



REPRESENTATIVE PHOTO



TGI FRIDAY'S | ABSOLUTE NNN LEASE

103 W MARKETVIEW DR, CHAMPAIGN, IL 61820

OFFERING MEMORANDUM Presented By:

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# INVESTMENT OVERVIEW

The Kase Group is please to present TGI Friday's located in Champaign, Illinois. The property consists of 7,593 square feet of building space situated on 2.11 acres of land. The tenant is subject to a 20-year absolute net lease with 16 years remaining on the initial term. There are increases of 10% every five years during the base term and during the four, five year options. The operator runs six TGI Friday's locations. The property is strategically located in a major retail trade area and is surrounded my national retailers including TJ Maxx, Office Depot, Macy's, Dick's Sporting Goods, and many others.



## INVESTMENT HIGHLIGHTS

***LONG TERM ABSOLUTE NNN LEASE***

***100% FEE SIMPLE INTEREST***

***ZERO LANDLORD OBLIGATIONS***

***SCHEDULED INCREASES IN RENT***

***SITUATED OFF INTERSTATE 74***

***LOCATED IN A MAJOR RETAIL TRADE AREA***

***OPERATOR RUNS SIX TGI FRIDAY'S LOCATIONS***

***EXTENSIVELY RENOVATED IN 2012***

## OFFERING SPECIFICATIONS

PRICE	\$2,601,314
CAP RATE	7.00%
NET OPERATING INCOME	\$182,092
SQUARE-FOOTAGE	7,593
LOT SIZE	2.11 AC
YEAR BUILT	2012

# FINANCIAL SUMMARY

## TGI FRIDAY’S | ABSOLUTE NNN LEASE

103 W MARKETVIEW DR, CHAMPAIGN, IL 61820

\$2,601,314

7.00% CAP

FEE SIMPLE OWNERSHIP

### SUMMARY

TENANT NAME	FIFTH DAY RESTAURANTS, LLC
SQUARE FOOTAGE	7,593
LEASE BEGINS	07/31/2013
LEASE ENDS	07/31/2033
ANNUAL RENT	\$182,092
OPTIONS	FOUR, 5 YEAR
INCREASES	10% EVERY 5 YEARS

### OPERATING SUMMARY

	NET OPERATING INCOME	CAP RATE
2018 - 2023	\$182,092	7.00%
2023 - 2028	\$200,301	7.70%
2028 - 2033	\$220,331	8.47%

# CONCEPT OVERVIEW

## TGI FRIDAY'S

TGI Fridays is an American restaurant chain focusing on casual dining. The company is a unit of the Sentinel Capital Partners and TriArtisan Capital Partners, who purchased the company from Carlson Companies in May 2014. The name is asserted to stand for “Thank God It’s Friday”, although as of 2010 some television commercials for the chain have also made use of the alternative phrase, “Thank Goodness It’s Friday.” Fridays is known for their unique dining and bar-side experiences throughout the world.

The newer T.G.I. Fridays franchises (as well as redesigned restaurants) are more contemporary, with wallpaper, granite exteriors, and red-and-white striped lamps instead of Tiffany. The exteriors have stucco, the entrance doors have “F”-shaped handles, and a metal cup above the door has a stripe saying “In Here, It’s always Friday”. Most T.G.I. Fridays have a propeller and a rowing scull on display as part of their antiques, which are actually a part of a story told to all T.G.I. Fridays employees; the scull always contains a pair of saddle shoes and a bottle of champagne to remind employees of the value of teamwork, leadership, and celebrating success. The propeller is always above or near the bar. The thought is that the bar “propels” the restaurant.

T.G.I. Fridays currently has over 900 restaurants in around 60 countries (excluding the United States).

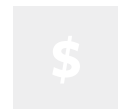
The operator of this TGI Friday’s runs six locations total.



