

SECURE
NET LEASE

7-ELEVEN

\$3,165,000 | 5.15% CAP

NEW 15-YEAR MODIFIED NNN LEASE

2626 Ogden Ave., Aurora, IL 60504 (Chicago)



SUBJECT PROPERTY

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ILLINOIS BROKER OF RECORD

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License # 481.000413

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INVESTMENT OVERVIEW

PRICE CAP:	\$3,165,000 5.15%
NET OPERATING INCOME:	\$163,000
BUILDING AREA:	3,116 +/- Square Feet
LAND AREA:	1.18 +/- Acres
YEAR RE-BUILT:	2019
LANDLORD RESPONSIBILITY:	Foundation & Structure
OCCUPANCY:	100%

INVESTMENT HIGHLIGHTS



**NEW 15-YEAR
MODIFIED NNN
LEASE**



**SIGNALIZED
INTERSECTION
LOCATION**



**CLOSE PROXIMITY
TO 7 SCHOOLS (+6K
STUDENTS)**



**NEAR FOX VALLEY
MALL & COPLEY
MEDICAL CENTER**

- ✓ **Close proximity to Fox Valley Mall.** 7-Eleven is just 2.5-miles west of Fox Valley Mall, a 1.5 million SF enclosed shopping mall in Aurora/Naperville's main commercial district.
- ✓ **Immediate trade area features above average demographics.** Within a 3-mile radius of the subject property the area features average household incomes over \$118,000 and over 128,000 people.
- ✓ **Close proximity to Rush Copley Medical Center.** 7-Eleven is just 1.5-miles east of Rush Copley Medical Center, a 210 bed facility that treats over 75,000 patients in their emergency rooms every year.
- ✓ **New 15-year modified triple net lease commenced November 1, 2019.** Modified triple net lease with Landlord being responsible for the foundation and the structure.
- ✓ **Within 2.5-miles of 7-Eleven are 7 schools with a total of over 6,500 students.** Directly west across Eola Rd. is Waubonsie Valley High School with 2,577 students, and directly south across Ogden Ave. is Fischer Middle School with 935 students.
- ✓ **Signalized intersection location, approximately 38-miles west of downtown Chicago, IL.** Located in a lot that features a Wendy's and a Great Clips, at the intersection of US Route 34 "Ogden Ave." (37,534 VPD) and Eola Rd. (34,898 VPD).

Fox Valley Mall
(1.5 million SF)



McCarty
Elementary
(621 students)

Fox Valley Villages
Apartments
(420 units)



EOLA RD.
(± 34,898 VPD)



US - 34
"OGDEN AVE."
(± 37,534 VPD)

Fischer Middle
School
(935 students)

Waubonsie
Valley High
School
(2,577 students)



TENANT OVERVIEW



7-ELEVEN

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.

LESSEE:	7-Eleven, Inc. a Texas Corporation
WEBSITE:	www.7-eleven.com
S&P RATING:	AA-
HEADQUARTERS:	Irving, TX
FOUNDED:	1927
LOCATIONS:	Over 67,000
COUNTRIES:	18
EMPLOYEES:	Over 45,000
REVENUE:	\$5.1 Billion (2018)



IN THE NEWS

POSITIONING 7-ELEVEN FOR THE FUTURE

Source: David Bennet - Convenience Store Decisions (October 12, 2018)

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

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... making it the largest convenience retailer in the world. President and CEO Joe DePinto recently shared with Convenience Store Decisions his take on the headwinds and disruption in the c-store and retail environment and how 7-Eleven is not only addressing the complex business challenges now, but also how the company plans to maintain its leadership position in the industry, going forward.

Since he was appointed president and CEO of 7-Eleven in 2005, DePinto has led the charge of building long-term sustainable growth in part by implementing programs designed to satisfy its franchisees and its customers. During the last 13 years, however, U.S. retail has been reformed drastically by demographic, technological, behavioral and entrepreneurial changes. Just in the last few years, the explosion of e-commerce has forced c-stores to rethink how they do business and evaluate what kind of job they're doing to meet consumer demand. How well 7-Eleven is doing on a daily basis is what DePinto and his executive team concern themselves with every day at its headquarters, known as the 7-Eleven Store Support Center. For a company that was preoccupied with customer satisfaction when DePinto took the helm in 2005, 7-Eleven now identifies itself as a customer-obsessed and digitally-enabled company.

