7-Eleven

Store #17399 · Tenant: 7-Eleven, Inc.
6526 Corunna Rd, Flint, MI · Map

EXCELLENT 73/100
Long-Term · Michigan
#2 of 10

$4,781,367	5.25%	$251,022	$2,029.44	12.4 yrs
ASKING PRICE	CAP RATE	ANNUAL RENT	PRICE / SF	REM. TERM

LISTING & LEASE ABSTRACT

Asking price	**$4,781,367**
Cap rate (in-place)	**5.25%**
Annual base rent (NOI)	**$251,022**
Base rent $/SF	**$106.55**
Price $/SF	**$2,029.44**
Tenant	**7-Eleven, Inc.**
Guarantor	**Corporate (7-Eleven Inc.)**
Lease structure	**Absolute NNN**
Lease expiration	**2038-12-31**
Remaining term	**12.4 yrs**
Rent escalations	**1.0% annual**
Rent at expiration *	**$280,057**
Avg yield on asking *	**5.55%**
Building SF	**2,356**
Year built	**—**

TRADE-AREA DEMOGRAPHICS

Trade area	1 mi	3 mi	5 mi
Population	**4,511**	**25,664**	**65,106**
Avg HH income	**$88,104**	**$94,547**	**$77,983**
Pop density/sq mi	**1,436**	**908**	**829**
Bachelor's+	**21.9%**	**24.4%**	**21.4%**
Owner-occupied	**65.1%**	**75.3%**	**66.4%**

INVESTMENT HIGHLIGHTS

- Corporate 7-Eleven, Inc. guaranty — Seven & i Holdings (TYO: 3382); investment-grade credit (S&P A- / Moody's Baa2).
- 12 years of remaining lease term to 2038 (absolute NNN — zero landlord responsibility).
- 5.25% cap rate on $251,022 of in-place base rent; 1.0% annual rent escalations.
- Excellent location grade (73/100) on the Fortis 100-point fuel/convenience model.

FINANCING — BASE CASE (60% / 6.50% / 25-YR)

Loan-to-value	**60%**
Interest rate	**6.50%**
Amortization	**25 yr**
Loan amount	**$2,868,820**
Down payment	**$1,912,547**
Annual debt service	**$232,446**
DSCR	**1.08x**
Cash-on-cash	**0.97%**
Debt yield	**8.75%**

At a 5.25% cap, base-case debt (6.50%) prices above the cap rate, so levered cash-on-cash sits below the all-cash yield (negative leverage). Illustrative only — not a financing commitment.

LOCATION & SITE

AADT at site	**9,076**
Highway distance	**0.01 mi**
Gas competitors (0.5 mi)	**0**
Daytime jobs (3 mi)	**11,857**
Population (3 mi)	**25,664**
Avg HH income (3 mi)	**$94,547**
County	**Genesee County**
County unemployment	**5.9%**
FEMA flood zone	**X**

KEY RISKS

- Single-tenant asset: 100% of income depends on one lease and one guarantor.
- At a 5.25% cap, debt priced above the cap rate is dilutive to current cash yield (negative leverage) — see the Financing panel.

* Illustrative — assumes escalations from the as-of date (2026-07-22); exact bump dates follow the lease. Figures approximate and subject to verification against the lease and estoppel, which control.

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