. state of Illinois. A suburb of Chicago, it lies about 25 miles northwest of the city's downtown. The population was 75,101 at the 2010 census. It is the most populous community in the United States that is incorporated as a "village", and is the 13th most populous municipality in Illinois.

Arlington Heights is known for Arlington Park Race Track, home of the Arlington Million, a Breeders' Cup qualifying event; it also hosted the Breeders' Cup World Thoroughbred Championships in 2002. The village is also home to the Arlington Heights Memorial Library, which has one of the largest collections of books in the state.



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





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-.

Website:	www.7-eleven.com
Founded:	1927
Number of Locations:	67,480
Number of Employees:	45,000+
Standard & Poor's Rating:	AA-
Headquarters:	Irving, Texas



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.

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