"The consumer is changing as fast as I've ever seen," DePinto said. "Product life cycles are a lot shorter. (Consumers) are much more demanding and discerning. They have instant information about products and locations from their smart devices. They can look at Yelp reviews. That is creating this wave of change.

"The best retailers are going to recognize this change, listen to the customer and make the changes customers want," DePinto added. "That is exactly what we are doing. That's how 7-Eleven is going to win."

For a large corporation like 7-Eleven, nimbleness and flexibility are key and can be challenging in a marketplace punctuated by declining disposable income of low- and lower-income Americans, the encroachment of dollar stores and aggressive quick-service restaurants (QSRs), and the growth of e-commerce, DePinto said. "There has been a buzz about retail channels blurring," DePinto said. "In my opinion, there are no more channels. I think the customer is deciding and they are looking for—particularly the low-income consumer—quality at a strong value. The message I have is: We need to recognize that, and certainly our supplier partners need to recognize that we need products at a fair cost, so we can compete in a changing world..."

[CLICK HERE TO VIEW MORE](#)

LEASE SUMMARY

Lease Term:	15-Years
Options:	Three, Five Year Periods
Rent Commencement:	October 2019
Lease Commencement:	November 2019
Lease Expiration:	October 2034
Lease Type:	Modified NNN Lease
Taxes:	Tenant Responsibility
Insurance:	Tenant Responsibility
Common Area Maintenance:	Tenant Responsibility
Roof & Parking Lot:	Tenant Responsibility
Structure & Foundation:	Landlord Responsibility
Rent Increases:	7.5% Every 5 Years in Primary Term & Option Periods
Annual Rent Years 1-5:	\$163,000
Annual Rent Years 6-10:	\$175,224
Annual Rent Years 11-15:	\$188,367
Option 1 Years 16-20:	\$202,494
Option 2 Years 21-25:	\$217,680
Option 3 Years 26-30:	\$234,008
ROFO to Purchase:	Yes





Rush Copley Medical Center
(210 beds)

Aspen Place Apartments
(416 units)



Fischer Middle School
(935 students)

Waubonsie Valley High School
(2,577 students)



 US - 34
"OGDEN AVE."
(± 37,534 VPD)

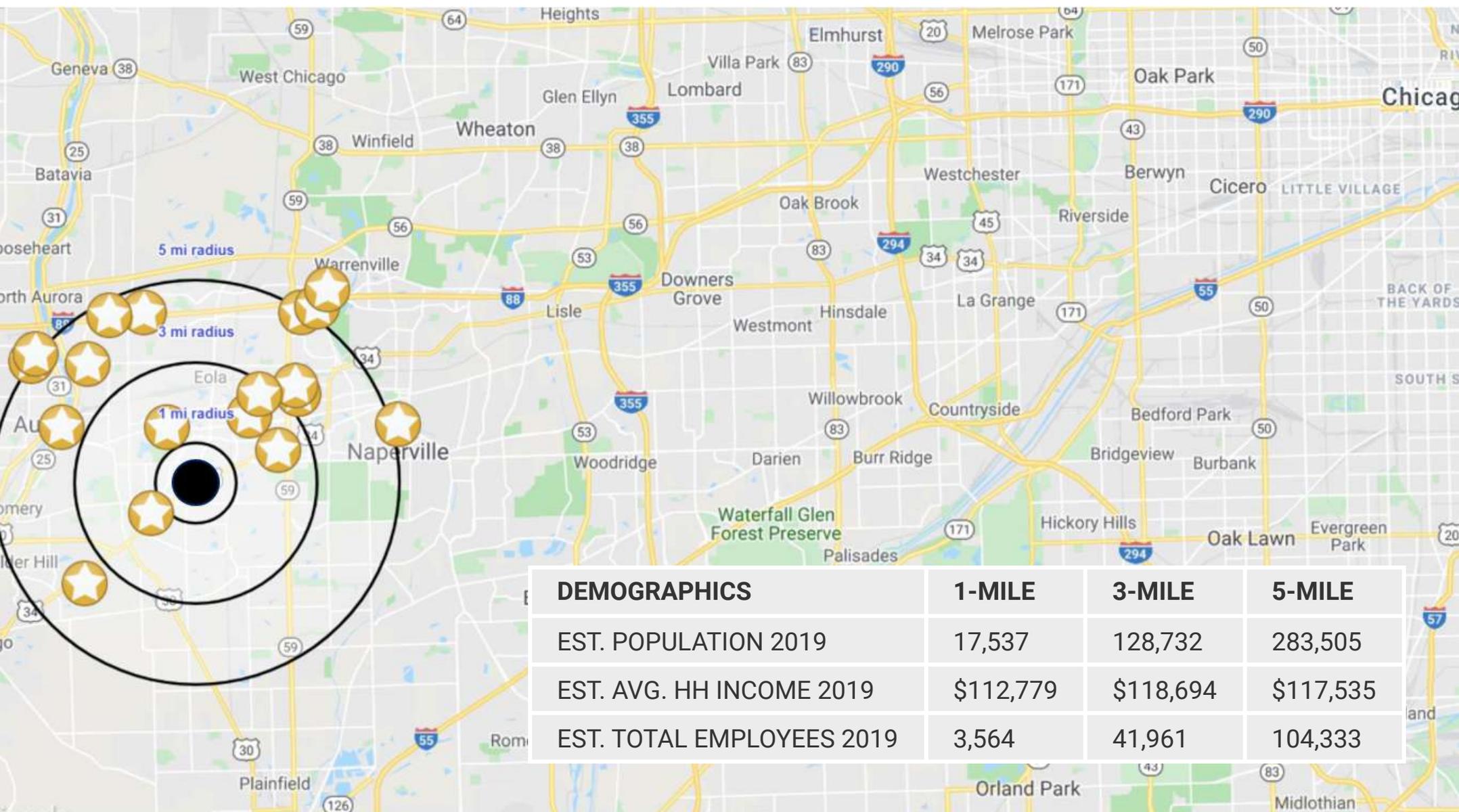
EOLA RD.
(± 34,898 VPD) 




