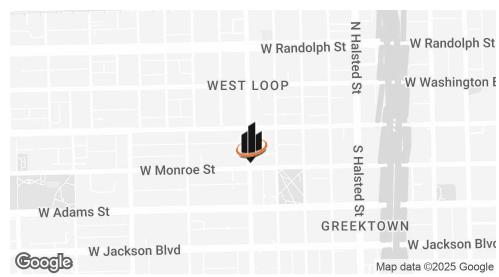


PROPERTY SUMMARY





OFFERING SUMMARY

SALE PRICE:	\$1,300,000
BUILDING SIZE:	2,518 SF
PRICE / SF:	\$516.28
CAP RATE:	8.97%
NOI:	\$116,652
YEAR BUILT:	2005
MARKET:	West Loop

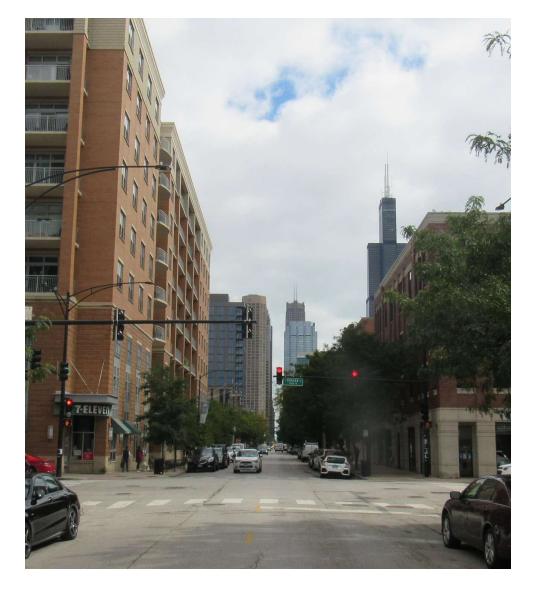
PROPERTY OVERVIEW

SVN is pleased to present the exclusively listed Single-Tenant NNN Corporate leased 7-Eleven property presently dark, a street-level, 2,518 square feet condo unit. Located at the lighted intersection of Monroe and Morgan. The property is located in Chicago's West Loop and is adjacent to the hot Fulton Market area. The storefront is located at the base of the 101-unit 950 Monroe condo building. Two (2) interior parking spaces (P-19 & P-20) come with the property. 7-Eleven pays rent for these two parking spaces.

7-Eleven signed a 15-year NNN lease starting in 2005 with 3 five-year options to renew. In 2020, 7-Eleven entered into negotiations with the present owner to exercise its first 5-year option. The Tenant in 2024 exercised its 2nd 5-year extension, which brings the lease term to May 31, 2030. In September of 2024, 7-Eleven decided to close this store along with 500 other stores.

