

INVESTMENT OFFERING



DUNKIN' DONUTS

5159 West 159th Street
Oak Forest (Chicago MSA), IL 60452



ACTUAL SITE

TABLE OF CONTENTS



Financial Overview	3
Tenant Overview	4
Executive Summary	5
Property Photos	6-11
Location Map	12
Area Map	13
Market Overview	14
Demographic Report	15

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The Marketing Package is a solicitation of interest only and is not an offer to sell the Property. The Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expression of interest or offers to purchase the Property and expressly reserve the right, at their sole discretion, to terminate discussions with any entity at any time with or without notice.

The Owner shall have no legal commitments or obligations to any entity reviewing the Marketing Package or making an offer to purchase the Property unless and until such offer is approved by Owner pursuant to its Governing Authorities and the signature of the Owner or Owner's representative is affixed to a Real Estate Purchase Agreement prepared by Owner.

This Marketing Package is confidential. By accepting the Marketing Package, you agree (i) that you will hold and treat the Marketing Package and its contents in the strictest confidence, (ii) that you will not photocopy or duplicate any part of the Marketing Package, (iii) that you will not disclose the Marketing Package or any of its contents to any entity without the prior authorization of the Owner, and (iv) that you will not use the Marketing Package in any fashion or manner detrimental to the Owner or Broker.

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WERTZ
REAL ESTATE INVESTMENT SERVICES

FINANCIAL OVERVIEW

OFFERING SUMMARY

ADDRESS	5159 West 159th Street Oak Forest (Chicago MSA), IL 60452
PRICE	\$1,359,533
DOWN PAYMENT	100% / \$1,359,533
CAP RATE	6.00%
PRO-FORMA CAP RATE	7.10%
RENTABLE SQUARE FEET	4,813 SF
YEAR BUILT / RENOVATED	2002 / 2012
LOT SIZE	38,268 +/- SF
OCCUPANCY	74.0% (3,563 SF)
VACANT	26.0% (1,250 SF)
TYPE OF OWNERSHIP	Fee Simple

ANNUALIZED OPERATING DATA

SCHEDULED GROSS INCOME (SGI)	\$99,367
EXPENSE REIMBURSEMENT	\$60,245
OPERATING INCOME	\$159,612
OPERATING EXPENSES	\$78,040
NET OPERATING INCOME (NOI)	\$81,572

OPERATING EXPENSES

TAXES	\$74,758
INSURANCE	\$2,282
REPLACEMENT/RESERVES	\$1,000
TOTAL EXPENSE	\$78,040



ACTUAL SITE



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TENANT OVERVIEW



DUNKIN' BRANDS GROUP, INC.

Dunkin' Donuts, a subsidiary of Dunkin' Brands Group, Inc. (Nasdaq: DNKN), is one of the largest coffee and baked goods chains in the world; with more than 12,000 restaurants in 36 countries. With over 19,000 points of distribution in nearly 60 countries worldwide, Dunkin' Brands Group, Inc. is one of the world's leading franchisors of quick service restaurants (QSR), serving hot and cold coffee and baked goods. Dunkin' Brands' nearly 100 percent franchised business model includes more than 12,000 Dunkin' Donuts restaurants and more than 7,700 Baskin-Robbins restaurants.

ABOUT THE OPERATOR

The operator is a very experienced and successful Dunkin' Donuts franchisee. The company currently owns and operates over 30 locations in the Midwest. Because of their top tier rating within the Dunkin' franchisee system, they are approved by Dunkin' Corporate to continue their growth and expansion throughout the state of Illinois. Dunkin' has restricted new Franchisees from joining the state of Illinois, giving existing Franchisees an advantage to continue growth throughout the state.



PROPERTY NAME	Dunkin' Donuts
PROPERTY ADDRESS	5159 West 159th Street Oak Forest (Chicago MSA), IL 60452
PROPERTY TYPE	Net Lease Quick Service Restaurant
PARENT COMPANY	Dunkin' Brands Group, Inc.
OWNERSHIP	Public
LEASE GUARANTOR	Franchisee
STOCK SYMBOL	DNKN
BOARD	NASDAQ
LEASE EXPIRATION DATE	07/31/2024
OPTIONS TO RENEW	(2) 5-Year Options
LEASE TYPE	NNN
LANDLORD RESPONSIBILITY	Roof & Structure
INCREASES	2% Annually
NO. OF LOCATIONS	12,000+
HEADQUARTERED	Canton, Massachusetts
WEBSITE	www.dunkindonuts.com
YEARS IN THE BUSINESS	Since 1950

EXECUTIVE SUMMARY

INVESTMENT OVERVIEW

We are pleased to present the opportunity to acquire a Dunkin' Donuts Drive-Thru in Oak Forest (Chicago MSA), IL. With store sales significantly above the national average, this is an established top performing location for Dunkin' Donuts. Dunkin' occupies 3,563 square feet of the 4,813 square foot building. With the remaining 1,250 SF vacant, this is an excellent opportunity for an investor to add value by leasing up the vacancy once purchased. The NNN lease features 2% annual rent increases and includes (2) 5-year options.

