



Starbuck's/T-Mobile

**4019 167th Street
Country Club Hills, IL 60478**



Price \$3,475,000@ 5.48% Cap Rate

Property Summary

4019 167th Street Country Club Hills, IL 60478



Property Summary

Gaia Real Estate is proud to present to you a superb retail opportunity located in a growing community outside of Chicago, IL. This is a strong retail location off the Interstate 57 with frontage along the 167th Street. The traffic counts for 167th Street and Pulaski Ave combined are approx. 80,000 VPD. The site sits in-front of a Super Wal-Mart and a 12-14 screen movie Theatre. A recently approved 144 tenant outlet center will be starting construction near the site. The property is 100% Leased with two corporate national tenants with newly signed 7-10 year Lease Terms.



Address

4019 167th Street
Country Club Hills, IL 60478

Price

\$3,475,000

Cap Rate

5.48%

NOI

\$190,481.50

Lease Term

10 Year NNN & 7 Year NNN

Investment Summary

4019 167th Street Country Club Hills, IL 60478



Investment Summary

Price	\$3,475,000
Cap Rate	5.48%
NOI	\$190,481.50
Address	4019 167th Street Country Club Hills, IL 60478
Lot Size	52,020 SF
Building Size	5,406 SF
Tenant Suite Size	Starbucks - 1,937 SF T- Mobile - 3,469 SF
Year Built	2007
Lease Terms	Starbucks - 10 years T-Mobile - 7 years
Rental Increase	10% every 5-7 years
Lease Options	Starbucks - Four (5) year option T-Mobile -One (7) year option
Tenant/Guarantor	Starbucks - Corporate T-Mobile— Corporate

Tenant Summary

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Tenant Information

T-Mobile USA is a national provider of wireless voice, messaging, and data services capable of reaching over 268 million Americans where they live, work, and play. Around the country, our Personal Coverage Check gives customers a clear picture of their local coverage. T-Mobile USA is the US operating entity of T-Mobile International AG & Co., the mobile communications subsidiary of Deutsche Telekom AG & Co. K.G. (NYSE: DT). Deutsche Telekom is one of the largest telecommunications companies in the world, with more than 80 million customers worldwide.

The T-Mobile logo, consisting of a large, stylized pink "T" followed by two small squares and the word "Mobile" in a pink serif font.

Suite Size	3,469 SF
Base Rent	\$132,401.50
Admin Fee	10% on CAM
Address	4019 167th Street Country Club Hills, IL 60478
Lease Term	Years 1-7: \$132,401.50
Increases	10% every 7 years
Options	One (7) year option
Rent in Lease Options	1 - 8-14: \$153,607.32
Guarantor	T-Mobile (Deutsche Telekom) NYSE: DE

Tenant Summary

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Tenant Information

“Grand Opening,” Starbucks is the largest coffeehouse company in the world, with over 26,000 stores globally, including around 13,000 in the United States, followed by nearly 1,000 in Canada and more than 900 in Japan. Starbucks sells drip brewed coffee, espresso-based hot drinks, other hot and cold drinks, snacks, and items such as mugs and coffee beans. Through the Starbucks Entertainment division and Hear Music brand, the company also markets books, music, and film. Many of the company’s products are seasonal or specific to the locality of the store. Starbucks-brand ice cream and coffee are also offered at grocery stores. Starbucks retail stores are located in high-traffic, high-visibility locations. Its stores are located in or near a variety of settings, including downtown and suburban retail centers, office buildings and university campuses.

Starbucks first became profitable in Seattle in the early 1980s, and despite an initial economic downturn with its expansion into the Midwest and British Columbia in the late 1980s, the company experienced revitalized prosperity with its entry into California in the early 1990s. The first Starbucks location outside North America opened in Tokyo in 1996; overseas properties now constitute almost one third of its stores. The company had opened an average of two new locations daily between 1987 and 2007. Year end Revenue reported in 2015 was \$19.16 Billion.



