Shell

WITH QUICK RUN CONVENIENCE STORE

★★★★ CHICAGO, ILLINOIS

1048 S MILWAUKEE AVE, CHICAGO, IL 60090
view on map

100% ABSOLUTE NNN LEASE | ZERO LANDLORD RESPONSIBILITIES

LONG-TERM LEASE | 15+ YEARS OF TERM REMAINING

LARGE OPERATOR | 250+ UNITS

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PARASELL INC.

Contact Scott Reid

EXECUTIVE SUMMARY ★★★★

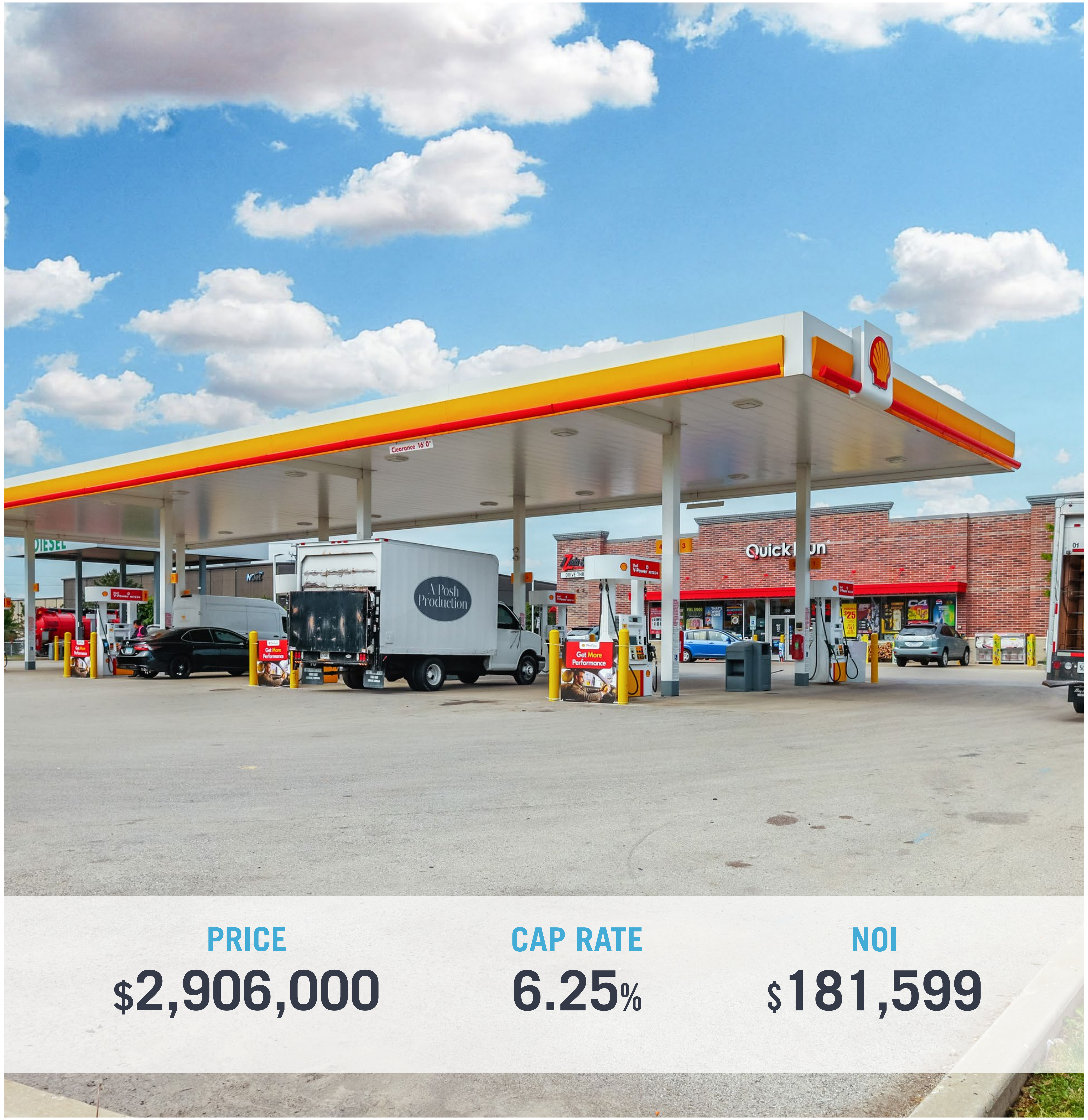
ParaSell, Inc. is pleased to present the opportunity to acquire a newly constructed Quick Run gas station / convenience store located in Chicago (Wheeling), Illinois (the "Property"). The Property comprises ±3,678 SF on a 1.63 AC lot and includes 16 fueling positions and 2 diesel pumps. Situated on a hard corner fronting US 45 (27,600 VPD), a major north-south US highway, the site sits adjacent to Chicago Executive Airport, the 4th busiest airport in Illinois, driving consistent vehicular traffic to the location.

The Property is secured by a 100% Absolute NNN lease with no landlord responsibilities, offering investors the most passive form of commercial real estate ownership. The lease has over 15 years of term remaining alongside four (4), 5-year renewal options, providing long-term occupancy that is supported by 1.25% annual rent escalations, delivering consistent built-in rent growth throughout the term. Additionally, the lease is jointly and severally guaranteed by both partners, whose combined net worth exceeds $35M, reinforcing the investment's secure profile.

