

100% BONUS
DEPRECIATION



7-Eleven

\$4,433,000 | 4.85% CAP

404 E. Palatine Rd, Palatine , IL (Chicago) 60074

- ✓ 15-Years with 11+ Remaining, NNN 7.5% Rental Increases Every 5-Years
- ✓ Palatine, IL, is Approximately 30 Miles Northwest of Downtown Chicago
- ✓ Signalized Corner Location Less than 1 Mile from Downtown Palatine & Less than 10 Miles from O'Hare International Airport
- ✓ Intersection Features a Combined 42,200+ VPD
- ✓ Easy Access to Major Roads Such as Route 53, Interstate 90 (I-90), and Interstate 290 (I-290)

WORLD MARKET EXPRESS
LA BOY
NORDSTROM rack

WHOLE FOODS MARKET

CINEMARK
BARNES & NOBLE
chico's Bath & Body Works

planet fitness
ACE Hardware
DOLLAR TREE

Starbucks

TACO BELL

PNC

TARGET
HOBBY LOBBY
HomeGoods
TJ-maxx
petco

ALDI

ROSS
DRESS FOR LESS
five BELOW
LESLIE'S

THE HOME DEPOT

Walmart

LEXUS

NISSAN

KOHL'S
PET SUPPLIES PLUS
Minus the hassle.

CHRYSLER
Jeep
RAM

MARIANO'S

PALATINE HIGH SCHOOL
(2,652 STUDENTS)

AutoZone

Wendy's

REP'S

Advance Auto Parts
Great Clips
IT'S GONNA BE GREAT

POPEYES

physicians
immediate care

Walgreens

14

U.S. HIGHWAY 14
(25,544 VPD)

7 ELEVEN

AVEDA

E PALATINE ROAD
(42,200 VPD)

CHICAGO
(30 MILES)

SHELL

7-Eleven is the **World's Largest Convenience Store Chain**. The company recently opened their **85,000th store** and continues to **develop new stores** year-round. They are constantly thinking of innovative ways to **increase** consumer engagement and just recently released a **brand-new Evolution** store model.

Mobil
7-Eleven
Synergy
Car Wash

INVESTMENT OVERVIEW

7-ELEVEN PALATINE, IL (CHICAGO)



Subject Property

CONTACT FOR DETAILS

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Thomas House

Associate
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thouse@securenetlease.com

IL Broker of Record: Matt Chambers

License #: 481.000413

\$4,433,000

4.85% CAP

NOI

\$215,000

Building Area

±3,010 SF

Land Area

±0.79 AC

Year Built

2021

Lease Type

NNN*

Occupancy

100%

✓ Rent Commencement: July 2021

✓ **15-Year Absolute NNN Lease**, with 7.5% rental increases every 5 years, making it an excellent passive investment that will hedge against inflation.

✓ **Immediate Trade Area Features 246,000+ Estimated Population.** Within a 5-mile radius of the subject property, the dense residential surroundings feature an estimated population of 246,041.

✓ **The Subject Property Benefits From Close Proximity to Hwy 53 (118,268 VPD).** Hwy 53 (Illinois Route 53) is an arterial North/South state highway featuring over 82 miles of direct access to Chicago's suburbs.

✓ **Less than 1 Mile from the Palatine Metra Station on the Union Pacific Northwest Line.** This direct rail line connects downtown Palatine to downtown Chicago

✓ **Palatine, IL**, is Approximately **30 miles northwest** of Downtown Chicago & Less than **10 Miles** away from O'Hare International Airport

✓ **Affluent Chicago Suburb** with Above Average Household Incomes. Within a 1-mile, 3-mile, and 5-mile radius, Average Household incomes are more than \$115,000.

*Landlord Responsibility Limited to Structure with Structural Warranty in Place

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE
NET LEASE

TENANT OVERVIEW

7-ELEVEN PALATINE, IL (CHICAGO)

7-Eleven

Lessee: 7-Eleven, Inc.

