

SINGLE TENANT ABSOLUTE NNN

Value Add Investment Opportunity



749-753 W. PALATINE ROAD | PALATINE, ILLINOIS
CHICAGO MSA

ACTUAL SITE





EXCLUSIVELY MARKETING BY

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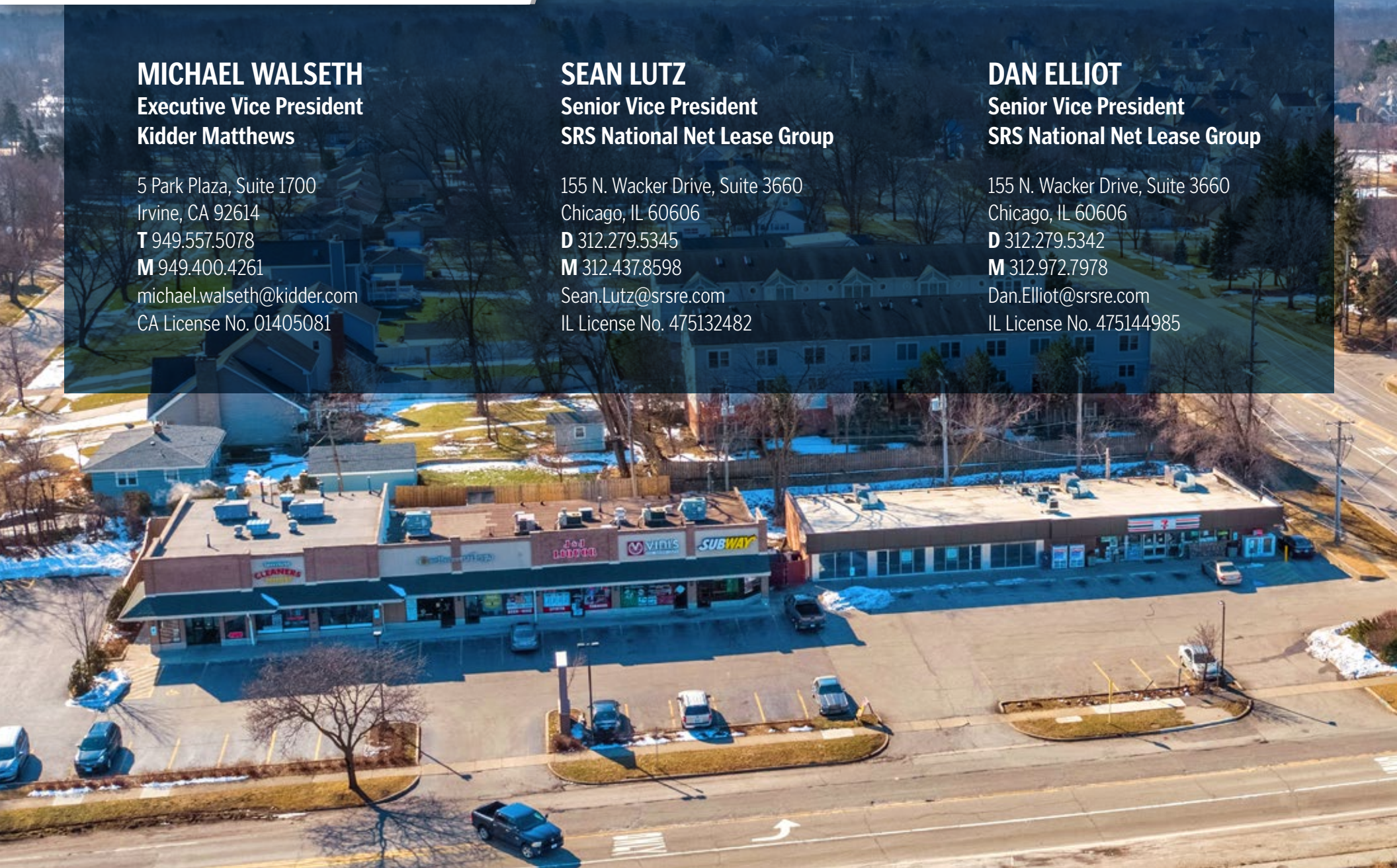
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PROPERTY PHOTO





INVESTMENT SUMMARY



SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in an absolute NNN leased, corporate guaranteed, investment grade (S&P: AA-), 7-Eleven investment property located in Palatine, Illinois (Chicago MSA). The tenant has recently extended their lease an additional 2 years, demonstrating their commitment to the site. The lease is also corporate guaranteed by 7-Eleven Inc. (S&P: AA-) and is absolute NNN with zero landlord responsibilities. The current 7-Eleven tenant has a long historical occupancy with the site and has been in operation since 1971. In addition, the property has a low price per square-foot on the building and rent based on 7-Eleven's ability to sublease the adjacent space thereby lowering their occupancy costs.

