

SECURE

NET LEASE

FILE PHOTO




7-ELEVEN

\$3,953,000 | 5.00% CAP

2747 W. 95th Street, Evergreen Park, IL 60805

- ✓ Brand New 15-Year Corp. Net Lease
- ✓ Corporate Guarantee from 7-Eleven, Inc. | S&P Rated AA-
- ✓ 7.5% Rent Increases Every 5 Years, In Primary Term & Options
- ✓ 7-Eleven is the Largest Chain Store Operator Worldwide | 12,000 locations in North America
- ✓ Excellent High Traffic Location in Growing Suburb of Chicago


A photograph of a 7-Eleven convenience store and gas station at night. The building is illuminated by interior and exterior lights, with the 7-Eleven logo prominently displayed on the roof and signage. Several gas pumps are visible in the foreground, and a white SUV is parked in the lot. The sky is dark, and the overall scene is brightly lit by the store's lights.

7-Eleven, Inc., the Irving, Texas-based C-Store chain, operates, franchises and/or licenses almost 70,000 stores in 17 countries, including more than 12,000 locations in North America, making it the largest convenience retailer in the World.

INVESTMENT OVERVIEW

7-ELEVEN | EVERGREEN PARK, ILLINOIS

\$3,953,000 | 5.00% CAP

 **\$197,637**
NOI

 **±3,016 SF**
BUILDING AREA

 **±0.59 ACRES**
LAND AREA

 **2020**
YR BUILT

 **100%**
OCCUPANCY

 **NET LEASE***
LEASE TYPE

*Landlord Responsible for Structure & Foundation.

- ✓ **New 15-year corporate Net lease** with 7.5% rent increases every 5-years, starting year 6 in primary terms and options.
- ✓ **7-Eleven (S&P rated AA-)** operates in 18 countries and employs over 54,000 people and is the largest chain store operator in the world with 65,000+ stores, 11,600 of which are in North America.
- ✓ High Traffic location along W 95th and California Ave with 31,000+ VPD combined, **across from Little Company of Mary Medical Center (298 beds).**
- ✓ **Dense retail corridor surrounded by national tenants** including ALDI, OfficeMax, AutoZone, Mariano's, Wingstop, Chipotle, Sam's Club, Meijer, Sprint, CVS, Ace Hardware and Planet Fitness.
- ✓ **Evergreen Park is an affluent inner-ring suburb of Chicago**, located on the southwest side of the city, 13 miles from downtown Chicago. The average household income is \$75,769 and median property value is \$182,600.

SECURE NET LEASE

CONTACT FOR DETAILS

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FILE PHOTO



TENANT OVERVIEW

7-ELEVEN | EVERGREEN PARK, ILLINOIS



7-ELEVEN (7-Eleven.com)

LESSEE: 7-ELEVEN, INC

GUARANTOR: 7-ELEVEN, INC.

7-Eleven is now part of an international chain of convenience stores, operating under Seven-Eleven Japan Co., Ltd., and surpassed McDonald's in 2007 as the world's largest retailer. 7-Eleven is also one of the nation's largest independent gasoline retailers. The company's largest markets are in the United States, Canada, the Philippines, Hong Kong, Taiwan, Malaysia and Thailand. 7-Eleven Accolades include: Ranked #1 on Entrepreneur magazine's Top Global Franchises List; #1 spot on Entrepreneur magazine's Franchise 500's Top 10 Most Popular Retail Companies, and #2 in Forbes magazine's Top 20 Franchises to Start; No. 2 on FranchiseRanking.com for Best Convenience Store Franchise Company USA, and among GI jobs magazine's Top 100 Military Friendly Employers.

\$5.1B

REVENUE

S&P : AA-

CREDIT RATING



67,000+

TOTAL LOCATIONS

SVNDY

STOCK TICKER



POSITIONING 7-ELEVEN FOR THE FUTURE

David Bennett, October 12, 2018 (*CStore Decisions*)

For 91 years, 7-Eleven Inc. has often been on the cutting edge of major trends across the convenience store industry.