REVENUE
\$81.3 B

CREDIT RATING
S&P: A

STOCK TICKER
SVNDY

LOCATIONS
85,000+



7-eleven.com

7-Eleven is part of an international chain of convenience stores, operating under Seven-Eleven Japan Co. Ltd, which in turn is owned by Seven & I Holdings Co. of Japan. Founded in 1927, 7-Eleven focuses on providing a broad selection of fresh, high-quality products at everyday fair prices, serving over seven million customers per day in North America alone.

According to their company website, approximately 25% of the U.S. population lives within one mile of a 7-Eleven Store. Today, 7 Eleven is the world's largest convenience store chain with more than **85,000 stores in 20 countries**, of which approximately **15,000** are in the U.S. and Canada. These stores see approximately **64 million customers per day**.

The name 7-Eleven originated in **1946** when the stores were open from 7 a.m. to 11 p.m. Today, offering busy shoppers 24-hour convenience seven days a week is the cornerstone of 7-Eleven's business. 7-Eleven focuses on meeting the needs of convenience-oriented guests by providing a broad selection of fresh, **high-quality products** and services at everyday fair prices, speedy transactions and a clean, friendly shopping environment. Each store's selection of about **2,500 different products** and services is tailored to meet the needs and preferences of local guests. 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 can earn and redeem points on various items in stores nationwide through its 7Rewards® loyalty program with more than **40 million members**, place an order in the 7NOW® delivery app in over **1,300 cities**, or rely on 7-Eleven for bill payment service, self-service lockers, and other convenient services.

Subject Property



IN THE NEWS

7-ELEVEN PALATINE, IL (CHICAGO)

7-Eleven Innovates to Redefine the Shopper Experience

MELISSA KRESS, JANUARY 22, 2024 (CONVENIENCE STORE NEWS)

Nearly 100 years after giving rise to the convenience store industry, 7-Eleven Inc. continues to be on the forefront of the channel, driven by its ability to tap into the wants and needs of the ever-changing consumer.

The Irving, Texas-based retail chain has a network of 13,000-plus convenience stores across multiple banners in North America and serves more than 12 million customers daily, according to Marissa Jarratt, executive vice president, chief marketing and sustainability officer at 7-Eleven.

EVP Marissa Jarratt details how the convenience retailer leverages consumer data at NRF 2024: Retail's Big Show.

Speaking at NRF 2024: Retail's Big Show on Jan. 14, Jarratt sat down with Lauren Wiener, managing director and partner at Boston Consulting Group, to talk about the retailer's ability to leverage customer data to create a better shopper experience and transform the company. Key to this is ICE: Immediate Consumption Ecosystem.

As Jarratt explained, ICE is composed of three elements:

- 1.Data insights and measurement tools
- 2.Awareness, trial and conversion
- 3.Inspiration, amplification and customer engagement

Breaking it down further, she explained that the first element is made up of three tools: C Shopper, a data insights and analytics platform that leverages purchase and shopper behavior; Brain Freeze Collective, 7-Eleven's proprietary consumer research tool comprised of more than 250,000 loyalty

EXPLORE ARTICLE



7-Eleven Strikes Nearly \$1B Deal With Sunoco for 204 Stores

ANGELA HANSON, JANUARY 11, 2024 (CONVENIENCE STORE NEWS)

7-Eleven Inc. will become the sole owner and operator of Stripes convenience stores and Laredo Taco Co. restaurants in the United States after acquiring 204 locations from Sunoco LP for \$950 million.

The stores are located across west Texas, New Mexico and Oklahoma, and will join the more than 13,000 7-Eleven, Speedway and Stripes locations that 7-Eleven operates, franchises and/or licenses across the United States and Canada.

7-Eleven International LLC Inks \$1.1B Acquisition Deal

"Stripes and Laredo Taco Co. have been a great addition to our family of brands since they initially joined us back in 2018," said 7-Eleven Inc. CEO Joe DePinto. "We're excited to welcome the remaining Stripes stores and Laredo Taco Co. restaurants to the family, and we look forward to serving even more customers across west Texas, New Mexico and Oklahoma."

