



ARBY'S

240 DOUGLAS RD | OSWEGO, IL

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



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Executive Overview

Investment Highlights

- » Newly Extended 15-Year Lease
- » Absolute NNN - Zero Landlord Responsibilities
- » Located in Chicago MSA - 3rd Largest in US
- » Strong Demographics ± 240,000 Residents within 5 Miles
- » Affluent Population - Avg HH Income \$94,840
- » Experienced Franchisee - 52 years of Operating History with Arby's Restaurants
- » Strong Retail Corridor - Nearby National Tenants Include Jewel-Osco, McDonald's, Starbucks, Walgreens, Taco Bell, Wendy's, 7-Eleven, KFC, Planet Fitness, Discount Tire and many more



Financial Overview





Investment Summary

» LIST PRICE	\$1,669,000
» NOI (YEAR 1)	\$96,000
» CAP RATE (YEAR 1)	5.75%
» TOTAL BUILDING AREA	± 3,092 SF
» TOTAL LAND AREA	± 0.75 Acres

Annualized Operating Data

	Monthly Rent	Annual Rent	Cap Rate
1/1/2019 - 1/1/2029	\$8,000.00	\$96,000.00	5.75%
1/10/2029 - 1/9/2034	\$8,800.00	\$105,600.00	6.32%

Tenant Summary

Tenant Trade Name	Arby's
Type of Ownership	Fee Simple
Lease Guarantor	Lunan Corporation
Lease Type	Absolute NNN
Original Lease Term	20 Years
Lease Commencement Date	1/10/2006
Lease Expiration Date	1/9/2034
Term Remaining	±15 Years
Increases	Increase 10% after year 10
Options	4, 5 Year Options



The Offering

PROPERTY NAME	Arby's
Property Address	240 Douglas Rd Oswego, IL 60543

SITE DESCRIPTION

Number of Stories	One
Year Built/Renovated	1990/2018
GLA	±3,092 SF
Lot Size	±0.75 AC (32,670 SF)
Type of Ownership	Fee Simple
Landscaping	Professional
Topography	Generally Level

Tenant Overview

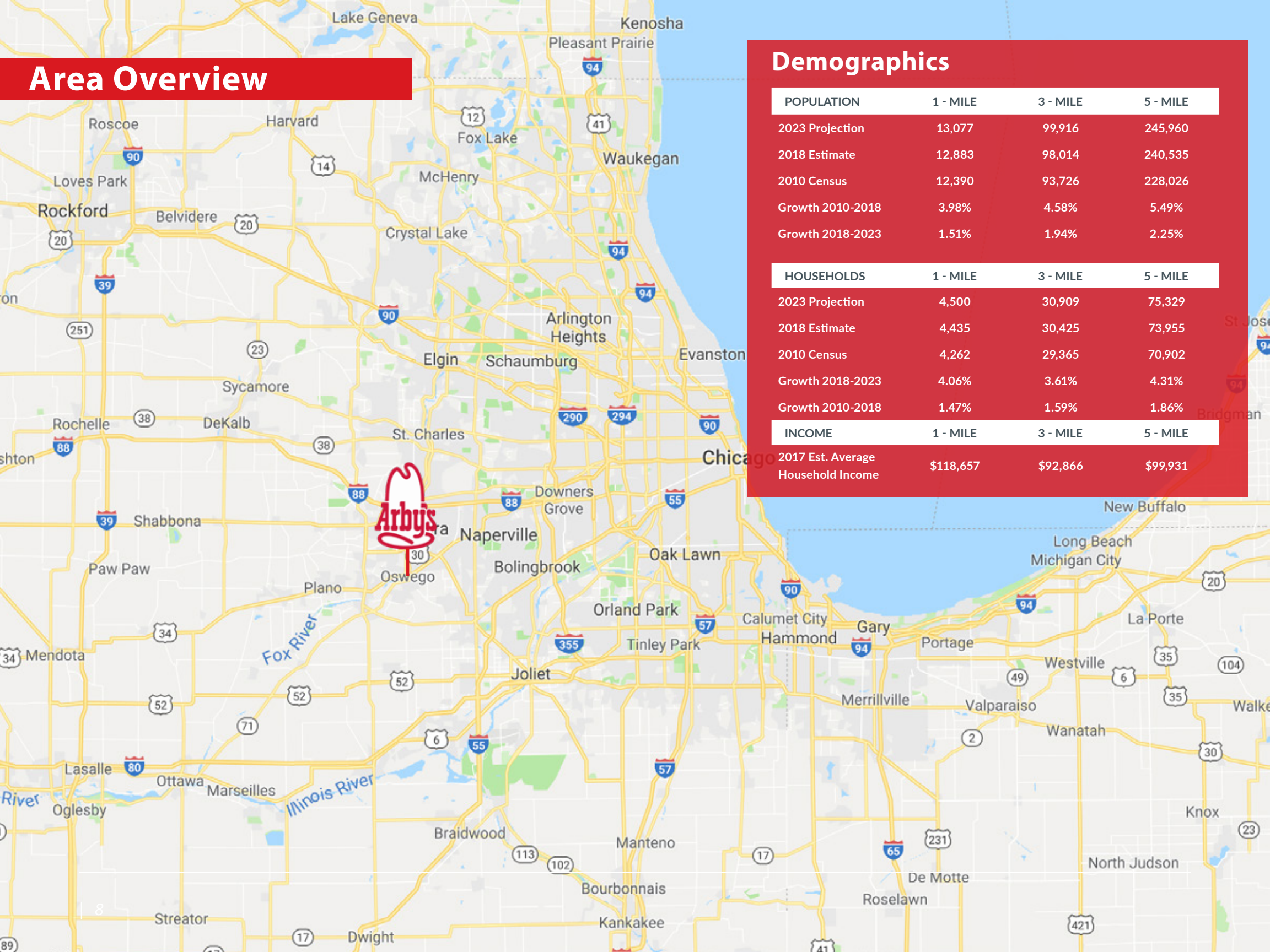
» Company Name	» Year Founded	» Headquarters
Arby's	1964	Atlanta, GA
» Locations	» Industry	» Website
3,342	Restaurants	www.arbys.com