Whether it was the company's launch of the first self-serve soda fountain, 24/7 store hours, coffee sold in to-go cups, or the first self-serve gas pumps and ATMs installed at a c-store, 7-Eleven can count many "firsts." The biggest, of course, occurred in 1927. Convenience retailing got its start when employee

President and CEO Joe DePinto shares with Convenience Store Decisions how a **customer-obsessed culture is propelling the world's largest convenience retailer** forward.

"Uncle Johnny" Jefferson Green approached a young Joe C. Thompson of the Southland Ice Co. about selling bread, milk and eggs from the front dock of an ice house. With success comes growth. Today, a new 7-Eleven store opens somewhere in the world every 3.5 hours. Convenience, 7-Eleven style, remains in high demand.

The Irving, Texas-based c-store chain, a subsidiary of Seven & I Holdings Co., operates, franchises and/or licenses more than 67,000 stores in 17 countries, including more than 11,800 locations in North America, making it the largest convenience retailer in the world.

7-ELEVEN'S 7-SELECT PRODUCTS WIN PRIVATE BRAND AWARDS

Isabelle Gustafson, October 21, 2019 (*CStore Decisions*)

Three of 7-Eleven's 7-Select-branded products have received the Private Label Manufacturers Association's (PLMA)'s 2019 "Salute to Excellence" awards.

For this year's competition, PLMA had 750 product submissions and 60+ retailers represented, a record number for both. The 7-Select entries and other winning products will be featured on a special Salute to Excellence Awards website and displayed at PLMA's 2019 Private Label Trade Show to be held Nov. 17-19 in Chicago.

Since 2014, **7-Eleven private brand products have won 28 awards for product innovation, quality and package design**, including 12 PLMA Salute to Excellence awards. Award-winning items have ranged from sea-salt chocolate caramels and Yosemite Road Pink Moscato wine to frozen thin-crust pizza, yogurt-drizzled fruit and nut bars, and decadent dessert cookies.

In the annual PLMA competition for top private brand honors, food and beverage entries are reviewed for concept, packaging, taste and value for money. Non-food products are judged on concept, innovation, presentation and value for money.