Great Clips

Fox Valley Villages Apartments
(420 units)

LOCATION OVERVIEW



[Click Here For Property Video Link](#)

ECONOMIC DRIVERS

COMPANY (EMPLOYEES)

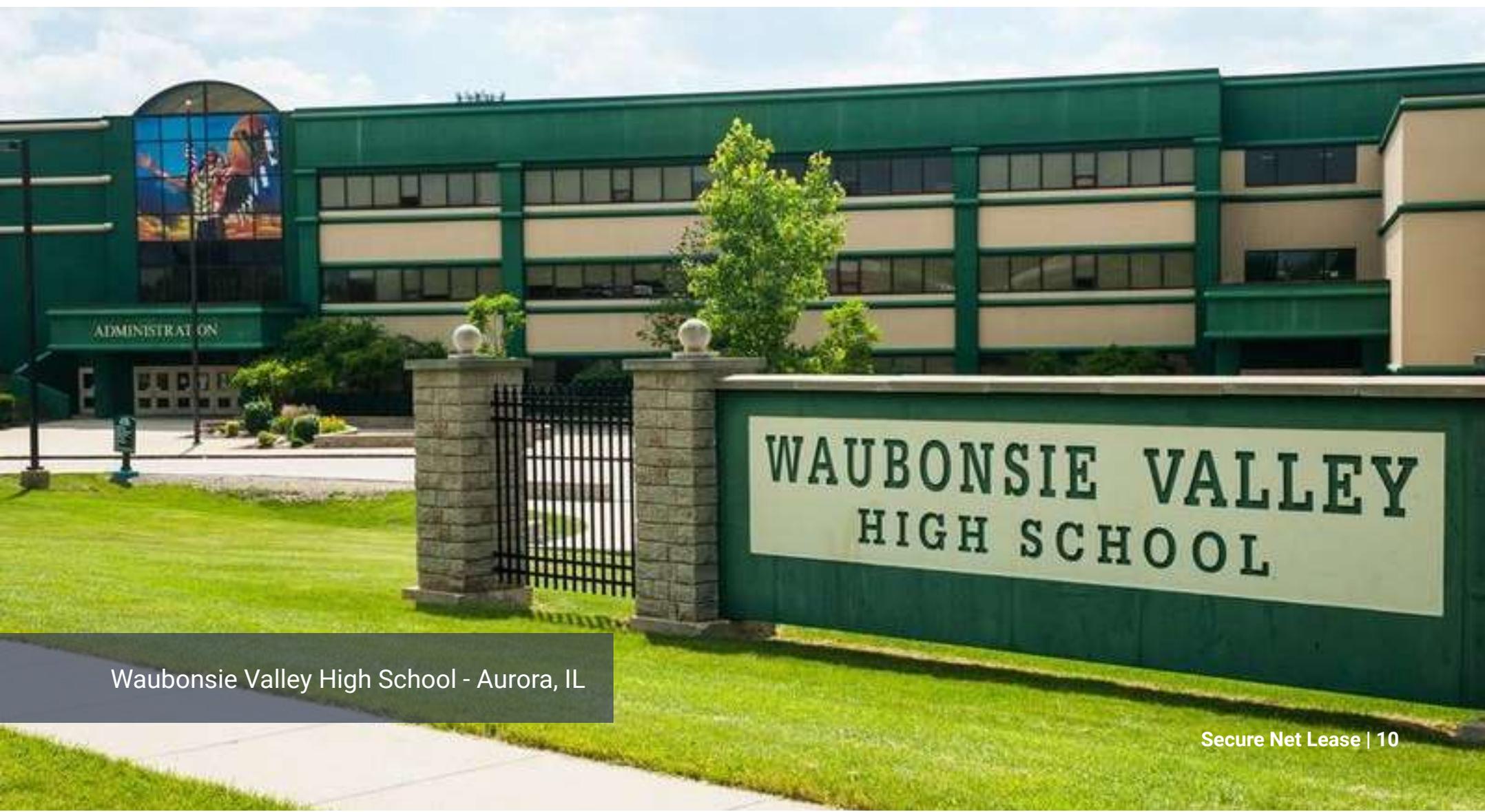
- Coriant Operations (2,500)
- Edward Hospital (2,400)
- Tradewinds Heating & Air Conditioning (1,400)
- Syx Distribution Inc. (1,200)
- Nalco Company LLC (1,100)
- FCA US LLC (1,100)
- Gray Vestar Investors LLC (1,100)
- Dryer Cancer Center (1,100)
- Rush-Copley Medical Center (1,000)
- Presence Central & Suburban Hospitals Ntwrk (1,000)
- HC Aurora, LLC (905)
- United States Postal Service (800)
- Federal Aviation Administration (800)
- American Cable & Telephone (700)
- Hartford Insurance Co. of Illinois (650)
- Henkels & McCoy, Inc. (632)
- Aurora Napleton Imports Inc (563)
- Walmart Inc. (500)