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COMPLETE HIGHLIGHTS

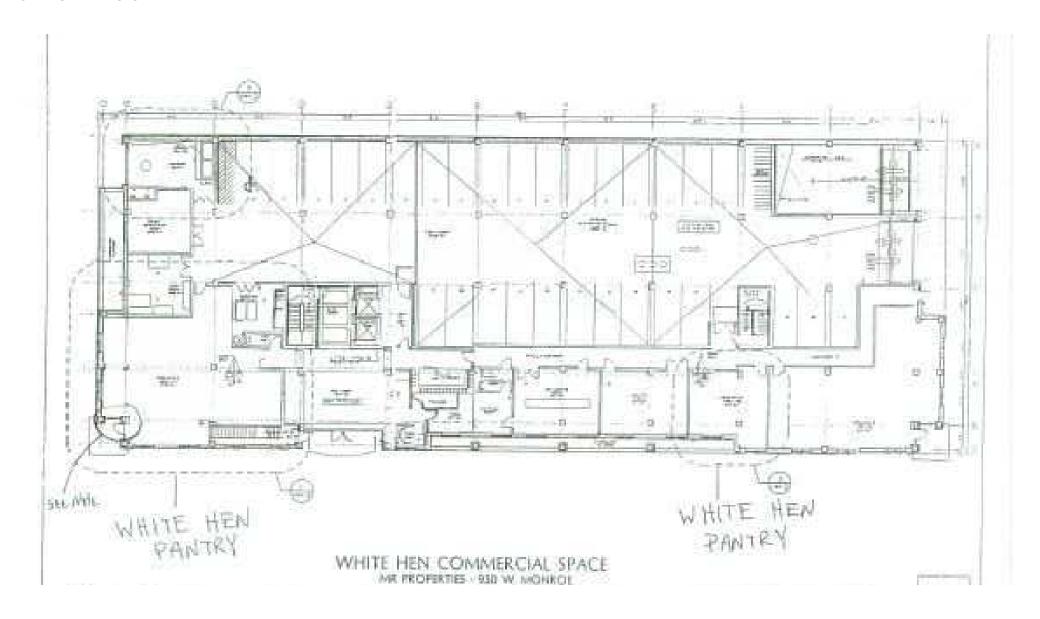


PROPERTY HIGHLIGHTS

- Corporate NNN lease
- Tenant exercised its 2nd 5-year extension in June of 2024
- Store is presently dark with rent payable until May of 2030
- Great downtown Chicago West Loop location in 101-unit constructed condo building built in 2005
- Located at the lighted corner of Monroe and Morgan
- Investment Grade Tenant rated A and Baa2
- No Gas Station Component involved
- Tenant Leases 2 indoor heated parking spaces
- Tenant pays Condo Association dues, Real Estate taxes, and all utilities

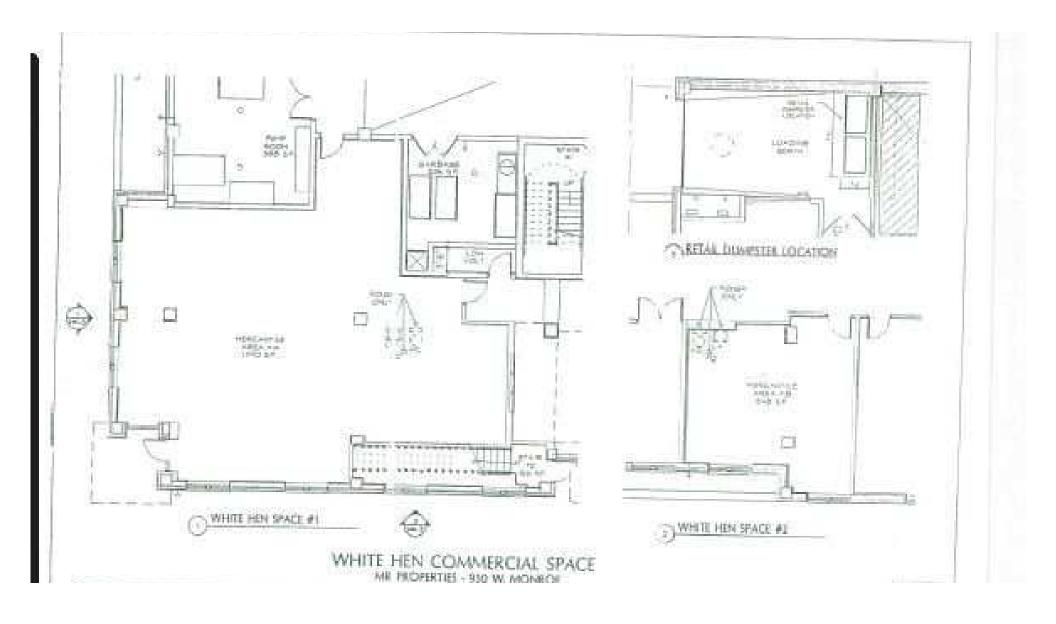
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SPACE FLOOR PLAN