Arby's Fast Crafted restaurant services feature a unique blend of quick-serve speed combined with the quality and made-for-you care of fast casual. Arby's is owned by Inspire Brands, the renamed Arby's Restaurant Group (ARG). Inspire Brands operates the Arby's fast food chain popular for its hot roast beef sandwiches. In addition to roast beef sandwiches, its menu features chicken sandwiches, salads, and some dessert items. More than 1,100 Arby's locations are company-owned, while the rest are franchised.

Tenant Map



Area Overview



Demographics

POPULATION	1 - MILE	3 - MILE	5 - MILE
2023 Projection	13,077	99,916	245,960
2018 Estimate	12,883	98,014	240,535
2010 Census	12,390	93,726	228,026
Growth 2010-2018	3.98%	4.58%	5.49%
Growth 2018-2023	1.51%	1.94%	2.25%

HOUSEHOLDS	1 - MILE	3 - MILE	5 - MILE
2023 Projection	4,500	30,909	75,329
2018 Estimate	4,435	30,425	73,955
2010 Census	4,262	29,365	70,902
Growth 2018-2023	4.06%	3.61%	4.31%
Growth 2010-2018	1.47%	1.59%	1.86%

INCOME	1 - MILE	3 - MILE	5 - MILE
2017 Est. Average Household Income	\$118,657	\$92,866	\$99,931



OSWEGO, IL

Located 50 miles southwest of Chicago, Oswego is well situated at the southern end of the Fox River Valley in Kendall County, Illinois. Oswego offered an easy crossing over the Fox River near a ford near the mouth of Waubonsee Creek and the first permanent European settlers arrived in the Oswego area in 1833. The Village was platted in 1835 and incorporated in 1852. Oswego is a Mohawk Indian word meaning “mouth of the stream.”

The community is striving to keep its small town character and it remains a great place to raise a family. Many new residents cite our quality schools as the reason they moved to Oswego. Community Unit District 308 has an excellent reputation in the Chicagoland area and has maintained its high standards, even as enrollment has increased. For example, the school district has an excellent math program, as shown by consistently high scores on the Illinois Goal Assessment Test.



SURROUNDING AREA

Oswego is served by **Rush-Copley Medical Center**, a 183-bed hospital offering inpatient and outpatient care and progressive technology. Rush-Copley is a member of the Rush-System for Health. In addition, Edward Hospital as an Immediate Care center in Oswego and Provena Mercy Medical Center is within twenty minutes of Oswego.