The acquisition is part of a food-centric initiative to increase revenue and accelerate growth.

7-Eleven grew its U.S. store footprint by 12% when it acquired approximately 1,030 Sunoco c-stores for more than \$3 billion in early 2018. Under the terms of the deal, Sunoco entered into a 15-year take-or-pay fuel supply agreement with a 7-Eleven subsidiary, under which Sunoco agreed to supply approximately 2.2 billion gallons of fuel annually.

At the time, DePinto said the acquisition supported the company's growth strategy in key geographic areas, and that it could learn a great deal about how to cater to the Mexican-American customer base in south Texas.

EXPLORE ARTICLE



LEASE OVERVIEW

7-ELEVEN PALATINE, IL (CHICAGO)

Initial Lease Term	15-Years with 11+ Years Remaining
Projected Rent Commencement	July 2021
Projected Rent Expiration	July 2036
Lease Type	NNN*
Rent Increases	7.5% Every 5-Years, Including Option Periods
Annual Rent (2021-2026)	\$215,000
Annual Rent (2027-2031)	\$231,125
Annual Rent (2032-2036)	\$248,459
Option 1 (2037-2041)	\$267,093
Option 2 (2042-2046)	\$287,125
Option 3 (2047-2051)	\$308,660
Option 4 (2052-2056)	\$331,809

*Landlord Responsibility Limited to Structure

Note: Landlord has a Structural Warranty in Place

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BONUS DEPRECIATION

— 7-ELEVEN PALATINE, IL (CHICAGO) —

100% Bonus Depreciation for Qualifying Convenience Stores

What It Is

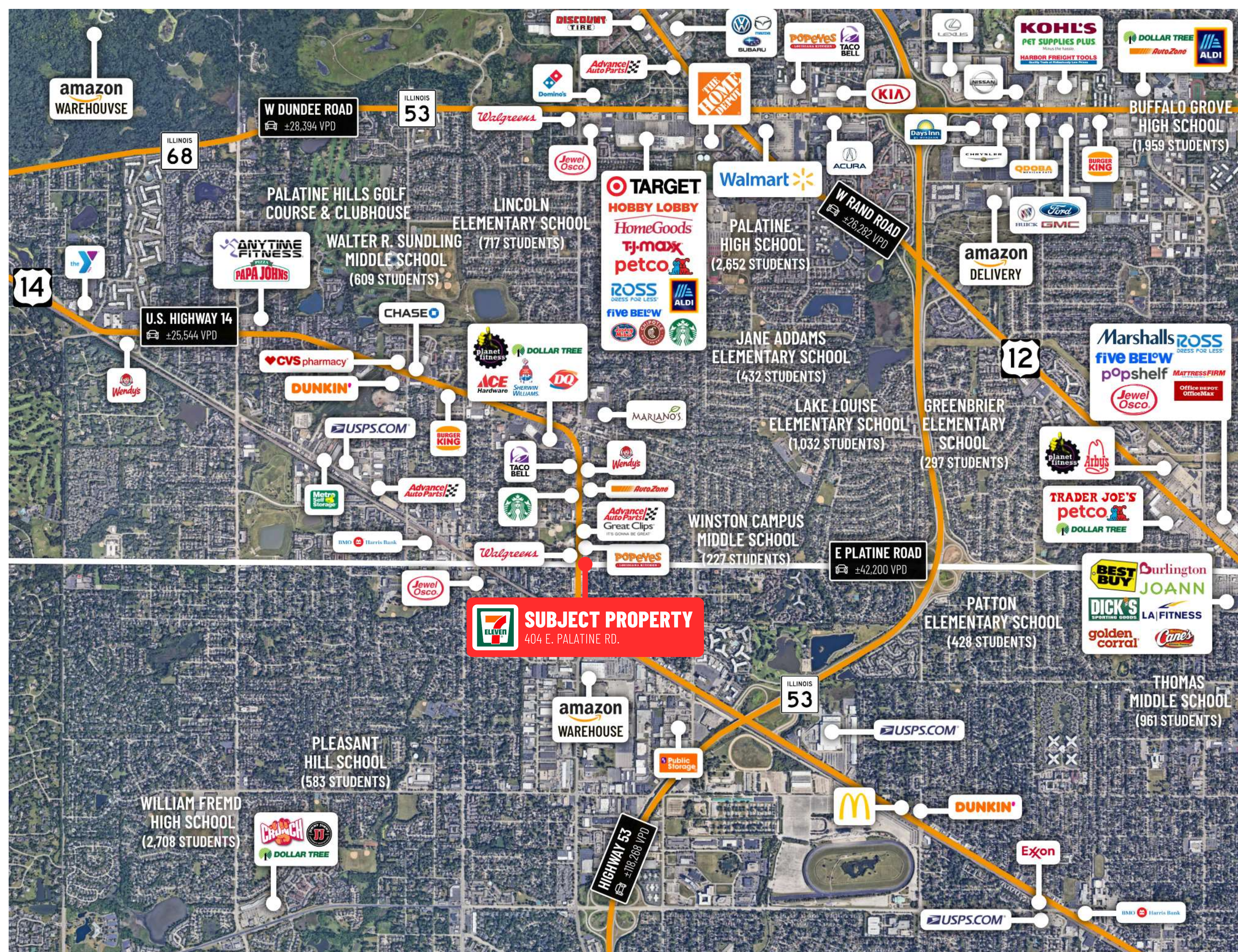
Full expensing of eligible property in the year it's placed in service—no depreciation over time. Permanently reinstated at 100% for qualifying assets under the One Big Beautiful Bill Act (OBBBA).

