7-Eleven

Store #6322 · Tenant: 7-Eleven, Inc.

12345 Main Street, Chaumont, NY · Map

WEAK 26/100

Short-Term · Multi-State
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$3,211,873	5.50%	$176,653	$742.80	8.0 yrs
ASKING PRICE	CAP RATE	ANNUAL RENT	PRICE / SF	REM. TERM

LISTING & LEASE ABSTRACT

Asking price	**$3,211,873**
Cap rate (in-place)	**5.50%**
Annual base rent (NOI)	**$176,653**
Base rent $/SF	**$40.85**
Price $/SF	**$742.80**
Tenant	**7-Eleven, Inc.**
Guarantor	**Corporate (7-Eleven Inc.)**
Lease structure	**Absolute NNN**
Lease expiration	**2034-07-31**
Remaining term	**8.0 yrs**
Rent escalations	**1.04% annual**
Rent at expiration *	**$189,922**
Avg yield on asking *	**5.70%**
Building SF	**4,324**
Year built	**2005**

TRADE-AREA DEMOGRAPHICS

Trade area	1 mi	3 mi	5 mi
Population	0	0	5,629
Avg HH income	—	—	$94,646
Pop density/sq mi	0	0	72
Bachelor's+	—	—	29.0%
Owner-occupied	—	—	86.7%

INVESTMENT HIGHLIGHTS

- Corporate 7-Eleven, Inc. guaranty — Seven & i Holdings (TYO: 3382); investment-grade credit (S&P A- / Moody's Baa2).
- 8 years of remaining lease term to 2034 (absolute NNN — zero landlord responsibility).
- 5.50% cap rate on $176,653 of in-place base rent; 1.04% annual rent escalations.

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

Loan-to-value	**60%**
Interest rate	**6.50%**
Amortization	**25 yr**
Loan amount	**$1,927,124**
Down payment	**$1,284,749**
Annual debt service	**$156,145**
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	**2,165**
Highway distance	**0.03 mi**
Gas competitors (0.5 mi)	**0**
Daytime jobs (3 mi)	**297**
Population (3 mi)	**0**
Avg HH income (3 mi)	**—**
County	**Jefferson County**
County unemployment	**4.5%**
FEMA flood zone	**X**

KEY RISKS

- Nearer-term lease expiry (2034) — renewal / re-tenanting risk; underwrite the rollover.
- Single-tenant asset: 100% of income depends on one lease and one guarantor.
- Ultra-rural resident market — the location score reflects rooftops and understates traveler/seasonal demand (see Demand Anchor).
- At a 5.50% cap, debt priced above the cap rate is dilutive to current cash yield (negative leverage) — see the Financing panel.

Demand anchor: Chaumont is a Lake Ontario / Chaumont Bay boating and fishing community in far-northern New York, near the Thousand Islands and Fort Drum. Demand is seasonal/recreational and not captured by the small resident base.

* 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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