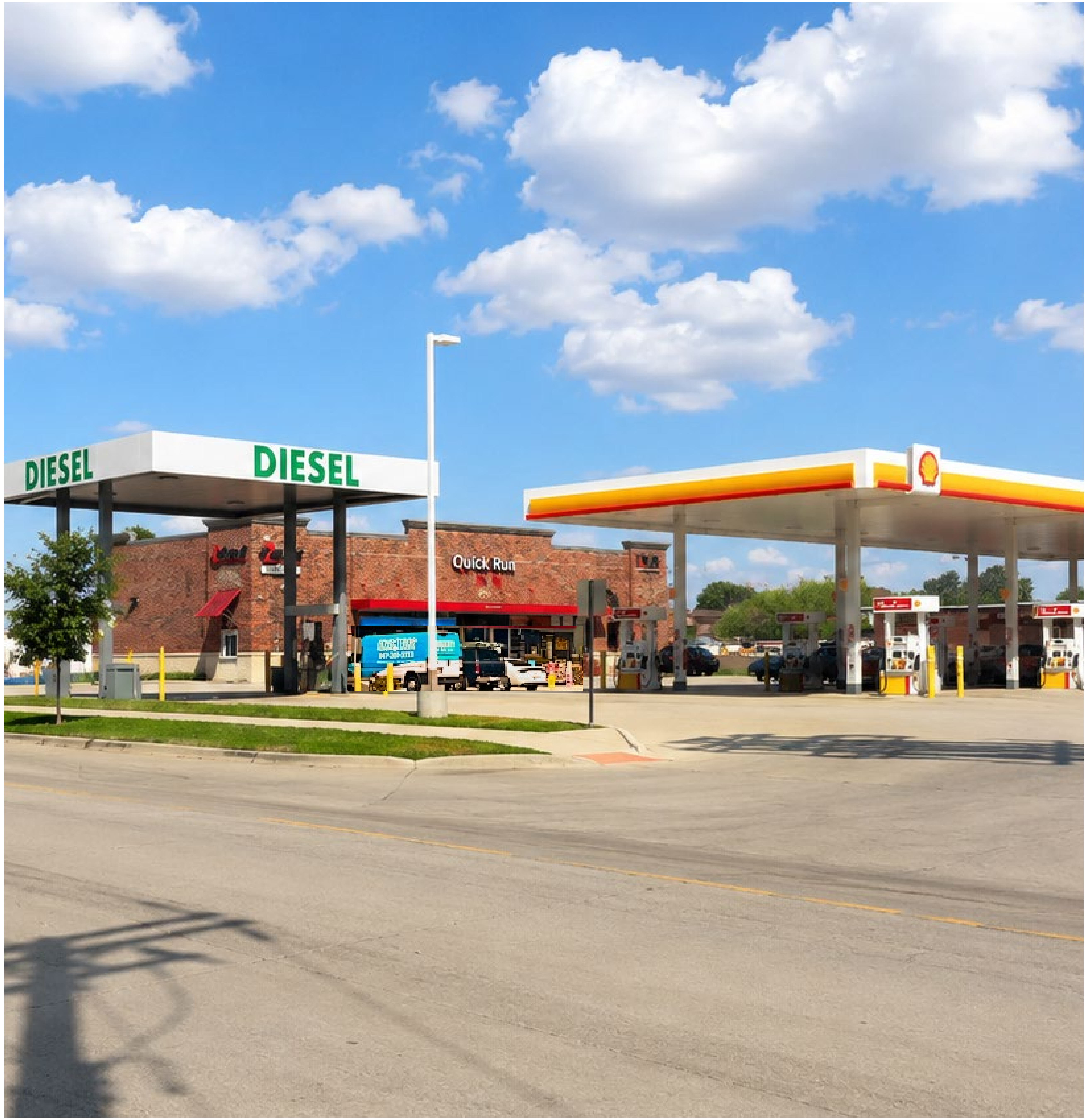
The Tenant is an experienced multi-brand operator with more than 250 franchised businesses across the country, including Quick Run gas station / convenience stores, Dunkin', Wingstop, Smoothie King, and Jimmy John's. Quick Run is a national convenience and fueling concept whose locations are strategically situated on high traffic corridors. Fuel at the Property is supplied under the Shell brand, an investment-grade energy company (S&P: A+, Moody's: Aa2) that operates thousands of service stations across the U.S. The site also features Azada Grill, a family-owned Mexican restaurant that provides diversified income and additional consumer draw.

Wheeling is a prosperous suburb on the north side of the Chicago metropolitan area, approximately 23 miles from downtown. The surrounding three-mile trade area features an average household income exceeding $136,000 and population growth of more than 4% since 2020, supporting a high-income consumer base and sustained retail demand. Situated within Greater Chicago, the third-largest metropolitan area in the U.S., home to more than 9.5 million residents and one of the most interconnected highway systems in the country, the Property benefits from significant pass-through traffic.

As a newly constructed asset secured by a 100% absolute NNN lease with strong personal guarantees from two seasoned operators, the offering represents a low risk, best-in-class investment supported by durable tenant demand within a high-income suburb of a top three U.S. metropolitan market.



PRICE	CAP RATE	NOI
$2,906,000	6.25%	$181,599



THE BOTTOM LINE

100% ABSOLUTE NNN LEASE
Providing investors with the most passive form of commercial real estate ownership.

OVER 15 YEARS OF REMAINING BASE TERM
With annual rental increases, including during each of the four (4), 5-year renewal options.

LEASE SECURED BY HIGH NET WORTH PERSONAL GUARANTORS
The operators have a combined net worth in excess of $35 million.

OPERATED BY LARGE, SEASONED FRANCHISEE
The Tenant is an experienced multi-brand franchise operator with over 250 franchised stores including Quick Run gas/c-stores, Dunkin', Wingstop, Smoothie King, Jimmy Johns, and Cousin's Subs.

CONVENIENCE STORE INCLUDES DRIVE-THRU QSR
The Convenience store includes an Azada Grill with drive-thru providing diversified income to the Tenant and increased customer draw to the site.

STRONG PERFORMING STORE
The Tenant reports strong unit-level coverages at the property, positioning it as a low-risk investment supported by durable consistent income.