Suite Size	1,937 SF
Base Rent	\$58,080
Admin Fee	5% on CAM
Address	4019 167th Street Country Club Hills, IL 60478
Lease Term	Years 1-5: \$58,080 Years 6-10: \$61,952
Increases	10% every 5 years
Options	Four (5) year options 11-15: \$63,921.00 15-20: \$67,795.00 21-25: \$71,669.00 26-30: \$75,543.00
Guarantor	Starbucks Corp. NYSE: STBX

Area Information

4019 167th Street Country Club Hills, IL 60478



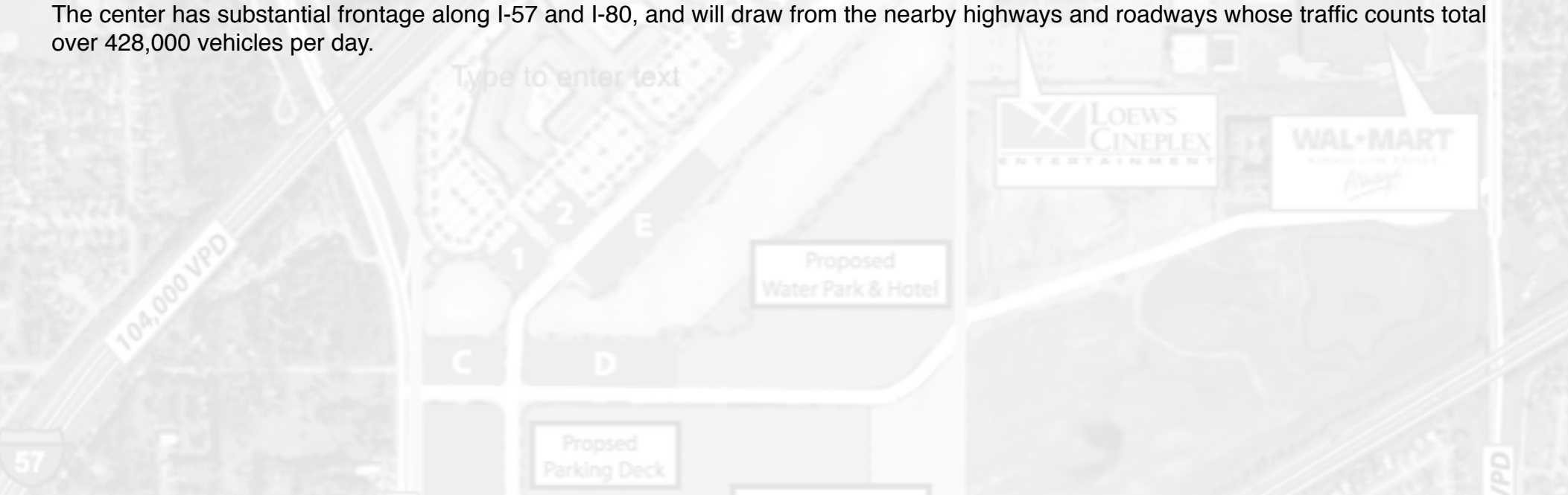
Area Information

Country Club Hills is located in the Chicago Metropolitan Statistical Area (MSA), the 3rd largest MSA by population in the United States with a population of 9,505,748.

The site is located in strong retail corridor with neighboring tenants such as Wal-Mart, McDonald's, Sonic, Applebee's, Wendy's, Dunkin Donuts/Baskin Robins, Panda Express, and many small retail centers fully leased, with a large 144 tenant retail outlet center planned for development.

As of mid 2006, the City of Country Club Hills is home to Chicagoland's largest Wal-Mart Super-center at over 203,000 square feet. The development serves as an anchor to the first phase of the "Gatling Square Mile," Cook County's largest parcel of undeveloped land at about 400 acres. During the first quarter of 2006, the City of Country Club Hills took out a \$16 million municipal bond. With the muni bond, the City began construction on a \$5 million amphitheater on the City Campus on 183rd Street, a \$2 million fire station to be constructed on 175th Street, an upgraded Community Park on 175th Street and various infrastructure improvement projects.

