

SINGLE TENANT

ABSOLUTE NNN
GROUND LEASE
INVESTMENT
OPPORTUNITY

GRAND OPENING SEPT 2019



WITH DRIVE-THRU

HOMWOOD
ILLINOIS
(CHICAGO MSA)





EXCLUSIVELY MARKETING BY:

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TABLE OF CONTENTS

4

INVESTMENT SUMMARY

OFFERING SUMMARY | INVESTMENT HIGHLIGHTS

7

PROPERTY OVERVIEW

AERIALS | SITE PLAN | LOCATION MAP

13

AREA OVERVIEW

DEMOGRAPHICS

15

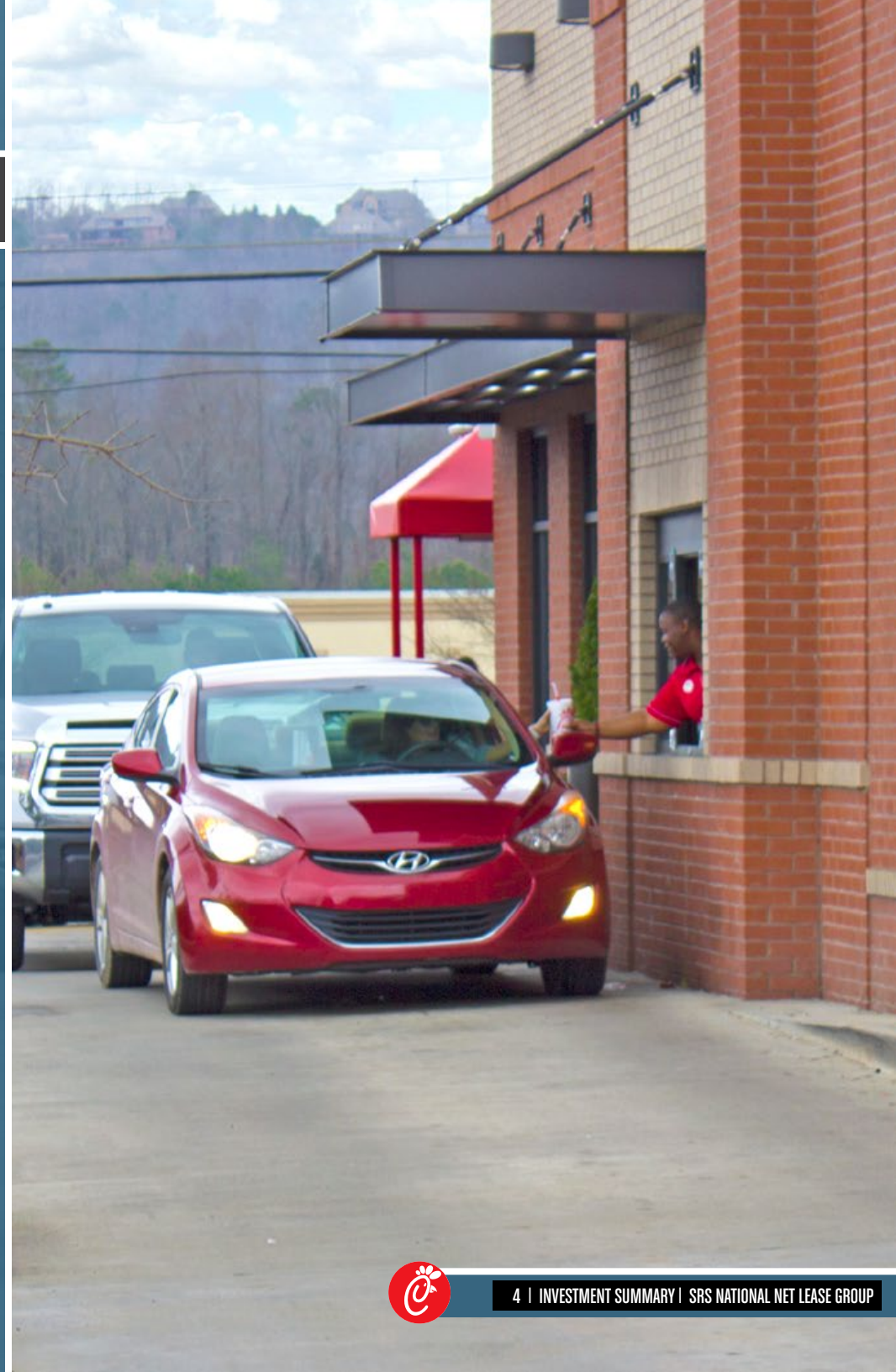
FINANCIALS

RENT ROLL | BRAND PROFILE

INVESTMENT SUMMARY

SRS National Net Lease Group is pleased to offer the opportunity to acquire the leased fee interest (land ownership) in a newly constructed, absolute NNN, corporate guaranteed, drive-thru equipped, Chick-Fil-A, investment property located in Homewood, IL (Chicago MSA). The tenant, Chick-Fil-A, Inc., recently executed a brand new 20-year ground lease with 7 (5-year) options to extend. The lease features 10% rental increases every 5 years throughout the initial term and at the beginning of each option period, growing NOI and hedging against inflation. The ground lease is corporate guaranteed and is absolute NNN with zero landlord responsibilities. The property is currently under construction with an estimated grand opening in September 2019.

Chick-Fil-A is located at the signalized, hard corner intersection of 175th Street and Halsted Street with a combined 43,800 vehicles passing by daily. The site is also just 0.4 miles off of Interstate 294 (127,600 VPD) with convenient on/off ramp access. The asset is adjacent to a brand new Panera Bread, and is ideally positioned in a dense retail corridor with national/credit tenants including Walmart Supercenter, Target, Kohl's, Menards, The