7-Eleven

AVERAGE 54/100

Store #17403 · Tenant: 7-Eleven, Inc.

3357 E Holland Rd, Saginaw, MI · Map

Long-Term · Michigan
#7 of 10

$6,053,989	5.25%	$317,834	$2,584.97	12.4 yrs
ASKING PRICE	CAP RATE	ANNUAL RENT	PRICE / SF	REM. TERM

LISTING & LEASE ABSTRACT

Asking price	**$6,053,989**
Cap rate (in-place)	**5.25%**
Annual base rent (NOI)	**$317,834**
Base rent $/SF	**$135.71**
Price $/SF	**$2,584.97**
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 *	**$354,598**
Avg yield on asking *	**5.55%**
Building SF	**2,342**
Year built	**—**

TRADE-AREA DEMOGRAPHICS

Trade area	1 mi	3 mi	5 mi
Population	**3,102**	**26,497**	**69,151**
Avg HH income	**$51,497**	**$40,841**	**$55,329**
Pop density/sq mi	**987**	**937**	**880**
Bachelor's+	**2.7%**	**7.6%**	**12.5%**
Owner-occupied	**73.3%**	**55.5%**	**64.0%**

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 $317,834 of in-place base rent; 1.0% annual rent escalations.
- 10,797 vehicles/day (AADT) passing the site.

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

Loan-to-value	**60%**
Interest rate	**6.50%**
Amortization	**25 yr**
Loan amount	**$3,632,393**
Down payment	**$2,421,595**
Annual debt service	**$294,314**
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	**10,797**
Highway distance	**0.06 mi**
Gas competitors (0.5 mi)	**1**
Daytime jobs (3 mi)	**15,009**
Population (3 mi)	**26,497**
Avg HH income (3 mi)	**$40,841**
County	**Saginaw County**
County unemployment	**6.2%**
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.

Inquiries: Rob Bender, Managing Director · Fortis Capital Solutions · rbender@fortisnetlease.com · 248.254.3406 · fortisnetlease.com