



**39390 Ecorse Rd,
Romulus, MI 48174**

The information contained here-within this document is believed to be reliable, although Triple Net Investment Group makes no warranty or representation on the accuracy of the information. Please understand the property information is subject to change without notice. Buyer must verify all information and assumes all risk for any inaccuracies

PROPERTY HIGHLIGHT

- Absolute NNN Lease - No Landlord Responsibilities
- 7 years remaining on the lease with 3 five years options
- 10% rent increase every 5 years
- Corporate Guarantee Corporate Tenant - Credit Tenant (S&P Rated AA-)
- Located at Four Way Signalized Intersection
- 268,671 population and Average income of \$72,166 in 5 miles



PROPERTY SUMMARY

Triple Net Investment Group is pleased to offer this Corporate Guaranteed 7-Eleven Gas Station Ground Lease located at 39390 Ecorse Road in Romulus, Michigan. This Absolute Net investment grade (AA-) commercial real estate asset is being offered at a 5.25% Cap rate. A new investor will enjoy a lease with approximately 7 years on the base term and three (five-year) options.

This subject property consists of a 1.17 acre parcel improved with a 4,138 square foot 7-Eleven Convenience Store and a fuel sales facility with six canopied dual fuel pumping stations (Three islands with 12 pumping stations). National and Regional tenants include McDonalds , Dollar General , Kroger , Hope Depot , Kohls ,Old Navy, T-Mobile , and Game stop .



Property Information		Year Built:	2002
Property	7-Eleven	Lease Start Date:	7/8/2013
Property Address	39390 Ecorse Rd, Romulus, MI 48174	Lease End Date:	8/31/2028
Building Size	4,138 SF	Option:	3– 5 year options. 10% increase every 5 years
Total Lot Size	1.17 acre	Type of Zoning	C3
NOI	103,399.56K/Year.	Price	\$1,969,515
NOI increase	10% Every 5 years	Cap Rate	5.25%

ABOUT THE AREA

Romulus is a suburban city of Metro Detroit, located in Wayne County in the U.S. state of Michigan. The population was 23,989 at the 2010 census, an increase from 22,979 in 2000, making the city the 80th largest city in Michigan. Romulus is home to Detroit Metropolitan Airport and a General Motors plant (Romulus Engine) that opened in 1976. The city is the westernmost community in the Downriver area in Wayne County. Property is in close vicinity of the heavily trafficked Interstate 94 and 275.