CLICK HERE TO READ MORE



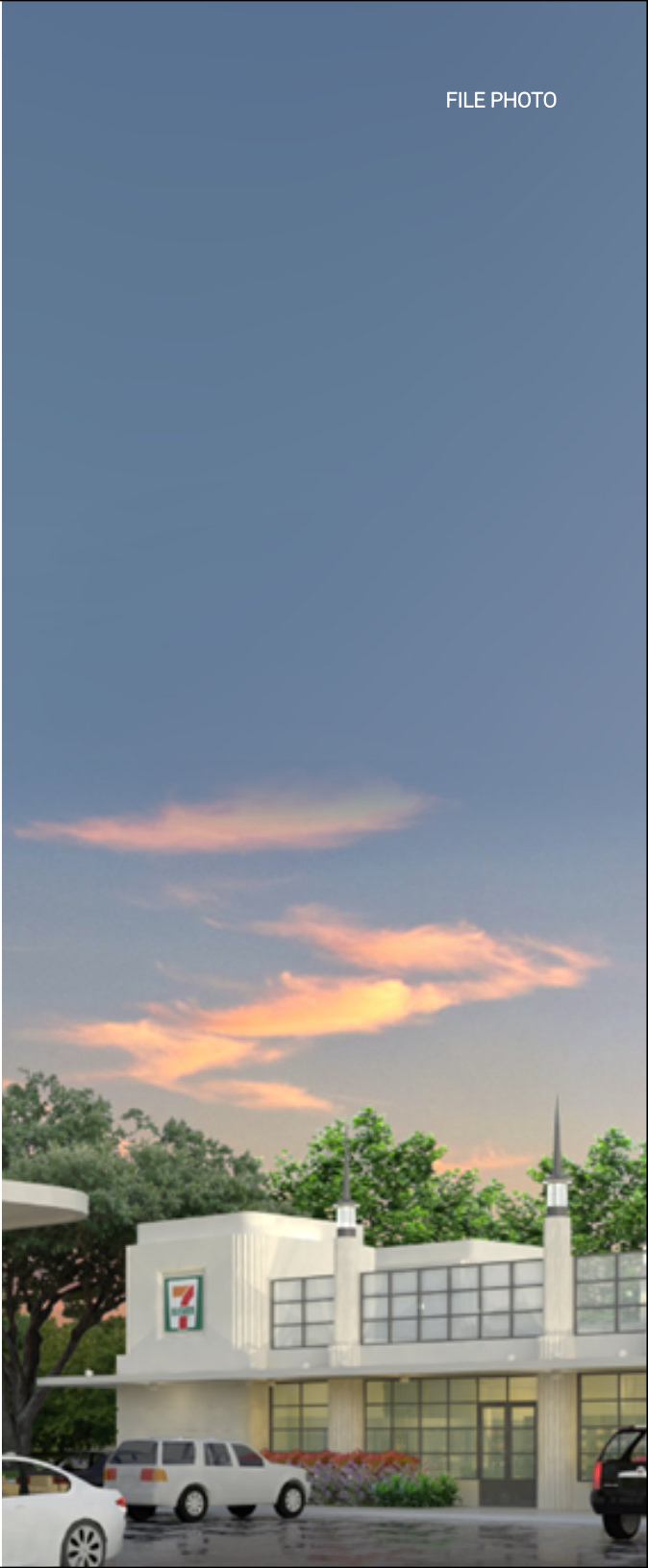
CLICK HERE TO READ MORE

LEASE OVERVIEW

7-ELEVEN | EVERGREEN PARK, ILLINOIS

INITIAL LEASE TERM	15-Years, Plus (3), 5-Year Options to Renew
RENT COMMENCEMENT	November 2020
LEASE EXPIRATION	November 2035
LEASE TYPE	Corporate Net Lease
RENT INCREASES	7.5% Every 5 Years, In Primary Term & Options
ANNUAL RENT YRS 1-5	\$197,637.00
ANNUAL RENT YRS 6-10	\$212,460.00
ANNUAL RENT YRS 11-15	\$228,395.00
OPTION 1	\$245,524.00
OPTION 2	\$263,938.00
OPTION 3	\$283,734.00

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ExxonMobil
Hagerty
Batteries, Sales & more

PATTERSON PARK

Walgreens
ALDI
FIRST AMERICAN BANK



YUKICH FIELD

NORTHEAST
ELEMENTARY
SCHOOL
(303 STUDENTS)

meijer
ROSS
DRESS FOR LESS
DOLLAR TREE
goodwill
KIA
O'Reilly
AUTO PARTS
Krumpy Kreme
DOUGHNUTS
MICHAEL'S
MENARDS®
LANE BRYANT
DXL
BIG + TALL
McDonald's
FIREHOUSE
SUBS

OAK LAWN
SPARTAN
ATHLETIC
COMPLEX

NORTHWEST
ELEMENTARY
SCHOOL
(301 STUDENTS)



ADVOCATE
CHRIST
MEDICAL
CENTER
(788 BEDS)

KEELER PARK



W 95TH STREET
± 23,668 VPD



OSF LITTLE
COMPANY OF MARY
MEDICAL CENTER
(298 BEDS)

Walmart
Supercenter
Rainbow
First Midwest Bank
SHOE
CARNIVAL
Sams
CLUB
FIVE GUYS
MATTRESS FIRM



