7-Eleven

Store #5548 · Tenant: 7-Eleven, Inc.
10208 Lake June Rd, Dallas, TX · Map

STRONG 64/100
Short-Term · Multi-State
#15 of 9

$2,332,800	5.50%	$128,304	$535.54	5.4 yrs
ASKING PRICE	CAP RATE	ANNUAL RENT	PRICE / SF	REM. TERM

LISTING & LEASE ABSTRACT

Asking price	**$2,332,800**
Cap rate (in-place)	**5.50%**
Annual base rent (NOI)	**$128,304**
Base rent $/SF	**$29.45**
Price $/SF	**$535.54**
Tenant	**7-Eleven, Inc.**
Guarantor	**Corporate (7-Eleven Inc.)**
Lease structure	**Absolute NNN**
Lease expiration	**2031-12-31**
Remaining term	**5.4 yrs**
Rent escalations	**7.5% every 5 years**
Rent at expiration *	**$128,304**
Avg yield on asking *	**5.50%**
Building SF	**4,356**
Year built	**1999**

TRADE-AREA DEMOGRAPHICS

Trade area	1 mi	3 mi	5 mi
Population	**16,954**	**116,884**	**260,490**
Avg HH income	**$67,605**	**$70,231**	**$72,146**
Pop density/sq mi	**5,397**	**4,134**	**3,317**
Bachelor's+	**7.0%**	**8.0%**	**10.8%**
Owner-occupied	**72.7%**	**59.5%**	**59.8%**

INVESTMENT HIGHLIGHTS

- Corporate 7-Eleven, Inc. guaranty — Seven & i Holdings (TYO: 3382); investment-grade credit (S&P A- / Moody’s Baa2).
- 5 years of remaining lease term to 2031 (absolute NNN — zero landlord responsibility).
- 5.50% cap rate on $128,304 of in-place base rent; 7.5% every 5 years rent escalations.
- Strong location grade (64/100) 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	**$1,399,680**
Down payment	**$933,120**
Annual debt service	**$113,409**
DSCR	**1.13x**
Cash-on-cash	**1.60%**
Debt yield	**9.17%**

At a 5.50% 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	**17,257**
Highway distance	**1.95 mi**
Gas competitors (0.5 mi)	**0**
Daytime jobs (3 mi)	**20,195**
Population (3 mi)	**116,884**
Avg HH income (3 mi)	**$70,231**
County	**Dallas County**
County unemployment	**3.8%**
FEMA flood zone	**X**

KEY RISKS

- Nearer-term lease expiry (2031) — renewal / re-tenanting risk; underwrite the rollover.
- Single-tenant asset: 100% of income depends on one lease and one guarantor.
- At a 5.50% 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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