Home Depot, Jewel-Osco, Best Buy, Ross, T.J. Maxx, Petco, and more, which increases consumer traffic to the trade area and helps promote crossover shopping to the subject property. In addition, Chick-Fil-A is about 2 miles from the Metra Electric District rail line (8,129,000 annual passengers) that travels directly into downtown Chicago. The 5-mile trade area is supported by over 225,000 residents with an average household income of more than \$71,000.



OFFERING SUMMARY

OFFERING

PRICING:	\$3,375,000
NET OPERATING INCOME:	\$135,000
CAP RATE:	4.00%
GUARANTY:	Corporate
TENANT:	Chick-Fil-A, Inc.
LEASE TYPE:	Absolute NNN (Ground Lease)
LANDLORD RESPONSIBILITIES:	None

PROPERTY SPECIFICATIONS

RENTABLE AREA:	5,058 (est.)
LAND AREA:	1.00 Acre
PROPERTY ADDRESS:	NWC of S. Halsted Street and 175th Street, Homewood, IL 60430
YEAR BUILT:	2019 (est. Grand Opening September 2019)
PARCEL NUMBER:	Undergoing Reparcelization
OWNERSHIP:	Leased Fee (Land Ownership)



INVESTMENT HIGHLIGHTS

BRAND NEW 20-YEAR GROUND LEASE | CORPORATE GUARANTEED | GRAND OPENING SEPTEMBER 2019

- Brand new 20-year ground lease with 7 (5-year) options to extend
- Corporate guaranteed by Chick-Fil-A, Inc.
- 10% rental increases every 5 years throughout the initial term and at the beginning of each option period, growing NOI and hedging against inflation
- Subject property is currently under construction with an estimated grand opening in September 2019

ABSOLUTE NNN | LAND OWNERSHIP | ZERO LANDLORD RESPONSIBILITIES

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for an out-of-state, passive investor

SIGNALIZED HARD CORNER INTERSECTION | INTERSTATE 294 (127,600 VPD)