Office DEPOT
OfficeMax
PETSMART
MARIANO'S
THE VITAMIN SHOPPE
POPEYE'S
LOUISIANA SEASON
ALDI
SHERWIN WILLIAMS
White Castle

ST. GERMAINE
SCHOOL
(350 STUDENTS)



EVERGREEN
PARK

SUBJECT PROPERTY
2747 W. 95TH STREET

J M HANNUM
ELEMENTARY
SCHOOL
(425 STUDENTS)

BROTHER
RICE HIGH
SCHOOL
(798 STUDENTS)

MOTHER MCAULEY
LIBERAL ARTS
HIGH SCHOOL
(1,027 STUDENTS)

SOUTHWEST
ELEMENTARY
SCHOOL
(317 STUDENTS)

EVERGREEN PARK
COMMUNITY
HIGH SCHOOL
(843 STUDENTS)

TJ-maxx
Burlington
Carson's
petco
SKECHERS
Bath & Body Works
DAVID'S
BRIDAL
Caran's
planet fitness
DSW
Bank of America

SAINT XAVIER
UNIVERSITY



SITE OVERVIEW

7-ELEVEN | EVERGREEN PARK, ILLINOIS

 **2020**
YR BUILT

 **±3,016 SF**
BUILDING AREA

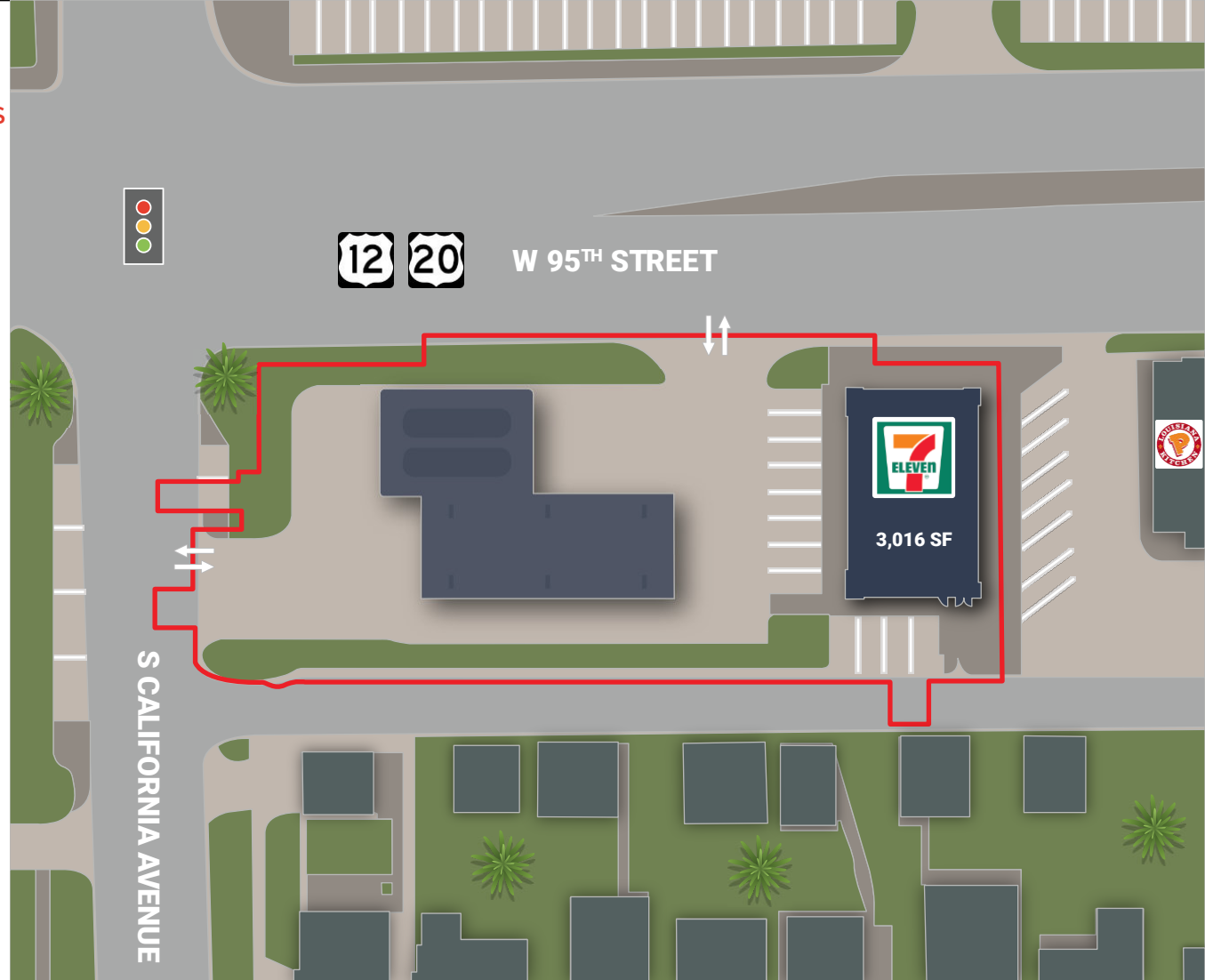
 **±0.59 ACRES**
LAND AREA

NEIGHBORING RETAILERS

Walmart	PetSmart
Mariano's	Menards
Michaels	Ross Dress for Less
Meijer	Sam's Club
Shoe Carnival	Five Guys
Rainbow Shops	DXL Big + Tall
O'Reilly Auto Parts	McDonald's
Burlington	ALDI
Mattress Firm	Target
The Home Depot	Dollar Tree
Jewel-Osco	Walgreens

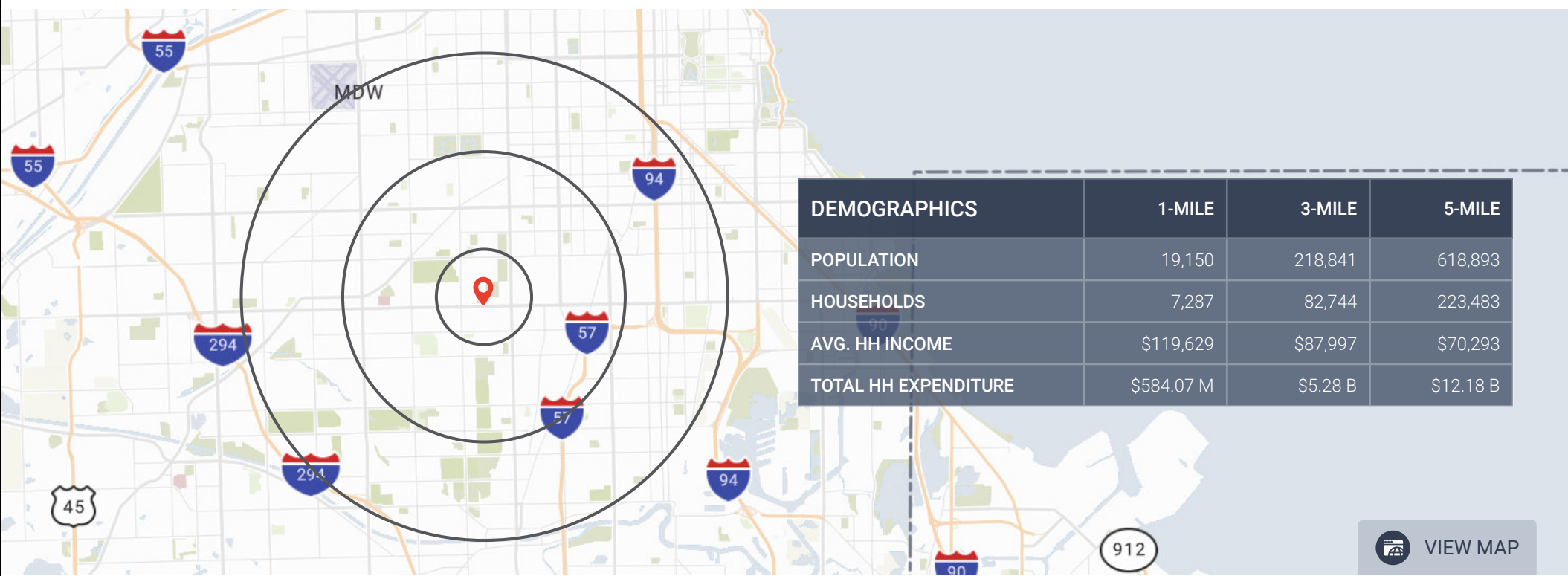
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8 | SECURE NET LEASE