Investor Benefits

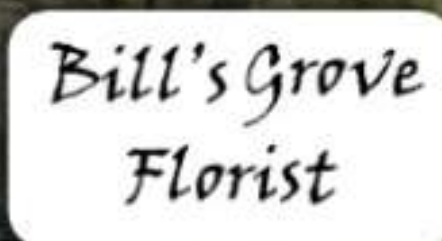
- **Tax Benefit:** Investors can deduct 100% of qualified property costs in the year placed into service. There is no expiration or phase-out.
- **Strategic Flexibility:** With bonus depreciation no longer time-sensitive, acquisition decisions can focus on fundamentals and timing that align with investor goals.
- **Convenience stores stand out for their bonus depreciation advantages:** 7-Eleven is the most viable net lease option currently eligible for bonus depreciation, as other corporate c-store brands typically sign ground leases that don't qualify.



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WINSTON CAMPUS
MIDDLE SCHOOL
(227 STUDENTS)



 E PALATINE ROAD
(42,200 VPD)

 N NORTHWEST HWY
(25,544 VPD)





STUART
R. PADDOCK SCHOOL
(593 STUDENTS)



SUNMADE CLEANERS INC.



Edward Jones

GRAY M. SANBORN
ELEMENTARY SCHOOL
(444 STUDENTS)

Walgreens



N NORTHWEST HWY
(25,544 VPD)

physicians
immediate care

E PALATINE ROAD
(42,200 VPD)

AVEDA




SITE OVERVIEW

7-ELEVEN PALATINE, IL (CHICAGO)