- Situated at the signalized, hard corner intersection of 175th Street and Halsted Street with a combined 43,800 vehicles passing by daily
- Just 0.4 miles off of Interstate 294 (127,600 VPD)
- Convenient location with nearby on/off-ramp access

DENSE RETAIL CORRIDOR | ACROSS FROM WALMART ANCHORED CENTER

- Directly across from a Walmart Supercenter and Kohl's
- Other nearby national/credit tenants include Target, Menards, The Home Depot, Jewel-Osco, Best Buy, Ross, T.J. Maxx, Petco, and more
- Increases consumer draw to the trade area and promotes crossover shopping

NEW CONSTRUCTION (2019) | DRIVE-THRU EQUIPPED

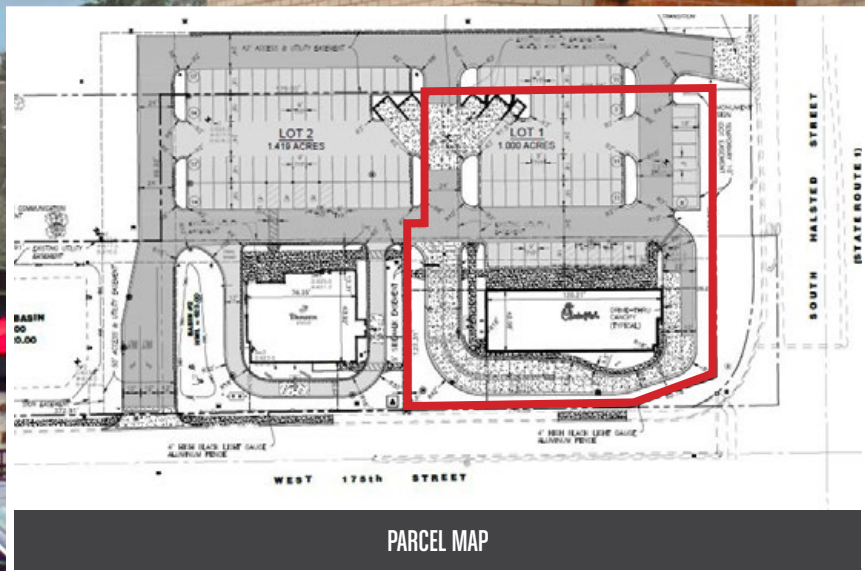
- The property is currently under construction and is scheduled to be completed in July 2019 with Chick-Fil-A's latest prototype
- State-of-the-art 2019 construction featuring all modern design and amenities
- Drive-thru window provides ease and convenience for customers

DENSE POPULATION IN 5-MILE TRADE AREA

- More than 225,000 residents and nearly 88,000 employees support the trade area
- Over \$71,000 average household income



PROPERTY OVERVIEW



PARCEL MAP



ACCESS

175th Street:..... 1 Access Point
S. Halsted Street/ State Highway 1: 1 Access Point



TRAFFIC COUNTS

175th Street:..... 8,200 Cars Per Day
Halsted Street:..... 35,600 Cars Per Day
Tri-State Tollway/ Interstate 80 & 294: 127,600 Cars Per Day



IMPROVEMENTS

There is approximately 5,058 SF of existing building area.



PARKING

There are approximately 47 parking spaces on the owned parcel.
The parking ratio is approximately 9.29 stalls per 1,000 SF of leasable area.



YEAR BUILT

2019 (Estimated Grand Opening September 2019)



PARCEL

Parcel Number: Undergoing Reparcelization Acres: 1.00 Square Feet: 43,560 SF



ZONING

B-4: Shopping Center District





Ryder
Ever better.