7-Eleven is located at the signalized, hard corner intersection of W. Palatine Road and S. Quentin Road, averaging 31,000 combined vehicles passing by daily. The site is equipped with a large pylon sign, creating excellent visibility along W. Palatine Road. 7-Eleven benefits from the nearby Palatine Metra Station, a major commuter rail line operating out of Chicago with 10.6 million passengers reported in 2018. The property is ideally located just 1 mile west from U.S. Highway 14 (32,900 VPD), a major north/east commuter thoroughfare traveling through Palatine and the surrounding Chicago suburbs. The asset is ideally situated less than 2 miles southeast of Palatine Plaza, a 137,000 SF shopping center anchored by Ace Hardware and Dollar Tree. W. Palatine Road is one of the primary retail corridors serving the trade area, with other nearby national/credit tenants including Walgreens, AutoZone, Bank of America, Starbucks, and more. Strong tenant synergy increases consumer attraction to the immediate trade area and promotes crossover store exposure for 7-Eleven. Moreover, Harper College (13,700 students) is located just under 2 miles south of the property, providing the store with a direct customer base from which to draw from. The 5-mile trade area is supported by more than 223,000 residents and 148,000 daytime employees with an affluent average household income of \$123,000.

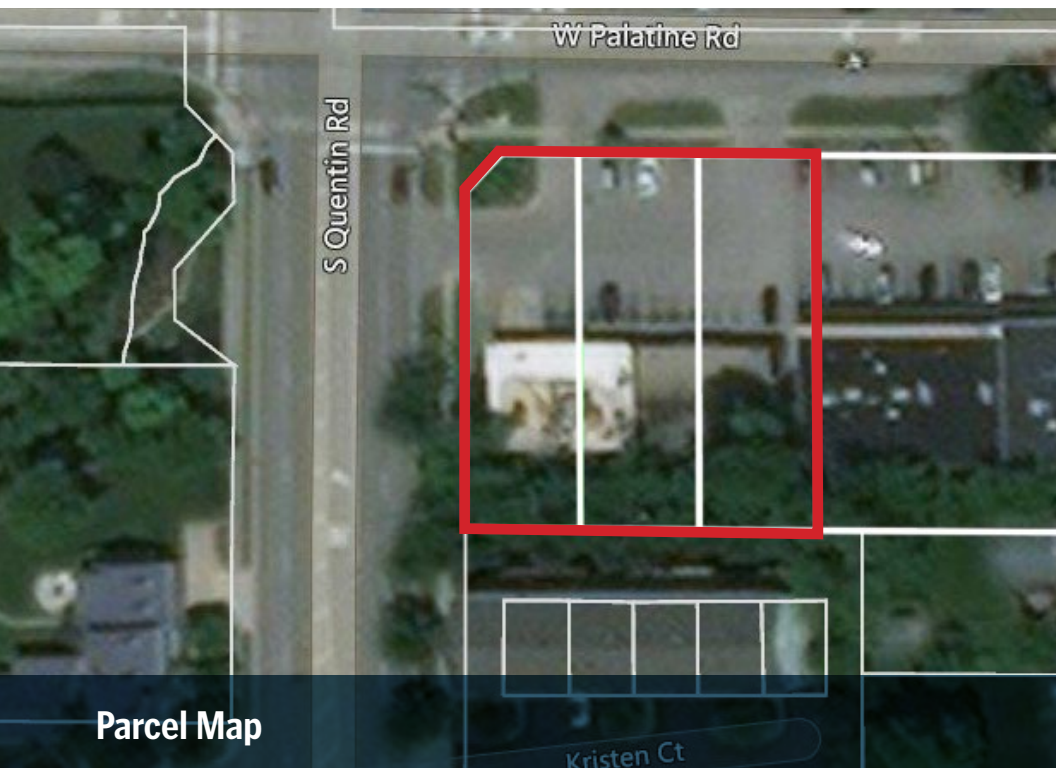


PROPERTY PHOTOS





OFFERING SUMMARY



Offering

PRICING	\$1,400,000
NET OPERATING INCOME	\$76,920
CAP RATE	5.50%
GUARANTY	Corporate
TENANT	7-Eleven, Inc.
LEASE TYPE	Absolute NNN
LANDLORD RESPONSIBILITIES	None

Property Specifications

RENTABLE AREA	4,840
LAND AREA	0.54 Acres
PROPERTY ADDRESS	749-753 W. Palatine Road Palatine, IL 60067
YEAR BUILT	1971
PARCEL NUMBERS	02-22-100-001, 02-22-100-002, 02-22-100-003
OWNERSHIP	Fee Simple (Land & Building)



INVESTMENT HIGHLIGHTS

Corporate Guaranteed | New 2-Year Extension | Investment Grade Tenant (S&P: AA-) | Historical Occupancy | Master Lease & Low Occupancy Costs

- Corporate guaranteed by 7-Eleven Inc. (S&P: AA-)
- Tenant has recently extended their lease an additional 2 years, demonstrating their commitment to the site
- Tenant has a long historical occupancy with the site and has been in operation since 1971
- 7-Eleven master leases entire 4,480 SF building
- Low occupancy costs from tenant produce lower PSF on building and rent