NEW 2021 CONSTRUCTION
Newly built ±3,678 SF convenience store with 16 fueling positions and 2 diesel pumps situated on ± 1.63 acres.

STRATEGICALLY POSITIONED AT HARD CORNER FRONTING US 45
Property sits adjacent to Chicago Executive Airport (4th busiest airport in the state) and benefits from direct access to the US 45 (27,600 VPD), a major north-south US highway.

GROWING, AFFLUENT SUBMARKET
Average household incomes exceed $136,000 and there has been 4% population growth since 2020.

CHICAGO – 3rd LARGEST MSA
Chicago is home to 9.5 million residents and reports $923 billion in GDP.

ATTRACTIVE YIELD
Rare opportunity to acquire a long-term, low price point, absolute NNN, strong credit gas station and c-store at a 6.25% capitalization rate in one of the largest metros in the country.


BEST BUY
Burlington
LA FITNESS
Marshalls
Walgreens
DICK'S SPORTING GOODS
BMO
verizon
SALLY
Great Clips
BURGER KING
golden corral
Cane's
TARGET
ALDI
Jewel Osco
ROSS DRESS FOR LESS
five BELOW
Office DEPOT
TRADER JOE'S
Kirkland's
DOLLAR TREE
petco
Binny's
ULTA
THE VITAMIN SHOPPE
CHUCK E. CHEESE
Panera
tropical SMOOTHIE CAFE
at home
FLOOR & DECOR
T-Mobile
AT&T
BIBIBOP
Olive Garden
chili's
SUBWAY
CHIPOTLE
Walmart Supercenter
TARGET
Binny's
T-Mobile
9ROUND
Casey's
POTBELLY
CHIPOTLE
BANK OF AMERICA
Jewel Osco
Walgreens
Bowlero
Lazy DOG
Chick-fil-A
Culver's
DUNKIN'
AT&T
BURGER KING
NAPA
CHICAGO EXECUTIVE AIRPORT
4th Busiest Airport in the State
Subject
US-45 - 27,600 VPD
PARKLAND OWNED BY COOK COUNTY
Not Developable