FUCHS

allied
TIRE & COMPUTER

Days Inn
Hotels of the Mid & South

Days Inn

6

Public Storage

Garden At Homewood Place
Condominiums

Proposed Development
Zoned B4:
Shopping Center District

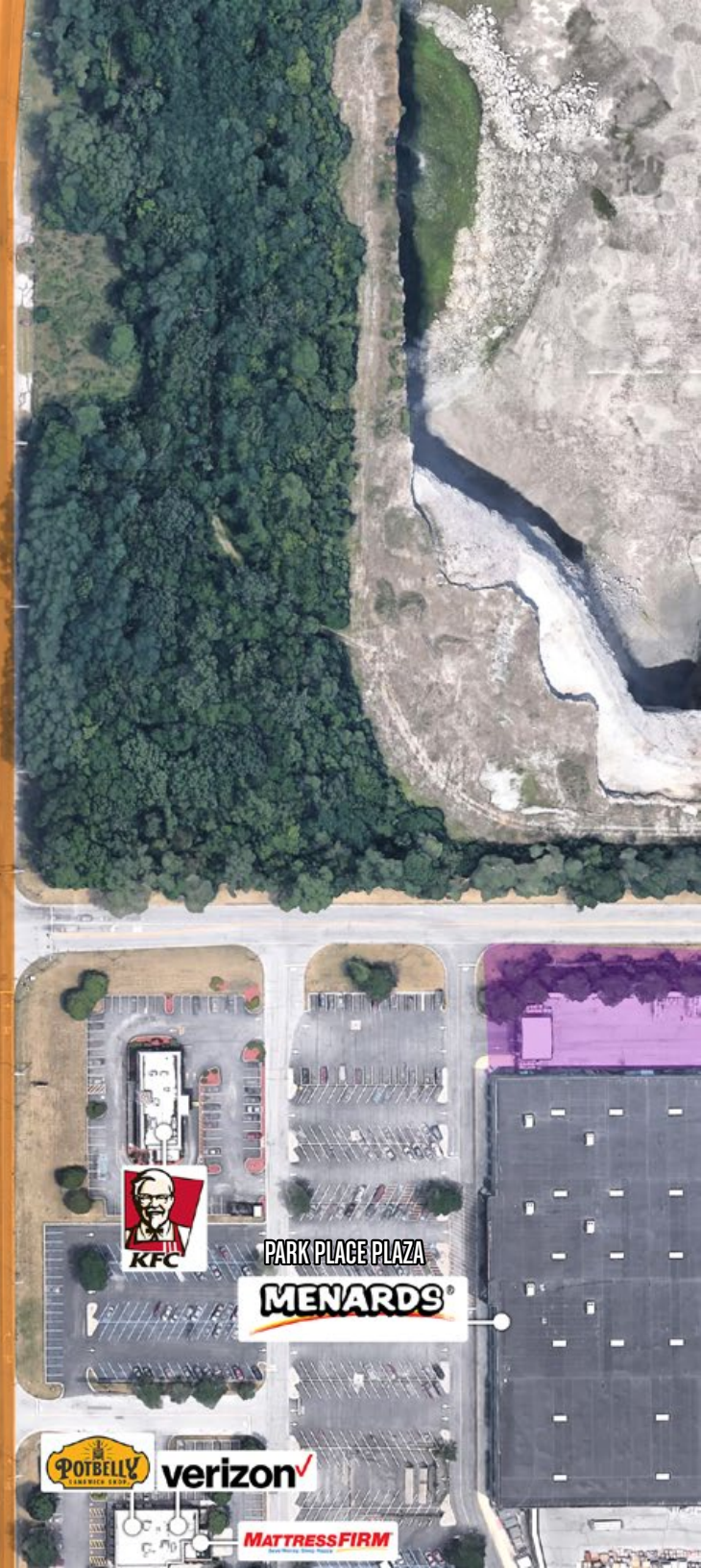
STATE FARM
INSURANCE

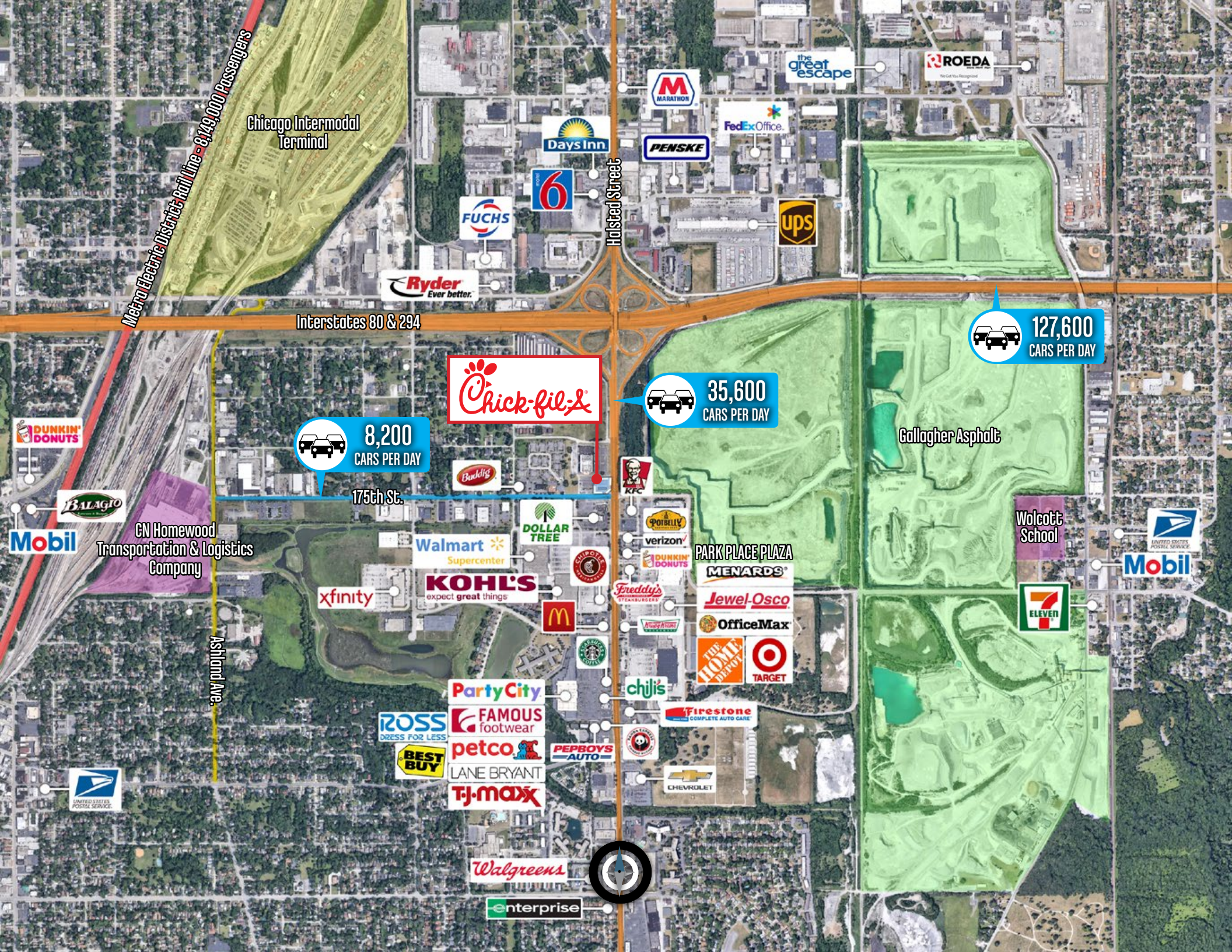
Chick-fil-A

Panera
BREAD

Portillo's
BURGERS & MEATS







Metra Electric District Rail Line - 8,149,000 Passengers

Chicago Intermodal Terminal

Interstates 80 & 294

Halsted Street

127,600
CARS PER DAY

35,600
CARS PER DAY

8,200
CARS PER DAY

175th St.

Gallagher Asphalt

Wolcott School

DUNKIN' DONUTS

BALAGIO

Mobil

CN Homewood
Transportation & Logistics
Company

Ashland Ave.