The property is strategically positioned at the signalized intersection of 159th Street and Laramie Avenue with traffic counts exceeding 33,000 vehicles per day. There are over 220,000 residents in the trade area with average household income exceeding \$88,000 within a 1-Mile Radius. National retailers in the immediate vicinity include KFC, Family Dollar, McDonald's, Jiffy Lube, Chase Bank., O'Reilly Auto Parts, Sherwin Williams, Walgreens, Circle K, Shell, Starbucks, CVS Pharmacy, and more.



INVESTMENT HIGHLIGHTS

- Established Top Performing Location with Well Above Avg Sales
- 2% Annual Increases in Primary Term and Options
- Opportunity to Add Value by Leasing up Remaining 1,250 SF
- Traffic Counts Exceed 33,000 Vehicles per Day
- Hard Corner, Signalized Intersection
- 220,000+ Residents within 5-Miles
- Affluent Trade Area with Average Household Income Exceeding \$88,000 within a 1-Mile Radius



AERIAL PHOTO



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SUBJECT PROPERTY



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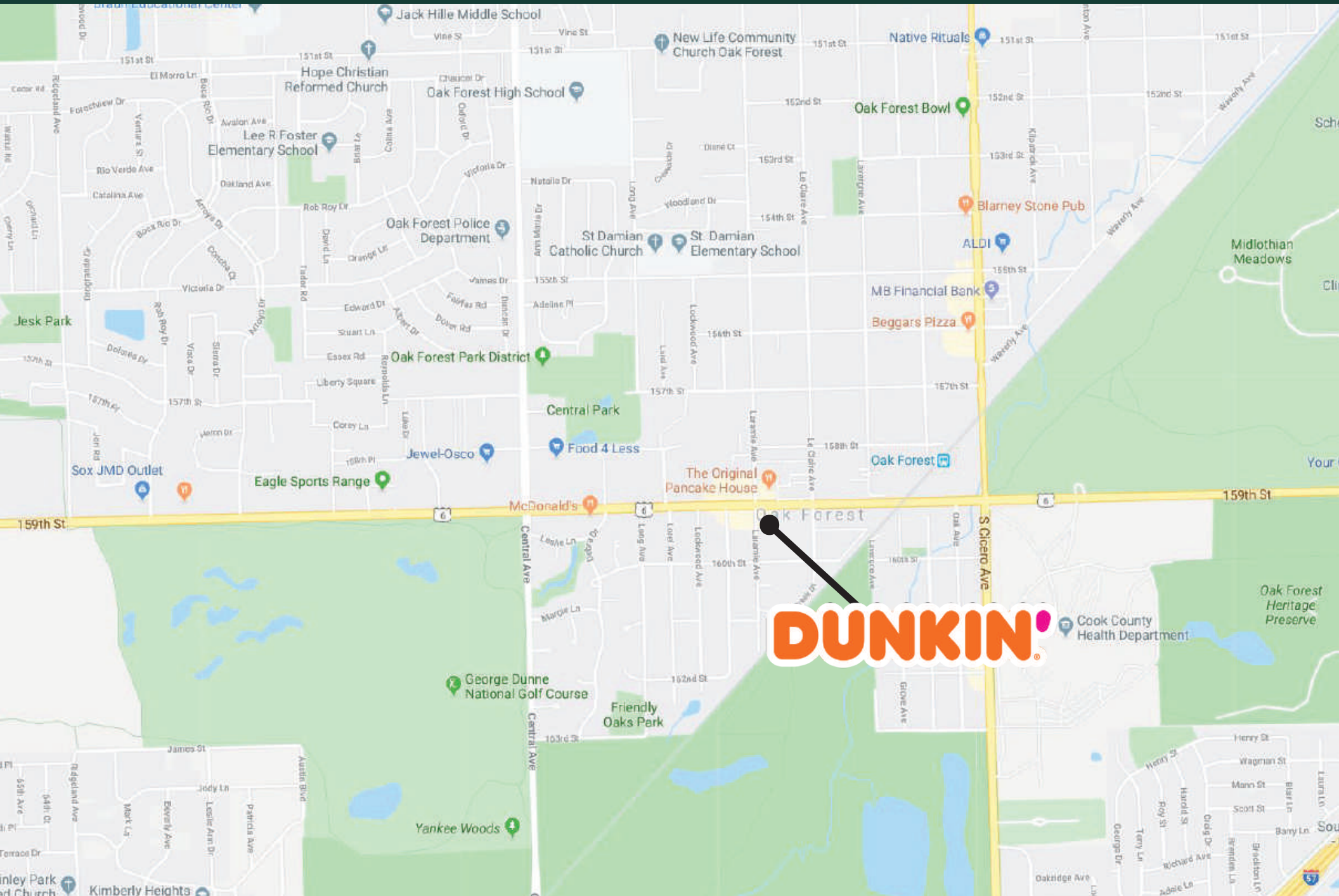
SUBJECT PROPERTY