The **Oswegoland Park District** offers residents an abundance of recreational programs. A new aquatic center, bike trails, and hundreds of acres of parks provide Oswego area residents with clean and safe recreation. Festivals, such as the annual PrairieFest, provide seasonal entertainment for the whole family.

Oswego is home to the **Fox Bend Golf Course**, rated as one of the top twenty public courses in the Chicagoland area. The Illinois Open was held at Fox Bend in 1997 and in 1999. For the ninth year in a row, the pro shop at Fox Bend has been recognized by Golf Digest as one of the top 100 golf shops in America.

Located along the **Fox River, our historic downtown** includes shops, restaurants and the Oswego Public Library, which is a community center for learning, culture and recreation. Each year, the Oswego Chamber of Commerce sponsors Christmas Walk, which draws thousands of people from the Fox Valley to downtown.

CHICAGO, IL

Chicago has one of the world's largest and most diversified economies, with more than four million employees and generating an annual gross regional product (GRP) of over \$575 billion, which is more than countries like Sweden and Norway. Having been listed as an alpha global city by the Global Cities Index, it is a key player in every sector from risk management innovation and information

technology to manufacturing and health services. Chicagoland is an informal name for the metropolitan area associated with the city of Chicago and its suburbs and has no official definition. The region is often considered to include areas beyond its corresponding MSA, as well as portions of the greater CSA.



ECONOMY

The city is an efficient economic powerhouse, home to more than 400 major corporate headquarters, including 31 in the Fortune 500.

As a multicultural city that thrives on the harmony and diversity of its neighborhoods, Chicago embodies the values of America's heartland-integrity. It is this level of diversification that has resulted in Chicago being rated as having the most balanced economy in the United States. Additionally, its central location allows Chicago to be at the center of global trade, transit, and data networks.

FORTUNE 500 COMPANIES BASED IN THE AREA



HIGHER EDUCATION



Chicago has been a world center of higher education and research with several universities inside its city limits. Most notably, Northwestern University and the University of Chicago are two top universities that call the city home.

Northwestern University is a large, private research university based in Evanston with a comprehensive doctoral program. Attracting over \$650 million in sponsored research each year, Northwestern has the eighth largest university endowment in the country.

The University of Chicago is one of the world's leading and most influential institutions of higher learning. Its main campus is located seven miles south of downtown Chicago in the Hyde Park and Woodlawn neighborhoods. The University of Chicago has many prominent alumni, including 92 Nobel laureates that have been affiliated with the university as professors, students, faculty or staff.



NAVY PIER

Navy Pier is Chicago's lakefront treasure on the shoreline of Lake Michigan. The pier encompasses more than fifty acres of parks, gardens, shops, restaurants, family attractions and exhibition facilities. Drawing nearly nine million visitors annually, Navy Pier is one of the most visited attractions in the entire Midwest.

Adjacent to downtown and one block east of Rush Street, the Magnificent Mile is an upscale section of Chicago's Michigan Avenue, which runs from the Chicago River to Oak Street in the Near North Side. Several of the tallest buildings in the country lie in this district, such as the John Hancock Center and the Trump International Hotel and Tower. Serving as the main thoroughfare between Chicago's Loop business district and Gold Coast, the Magnificent Mile contains a mixture of high-end department stores, restaurants, luxury retailers, residential and commercial buildings, financial services companies and hotels, primarily catering to tourists and the affluent.



WILLIS TOWER

Still commonly referred to as Sears Tower, the Willis Tower is the second-tallest building in the United States. This bustling community of business, tourism and culture offers breathtaking views of the city from its Skydeck. Visitors can experience the Ledge, all-glass balconies that allow visitors to look through the glass floor to the street 1,353 feet below.



JOHN HANCOCK CENTER

The John Hancock Center is currently the eighth-tallest building in the country. Equipped with a restaurant and lounge on the 95th floor, the Observatory (360 Chicago), and America's highest indoor swimming pool, the John Hancock Center appeals to residents and tourists alike. From the restaurant, diners can take in views of the city.



MAGNIFICENT MILE



MILLENNIUM PARK

Located in the Loop community area of the city, Millennium Park is a 25 acre public park that offers awe-inspiring landscape, breathtaking architecture and an iconic collection of public art, such as the iconic Chicago Bean. It is Chicago's premier green space and presents dozens of free events for residents.

Confidentiality Agreement & Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of **Arby's** located at **240 Douglas Rd, Oswego, IL 60543** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



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