7-Eleven Chicago, IL

\$4,268,000 Purchase Price

> 5.00% Cap Rate



The lease is guaranteed and backed by 7-Eleven, Inc. which has an investment grade credit rating of "AA-" and is amongst the best of the best in the net lease industry. The Property is currently under construction and is expected to be completed in November 2020 with a brand new 15year lease term. There are rent increases of 7.50% every five years which offers a chance to hedge against inflation and helps increase property value long term. This is a NNN lease with Landlord only responsible for foundation and structure. Tenant is responsible for the roof (new 15year warranty), HVAC, parking lot, and CAM. Tenant even pays taxes directly which allows for truly passive ownership. Take advantage of the accelerated depreciation benefits of owning a convenience store with fee simple interest. See tax advisor for further info.

The Property will consist of a newly constructed 3,000 sf building on one of the strongest corners in the entire Chicago MSA. There are a combined 90,216 vehicles passing by daily at this three-way corner which consists of Milwaukee Ave, Devon Ave, and N Nagle Ave. This highly sought after signalized intersection offers easy access and excellent visibility.

See the Full Offering Memorandum for more details.

Download Offering Memorandum >>



Primary Term



7.50% Rent Increases **Every 5 Years**



NNN Hands-Free Investment



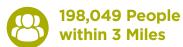
90,216 Combined **Vehicles Per Day**



"AA-" Investment **Grade Credit**



One of Strongest Markets in the Country





\$104.514 Household Incomes within 3 Miles