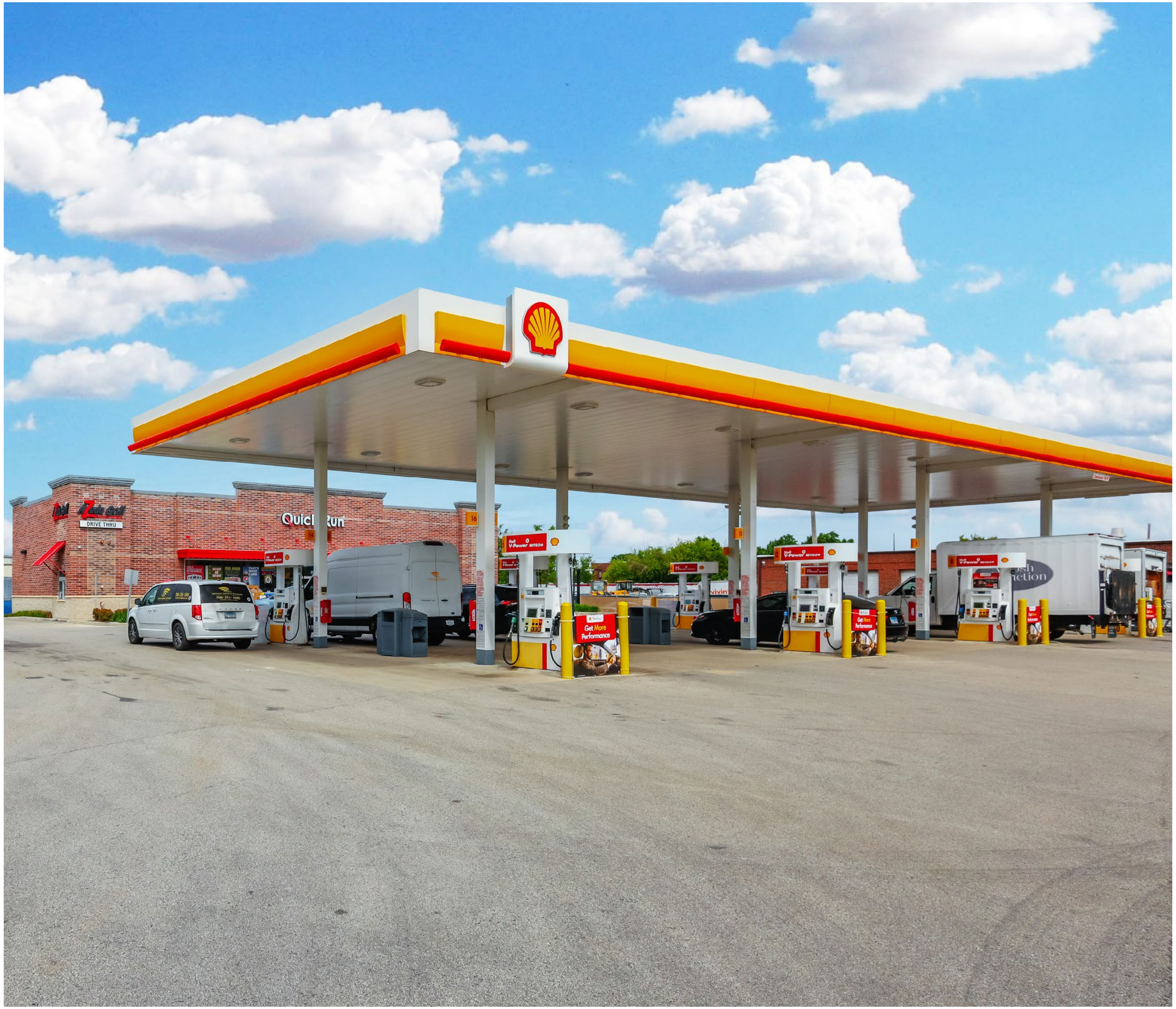
INVESTMENT HIGHLIGHTS

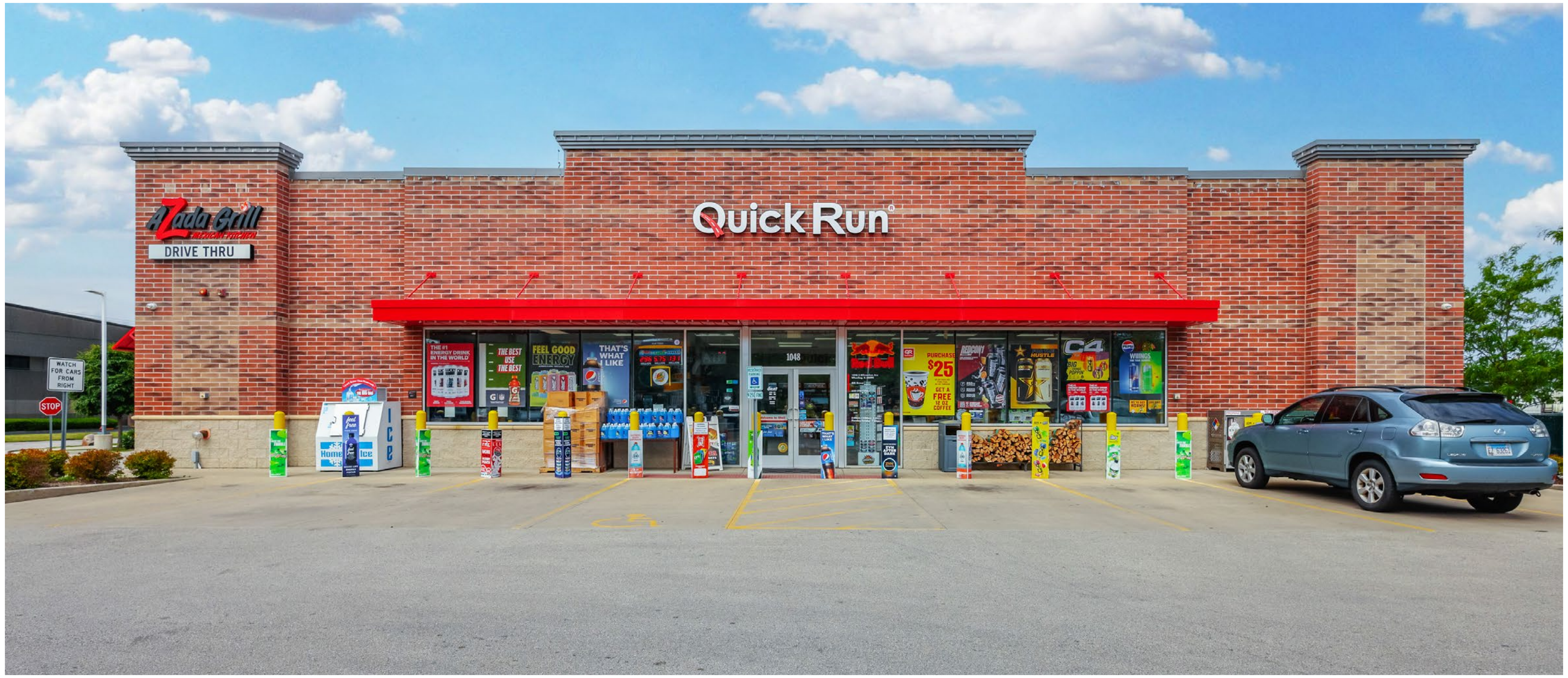
NEW 2021 CONSTRUCTION SECURED BY A LONG-TERM 100% ABSOLUTE NNN LEASE

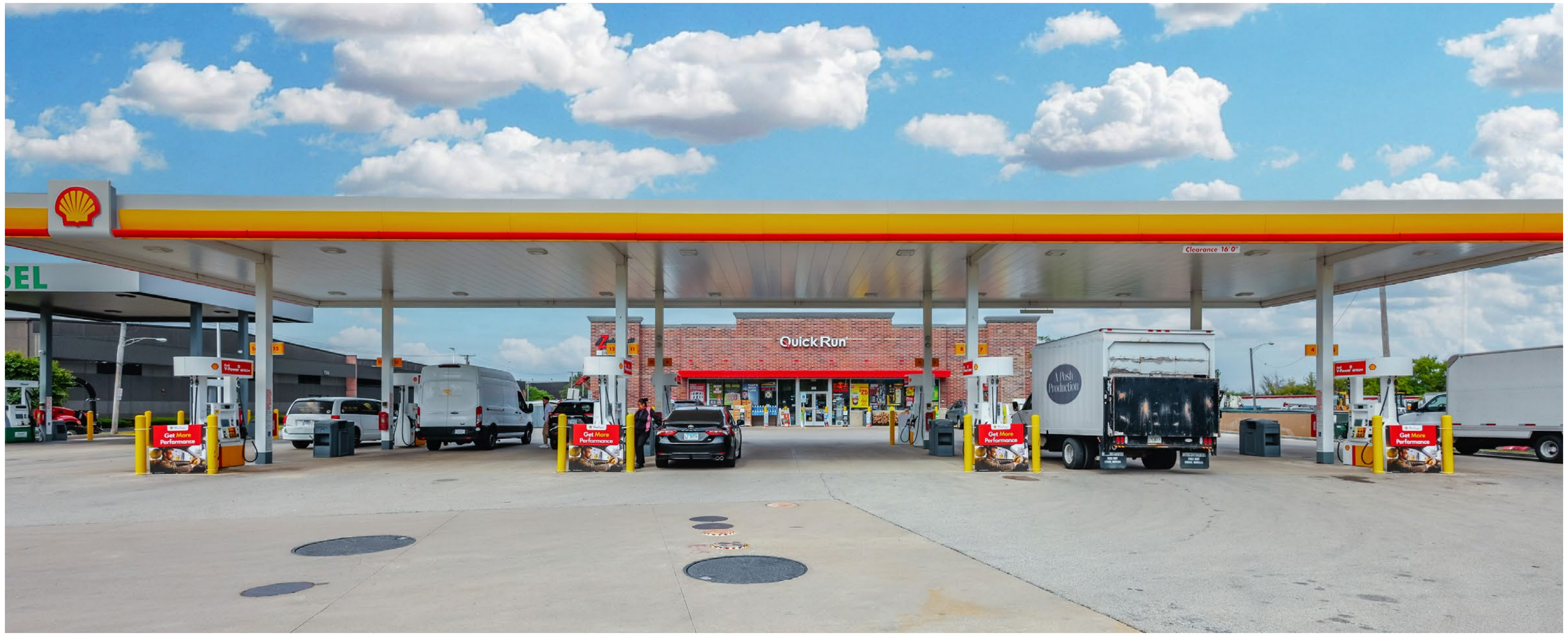
The Property is a newly built ±3,678 SF Quick Run Gas Station/C-Store which features 16 fueling positions and 2 diesel pumps. It is subject to a 100% absolute NNN Lease, with the tenant responsible for all property expenses, offering investors the most passive form of commercial real estate ownership. Additionally, the lease has over 15 years of term remaining and features 1.25% annual rent increases, delivering consistent, built-in rent growth throughout the term.