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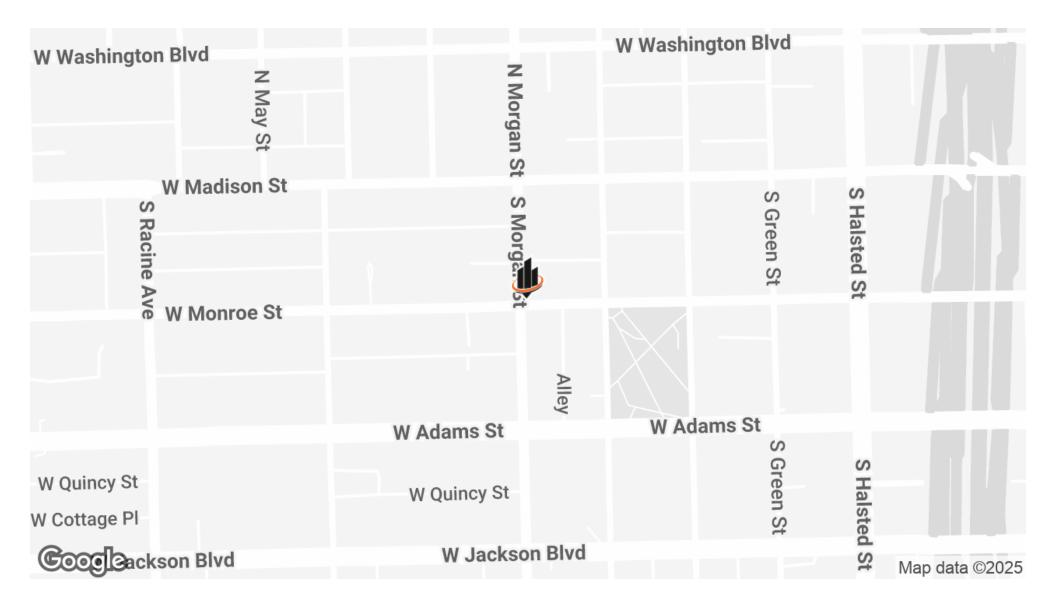
SPACE FLOOR PLAN