Absolute NNN Leased | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, and insurance
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

Strong Demographics in 5-Mile Trade Area | Six-Figure Incomes

- More than 223,000 residents and 148,000 employees support the trade area
- Affluent \$123,000 average household income

Close Proximity to Palatine Plaza | Harper College | Strong National/Credit Tenants

- Situated near Palatine Plaza, a 137,000 SF shopping center anchored by Ace Hardware and Dollar Tree
- Harper College (13,700 students) is located just 2 miles south of the property
- Providing the store with a direct customer base from which to draw
- Nearby national/credit tenants including Walgreens, AutoZone, Bank of America, Starbucks, and more
- Strong tenant synergy increases consumer attraction to the immediate trade area and promotes crossover store exposure for 7-Eleven

Located Along W. Palatine Road | U.S. Highway 14 | Excellent Visibility | Quick Access to Palatine Metra Station

- 7-Eleven is located along W. Palatine Road, a major retail and commuter thoroughfare averaging 31,000 vehicles passing daily
- Nearby access to U.S. Highway 14 (32,900 VPD), a major north/east highway traveling through Palatine and the surrounding Chicago suburbs
- Under 1 mile from Palatine Metra Station, a major commuter rail line operating out of Chicago that transported 10.6 million passengers in 2018
- The site is equipped with a large pylon sign, creating excellent visibility along W. Palatine Road

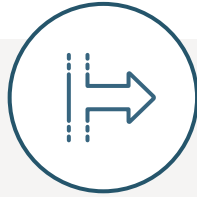


PROPERTY OVERVIEW



Location

Located in
Palatine, Illinois
(Chicago MSA)
Cook County



Access

W. Palatine Road
2 Access Points

S. Quentin Road
1 Access Point



Traffic Counts

W. Palatine Road
14,200 Cars Per Day

U.S. Highway 14
32,900 Cars Per Day



Improvements

There is approximately 4,840 SF
of existing building area



Parking

There are approximately
18 parking spaces
on the owned parcel.
The parking ratio is
approximately 3.72 stalls per
1,000 SF of leasable area.



Parcel

Parcel Numbers:
02-22-100-001, 02-22-100-002,
02-22-100-003
Acres: 0.54
Square Feet: 23,470 SF



Year Built

1971



Zoning

B-1: Shopping Center





MARION JORDAN
ELEMENTARY SCHOOL



W. PALATINE RD.

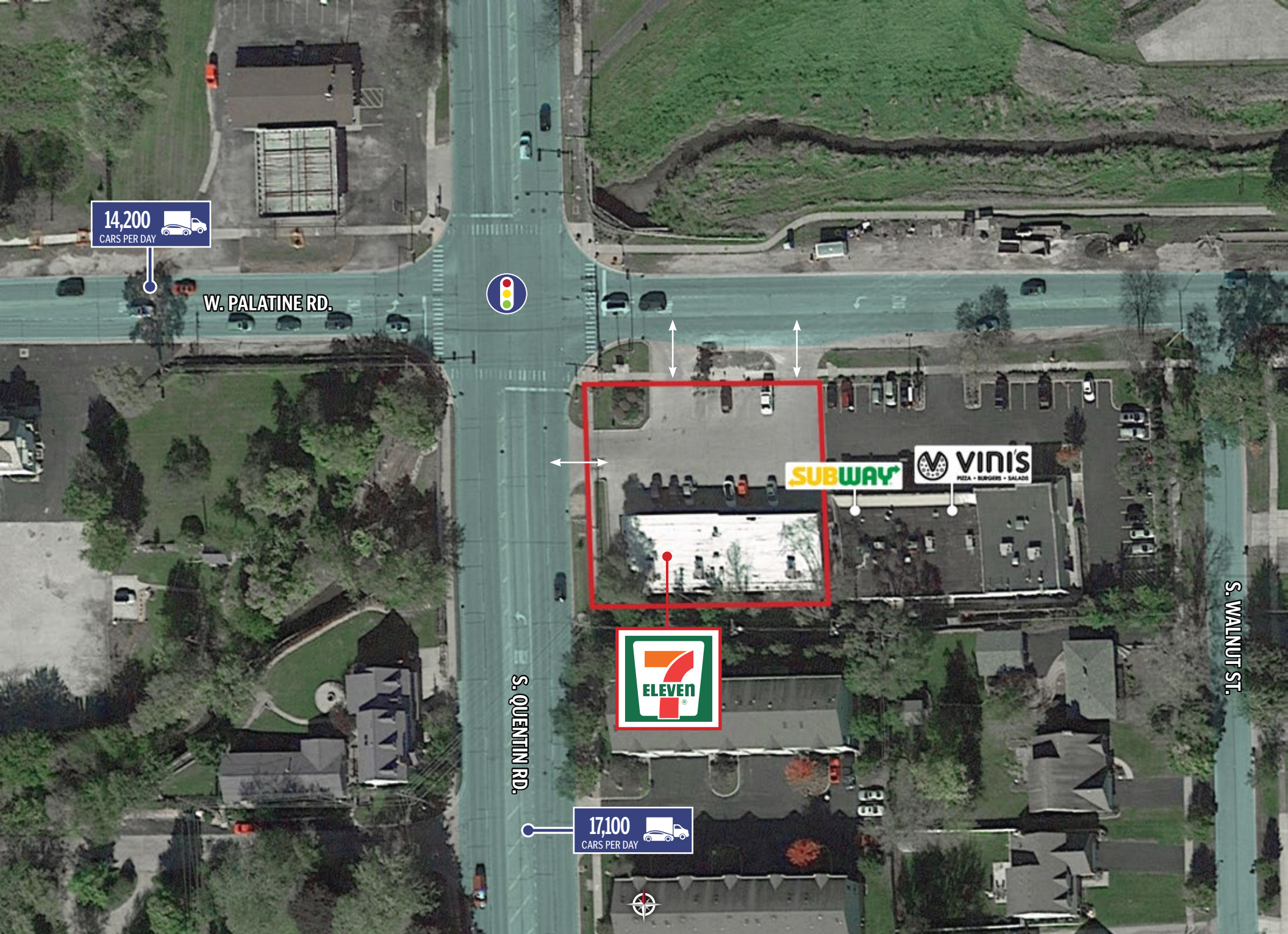
S. QUENTIN RD.