OPERATED BY LARGE, HIGH NET WORTH FRANCHISEE

The Tenant is an experienced multi-brand franchise operator with over 250 franchised businesses open and operating across the country. In addition to Quick Run gas/c-stores, the Tenant operates Dunkin', Wingstop, Smoothie King, Jimmy John's, and Cousin's Subs stores. The Lease is personally guaranteed by two seasoned principals with more than 60 years of combined experience and a net worth of over $35 million. The strong personal guarantee provides direct credit support and ensures long-term performance stability. Their track record of operational excellence, brand diversification, and disciplined market selection underscores their reputation as one of the most capable independent convenience operators in the region.





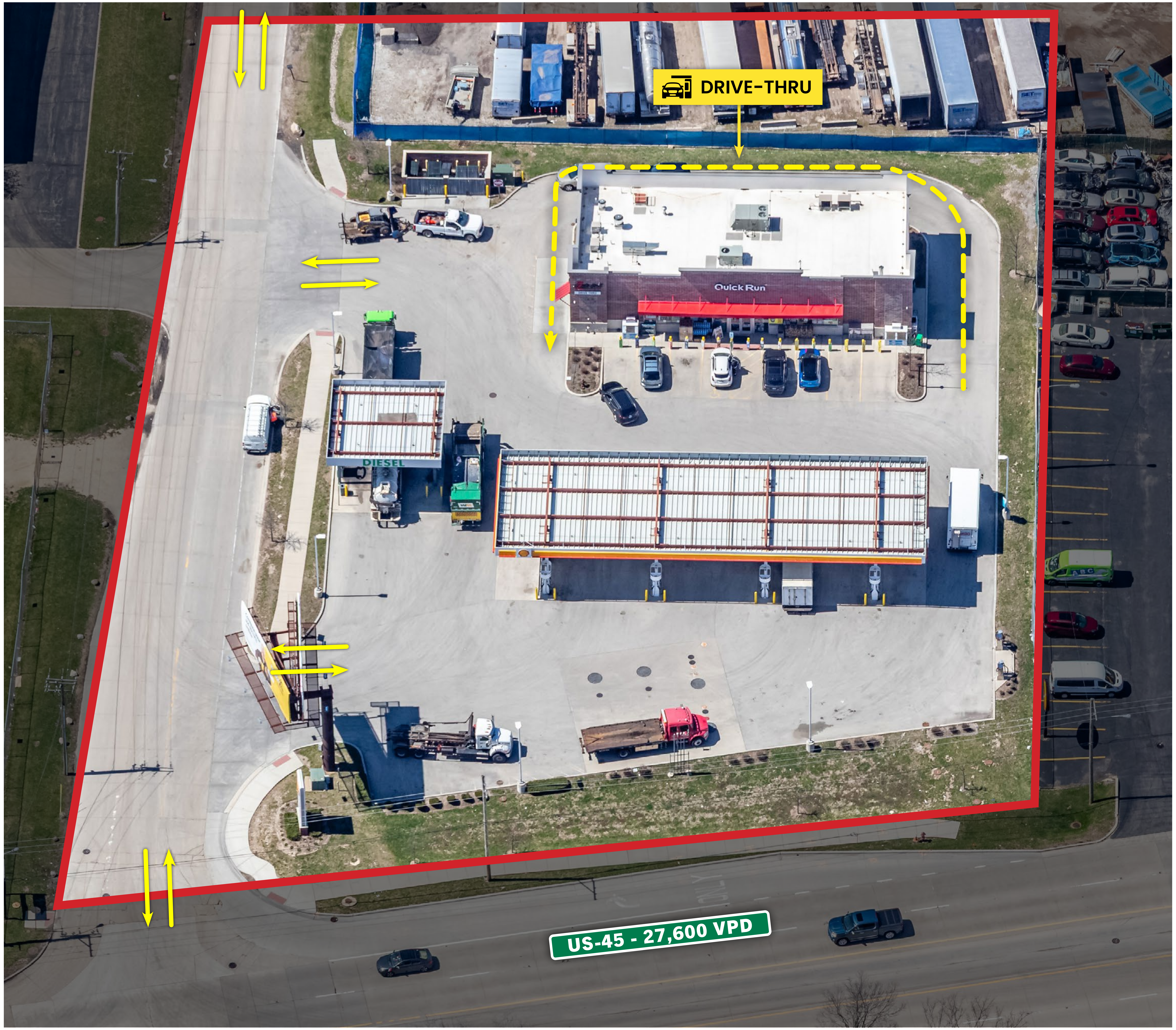


STRONG PERFORMING GAS STATION/C-STORE SUPPORTED BY SHELL GAS STATION & QUICK RUN CONVENIENCE STORE

Fuel at the Property is supplied under the Shell brand, an investment-grade energy company (S&P: A+, Moody's: Aa2) that operates thousands of service stations across the U.S. strategically positioned in high-traffic retail corridors along major transportation routes. Quick Run is a national fueling and convenience concept that features modern, high-volume facilities that are built to serve both residents and commuter traffic. In addition to the convenience store, the site features a drive-thru Azada Grill, a Mexican restaurant that provides diversified income to the Tenant and drives additional consumer draw to the location. With the Tenant reporting strong unit-level coverages at the property, the offering is positioned as a low-risk investment supported by durable consistent income.

STRATEGICALLY SITUATED IN A GROWING, AFFLUENT SUBURB OF CHICAGO

The Property is located in Wheeling, an affluent, established suburb on the north side of the Chicago metropolitan area, approximately 23 miles northwest of downtown. The surrounding 3-mile trade area features an average household income exceeding $136,000 and population growth of more than 4% since 2020 with continued population growth forecasted. This dense, high-income consumer base supports consistent vehicular traffic and sustained retail demand. Wheeling sits within Greater Chicago, the third-largest metropolitan area in the U.S., with more than 9.5 million residents, a highly diversified economy spanning finance, healthcare, transportation, and logistics with a GDP totaling $923 billion. The Property itself is strategically positioned on a hard corner fronting US 45 (27,600 VPD) and sits adjacent to the Chicago Executive Airport, the 4th busiest airport in Illinois, driving additional consumer traffic to the site. With excellent visibility in a prime retail corridor that serves both an affluent residential base and significant commuter demand, the Property is ideally positioned for long-term retail occupancy supported by durable tenant demand.



PROPERTY DESCRIPTION

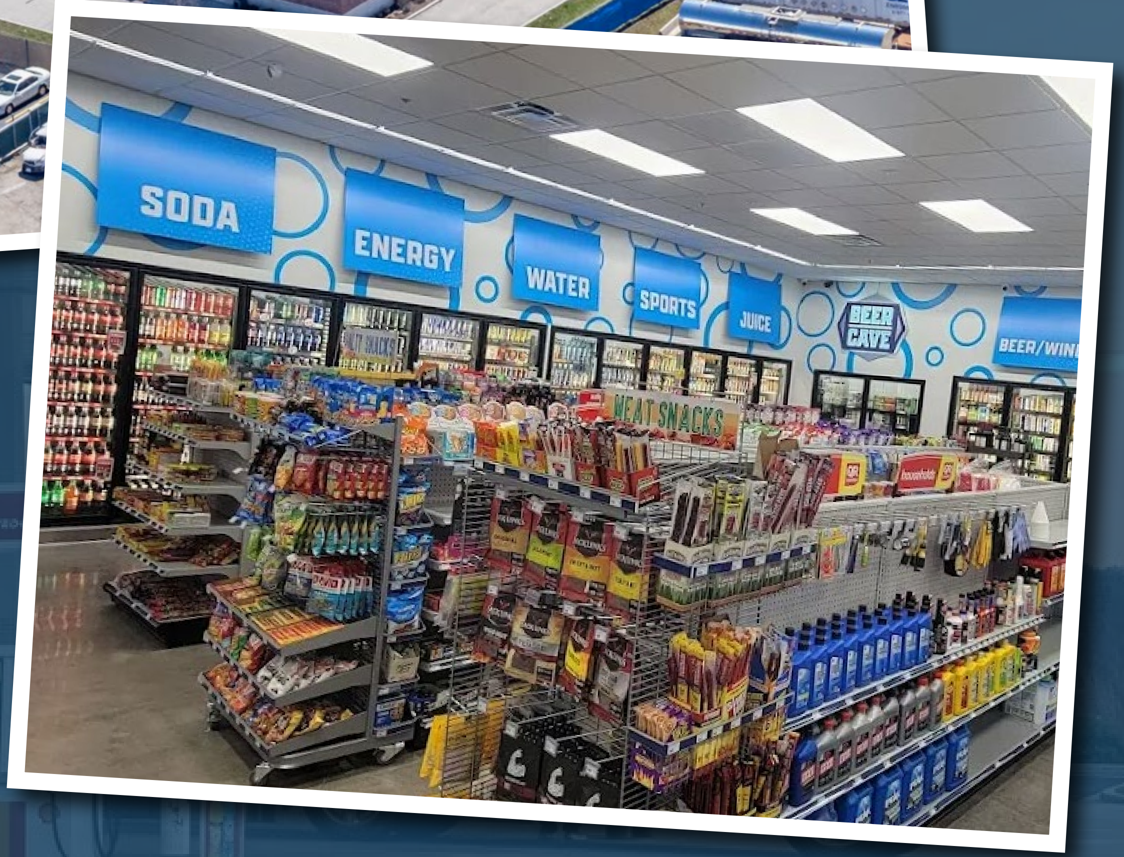
1048 S MILWAUKEE AVE, CHICAGO, IL 60090

VIEW ON MAP

APN	03-13-200-024, 03-13-200-025
ZONING	B-3 (General Commercial)
GLA	±3,678 SF
LOT SIZE	±1.63 AC
YEAR BUILT	2021
PARKING	8 Surface Spaces
PARKING RATIO	2.18 : 1,000 SF
GAS DISPENSERS	16 Fueling Positions + 2 Diesel Pumps

Disclaimer: Parcel lines and parking stalls depicted are estimated and for general illustration purposes only. Buyer is urged to verify actual parking count, building and lot size through a land and building survey.

