



REPRESENTATIVE PHOTO



TGI FRIDAY'S | ABSOLUTE NNN LEASE

2408 S PERRYVILLE RD, ROCKFORD, IL 61108

OFFERING MEMORANDUM Presented By:

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INVESTMENT OVERVIEW

The Kase Group is please to present TGI Friday's located in Rockford, Illinois. The property consists of 6,121 square feet of building space situated on 1.68 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. TGI Friday's The property is strategically located off of Interstate 39 nearby several retailers and the regional mall, CherryVale Mall.



INVESTMENT HIGHLIGHTS

LONG TERM ABSOLUTE NNN LEASE

100% FEE SIMPLE INTEREST

ZERO LANDLORD OBLIGATIONS

SCHEDULED INCREASES IN RENT

SITUATED OFF INTERSTATE 39

NEARBY MAJOR RETAILERS INCLUDING REGIONAL MALL

OPERATOR RUNS SIX TGI FRIDAY'S LOCATIONS

EXTENSIVE RENOVATIONS COMPLETED IN 2008

OFFERING SPECIFICATIONS

PRICE	\$2,255,357
CAP RATE	7.00%
NET OPERATING INCOME	\$157,875
SQUARE-FOOTAGE	6,121
LOT SIZE	1.68 AC
RENOVATED	2008

FINANCIAL SUMMARY

TGI FRIDAY’S | ABSOLUTE NNN LEASE

2408 S PERRYVILLE RD, ROCKFORD, IL 61108

\$2,255,357

7.00% CAP

FEE SIMPLE OWNERSHIP

SUMMARY

TENANT NAME	FIFTH DAY RESTAURANTS, LLC
SQUARE FOOTAGE	6,121
LEASE BEGINS	07/31/2013
LEASE ENDS	07/31/2033
ANNUAL RENT	\$157,875
OPTIONS	FOUR, 5 YEAR
INCREASES	10% EVERY 5 YEARS

OPERATING SUMMARY

	NET OPERATING INCOME	CAP RATE
2018 - 2023	\$157,875	7.00%
2023 - 2028	\$173,663	7.70%
2028 - 2033	\$191,029	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).

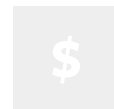
The operator of this TGI Friday’s runs six locations total.