17,100
CARS PER DAY

14,200
CARS PER DAY





14,200
CARS PER DAY



W. PALATINE RD.



S. QUENTIN RD.

17,100
CARS PER DAY

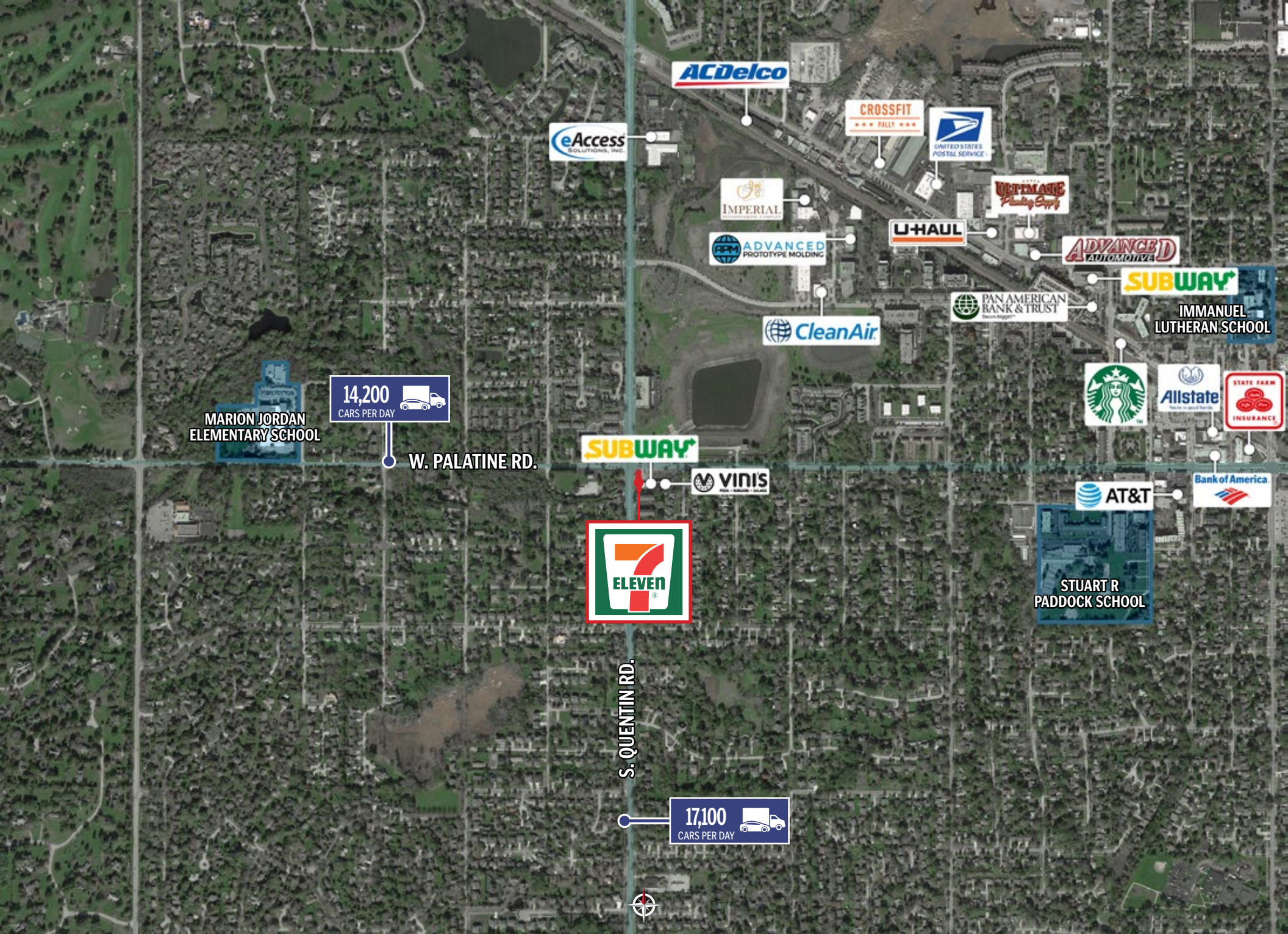


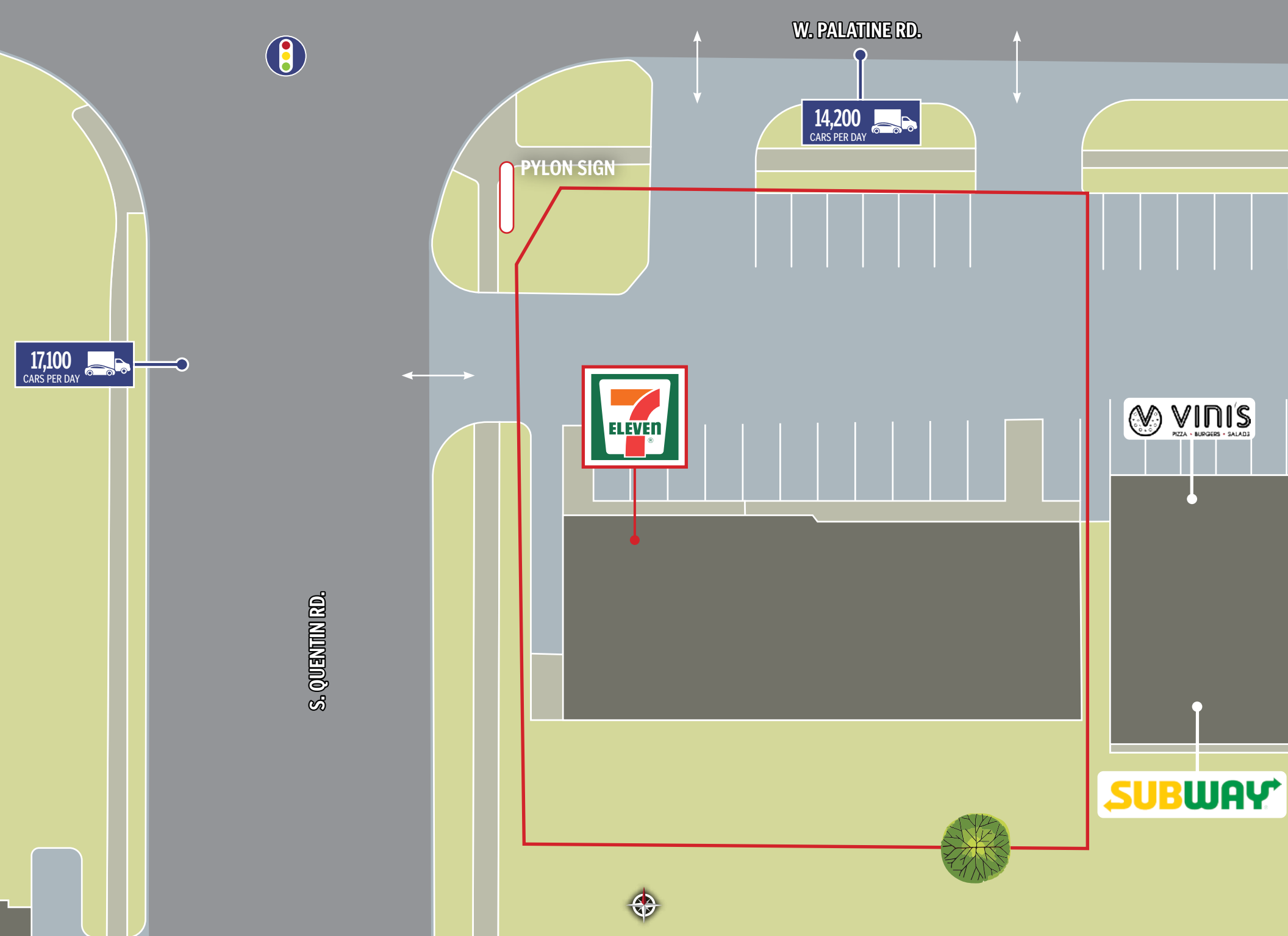
SUBWAY

VIN'S
PIZZA • BURGERS • SALADS

S. WALNUT ST.

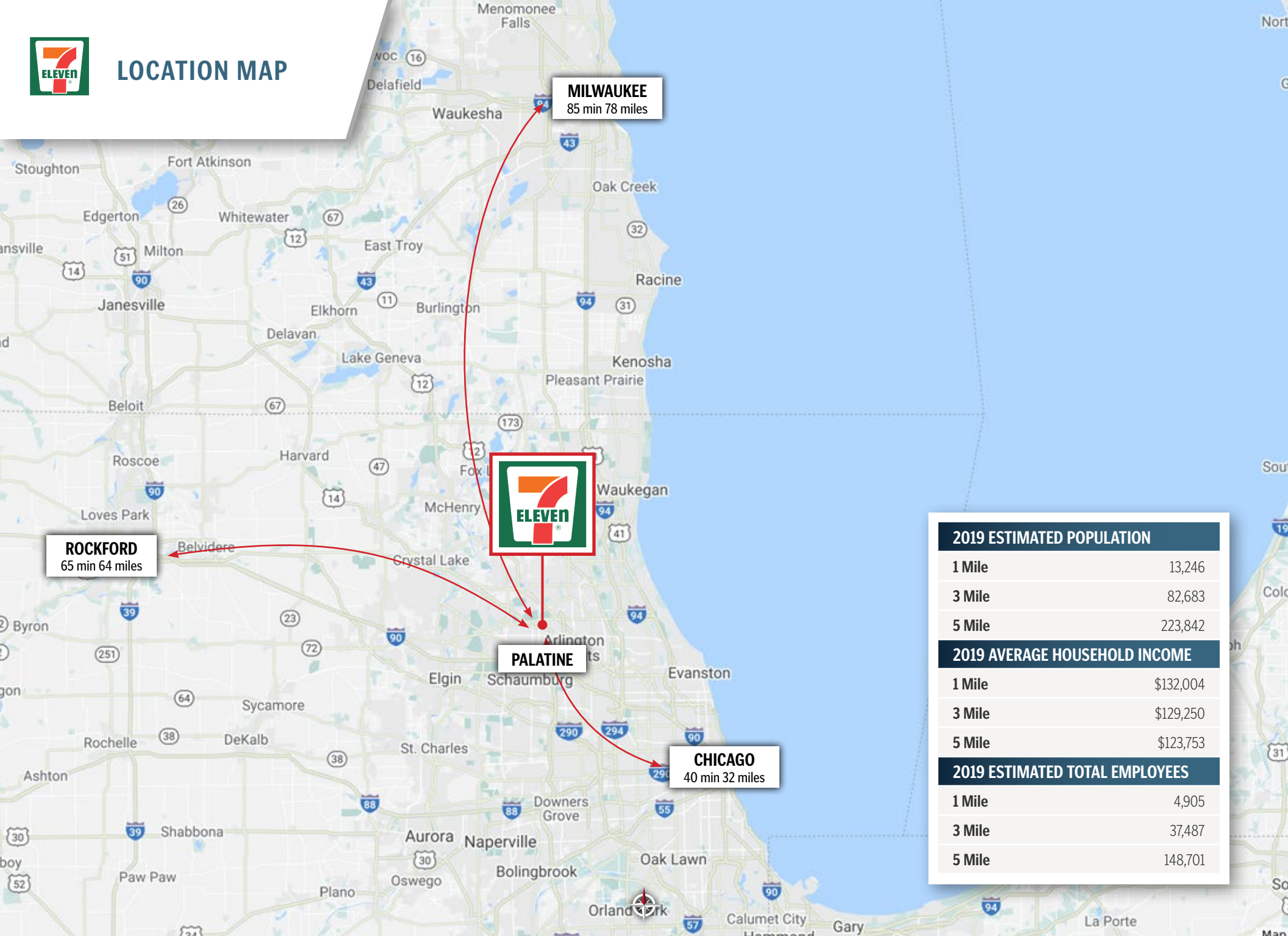








LOCATION MAP



2019 ESTIMATED POPULATION

1 Mile	13,246
3 Mile	82,683
5 Mile	223,842

2019 AVERAGE HOUSEHOLD INCOME

1 Mile	\$132,004
3 Mile	\$129,250
5 Mile	\$123,753

2019 ESTIMATED TOTAL EMPLOYEES

1 Mile	4,905
3 Mile	37,487
5 Mile	148,701



AREA OVERVIEW



Palatine, Illinois

The Village of Palatine, incorporated on March 19, 1866, is located approximately 30 miles northwest of the City of Chicago in Cook County. The Village has a land area of 15 square miles. The Village of Palatine offers diversified lifestyles with a family atmosphere. Palatine's favorable position in the Chicago Metropolitan area is very attractive to suburban dwellers and businesses alike. The Village of Palatine had a population of 68,733 as of July 1, 2019.

Palatine has developed into a self-sufficient community. Not only does the downtown business district continue to flourish in its small town atmosphere, but 30 total shopping areas throughout the community meet every shopping need. A total of approximately 800,000 square feet of office space is available in Palatine. The creation of a light manufacturing zoning classification has allowed light industry to enter the Village. Almost 250 acres are zoned for manufacturing purposes. The Village of Palatine is home to the world corporate headquarters of the Square D Corporation, manufacturer of electrical products, and Weber Stephens, manufacturer of barbecue grills. A United Parcel Service facility exists on a 48-acre site in northeast Palatine.