Chick-fil-A

Baskin-Robbins

Walmart
Supercenter

DOLLAR TREE

xfinity

KOHL'S
expect great things

McDonald's

KFC

POPEYES

verizon

DUNKIN' DONUTS

PARK PLACE PLAZA

MENARDS

Jewel-Osco

OfficeMax

THE HOME DEPOT

TARGET

Party City

ROSS
DRESS FOR LESS

FAMOUS
footwear

petco

LANE BRYANT

TJ-maxx

PEPBOYS
AUTO

Firestone
COMPLETE AUTO CARE

CHEVROLET

Walgreens

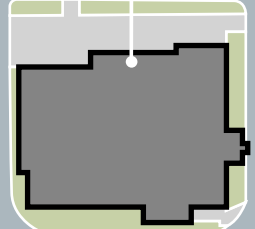
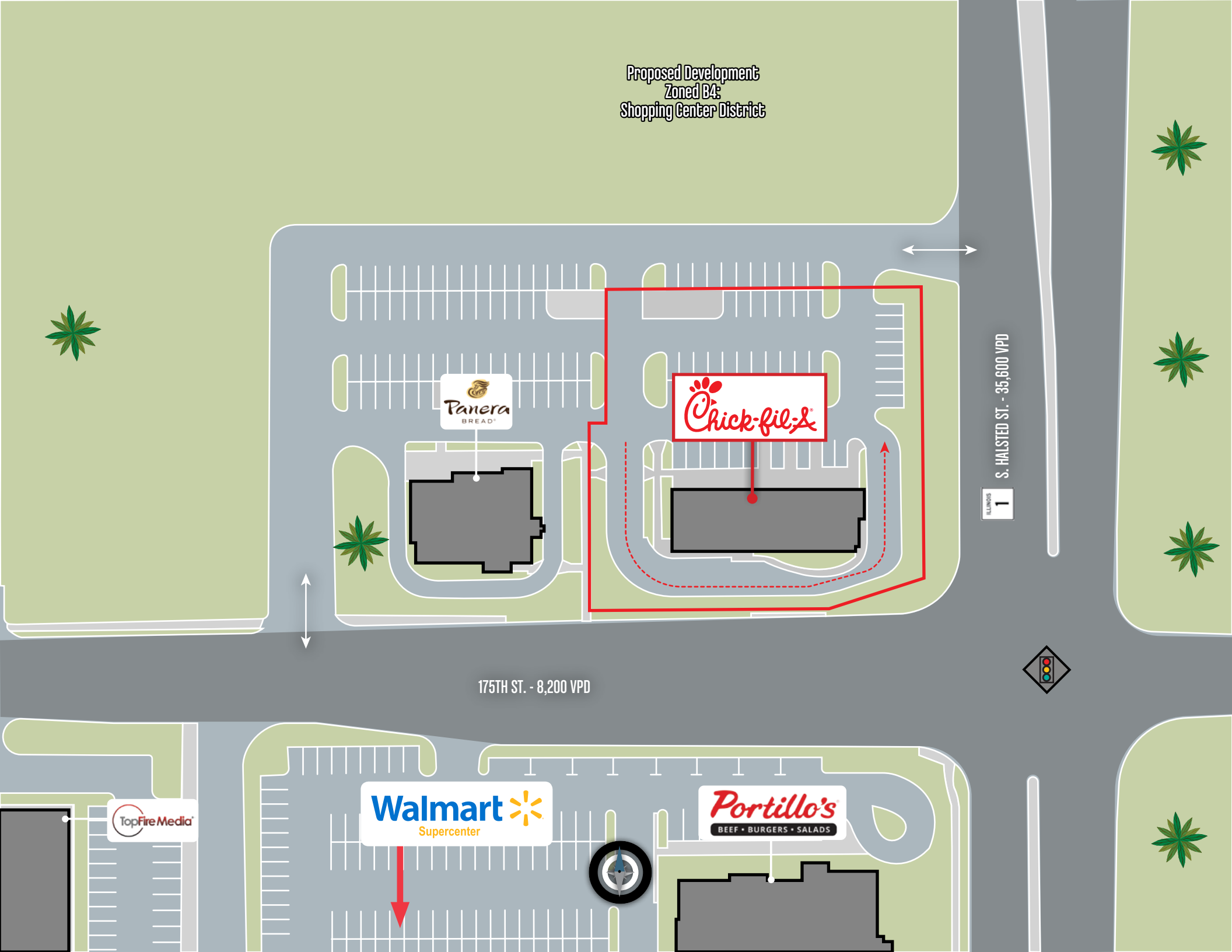
enterprise