Shell & Quick Run



TENANT OVERVIEW

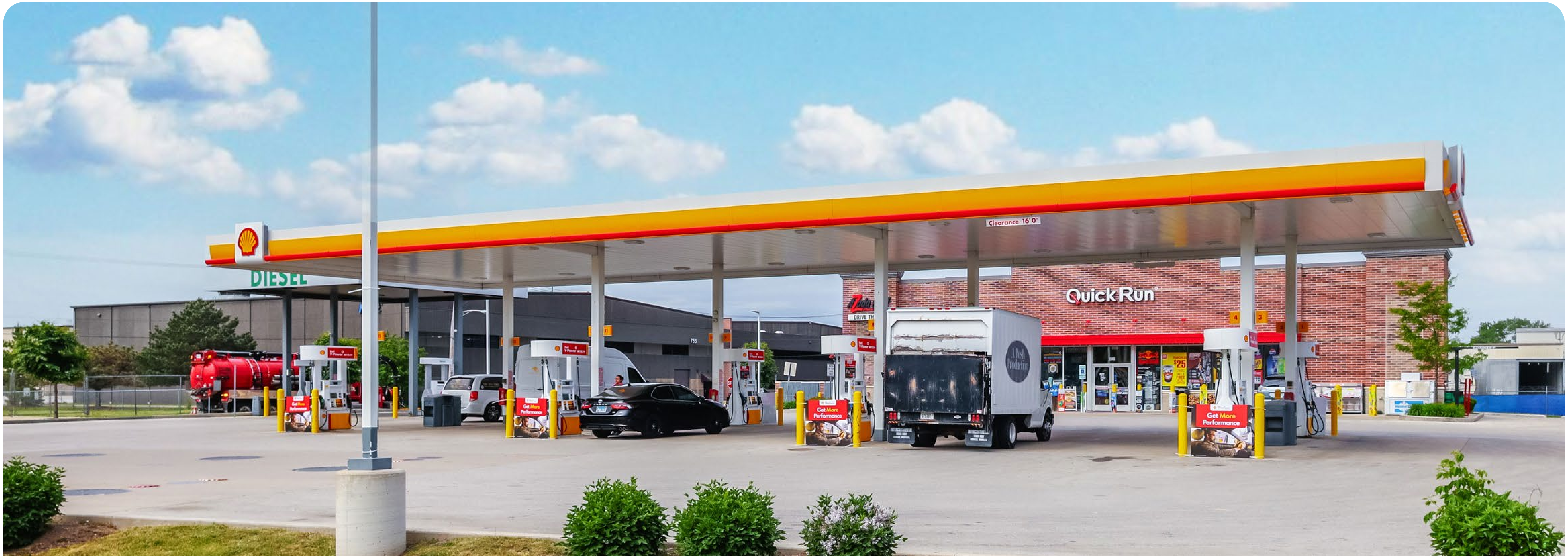
Shell is an investment-grade energy company (S&P: A+, Moody's: Aa2) headquartered in London, England. As one of the world's largest integrated oil and gas companies, Shell engages in exploration, production, refining, marketing, and retail operations under the Shell, Pennzoil, Quaker State, and Jiffy Lube brands. The company operates thousands of service stations across the U.S., strategically positioned in high-traffic retail corridors and along major transportation routes.

Quick Run is a national convenience and fueling concept specializing in modern, high-volume gas stations and convenience stores. The brand operates contemporary facilities featuring upgraded design, multi-pump layouts, and integrated convenience retail offerings. Quick Run locations are strategically positioned in densely populated, commuter-oriented corridors to maximize visibility and accessibility, serving as essential retail destinations for both residents and transient traffic. The brand's focus on operational efficiency, consistent service standards, and high-quality facilities has positioned it as a trusted and growing player throughout the U.S.

ABOUT THE GUARANTORS

The Tenant is an experienced multi-brand franchise operator with over 250 franchised businesses open and operating across the country. In addition to Quick Run, the Tenant operates Dunkin', Wingstop, Smoothie King, Jimmy John's, and Cousin's Subs stores. Led by two high net worth principals with more than 60 years of combined experience, the Tenant maintains an active expansion strategy, adding new sites annually across several states. The principals personally guarantee the lease, providing direct credit support and ensuring long-term performance stability. Their track record of operational excellence, brand diversification, and disciplined market selection underscores their reputation as one of the most capable independent convenience operators in the region.

Additionally, the Wheeling property features a family-owned and operated Mexican restaurant, Azada Grill, providing diversified income to the Tenant and increased customer draw to the site.