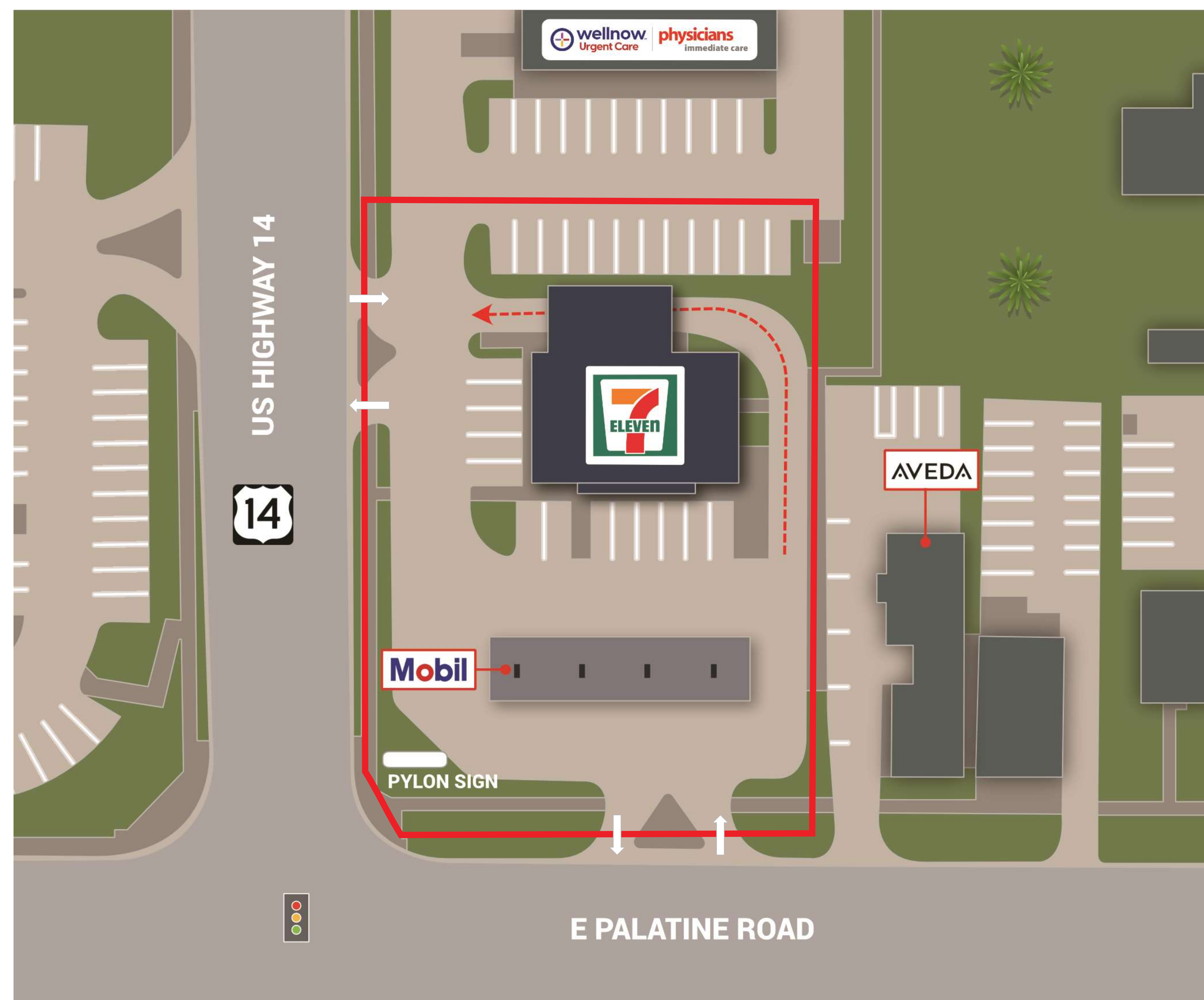
 Year Built | 2021

 Building Area | $\pm 3,010$ SF

 Land Area | ± 0.79 AC

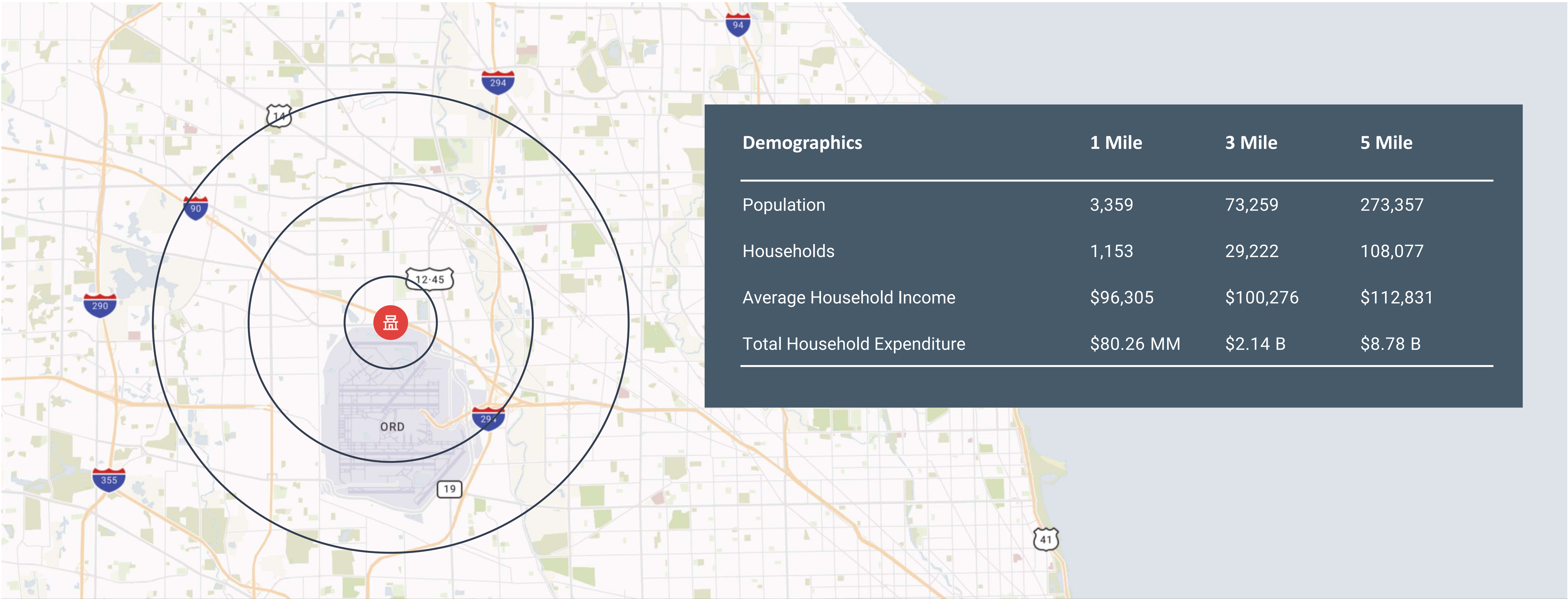
NEIGHBORING RETAILERS

- Target
- Walmart
- Kohl's
- Best Buy
- Burlington
- The Home Depot
- DICK's Sporting Goods
- Planet Fitness
- Anytime Fitness
- Hobby Lobby



LOCATION OVERVIEW

7-ELEVEN PALATINE, IL (CHICAGO)



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1.

Advocate Health (38,679)
2.

Amazon.com Inc. (30,100)
3.

Northwestern Memorial Healthcare (25,386)
4.

University of Chicago (22,395)
5.

Endeavor Health (20,251)
6.

Walmart Inc. (17,400)
7.

United Airlines Holdings Inc. (16,937)
8.

Walgreens Boots Alliance Inc. (16,486)
9.

JPMorgan Chase & Co. (15,382)
10.

Health Care Service Corp. (14,771)

LOCATION OVERVIEW

7-ELEVEN PALATINE, IL (CHICAGO)



RESIDENTS IN THE
CHICAGO METRO
AREA

9.6M

2021 ANNUAL GDP

\$630B

Chicago stands proudly along the shores of Lake Michigan, ranking as the third most populous city in the U.S.

With a population of 2.7 million, it holds the title of the most populous city in both Illinois and the entire Midwest region. The surrounding Chicago metropolitan area, home to nearly 10 million people, ranks as the third largest in the United States, the fourth largest in North America, and the third largest in the world by land area.

With more than 400 major corporate headquarters, including 31 listed in the Fortune 500, the region has consistently been a top destination for corporate relocations over six years running. Additionally, it hosts several prominent research universities such as the University of Chicago, Northwestern University, University of Illinois at Chicago, DePaul University, and Loyola University.