The Village of Palatine is committed to a growth that augments the tax base and ensures a continued high level of services to its residents. Over the past few years the Village has experienced an unprecedented amount of building activity, including single-family, multi-family and commercial developments. The attractiveness of Palatine can be attributed to the high quality of life that the Village has to offer. Palatine has a Village government that meets the needs of the community.

Community Consolidated School District 15, Township High School District 211, United States Postal Service, Community College District 512, United Parcel Service, Little City Foundation, Weber-Stephen Products, Village of Palatine, Intec Group, Inc., and Keller Williams are the principal employers.

One can visit Arlington Park, Willowood Park, Oak Park, Patridge Park, Mallard Park, Moraine Hills State Park, and Winston Park during their stay in Palatine. Fishing can be enjoyed on Lake Irene, Virginia Lake, Doughnut Lake, and Peregrine Lake. The Brunswick Amusement and Theme Park is also worth visiting. George S. Clayson Museum, Friendship Park Conservatory, Racing Rapids Water Park, and Six Flags Great America are also some of the nearby attractions. One can enjoy shopping at Village Oasis Shopping Center, Northwest Shopping Center, Park Place Shopping Center, Palatine Plaza Shopping Center, Deer Grove Crossing Shopping Center, and Palatine Mall Shopping Center.

William Rainey Harper College is the local college. Higher educational facilities are also provided by Oakton Community College, and Trinity International University.



AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2019 Estimated Population	13,246	82,683	223,842
2024 Projected Population	13,164	82,152	222,077
2010 Census Population	13,184	82,380	224,197
2019 Estimated Households	5,526	32,862	87,037
2024 Projected Households	5,504	32,674	86,344
2010 Census Households	5,450	32,528	86,817
Historical Annual Growth 2010 to 2019	0.16%	0.12%	0.03%
2019 Estimated White	82.78%	77.93%	78.16%
2019 Estimated Black or African American	1.12%	1.73%	2.24%
2019 Estimated Asian or Pacific Islander	13.01%	16.58%	14.66%
2019 Estimated American Indian or Native Alaskan	0.25%	0.16%	0.22%
2019 Estimated Other Races	2.83%	3.16%	5.61%
2019 Estimated Hispanic	7.89%	9.22%	14.87%
2019 Estimated Average Household Income	\$132,004	\$129,250	\$123,753
2019 Estimated Median Household Income	\$100,356	\$98,830	\$90,687
2019 Estimated Per Capita Income	\$54,994	\$51,389	\$48,092
2019 Estimated Total Businesses	500	3,021	10,480
2019 Estimated Total Employees	4,905	37,487	148,701





RENT ROLL

TENANT NAME	SQUARE FEET	Lease Term		BEGIN	INCREASE	Rental Rates					OPTIONS
		LEASE START	LEASE END			MONTHLY	PSF	ANNUALLY	PSF	RECOVERY TYPE	
7-Eleven, Inc.	4,840	9/10/2001	10/31/2023	Current	-	\$6,410	\$1.32	\$76,920	\$15.89	Absolute NNN	None
(Corporate Guaranty)											

FINANCIAL INFORMATION

Price	\$1,400,000
Net Operating Income	\$76,920
Cap Rate	5.50%
Lease Type	Absolute NNN

PROPERTY SPECIFICATIONS

Year Built	1971
Rentable Area	4,840
Land Area	0.54 Acres
Address	749-753 W. Palatine Road Palatine, IL 60067

