

CLICK HERE FOR WEBSITE & OFFERING MEMORANDUM



**OFFERING
PRICE**

\$750,000

**CAP
RATE**

6.00%

NOI

\$45,000

**BELOW REPLACEMENT COST
VERY LOW AND UNDER-MARKET
RENT OF ONLY \$45,000**

**NET LEASE WITH CORPORATE GUARANTY
MINIMAL LANDLORD RESPONSIBILITIES
AND GUARANTEED BY 7-ELEVEN INC.**

**LONG-TERM TENANCY
7-ELEVEN HAS SUCCESSFULLY OPERATED
AT THIS SAME LOCATION FOR ALMOST
50 YEARS**

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