- Nestled on Lake Michigan’s edge, the city serves as a global epicenter for finance, commerce, industry, technology, telecommunications, and transportation.
- O’Hare International Airport, one of the world’s busiest, anchors the region’s transportation network, supported by an extensive network of U.S. highways and railway freight routes.
- Chicago is renowned as one of the premier sports cities globally, earning recognition in the 2021 Burson Cohn & Wolfe’s annual World Sports City Ranking.
- Chicago boasts the world’s fourth-largest gross metropolitan product, with a GDP reaching approximately \$630 billion in 2021, trailing behind Tokyo, New York City, and Los Angeles in ranking.
- In 2021, Chicago emerged as the second most visited city in the United States, attracting 30.7 million domestic and international visitors.
- The city earned recognition as the top metropolitan area for corporate investment, as reported by the Chicago Sun-Times.
- Notable landmarks dotting the cityscape include Millennium Park, Navy Pier, the Magnificent Mile, the Art Institute of Chicago, Museum Campus, the Willis (Sears) Tower, the Museum of Science and Industry, and Lincoln Park Zoo.

IN THE NEWS

7-ELEVEN PALATINE, IL (CHICAGO)

Quantum business park coming to Chicago, backed by \$700M from state of Illinois

ANDREW ADAMS, JULY 26, 2024 (CAPITOL NEWS ILLINOIS)

CHICAGO – A California-based quantum computing company wants to build one of the largest quantum computers in the world on Chicago’s southeast side and the state is chipping in hundreds of millions of dollars to help make it happen.

PsiQuantum will be the first tenant of the “Illinois Quantum and Microelectronics Park,” the latest development toward turning Illinois into a “global quantum capital,” a vision laid out by Gov. JB Pritzker.

Former U.S. Steel plant will host ‘quantum campus’ development

In the latest economic development deal from Pritzker’s development-friendly administration, PsiQuantum is set to receive \$200 million in tax breaks and other incentives through several state programs, including \$92 million from the state’s Manufacturing Illinois Chips for Real Opportunity Act, or MICRO.

The company, as part of the agreement, must put up \$1.1 billion for the project, which is planned to include the first “utility-scale quantum computer in the United States,” according to PsiQuantum CEO Jeremy O’Brien.

State law was amended earlier this year to make quantum-related companies eligible for MICRO incentives, originally intended to spur microchip manufacturing. This is the first agreement under that law since the incentive program launched in 2023.

EXPLORE ARTICLE

Walmart's Cutting-Edge Illinois Consolidation Center Creates 700 Jobs, Enhances Chicago Area Economy

DAMON R. SHEFFIELD, MAY 01,2024 (HOODLINE)

Walmart is ramping up its logistics game with the recent unveiling of a new 492,000-square-foot consolidation center in Minooka, Illinois. As the retailer's third such facility, this technological powerhouse is slated to bolster the local economy with roughly 700 new jobs. Located at 201 S. McLinden Road, the state-of-the-art center has already begun operations, poised to streamline the distribution process and get goods on shelves faster.

With automated technology at its core, the Minooka Center is not just a boon for the supply chain but a major employment driver in the Chicago area, eventually employing 700 people once fully operational. In a statement obtained by the Chicago Sun-Times, Walmart's general manager of the Minooka center, James White, dubbed the launch a "significant milestone" in the company's history. Aiming to simplify the supply chain process, the facility started handling goods about 60 days ago and, as reported by Fox32 Chicago, is expected to see triple the operational capacity.