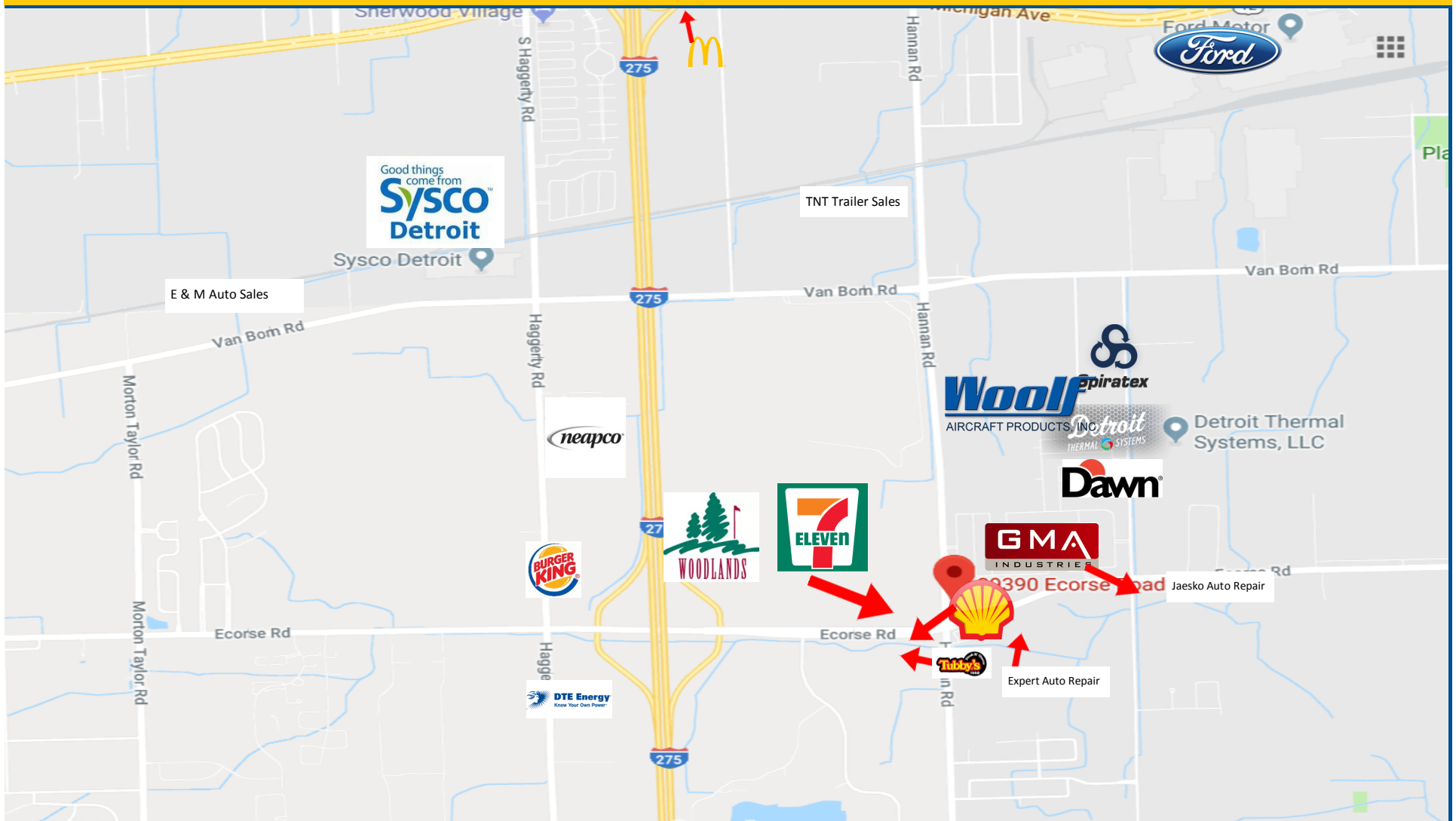
ABOUT THE TENANT

7-Eleven is the premier chain in the convenience retailing space with over 61K stores in 17 countries. 7-Eleven generated roughly 25 Billion in North American Sales reported in 2016. Its S&P Rating is "AA-". 7-Eleven focuses on providing a broad selection of fresh, high quality products at everyday fair prices, serving over seven million customers per day in North America alone. According to their company website, approximately 25% of the U.S. population lives within one mile of a 7-Eleven Store. The name 7-Eleven originated in 1946 when the stores were open from 7 a.m. to 11 p.m. Today, offering busy shoppers 24-hour convenience, seven days a week is the cornerstone of 7-Eleven's business. 7-Eleven focuses on meeting the needs of convenience-oriented guests by providing a broad selection of fresh, high-quality products and services at everyday fair prices, speedy transactions and a clean, friendly shopping environment. Each store's selection of about 2,500 different products and services is tailored to meet the needs and preferences of local guests.





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DEMOGRAPHIC

CROSS STREET	1 Mile	3 Mile	5 Mile
2017 Total Population:	14,603	95,865	268,671
2022 Population:	14,520	94,611	264,651
Pop Growth 2017-2022:	0.57%	1.31%	1.50%
Average Age:	37.50	39.80	39.60
2017 Total Households:	7,367	41,386	109,515
HH Growth 2017-2022:	0.45%	1.28%	1.46%
Average Household Size:	1.90	2.30	2.40
2017 Avg HH Vehicles:	1.00	2.00	3.00
Median Home Value:	\$90,089	\$123,485	\$136,662
Median Year Built:	1979	1968	1966
2017 Avg HH Income:	\$49,580	\$65,674	\$72,166

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