



RENDERING

NET LEASE INVESTMENT OFFERING



7-ELEVEN (CORPORATE)
14 NORTH ELMHURST ROAD
WHEELING, ILLINOIS (CHICAGO MSA)



TABLE OF CONTENTS

OFFERING SUMMARY

Executive Summary 1
 Investment Highlights 2
 Property Overview 3

LOCATION OVERVIEW

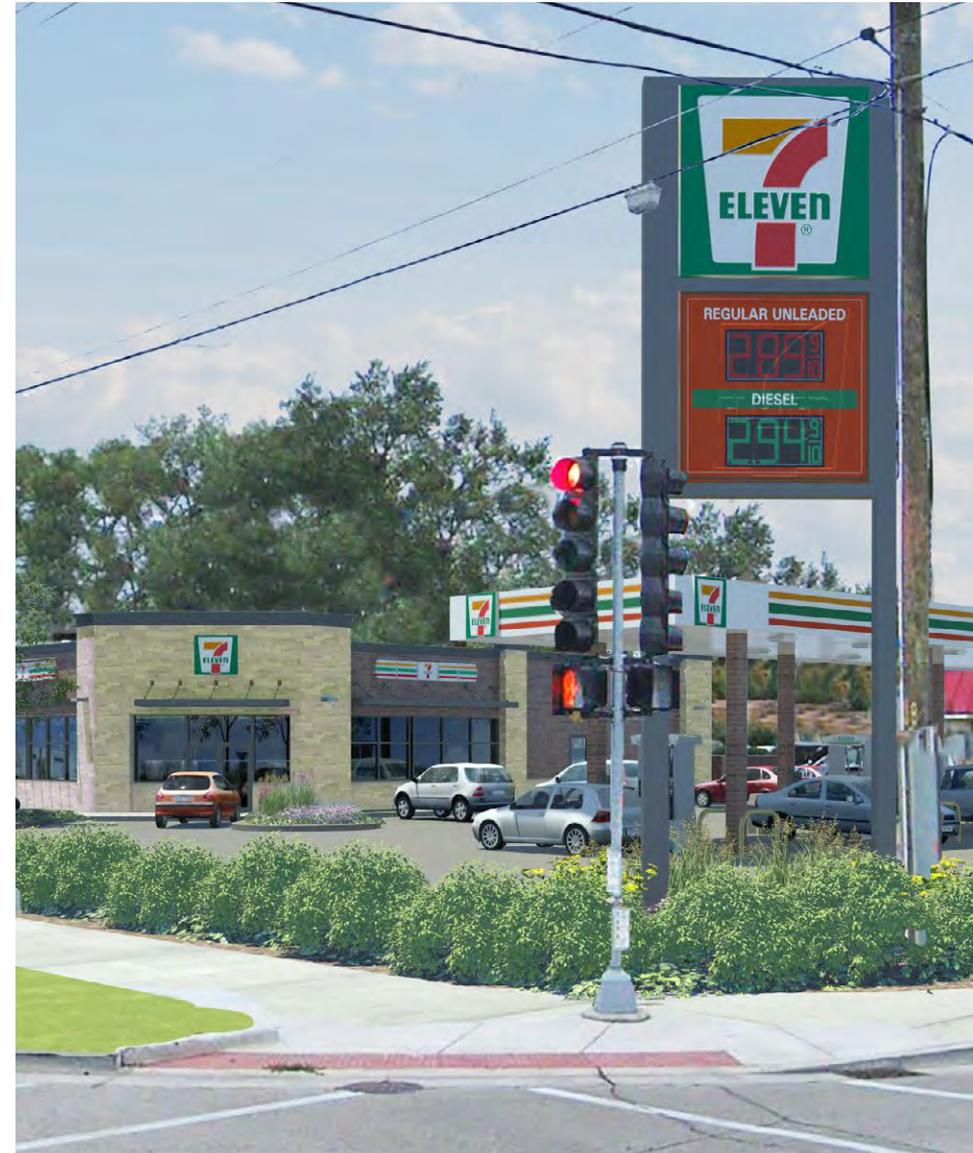
Location Aerial 4
 Site Plan 5
 Location Map 6

MARKET OVERVIEW

Market Overviews 7
 Demographics 9

TENANT SUMMARY

Tenant Profile 10



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 Wheeling, Illinois. The property is currently under construction 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-. This location will be a 24-hour store.

The 3,000 square foot 7-Eleven is located at the corner of a signalized intersection along Dundee Road (30,000 VPD), which is a primary east-west thoroughfare. The 7-Eleven property is located in a thriving retail corridor with Walmart, Target, Jewel-Osco, Walgreens and CVS. The property is also located in close proximity to Wheeling High School (1,700+ students), Jack London Middle School, and Eugene Field Elementary School, which drives continual traffic to the corridor. The property is located in a very affluent area where there are over 265,000 people living within five miles of the property with an average household income of \$126,697.

