

OFFERING MEMORANDUM

# TACO BELL STRIP CENTER

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## ROCHELLE, ILLINOIS





LINCOLN ELEMENTARY  
374 STUDENTS

DEL MONTE FOOD  
DISTRIBUTION CENTER  
122 EMPLOYEES

ROCHELLE TOWNSHIP HIGH  
910 STUDENTS

INDUSTRIAL

HELMS PARK AND  
ATHLETIC COMPLEX

INDUSTRIAL

251 14,648 CPD

FAIRWAYS GOLF  
COURSE

INDUSTRIAL

ROCHELLE COMMUNITY  
HOSPITAL  
262 EMPLOYEES

Walgreens

McDonalds

Jeep

251

Comfort Inn

ALDI

Auto Zone

NAPA

ACE Hardware

DOLLAR GENERAL

Shell

O'Reilly

MAY ELEMENTARY  
225 STUDENTS

38

ROCHELLE MIDDLE  
510 STUDENTS

DUNKIN' DONUTS

CLICK FOR GOOGLE MAP  
SUBJECT  
PROPERTY

INDUSTRIAL

DOLLAR TREE  
ANYTIME FITNESS  
Arby's  
Pizza Hut  
JIMMY JOHNS  
SULLIVAN'S FOODS

4,412 CPD

MURPHY USA

Walmart  
Supercenter

INDUSTRIAL

Country of Sweden

Super 8



**ADDRESS:**

1221 N Caron Road, Rochelle, IL 61068

Price	\$2,644,000
Cap Rate	7.75%
NOI	\$204,944
Gross Leasable Area	10,500 SF
Year Built	2013
Lot Size	1.27 +/- Acres

INCOME/EXPENSES	
Base Rent	\$214,450
Management Fee (3% of Base Rent)	(\$6,433)
Reserves (\$0.15/SF)	(\$1,575)
Vacancy (5%)	(\$10,723)
Admin/Management Fee Reimbursement	\$9,225
<b>NET OPERATING INCOME</b>	<b>\$204,944</b>

## Rent Roll

TENANT	GLA	% OF GLA	ANNUAL RENT	RENT/SF	RENT COMMENCE	LEASE EXPIRATION	OPTIONS	CHANGES ON	CHANGES TO
Taco Bell	1,600	15.24%	\$38,400	\$24.00	5/1/2013	7/31/2027	One, 6-Year & One, 10-Year	Year 11-14 Option 1 (Year 15) Option 1 (Year 16) Option 2 (Year 21) Option 2 (Year 26)	\$40,000 \$40,000 \$44,000 \$48,000 \$52,000
Midwest Dental	2,000	19.05%	\$44,800	\$22.40	2/18/2013	5/31/2023	Two, 5-Year	Option 1 Option 2	\$50,000 \$56,000
Verizon	1,050	10.00%	\$24,150	\$23.00	1/21/2016	1/31/2021	One, 5-Year	Option 1	\$27,773
Great Clips	1,050	10.00%	\$22,050	\$21.00	4/17/2013	8/31/2023	Two, 5-Year	Option 2 Option 3	FMV FMV
World Finance	1,200	11.43%	\$19,200	\$16.00	7/22/2019	7/31/2022	One, 3-Year	Option 1	\$20,160
Sinbad Vapor	1,050	10.00%	\$19,950	\$19.00	8/1/2019	7/31/2024	One, 5-Year	Option 1	\$21,945
Rosati's	2,550	24.29%	\$45,900	\$18.00	6/1/2018	5/31/2025	Three, 5-Year	Year 6 - 7 Option 1 (Year 8) Option 1 (Year 11) Option 2 (Year 13) Option 2 (Year 15) Option 3 (Year 18) Option 3 (Year 21)	\$50,490 \$50,490 \$55,539 \$55,539 \$61,073 \$61,073 \$67,193
<b>TOTAL</b>	<b>10,500 SF</b>	<b>100.00%</b>	<b>\$214,450</b>						