LOCATION OVERVIEW

7-ELEVEN | EVERGREEN PARK, ILLINOIS



 [VIEW MAP](#)

ECONOMIC DRIVERS (# of Employees in Evergreen Park)

U.S. Government (49,860)	JP Morgan Chase (16,045)	Walgreens (12,000)
University of Chicago (15,452)	University of Chicago (15,452)	Presence Health (11,959)
City of Chicago (30,340)	State of Illinois (14,731)	Chicago Transit Authority (11,100)
Cook County, Illinois (21,482)	United Continental Holdings (14,000)	University of Illinois at Chicago (9,900)
Advocate Health System (18,512)	AT&T Illinois (14,000)	Northwestern Memorial Healthcare (9,614)

LOCATION OVERVIEW

7-ELEVEN | EVERGREEN PARK, ILLINOIS



Evergreen Park ILLINOIS



19,769
POPULATION



\$75,769
MEDIAN HOUSEHOLD INCOME

The **Village of Evergreen Park** is a suburb of Chicago, located approximately 13 miles southwest of the city. The village encompasses an area of approximately four square miles and is bordered by the City of Chicago on the north, south, east,

Evergreen Park is located within Cook County, the largest county, in Illinois with a population of more than 5.3 million. 18 Fortune 500 companies are located within Cook County.

and by the Village of Oak Lawn on the west. It is known as the village of churches as evidenced by the thirteen established religious congregations serving the community. Evergreen Park is located within Cook County, the largest county in Illinois, with a population of more than 5.3 million. 18 Fortune 500 companies are located within Cook County. The **Chicago** metropolitan area has matured into a broad-based and diversified economy that was rated the #1 Largest US Metro for Economic Diversity by Moody's Investor Services. Chicagoland, the metropolitan

area of Chicago and its suburbs, covers 14 counties in the states of Illinois, Indiana and Wisconsin. The region is home to more than 400 major corporate headquarters, including 31 in the Fortune 500. Chicago was ranked the #1 "City for Having it All" by Time Out. The city is known for its unparalleled culture, diversity and quality of life. With over 26 miles of lakefront and 600 parks, it boasts a wide variety of outdoor activities. Chicago is also home to 62 museums, including The Art Institute of Chicago, The Field Museum of Natural History and The Shedd Aquarium. The city's cost of living is well below its urban peers and remains an attractive location for corporations due to its accessibility and convenience. Chicago's attractive labor pool is in large part driven by the depth of college and university offerings located in the city. Chicago is ranked as having the 3rd largest population of college students with over a half a million students attending school in the metro area.

79%



79% OF RESIDENTS
IN EVERGREEN
PARK OWN THEIR
OWN HOME

**COOK
COUNTY**



MILLENNIALS ARE
THE LARGEST AGE
GROUP IN COOK
COUNTY

WHY WE LOVE CHICAGO, THE BEST LARGE CITY IN AMERICA

Joseph Hernandez, October 21, 2019 (*Condé Nast Traveler*)

Sometimes known as the Third Coast, Chicago's 26 miles of Lake Michigan shoreline can rival some of California's best.