NICHOLAS MANGANAIS

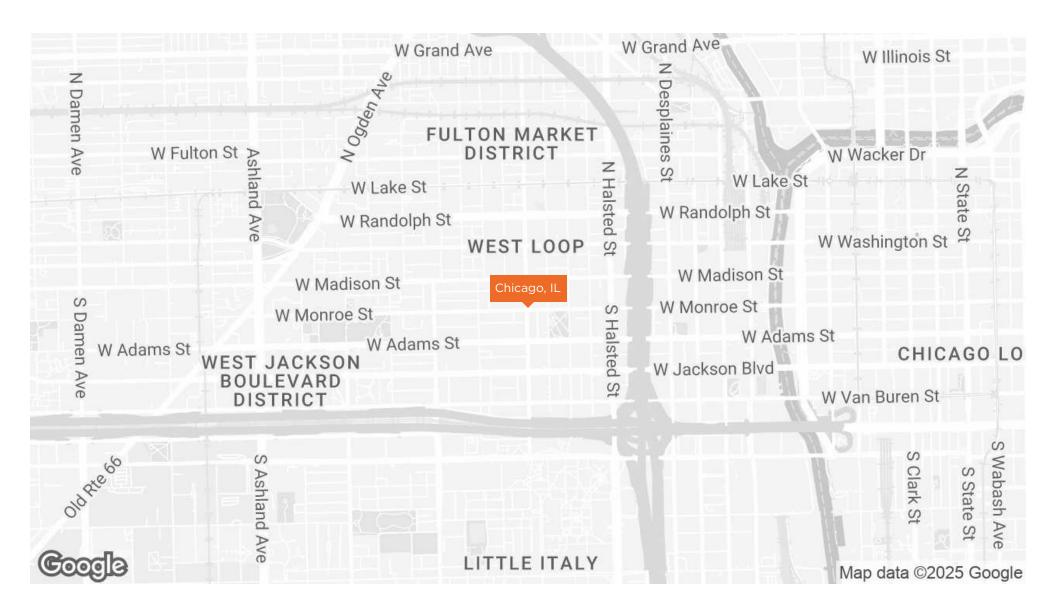


LOCATION MAP



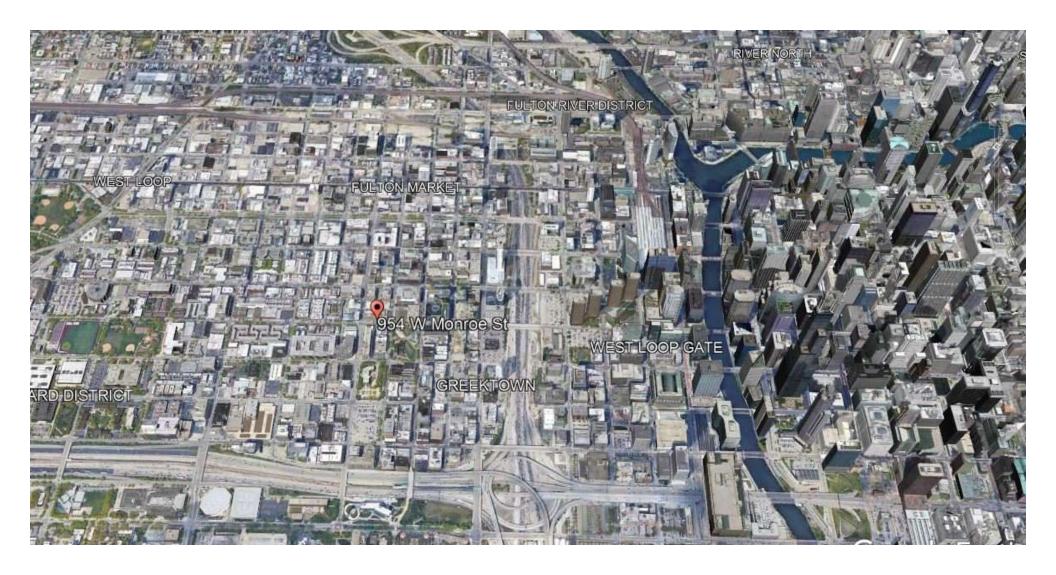
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REGIONAL MAP