# Investment Highlights

- 100% Occupied with Strong Tenant Lineup
- 2013 Construction with Taco Bell Drive-Thru
- Outparcel to Walmart Supercenter
- Serving 51,063 Residents in Ogle County
- Average Household Income Exceeds \$65,000 within 3 and 5 Miles
- Down the Street from Rochelle Community Hospital with 199,600 Patient Visits Annually
- Close Proximity to 160-Acre Rochelle Data & Technology Park with Several Financial Grade Data Centers
- Major Freight Distribution Hub, Easy Access to the Intersection of I-38 & I-88 with Over 30,057 Cars/Day
- 4 Miles from Union Pacific Intermodal Rail Hub, Processing 3,000 Containers/Day
- Minutes to Rochelle Municipal Airport with 12,000 Flights Annually
- Surrounded by Several K-12 Schools with 2,019 Students
- Substantial Recent Public and Private Investment in Local Economic Growth, Over \$1.2 Billion in Capital Investment and \$50 Million in Local Infrastructure Invested Over the Last Decade
- 25 Miles South of Rockford and 80 Miles East of Chicago

## Demographics

POPULATION	3-MILES	5-MILES	7-MILES
2018 Population	11,072	13,954	15,311
2023 Population	11,125	14,104	15,482
HOUSEHOLDS			
2018 Households	4,254	5,248	5,760
2023 Households	4,332	5,369	5,895
INCOME			
2018 Average Household Income	\$65,046	\$68,063	\$69,195
EMPLOYEES			
2018 Number of Employees In Area	5,380	6,502	6,984



**14,104**

Population within  
a 5-Mile Radius



**\$68,063**

Average Household Income  
within a 5-Mile Radius



**6,502**

Number of Employees  
within a 5-Mile Radius

# Lease Summaries



TENANT	Taco Bell (Taco Makers #2, LLC)	Midwest Dental (Midwest Dental Care Sheboygan, Inc.)	Verizon (Russell Cellular Inc.)	Great Clips (Griswold Inc.)
<b>GUARANTOR</b>	Personal Guaranty	Corporate Guaranty	Corporate Guaranty	Personal Guaranty
<b>OWNERSHIP</b>	Private - Franchisee	Private	Private - Franchisee	Private - Franchisee
<b>NUMBER OF LOCATIONS</b>	45	200+	553+	12
<b>COMPANY INFORMATION</b>	<p>Taco Bell is the nation's leading Mexican-inspired quick service restaurant (QSR) brand.</p> <p>The franchisee currently owns and operates 45 Taco Bells and is among the top 50 largest QSR operators in the US.</p>	<p>Midwest Dental dentists, hygienists and dental assistants serve the dental care needs of patients in 17 states. Midwest Dental is the parent company of four regional brands: Mountain Dental, Midwest Dental, Merit Dental and Mondovi Dental.</p>	<p>Russell Cellular, Inc. is an exclusive Verizon Authorized Retailer specializing in wireless communication services and is one of the nation's largest Verizon Wireless Retailers. Russell Cellular, Inc. has over 553 locations in 31 states.</p>	<p>Great Clips is a 100% franchised company. As a walk-in salon, Great Clips provides value-priced, high-quality haircare for men, women and children. This franchisee has 12 units and has been operating since 2000.</p>
<b>GLA</b>	1,600 SF	2,000 SF	1,050 SF	1,050 SF
<b>RENT COMMENCEMENT</b>	5/1/23	2/18/13	1/21/16	4/17/13
<b>LEASE EXPIRATION</b>	7/31/27	5/31/23	1/31/21	8/31/23
<b>CURRENT ANNUAL RENT</b>	\$38,400	\$44,800	\$24,150	\$22,050
<b>OPTIONS</b>	One, 6-Year & One, 10-Year	Two, 5-Year	One, 5-Year	Two, 5-Year
<b>SALES REPORTS</b>	Not Reported	Not Reported	Reported	Reported
<b>LANDLORD RESPONSIBILITIES</b>	Roof & Structure	Roof & Structure	Roof & Structure	Roof & Structure
<b>CAM</b>	Tenant shall pay its pro rata share + a 10% admin fee. Annual increases in CAM shall not exceed 4% excluding snow removal, ice control and utilities.	Tenant shall pay its pro rata share + a 10% admin fee.	Tenant shall pay its pro rata share + a 15% admin fee.	Tenant shall pay its pro rata share + a 15% admin fee.
<b>TAXES</b>	Tenant shall pay its pro rata share.	Tenant shall pay its pro rata share.	Tenant shall pay its pro rata share.	Tenant shall pay its pro rata share.
<b>INSURANCE</b>	Tenant shall pay its pro rata share.	Tenant shall pay its pro rata share.	Tenant shall pay its pro rata share.	Tenant shall pay its pro rata share.
<b>ASSIGNMENT &amp; SUBLETTING</b>	Tenant may not assign or sublet the lease without Landlord's prior consent.	Tenant may not assign or sublet the lease without Landlord's prior consent.	Tenant may not assign or sublet the lease without Landlord's prior consent.	Tenant may not assign or sublet the lease without Landlord's prior consent.
<b>ESTOPPEL</b>	Tenant has 10 Days to process.	Tenant has 10 Business Days to process.	Tenant has 10 Days to process.	Tenant has 10 Days to process.