900+
LOCATIONS



EXCELLENT
DEMOGRAPHICS



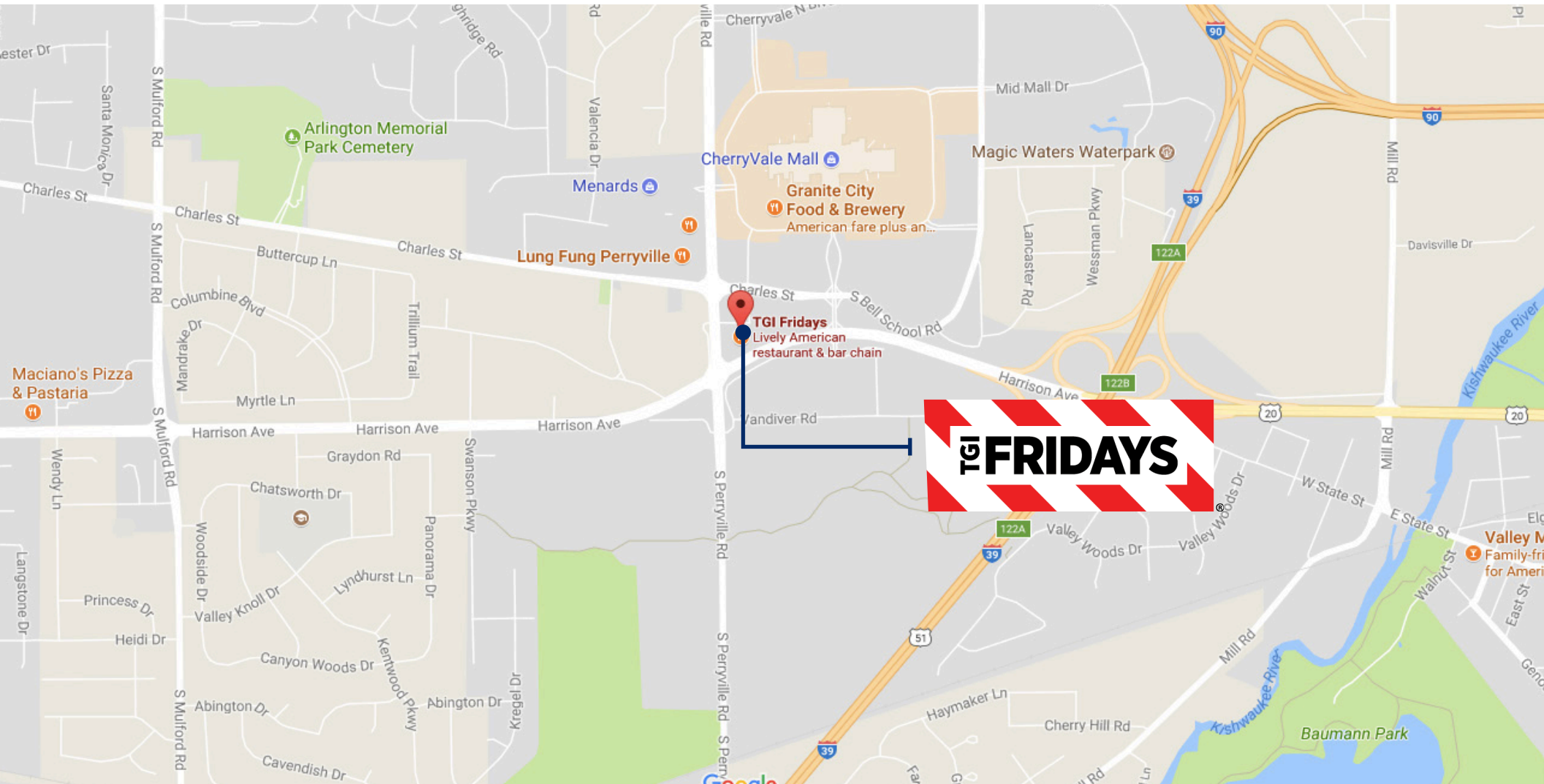
PRIVATELY
HELD

LOCATION AERIAL



DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	14,944	39,257	104,355
TOTAL POPULATION	35,925	96,777	269,524
AVERAGE HOUSEHOLD INCOME	\$68,930	\$69,414	\$63,978
MEDIAN AGE	41.30	40.60	39.10



AREA OVERVIEW

ROCKFORD, ILLINOIS

Rockford is a city in northern Illinois. Downtown, the Burpee Museum of Natural History features a dinosaur exhibit. Tinker Swiss Cottage Museum offers rotating exhibits in a Victorian home. Rockford Art Museum exhibits regional American works. The sprawling Anderson Japanese Gardens is across the Rock River. Northeast, Rock Cut State Park shelters muskrats, raccoons and waterfowl.



DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	14,944	39,257	104,355
TOTAL POPULATION	35,925	96,777	269,524
PERSONS PER HOUSEHOLD	2.30	2.40	2.50
AVERAGE HOUSEHOLD INCOME	\$68,930	\$69,414	\$63,978
AVERAGE HOUSE VALUE	\$137,524	\$125,206	\$115,668
AVERAGE AGE	41.30	40.60	39.10
POPULATION WHITE	29,272	80,307	215,507
POPULATION BLACK	3,603	9,165	37,069
POPULATION AM. INDIAN & ALASKAN	167	500	1,610
POPULATION ASIAN	1,984	4,247	7,677
POPULATION HAWAIIAN & PACIFIC ISLAND	40	88	175
POPULATION OTHER	859	2,470	7,486



ROCKFORD | ILLINOIS



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