

7-Eleven

Chicago, IL

\$4,268,000

Purchase Price

5.00%

Cap Rate



Representative Photo

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 15-year 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 15-year 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 >>



**15-Year
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**



**198,049 People
within 3 Miles**



**\$104,514 Household
Incomes within 3 Miles**