# Lease Summaries



TENANT	World Finance (World Finance Corporation of Illinois)	Sinbad Vapor (Sinbad Vapors, LLC)	Rosati's Pizza (ETN Pizza, LLC)
GUARANTOR	Corporate Guaranty	Personal Guaranty	Personal Guaranty
OWNERSHIP	Private	Private	Private - Franchisee
NUMBER OF LOCATIONS	1,200+	10	3
COMPANY INFORMATION	With branches nationwide, World Finance has been helping people realize their financial goals by offering fixed rate and payment loan solutions since 1962.	Sinbad vapors is a vaping shop that sells an eclectic array of vape flavors, including their own line of flavors.	Rosati's offers customers with signature Chicago pizzas, pastas, and sandwiches that offer high quality, value and flavor. They've stayed true to their roots, continuing to use fresh ingredients and authentic Italian family recipes. ETN Pizzs LLC has been a franchisee for 10 years and currently owns and operates 3 Rosati's locations.
GLA	1,200 SF	1,050 SF	2,550 SF
RENT COMMENCEMENT	7/22/19	8/1/19	6/1/18
LEASE EXPIRATION	7/31/22	7/31/24	5/31/25
CURRENT ANNUAL RENT	\$19,200	\$19,950	\$45,900
OPTIONS	One, 3-Year	One, 5-Year	Three, 5-Year
SALES REPORTS	Not Reported	Not Reported	Not Reported
LANDLORD RESPONSIBILITIES	Roof & Structure	Roof & Structure	Roof & Structure
CAM	Tenant shall pay its pro rata share + a 10% admin fee. Annual increases in CAM shall not exceed 5% excluding taxes and insurance.	Tenant shall pay its pro rata share + a 15% admin fee.	Tenant shall pay its pro rata share + a 15% admin fee.
TAXES	Tenant shall pay its pro rata share.	Tenant shall pay its pro rata share.	Tenant shall pay its pro rata share.
INSURANCE	Tenant shall pay its pro rata share.	Tenant shall pay its pro rata share.	Tenant shall pay its pro rata share.
ASSIGNMENT & SUBLETTING	Tenant may not assign or sublet the lease without Landlord's prior consent.	Tenant may not assign or sublet the lease without Landlord's prior consent.	Tenant may assign the lease without Landlord's consent to a franchisee with a net worth in excess of \$500,000.
ESTOPPEL	Timeframe not specified in lease.	Timeframe not specified in lease.	Tenant has 10 Days to process.



# Property Photos



# Site Plan





SUBJECT PROPERTY

# TACO BELL STRIP CENTER

1.27<sup>+/-</sup> ACRES  
LOT SIZE

10,500  
NET RENTABLE SF





# Rochelle, IL

Rochelle is approximately 80 miles west of Chicago and 25 miles south of Rockford.

Originally named Hickory Grove, the town sits at the intersection of two rail lines. Having a number of granaries holding corn, wheat and other crops for shipping eastward, the town was an important rail link for farmers. During the Civil War, an arsonist burned some of the granaries. He was arrested but vigilantes stormed the local jail and hanged him from a tree.

Rochelle is known as the “Hub City” because of its location at the intersection of several major transportation routes. The first transcontinental highway in the United States, the Lincoln Highway, passed through Rochelle, as did US-51, one of the first highways to go the full north-south length of the United States.





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# EXCLUSIVELY LISTED BY

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# TACO BELL STRIP CENTER

ROCHELLE, ILLINOIS