NICHOLAS MANGANAIS

AERIAL



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nick.manganais@svn.com



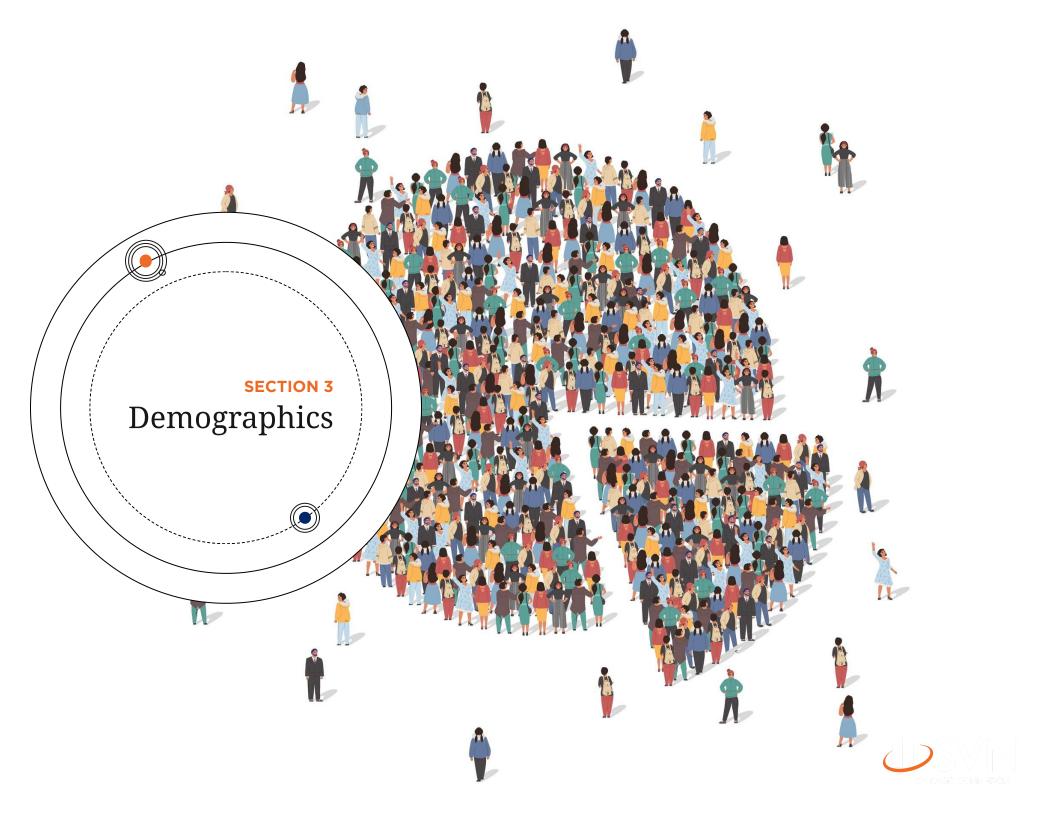
FIANCIAL OVERVIEW

2nd admendment extension exercised 6/01/2025-5/31/2030 \$108,000 \$9,00 Price \$1,300,000 Option 1 -5 years 6/01/2030-5/31/2035 \$118,800 10 \$9,90 Down Payment 100% \$1,300,000 Option 2 -5 years 6/01/2035-5/31/2040 \$130,680 10 \$10,85	7-ELEVEN							
954 W. Monroe	FINANCIAL OVERVIEW	V		ANNUALIZI	ED OPERATING DATA			
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Chicago, Illinois 60607						ANNUAL	% Increase	MONTH;Y
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CAP RATE								
Type of Ownership Fee Simple Year Built 2005 TENANT SUMMARY Tenant Trade Name 7 Eleven Ownership Private S&P rated - A Moody's- Baa2 Tenant Corporate Store Lease Guarantor Corporate Guarantee Lease Guarantor Corporate Guarantee Lease Type -NNN Armchair Investment Roof and Structure Condo Association Lease Expiration Date 5/31/2030 Term Remaining on Lease - 4 years + Lease Option Periods- 3- 5 year periods Lease Rent Increases- 10% every 5 years Original Rent Commencement Date 06/01/2005 Note: This information has been secured from sources we believe to be reliable, but we make no representations or warrranties, expressedor implied, as to the accuracy of the		3.5 BATCO-16.700-404(526), 2760		Parking Rei	nt for 2 spaces	\$8,652.00		
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information. Buyer must verify the information and bears all risk for any inaccuracies.		and the same of th	The state of the s					
Please review the actual lease and consult an attorney and/or accountant.	The same of the contract		A					

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nick.manganais@svn.com



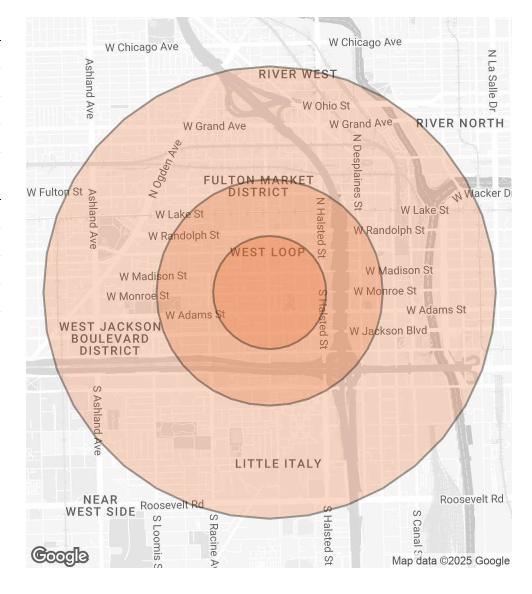
DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	4,315	14,860	48,342
AVERAGE AGE	33.8	32.0	31.8
AVERAGE AGE (MALE)	33.5	32.5	32.2
AVERAGE AGE (FEMALE)	35.1	32.5	31.7

HOUSEHOLDS & INCOME 0.25 MILES 0.5 MILES 1 MILE

TOTAL HOUSEHOLDS	2,467	8,792	27,788
# OF PERSONS PER HH	1.7	1.7	1.7
AVERAGE HH INCOME	\$153,329	\$139,645	\$137,324
AVERAGE HOUSE VALUE	\$836,865	\$564,349	\$545,213

^{*} Demographic data derived from 2020 ACS - US Census



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DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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