UNITED STATES
POSTAL SERVICE

UNITED STATES
POSTAL SERVICE
Mobil

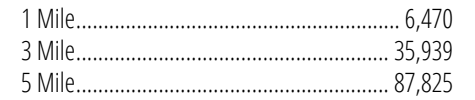
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ELEVEN

Proposed Development
Zoned B4:
Shopping Center District



1 S. HALSTED ST. - 35,600 VPD

175TH ST. - 8,200 VPD



AREA OVERVIEW

Homewood, Illinois

Hometown is a city in Cook County, Illinois, United States. According to the United States Census Bureau, the city has a total area of 0.5 square miles all of it land. Hometown borders the city of Chicago along 87th Street between Cicero Avenue and Pulaski Road. The town's southern border is located one-half mile south of 87th, where 91st Street would be. The estimated population as of July 1, 2017 was 19,660.

The City of Hometown Parks and Recreation Department offers a wide variety of facilities and activities. These facilities include several community parks, a Skate Park, Hammond Hall, and a Walking Path. Additionally, Park and Rec offers Kiddy Kaper Pre-School, Zumba Classes, Sights Unlimited and a Topps Club.

The nearest major airport is Chicago Midway International Airport (MDW / KMDW). This airport has international and domestic flights from Chicago, Illinois and is 6 miles from the center of Hometown, IL. Another major airport is Chicago O'Hare International Airport (ORD / KORD), which has international and domestic flights from Chicago, Illinois and is 31 miles from Hometown, IL.

The County's industrial profile resembles that of the U.S., with a slightly larger services sector and somewhat smaller governmental presence. The County has a strong transportation network, with expansion of Chicago O'Hare International Airport and the Illinois Tollway both underway. Leading service sector industries in the County include health care and related services.

The Cook County Health & Hospitals System (CCHHS), with support from Cook County Board President Toni Preckwinkle and Commissioners Bridget Gainer intends to launch a coordinated health program for uninsured individuals who live in Cook County. CCHHS has long-offered financial assistance services to patients who do not have the means to pay for care. Last year, CCHHS provided more than \$400 million in uncompensated care. CCHHS' current financial assistance program, CareLink, offers discounts on medical care through a sliding scale based on a patient's income to individuals who are uninsured or not able to afford their commercial insurance deductibles. The program has nearly 40,000 enrollees.





AREA DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2018 Estimated Population	3,794	74,269	225,340
2023 Projected Population	3,794	73,389	222,573
2010 Census Population	3,783	76,015	230,626
2018 Estimated Households	1,810	26,056	79,231
2023 Projected Households	1,810	25,743	78,173
2010 Census Households	1,794	26,583	81,083
2018 Estimated White	48.71%	33.76%	25.36%
2018 Estimated Black or African American	43.04%	55.64%	62.18%
2018 Estimated Asian or Pacific Islander	1.13%	1.15%	0.98%
2018 Estimated American Indian or Native Alaskan	0.21%	0.20%	0.26%
2018 Estimated Other Races	5.35%	6.21%	6.56%
2018 Estimated Hispanic	10.02%	11.59%	13.45%
2018 Estimated Average Household Income	\$62,505	\$77,659	\$71,074
2018 Estimated Median Household Income	\$42,448	\$57,946	\$52,996
2018 Estimated Per Capita Income	\$28,937	\$27,942	\$25,328
2018 Estimated Total Businesses	380	2,622	6,777
2018 Estimated Total Employees	6,470	35,939	87,825