900+  
LOCATIONS



EXCELLENT  
DEMOGRAPHICS



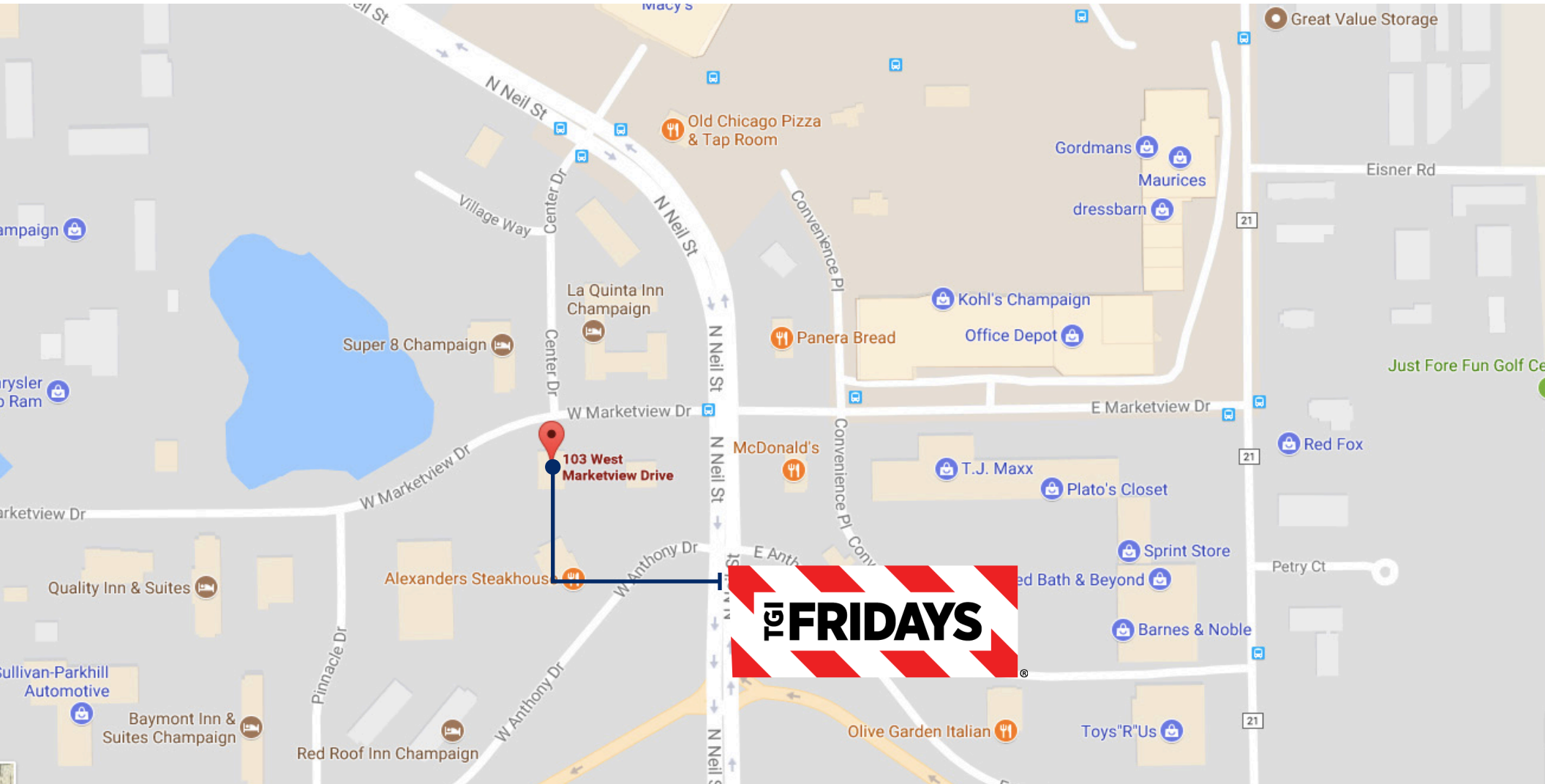
PRIVATELY  
HELD

# LOCATION AERIAL



# DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	33,466	57,932	68,732
TOTAL POPULATION	80,026	141,875	169,481
AVERAGE HOUSEHOLD INCOME	\$47,259	\$63,141	\$69,447
MEDIAN AGE	30.90	33.70	34.30



# AREA OVERVIEW

## CHAMPAIGN, ILLINOIS

Champaign is a city in central Illinois. On the sprawling University of Illinois campus, the Krannert Art Museum has a vast collection of ancient and modern works, and the Spurlock Museum displays cultural artifacts. Neo-Romanesque Altgeld Hall houses the University Chime in its tower. Orpheum Children’s Science Museum is located downtown in a 1914 theater. The art deco City Building stands as a symbol of the city.



DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	33,466	57,932	68,732
TOTAL POPULATION	80,026	141,875	169,481
PERSONS PER HOUSEHOLD	2.10	2.20	2.20
AVERAGE HOUSEHOLD INCOME	\$47,259	\$63,141	\$69,447
AVERAGE HOUSE VALUE	\$143,473	\$160,023	\$169,229
AVERAGE AGE	30.90	33.70	34.30
POPULATION WHITE	50,325	94,168	117,895
POPULATION BLACK	14,674	22,991	24,154
POPULATION AM. INDIAN & ALASKAN	282	497	564
POPULATION ASIAN	12,229	19,757	21,813
POPULATION HAWAIIAN & PACIFIC ISLAND	106	185	191
POPULATION OTHER	2,410	4,278	4,865



CHAMPAIGN | ILLINOIS



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