IMMEDIATE TRADE AREA

AURORA, IL

7-Eleven is strategically located at the northeast quadrant of the signalized intersection of US-34 “Ogden Ave.” (37,534 VPD) and Eola Rd. (34,898 VPD) in the Chicago suburb of Aurora, IL. Ogden Ave. is a local thoroughfare that provides the surrounding area with access to Rush Copley Medical Center (210 beds), and the main commercial corridor of Aurora/Naperville, IL-59 (79,697 VPD), which features many office, multi-family, industrial, and retail developments, including the Fox Valley mall (1.5 million SF). Within 2.5-miles of the subject property are 7 different schools with a total of 6,555 students, including Waubonsie Valley High (2,577 students), located across Eola Rd. from the site. Additionally, the immediate trade area features above average demographics within a 3-mile radius including average household incomes of \$118,694 and 128,732 people. The subject 7-Eleven is located approximately 38-miles west from downtown Chicago, IL.

Aurora, a suburb of Chicago, is a city in DuPage, Kane, Kendall, and Will Counties in Illinois. It is a suburb of Chicago and the 2nd most populous city in the state with 200,965 people in 2017. Aurora has prime location, with it being accessible through 5 interchanges on the East/West Tollway Corridor. Corporate offices and commercial growth on the City’s east and west sides continue to expand the City’s boundaries, now stretching from Route 59 on the east to portions beyond Orchard Road on the west.



Waubonsie Valley High School - Aurora, IL

CHICAGO, IL AREA



CHICAGO, IL

Chicago is located in northeastern Illinois along the shore of Lake Michigan. The city has a population of 2,720,546 making it the 3rd largest city in the US. Chicago is an international hub for finance, culture, commerce, industry, education, technology, telecommunications, and transportation. Depending on the particular year, the city's O'Hare International Airport is routinely ranked as the world's 1st or 2nd busiest airport according to tracked data by the Airports Council International. Chicago has one of the highest gross domestic products (GDP) in the world, generating \$680 billion in 2017. With 58 million visitors in 2018, its the 2nd most visited city in the nation.