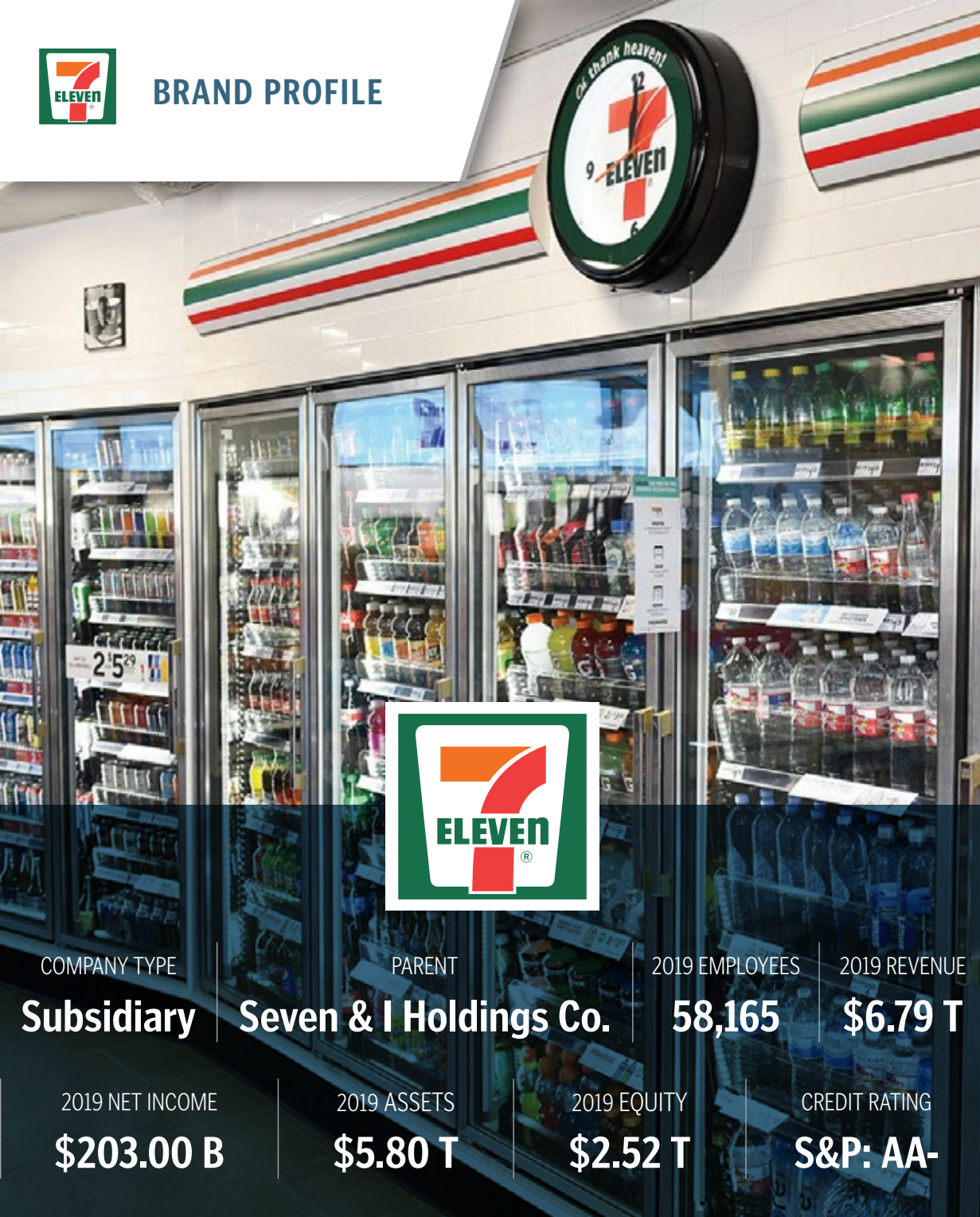


For financing options and loan quotes:

Please contact our SRS Debt & Equity team at debtequity-npb@srsre.com.



BRAND PROFILE



COMPANY TYPE

PARENT

2019 EMPLOYEES

2019 REVENUE

Subsidiary

Seven & I Holdings Co.

58,165

\$6.79 T

2019 NET INCOME

2019 ASSETS

2019 EQUITY

CREDIT RATING

\$203.00 B

\$5.80 T

\$2.52 T

S&P: AA-

7-Eleven

7-eleven.com

7-Eleven, Inc. is the premier name and largest chain in the convenience-retailing industry. Based in Irving, Texas, 7-Eleven operates, franchises and/or licenses more than 69,000 stores in 17 countries, including 11,800 in North America. Known for its iconic brands such as Slurpee, Big Bite and Big Gulp, 7-Eleven has expanded into high-quality salads, side dishes, cut fruit and protein boxes, as well as pizza, chicken wings, cheeseburgers and hot chicken sandwiches. 7-Eleven offers customers industry-leading private-brand products under the 7-Select brand including healthy options, decadent treats and everyday favorites, at an outstanding value. Customers also count on 7-Eleven for bill payments, self-service lockers and other convenient services. 7-Eleven, Inc. operates as a subsidiary of Seven-Eleven Japan Co., Ltd.





SRS NATIONAL NET LEASE GROUP IS THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM OF SRS REAL ESTATE PARTNERS.

275+

**RETAIL
PROFESSIONALS**

25+

OFFICES

#1

**LARGEST REAL ESTATE
SERVICES FIRM**
in North America
exclusively dedicated to retail

2100+

**RETAIL
TRANSACTIONS**
in 2019
company wide

485

**PROPERTIES
SOLD**
in 2019
NNLG

\$1.5B

**TRANSACTION
VALUE**
in 2019
NNLG

This Offering Memorandum has been prepared by SRS National Net Lease Group (SRS) and has been approved for distribution by the owner. Although effort has been made to provide accurate information, neither the owner nor SRS can warrant or represent accuracy or completeness of the materials presented herein or in any other written or oral communications transmitted or made available to the purchaser. Many documents have been referred to in summary form and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither owner nor SRS represents that this offering summary is all inclusive or contains all of the information a purchaser may require. All of the financial projections and/or conclusions presented herein are provided strictly for reference purposes and have been developed based upon assumptions and conditions in effect at the time the evaluations were undertaken. They do not purport to reflect changes in the economic performance of the property or the business activities of the owner since the date of preparation of this Offering Memorandum. The projected economic performance of the property, competitive submarket conditions, and selected economic and demographic statistics may have changed subsequent to the preparation of the package. Qualified purchasers are urged to inspect the property and undertake their own independent evaluation of the property, the market and the surrounding competitive environment.

*Statistics are for 2019