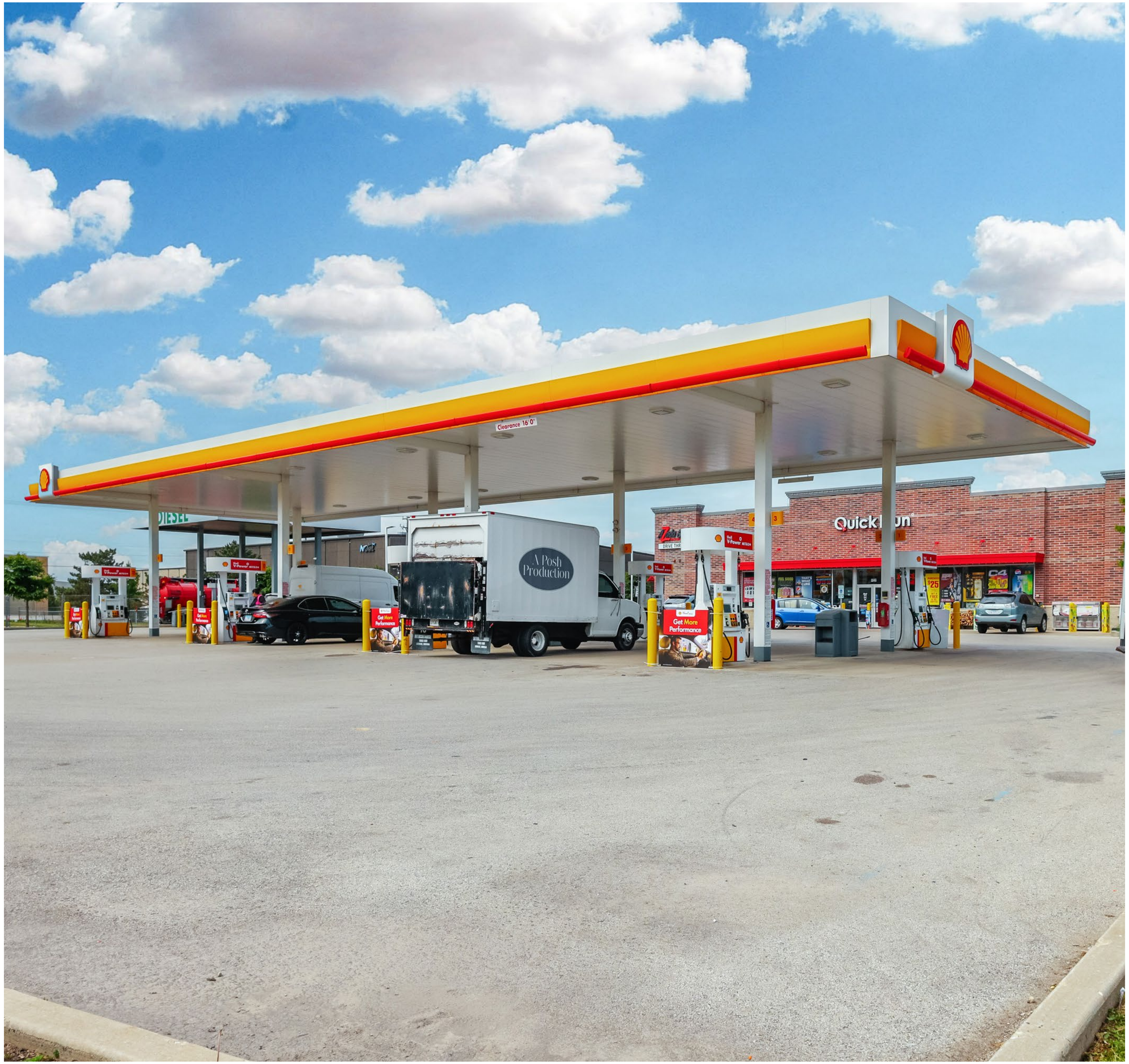


RENT ROLL

		LEASE TERM			RENTAL RATES								
TENANT	GLA SF	RENT COMMENCEMENT	LEASE END	TERM REMAINING	RENTAL RATE YEARLY	RENT/SF YEARLY	RENTAL RATE MONTHLY	RENT/SF MONTHLY	RENT INCREASES	RENEWAL OPTIONS	OPTION INCREASES	LEASE TYPE	ENTITY TYPE
OM Wheeling Oil, LLC	3,678	7/15/2021	7/31/2041	15.2	$167,099	$45.43	$13,925	$3.79	1.25% Annually	4, 5-Year Options	1.25% Annually	Absolute NNN	Franchisee
OUTFRONT Media, LLC	-	2/14/1994	3/31/2034	7.8	$14,500	-	$1,208	-	$1,000 Every 5 Years	None	None	Absolute NNN	Corporate
TOTAL	**3,678**			**14.6**	**$181,599**	**$45.43**	**$15,133**	**$3.79**					

LEASE SUMMARY

TENANT TRADE NAME:	Shell / Quick Run
LESSEE NAME:	OM Wheeling Oil, LLC
TYPE OF OWNERSHIP:	Land Only
GUARANTOR:	Personal Guarantees with a Net Worth in excess of $35M
LESSEE ENTITY TYPE:	Franchisee
LEASE TYPE:	Absolute NNN
ROOF AND STRUCTURE:	Tenant Responsible
TERM REMAINING:	± 15 Years
RENT COMMENCEMENT DATE:	7/15/2021
LEASE EXPIRATION DATE:	7/31/2041
INCREASES:	1.25% Annually
OPTIONS:	Four (4), 5-Year Options



MARKET OVERVIEW

CHICAGO is the third-largest city in the United States and a major economic hub of the Midwest, with a metropolitan population of more than 9.5 million and a GDP of $923 billion. The city benefits from a highly diversified economy supported by finance, healthcare, manufacturing, transportation, and logistics. Chicago's central geographic position, extensive highway and rail infrastructure, and proximity to O'Hare International Airport make it a critical center for commerce and distribution. The region continues to support strong consumer demand driven by its dense population base and established employment centers.

The Property is located in Wheeling, an affluent, established suburb situated on the north side of the Chicago metropolitan area, approximately 23 miles northwest of downtown Chicago. Wheeling is a well-developed residential and commercial community characterized by a stable housing base, a growing population, and high household incomes that drive sustained consumer demand. The surrounding trade area features an average household income exceeding $136,000 and population growth of more than 4% since 2020 within a 3-mile radius of the Property. This affluent and expanding consumer base provides consistent vehicular traffic, reflecting the durable economic strength of the Property.

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 POPULATION	8,382	91,359	276,724
POPULATION GROWTH (SINCE 2020)	3.0%	4.3%	2.6%
AVG. HOUSEHOLD INCOME	$91,961	$136,979	$142,164

PARASELL INC.

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