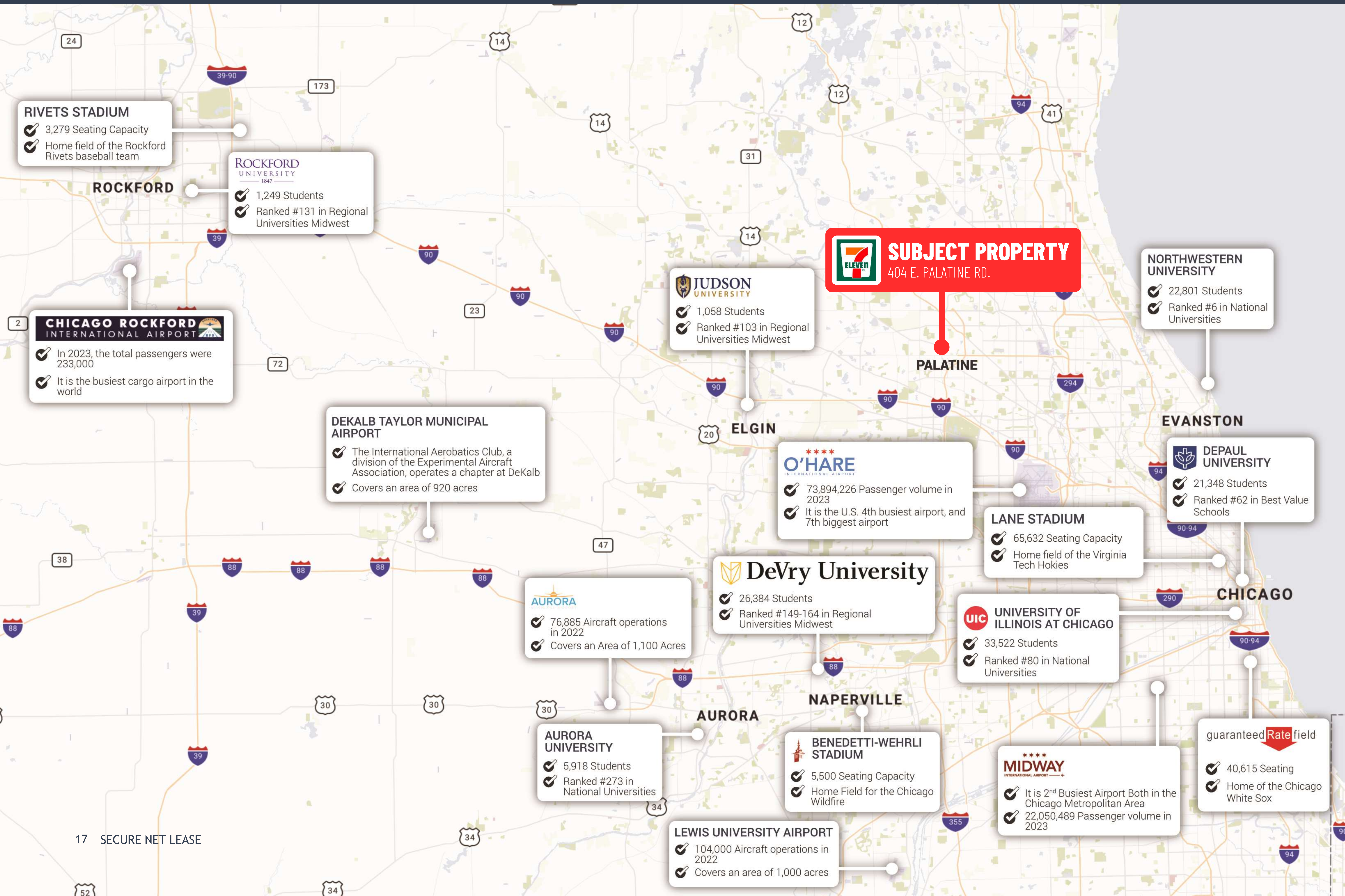
As one of the state's largest employers, Walmart bolsters its commitment to the region, employing over 57,800 associates in its seven distribution centers and 184 retail stores throughout Illinois.

Both industry and community stand to benefit from Walmart's latest move, with the promise of lower consumer prices and jobs that offer a full suite of benefits. "This grand opening represents what we are as a company," Walmart’s senior vice president of ambient operations, Mike Gray, said in a statement secured by the Chicago Sun-Times. He stressed Walmart's legacy in supply chain excellence and its commitment to making its system more efficient with ongoing innovation.

EXPLORE ARTICLE

METRO AREA

7-ELEVEN PALATINE, IL (CHICAGO)



CALL FOR ADDITIONAL INFORMATION

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Suite 200
Dallas, TX 75231
(214) 522-7200

Los Angeles

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El Segundo, CA 90245
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