Rising from the former plains of Illinois much like L. Frank Baum's Emerald City—indeed, Baum was partly inspired by the White City of the World Columbian Exposition of 1893—Chicago's skyline is notably iconic. Closer to downtown's Loop district, you can take in that skyline from the water on the

It was named the best large U.S. city for the third year in a row.

lake itself, or in the skyscraper canyons located along the placid Chicago River.

Beyond its curb appeal, the city also is known for its food. Since 2015, it's hosted the James Beard Foundation Awards—and will for the next half-decade—for good reason. Factor in the proximity to Midwest farms, a multicultural milieu, and boundary-pushing talent, and you've barely touched the surface of the city's food scene.

Chicago's immigrant communities are in constant conversation with each other (it's home to buzzing Korean, Mexican, Chinese, Thai, and Puerto Rican enclaves), with foods crossing borders and diners benefiting from the cultural exchange.



CLICK HERE TO READ MORE

MILLENNIALS ARE LARGEST AGE GROUP IN COOK COUNTY, CENSUS SHOWS, BUT WILL THEY STAY?

Elvia Malagon & Tessa Weinberg, June 21, 2018 (*Chicago Tribune*)

U.S. Census Bureau data released this week indicates those aged 25 to 34 years old represent the largest chunk of Cook County's population. That age range covers most, but not all of the generation commonly known as millennials, defined by Pew Research Center as those born from 1981 to 1996, who would now be 22 to 37 years old.

Twenty- and 30-somethings have flocked to urban areas for years, lured by jobs and a variety of amenities, experts say.

And *millennials are no different, favoring life in the city* and nearby suburbs close to public transportation, bars and other nightlife.

"The influx of growth of young people, that's likely to continue," said Janet Smith, a professor at the University of Illinois at Chicago. "We anticipate that for a couple of reasons (including) the growing globalization and technology." If Amazon taps Chicago for its second headquarters, that would draw even more millennials as well as other skilled workers, she said.