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

- 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
- Located at the corner of a signalized intersection along Dundee Road (30,000 VPD) which is a primary east-west thoroughfare
- Positioned in a thriving retail corridor with Walmart, Target, Jewel-Osco, Walgreens and CVS
- In close proximity to Wheeling High School (1,700+ students), Jack London Middle School, and Eugene Field Elementary School which drives continual traffic to the corridor
- Over 265,000 people living within five miles of the property
- Very affluent area with an average household income of \$126,697 within five miles of the property

PROPERTY OVERVIEW

Price:	\$3,976,000
Cap Rate:	5.00%
Net Operating Income:	\$198,800
Lease Commencement Date:	September 2020 (Estimate)
Lease Expiration:	September 2035 (Estimate)
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:	Modified NNN (Structure & Foundation)
Building Size:	3,000 SF
Land Size:	0.58 Acres





 **BOOTH TARKINGTON
ELEMENTARY SCHOOL**

 **CVS
pharmacy®**

 **Walmart**
Save money. Live better.

 **Jewel-Osco**

 **WHEELING
HIGH
SCHOOL**
1,700+
STUDENTS

 **Walgreens**

 **EUGENE ELEMENTARY
SCHOOL**

 **AutoZone®**

 **TARGET.**

 **JACK LONDON
MIDDLE SCHOOL**

 **SHERWIN-WILLIAMS.**

 **7-ELEVEN®**

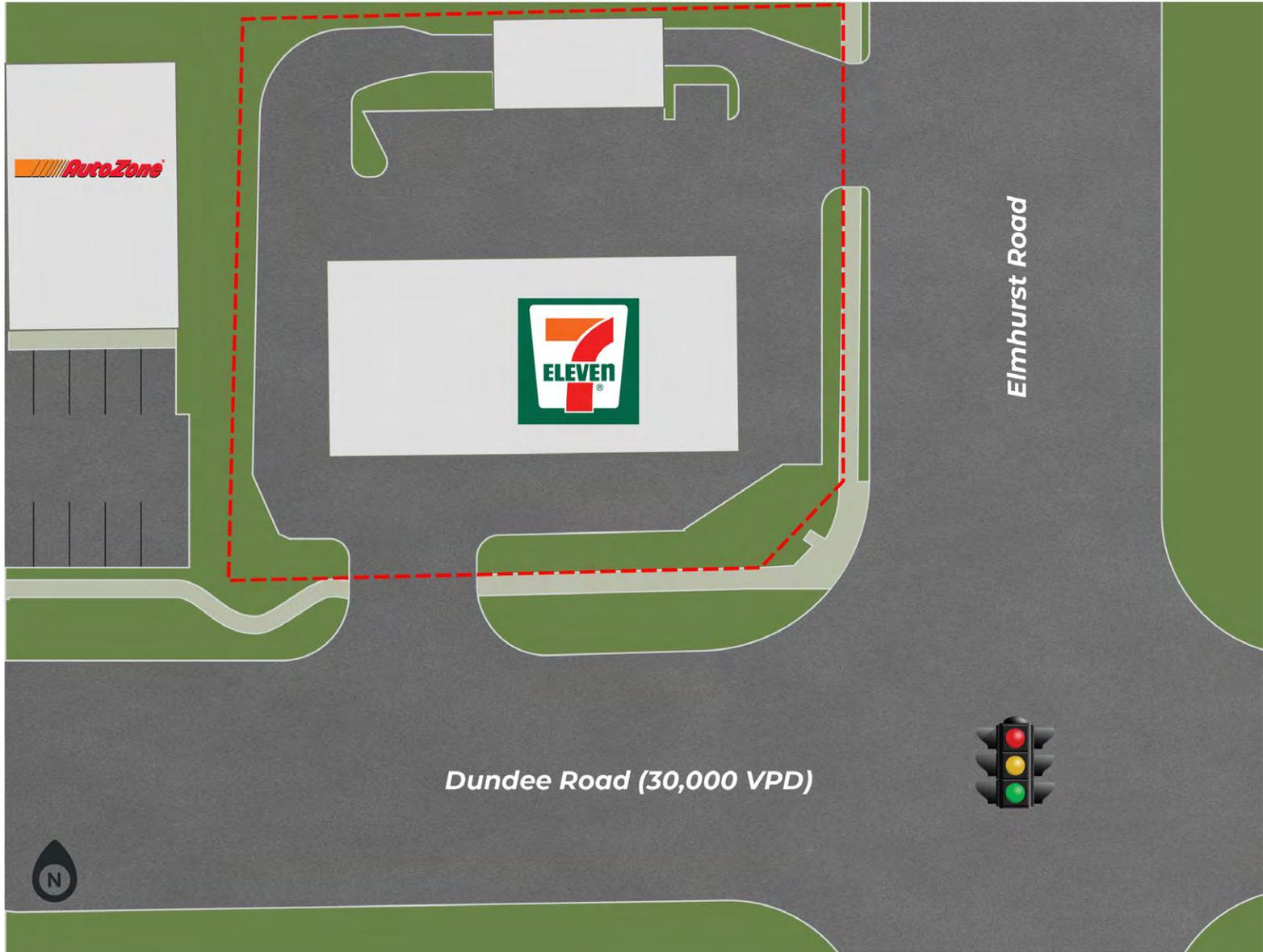
 **Advance
Auto Parts**

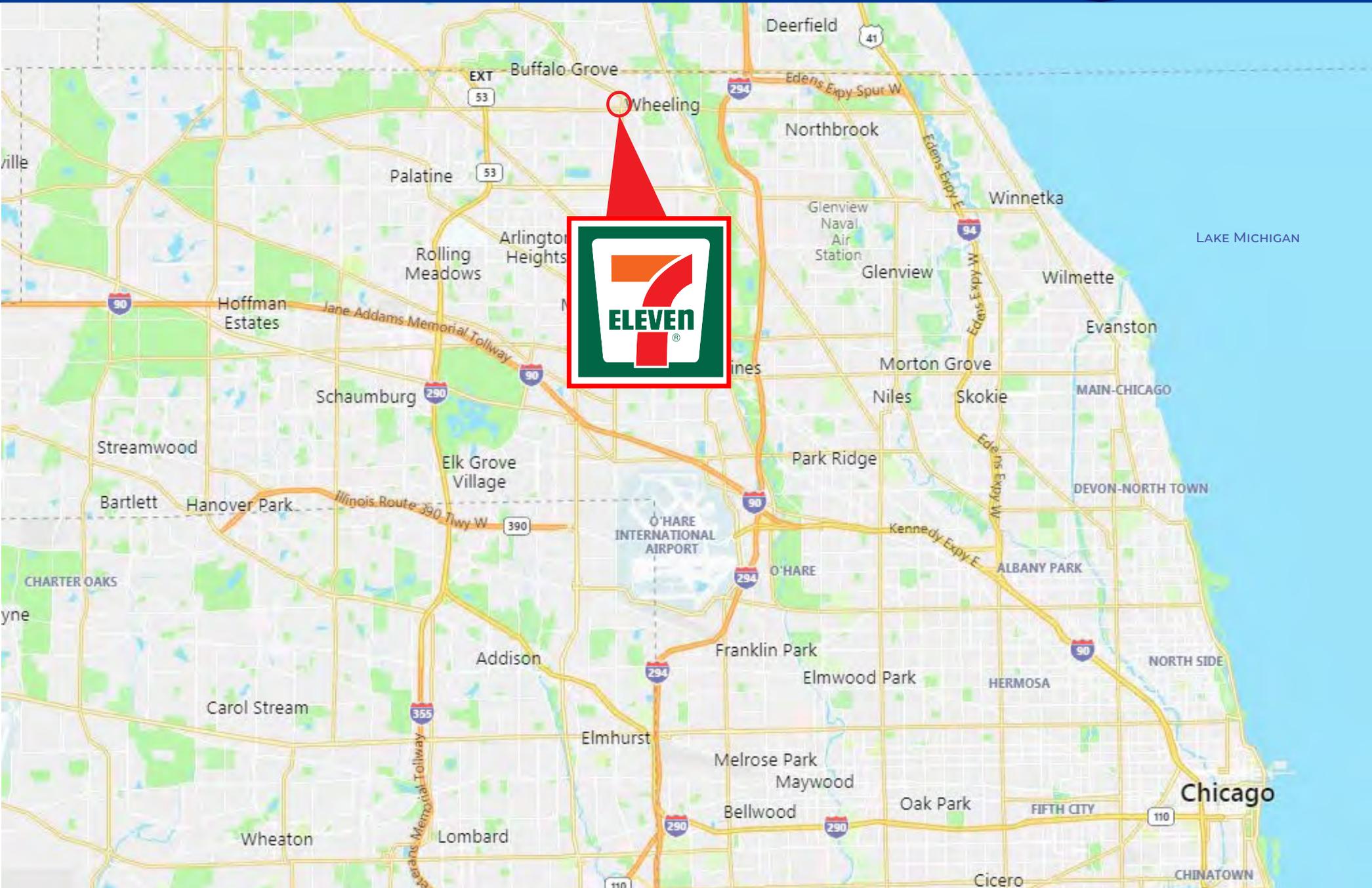
 **CHEVROLET**

Dundee Road (30,000 VPD)



SITE PLAN





DEMOGRAPHICS

POPULATION

	1-Mile	3-Mile	5-Mile
Total Population:	18,270	99,608	265,810
Total Households:	6,926	39,428	102,564

INCOME

	1-Mile	3-Mile	5-Mile
Average Household Income:	\$83,051	\$112,207	\$126,697
Median Household Income:	\$65,112	\$84,467	\$90,874



VILLAGE OF WHEELING, ILLINOIS

Wheeling is a village in Cook and Lake counties in the U.S. state of Illinois. A suburb of Chicago, it is primarily in Cook County, approximately 23 miles northwest of downtown Chicago. The population was 37,648 at the 2010 census.



