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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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