The site is located in front of the new Wal-Mart Super-center and and 12-14 screen movie theatre. This site is only ½ mile to the I-57 and I-80. The planned Chicagoland Outlets is a short 25-minute drive from Downtown Chicago in the most densely populated Chicago Metro area, the Southland. Ideally located at the convergence of the three most prominent highway systems in the region – Interstates 57, 80 and 294 – the center will be easily accessible from the City of Chicago as well as the fast-growing south and southwest suburbs. The center has substantial frontage along I-57 and I-80, and will draw from the nearby highways and roadways whose traffic counts total over 428,000 vehicles per day.

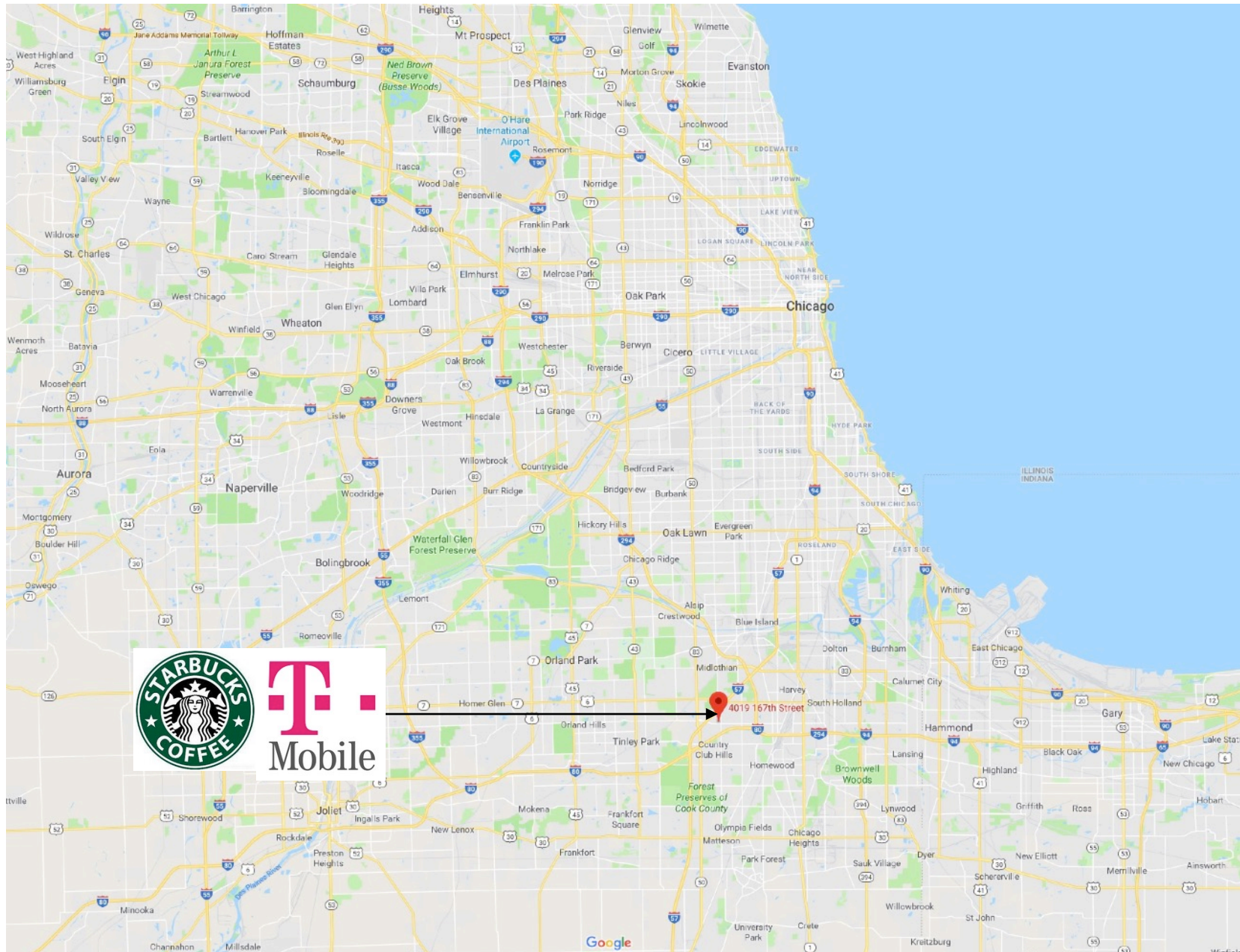


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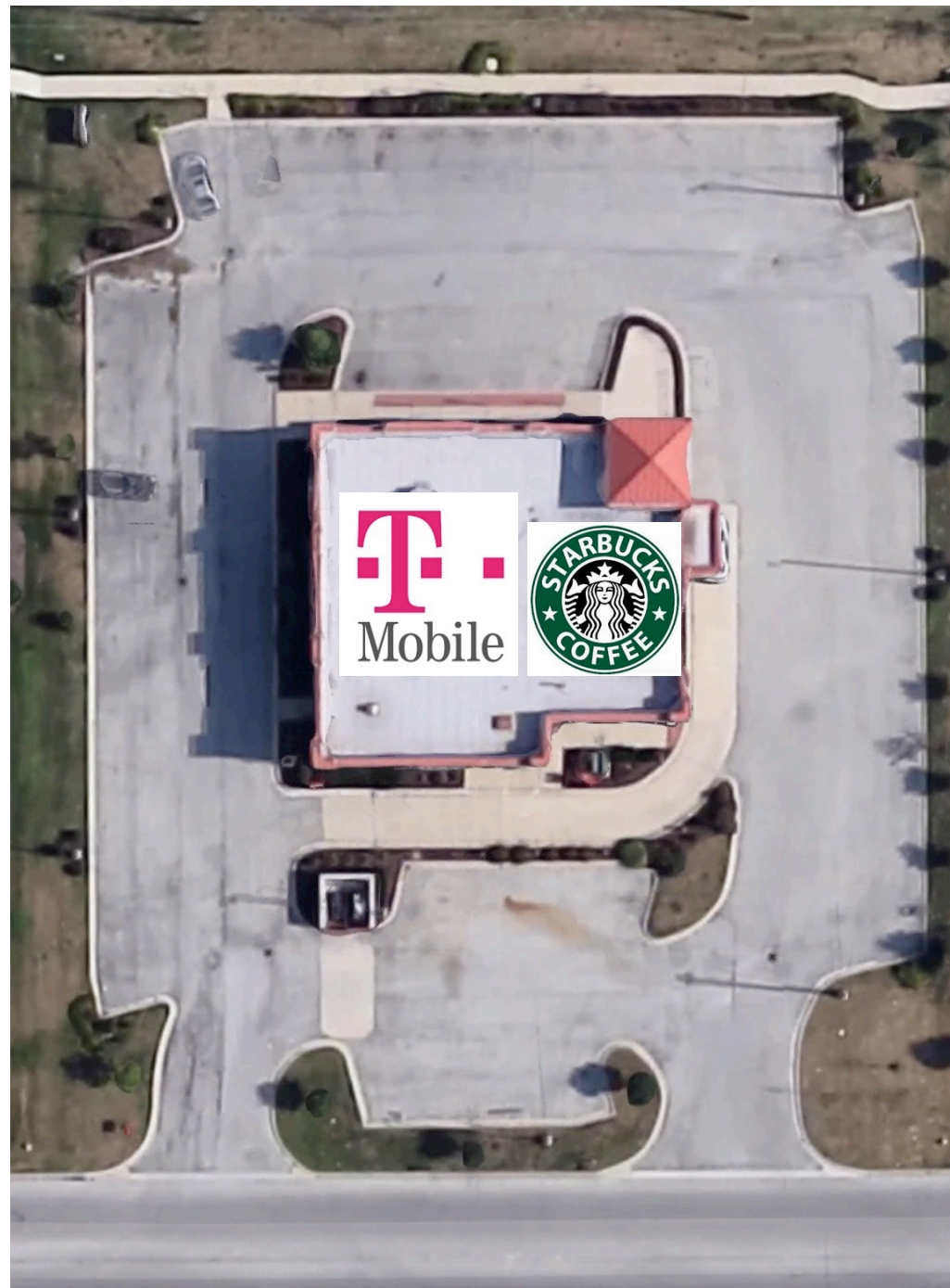
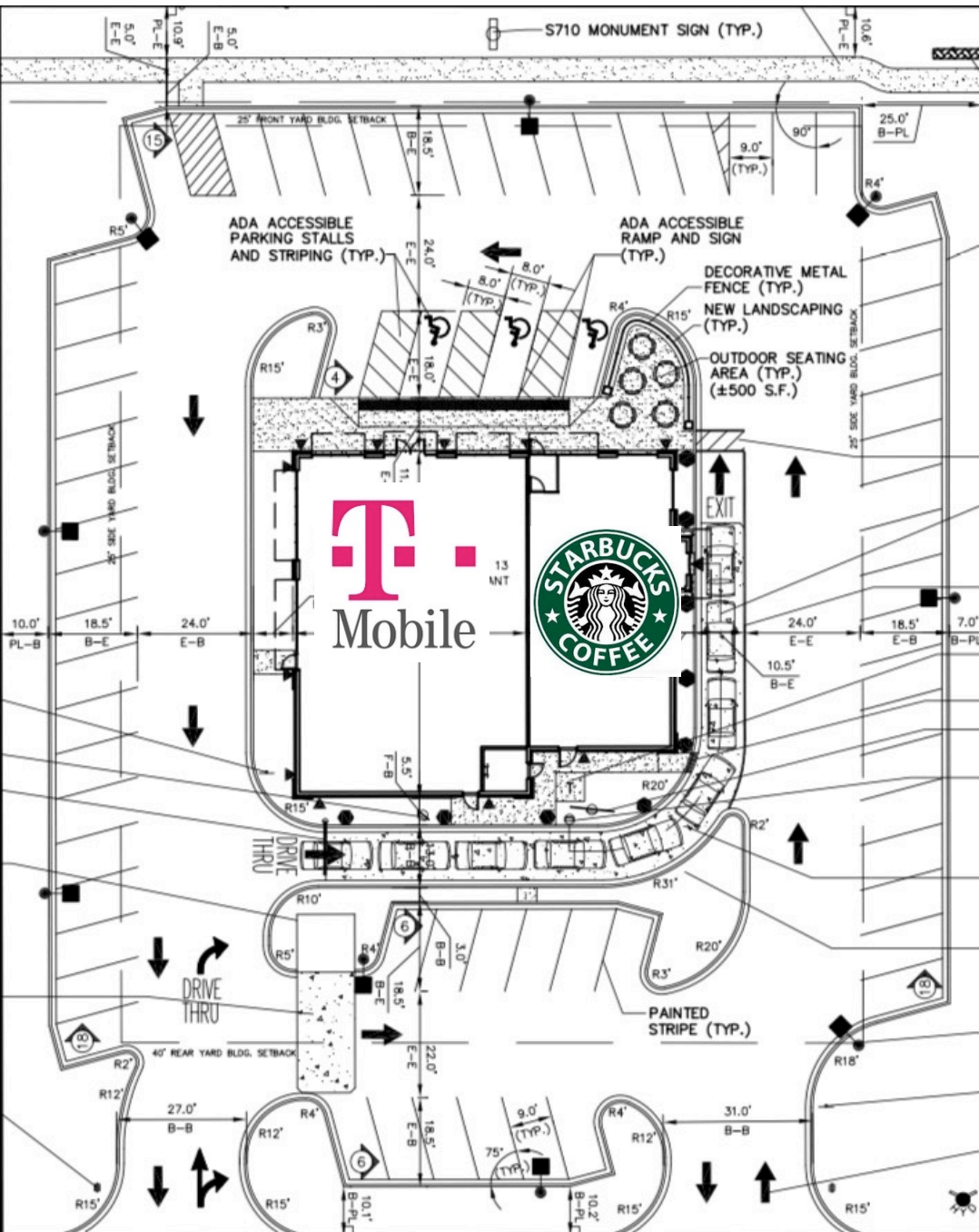