CHICAGO METROPOLITAN STATISTICAL AREA

The Chicago metropolitan area, or Chicagoland, is the metropolitan area that includes the city of Chicago and its suburbs. With an estimated CSA population of 9.9 million people and an MSA population of 9.5 million people, it is the 3rd largest metropolitan area in the United States. The Chicago metropolitan area has one of the world's largest and most diversified economies. It's the 3rd largest metropolitan economy in the United States measured by gross metropolitan product (GMP). In 2016 the GMP was approximately \$644 billion. Due to the city's economic diversification it is voted regularly as the most balanced economy in the U.S. It ranks 7th on the world global cities index and is listed as an Alpha World City by the Globalization of World Cities Research Network.

The area also recorded the greatest number of new or expanded corporate facilities in the U.S. in six out of seven years from 2001 to 2008. Recently, Chicago was named the 9th most economically powerful city in the world. In 2016, Chicago ranked as the 8th wealthiest city in the world.

Chicago is a major world financial center, with the 2nd largest central business district in the U.S. The city is the headquarters of the Federal Reserve Bank of Chicago the Seventh District of the Federal Reserve). The city is also home to major financial and futures exchanges, including the Chicago Stock Exchange, the Chicago Board Options Exchange (CBOE), and the Chicago Mercantile Exchange (the "Merc"), which is owned, along with the Chicago Board of Trade (CBOT) by Chicago's CME Group. The CME Group, in addition, owns the New York Mercantile Exchange (NYMEX), the Commodities Exchange Inc. (COMEX) and the Dow Jones Indexes.

Perhaps due to the influence of the Chicago school of economics, the city also has markets trading unusual contracts such as emissions (on the Chicago Climate Exchange) and equity style indices (on the U.S. Futures Exchange).



The tourism and convention industry contributes significantly to the local economy. The city is the United States' 2nd top meeting destination. Chicago attracted 32.4 million domestic leisure travelers, 11.7 million domestic business travelers and 1.3 million overseas visitors. These visitors contributed more than \$11.8 billion to Chicago's economy.

Manufacturing, printing, publishing and food processing also play major roles in the city's economy. Moreover, the construction of the Illinois and Michigan Canal, which helped move goods from the Great Lakes south on the Mississippi River, and of the railroads in the 19th century made the city a major transportation center in the United States.

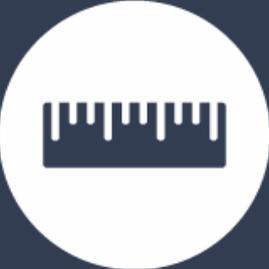
The city and its surrounding area are home to the 3rd largest labor pool in the U.S. with approximately 4.48 million workers. A high number of Fortune 1000, Fortune Global 500, and Financial Times 500 companies operate within Chicago in order to capitalize on this labor pool. These companies include, Boeing, which moved its headquarters from Seattle to Chicago in 2001, McDonald's, Kraft Foods, and Sears Holding Corporation. Additionally, United Continental Holdings (United Airlines), Baxter International, and Abbot Laboratories are headquartered in the Chicago area. Chase Bank has its commercial and retail banking headquarters in Chicago's Chase Tower.

The region also has the largest number of federal highways and is the nation's railroad hub.

SITE PLAN



16 +/- PARKING SPOTS



1.18 +/- ACRES



3,116 +/- SQ. FT.

DUNKIN'

NEY YORK ST.
(± 19,744 VPD)

MCCOY DR.
(± 14,700 VPD)

AutoZone Firestone
CVS pharmacy Walgreens Mobil
PAPA JOHN'S FIREHOUSE SUBS CIRCLE K
Starbucks BURGER KING Shell McDonald SportClips SUBWAY

EOLA RD.
(± 34,898 VPD)

Fox Valley Mall
(1.5 million SF)
(Approx. 2.5-miles)

Steck Elementary
(585 students)



McCarty Elementary
(621 students)



Waubonsie Valley High School
(2,577 students)

US - 34
"OGDEN AVE."
(± 37,534 VPD)

Still Middle School
(846 students)

THORNTONS
KinderCare DQ
ROSATI'S

Fischer Middle School
(935 students)

Georgetown Elementary
(537 students)



McDonald's Starbucks bp
HONEST-I AUTO CARE

Rush Copley Medical Center
(210 beds)
(Approx. 1.5-miles)

Gombert Elementary
(454 students)



SECURE

NET LEASE

WE LOOK FORWARD TO HEARING FROM YOU!

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