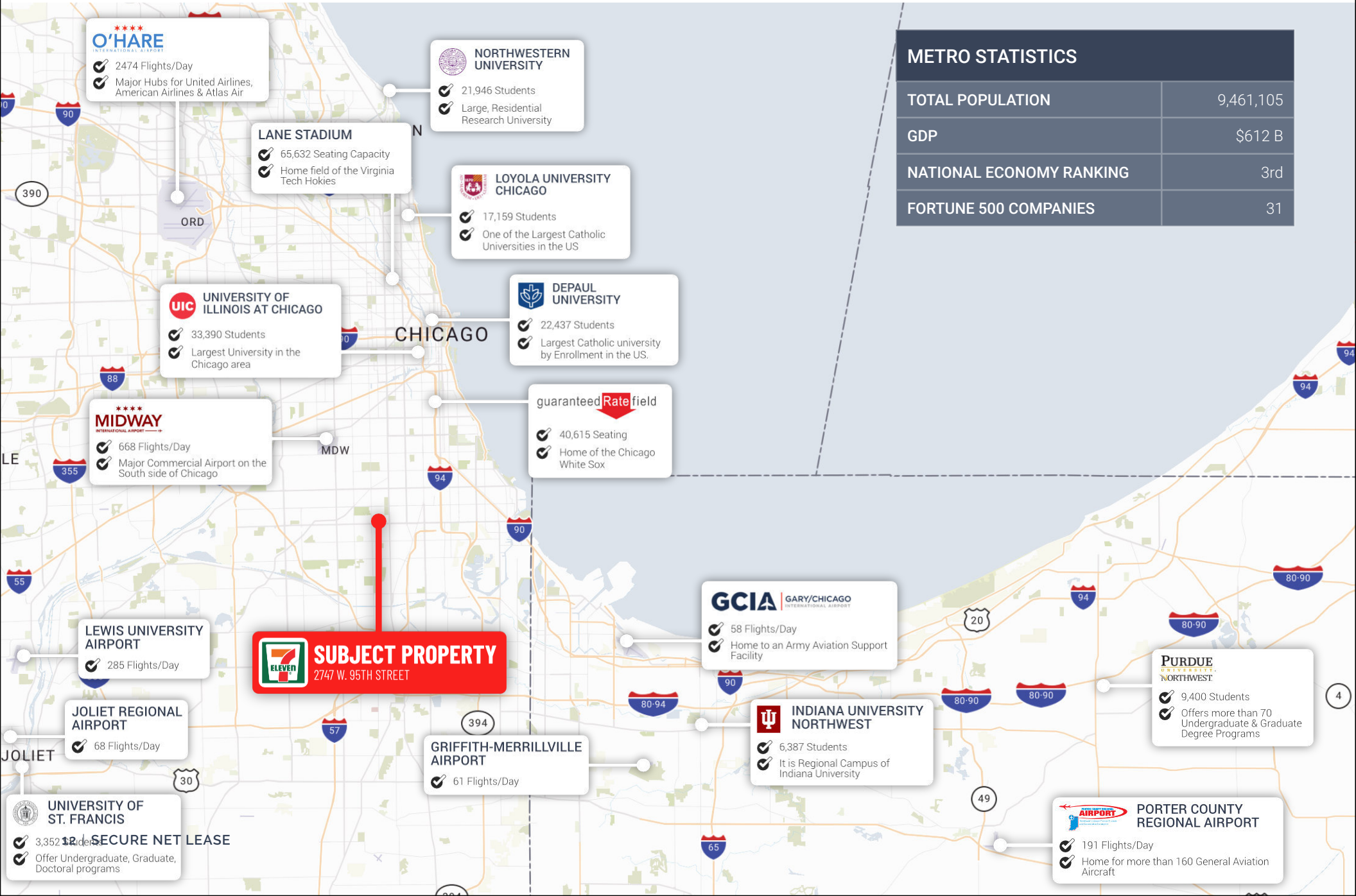
Millennials also make up the largest slice of the Asian population in Cook County, with largest age group of Asian women being 25 to 29 years old and the largest age group of Asian men being 30 to 34 years old, according to the census data.




CLICK HERE TO READ MORE

CHICAGO-NAPERVILLE-ELGIN

7-ELEVEN | EVERGREEN PARK, ILLINOIS



METRO STATISTICS	
TOTAL POPULATION	9,461,105
GDP	\$612 B
NATIONAL ECONOMY RANKING	3rd
FORTUNE 500 COMPANIES	31



2474 Flights/Day
Major Hubs for United Airlines, American Airlines & Atlas Air



21,946 Students
Large, Residential Research University

LANE STADIUM

65,632 Seating Capacity
Home field of the Virginia Tech Hokies



17,159 Students
One of the Largest Catholic Universities in the US



33,390 Students
Largest University in the Chicago area



22,437 Students
Largest Catholic university by Enrollment in the US.



668 Flights/Day
Major Commercial Airport on the South side of Chicago



40,615 Seating
Home of the Chicago White Sox

LEWIS UNIVERSITY AIRPORT

285 Flights/Day



SUBJECT PROPERTY
2747 W. 95TH STREET



58 Flights/Day
Home to an Army Aviation Support Facility

JOLIET REGIONAL AIRPORT

68 Flights/Day

GRIFFITH-MERRILLVILLE AIRPORT

61 Flights/Day



6,387 Students
It is Regional Campus of Indiana University



9,400 Students
Offers more than 70 Undergraduate & Graduate Degree Programs



3,352 Students
Offer Undergraduate, Graduate, Doctoral programs



191 Flights/Day
Home for more than 160 General Aviation Aircraft

SECURE

NET LEASE

WE LOOK FORWARD TO HEARING FROM YOU

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