Map



Site Plan

4019 167th Street Country Club Hills, IL 60478



Aerial

4019 167th Street Country Club Hills, IL 60478

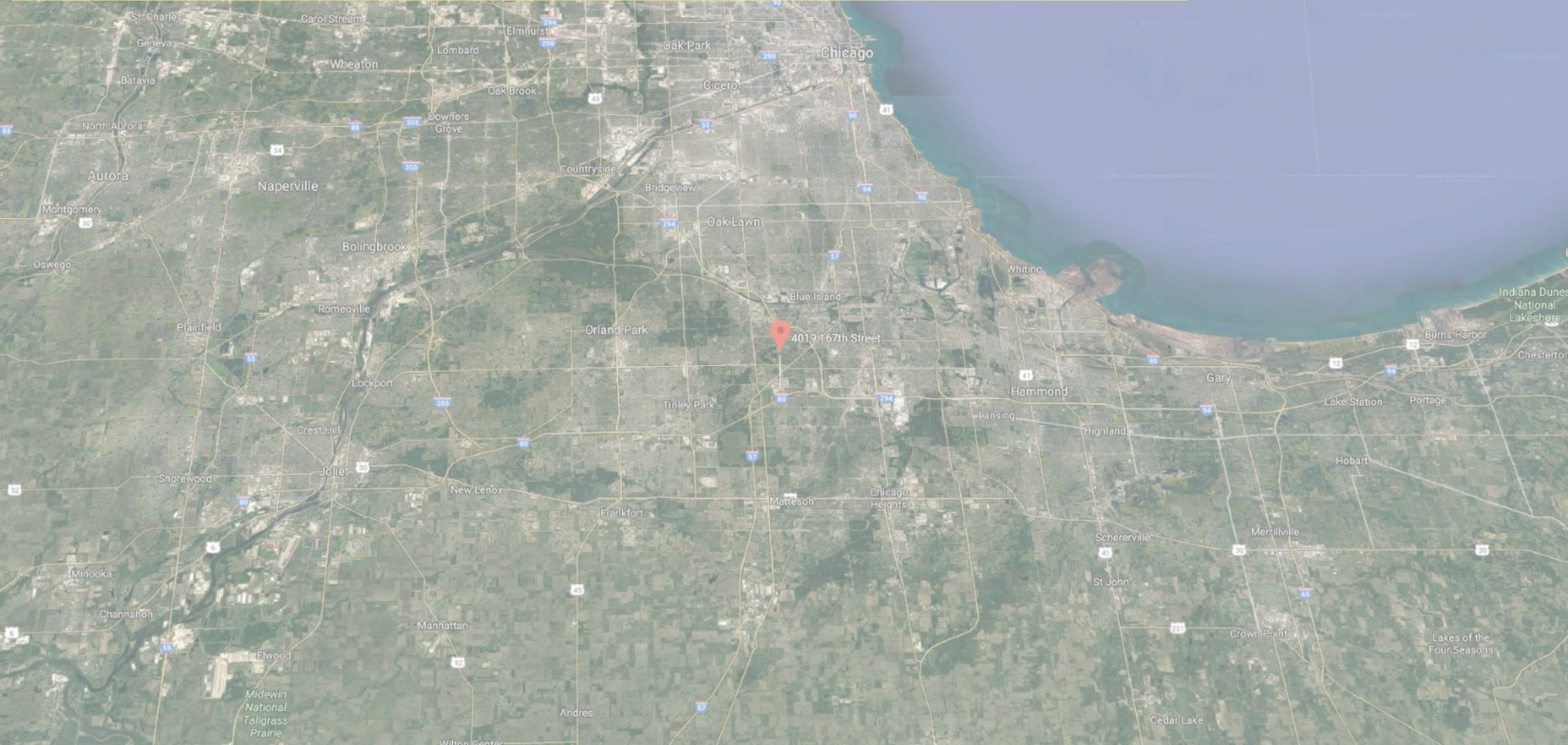


Demographics

4019 167th Street Country Club Hills, IL 60478



Demographics(2013)	1 Mile	3 Mile	5 Mile
Population	4,698	41,696	111,149
Average HH Income	\$63,064	\$66,813	\$69,829



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