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.

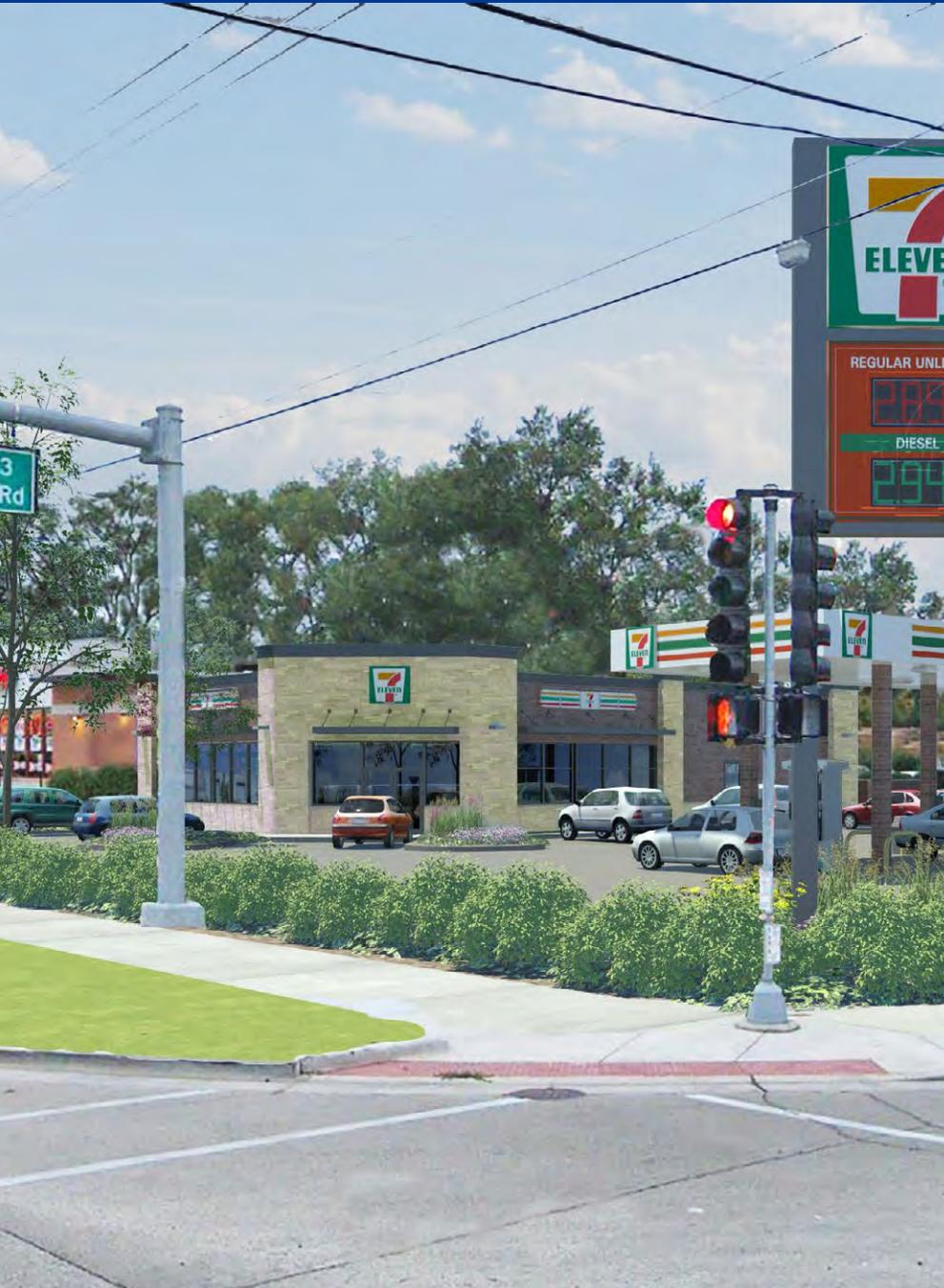
The metro is a major financial center in North America, and is home to the largest futures exchange in the United States, the CME Group. Chicago is third in the world on the Global Financial Centers Index which ranks the competitiveness of financial centers based on people, business environment, market 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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