7-Eleven

AVERAGE 50/100

Store #17400 · Tenant: 7-Eleven, Inc.
5550 Fenton Rd, Flint, MI · Map

Long-Term · Michigan
#8 of 10

$5,845,886	5.25%	$306,909	$2,499.31	13.4 yrs
ASKING PRICE	CAP RATE	ANNUAL RENT	PRICE / SF	REM. TERM

LISTING & LEASE ABSTRACT

Asking price	**$5,845,886**
Cap rate (in-place)	**5.25%**
Annual base rent (NOI)	**$306,909**
Base rent $/SF	**$131.21**
Price $/SF	**$2,499.31**
Tenant	**7-Eleven, Inc.**
Guarantor	**Corporate (7-Eleven Inc.)**
Lease structure	**Absolute NNN**
Lease expiration	**2039-12-31**
Remaining term	**13.4 yrs**
Rent escalations	**1.0% annual**
Rent at expiration *	**$345,833**
Avg yield on asking *	**5.58%**
Building SF	**2,339**
Year built	**—**

TRADE-AREA DEMOGRAPHICS

Trade area	1 mi	3 mi	5 mi
Population	0	27,684	91,780
Avg HH income	—	$69,624	$74,084
Pop density/sq mi	0	979	1,169
Bachelor's+	—	20.3%	23.4%
Owner-occupied	—	68.4%	63.9%

INVESTMENT HIGHLIGHTS

- Corporate 7-Eleven, Inc. guaranty — Seven & i Holdings (TYO: 3382); investment-grade credit (S&P A- / Moody’s Baa2).
- 13 years of remaining lease term to 2039 (absolute NNN — zero landlord responsibility).
- 5.25% cap rate on $306,909 of in-place base rent; 1.0% annual rent escalations.

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

Loan-to-value	**60%**
Interest rate	**6.50%**
Amortization	**25 yr**
Loan amount	**$3,507,531**
Down payment	**$2,338,354**
Annual debt service	**$284,197**
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	**2,602**
Highway distance	**0.52 mi**
Gas competitors (0.5 mi)	**1**
Daytime jobs (3 mi)	**22,739**
Population (3 mi)	**27,684**
Avg HH income (3 mi)	**$69,624**
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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