RENT ROLL

TENANT NAME	SQUARE FEET	LEASE TERM		BEGIN	INCREASE	RENTAL RATES			PSF	RECOVERY TYPE	OPTIONS
		LEASE START	LEASE END			MONTHLY	PSF	ANNUALLY			
Chick- Fil-A, Inc.	5,058	Sept. 2019	Sept. 2039	Year 1	-	\$11,250	\$2.22	\$135,000	\$26.69	Absolute NNN	7 (5-Year)
(Corporate Guaranty)		(est.)	(est.)	July 2024	10%	\$12,375	\$2.45	\$148,500	\$29.36	(Ground Lease)	10% Incr. at beg.
								10% increases every 5 years			of each option

FINANCIAL INFORMATION

Price:\$3,375,000
 Net Operating Income:\$135,000
 Cap Rate:4.00%
 Lease Type:Absolute NNN (Ground Lease)

For financing options and loan quotes, please contact our SRS Debt & Equity team at debtequity-npb@srsre.com.

PROPERTY SPECIFICATIONS

Year Built: 2019 (est.)
 Rentable Area: 5,058 SF
 Land Area: 1.00 Acre
 Address: NWC of S. Halsted Street and 175th Street, Homewood, IL 60430

Notes:

- 1) If Landlord intends to sell and receives an Offer that is acceptable to Landlord, Tenant will have the Right of First Offer, and must respond within 15 days of receipt. If the property is sold simultaneously with the adjoining property to one entity, then the ROFO will not apply.





BRAND PROFILE

CHICK FIL A

Chick-fil-A, Inc. owns, operates, and franchises a chain of quick-service chicken restaurants in the United States. Its restaurant concepts include mall/in-line restaurants; stand-alone restaurants; drive-thru only outlets; full-service restaurants; non-traditional outlets; and satellite/lunch-counters. The company also includes a '50s diner-themed concept frill restaurant; and a restaurant concept that offers fresh seafood items, as well as other Hawaii-inspired dishes. In addition, it offers catering services. Chick-fil-A serves freshly prepared food in more than 2,300 restaurants in 47 states and Washington, D.C. The company was founded in 1946 and is based in Atlanta, Georgia.

Company Type: Private
Locations: 2,300+
Website: www.chick-fil-a.com





NATIONAL NET LEASE GROUP

SRS GLOBAL STATS



1000+
PROPERTIES CURRENTLY
REPRESENTED



600+
CLIENTS REPRESENTED
IN 2016



\$2.6B*
TRANSACTION VALUE



20+
OFFICES



250+
BROKERS,
PROFESSIONALS,
AND STAFF



#1
LARGEST REAL ESTATE FIRM
EXCLUSIVELY DEDICATED TO
RETAIL SERVICES IN NORTH AMERICA

*STATISTICS ARE FOR 2017.

This Offering Memorandum has been prepared by SRS National Net Lease Group (SRS) and has been approved for distribution by the owner. Although effort has been made to provide accurate information, neither the owner nor SRS can warrant or represent accuracy or completeness of the materials presented herein or in any other written or oral communications transmitted or made available to the purchaser. Many documents have been referred to in summary form and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither owner nor SRS represents that this offering summary is all inclusive or contains all of the information a purchaser may require. All of the financial projections and/or conclusions presented herein are provided strictly for reference purposes and have been developed based upon assumptions and conditions in effect at the time the evaluations were undertaken. They do not purport to reflect changes in the economic performance of the property or the business activities of the owner since the date of preparation of this Offering Memorandum. The projected economic performance of the property, competitive submarket conditions, and selected economic and demographic statistics may have changed subsequent to the preparation of the package. Qualified purchasers are urged to inspect the property and undertake their own independent evaluation of the property, the market and the surrounding competitive environment.