ACTUAL SITE



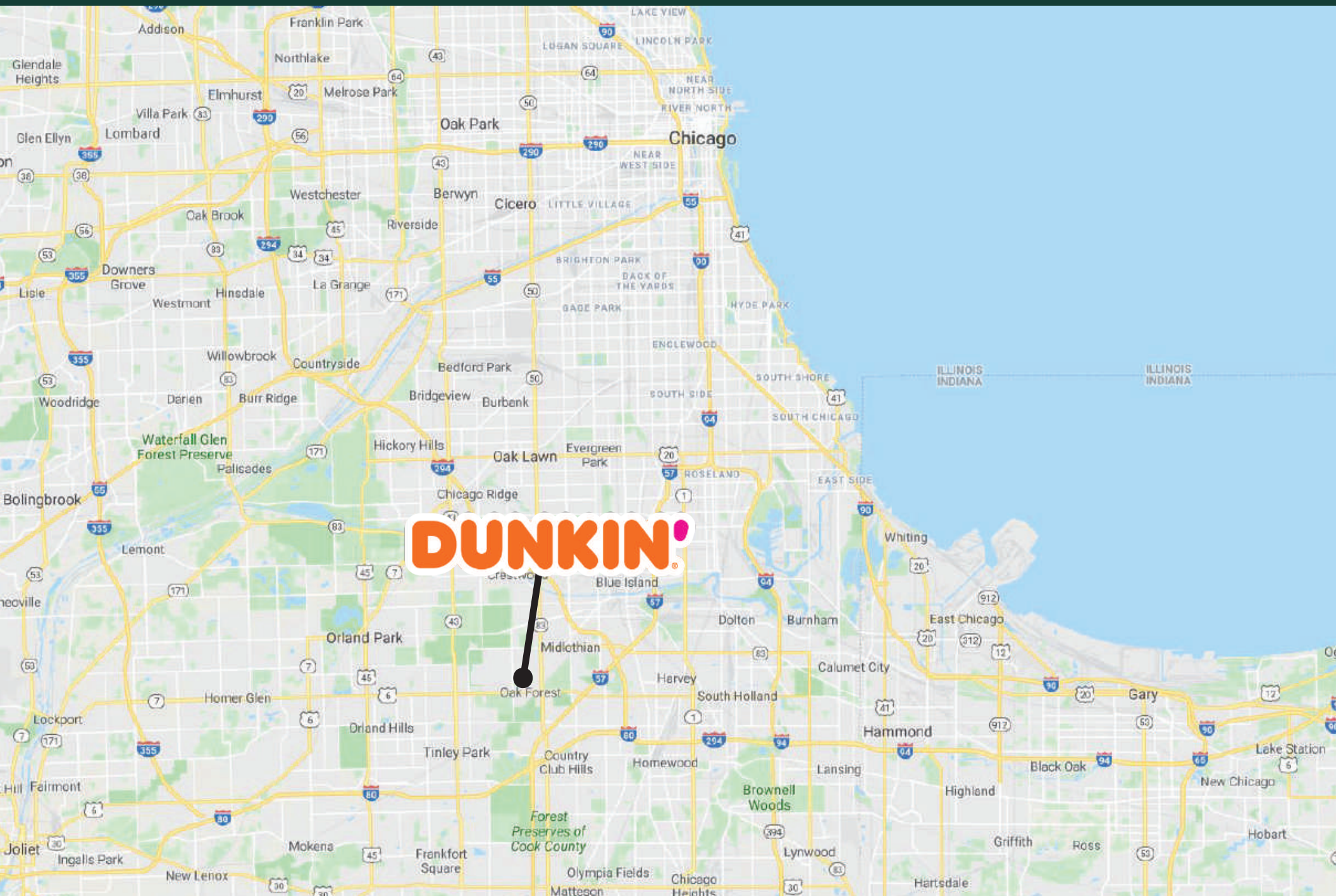
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LOCATION MAP



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AREA MAP



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MARKET OVERVIEW

OAK FOREST (CHICAGO MSA), IL

Oak Forest is a suburban city approximately 24 miles southwest of downtown Chicago. It is located in Bremen Township in Cook County, Illinois. Oak Forest is served by U.S. Route 6 and Illinois Route 50. It is part of the Chicago - Naperville - Elgin MSA which consists of 9 counties in northeastern Illinois. The City of Oak Forest enjoys a unique geographic location with convenient access to both a Metra station and Interstate highways. Residents are just 20 miles from the heart of Chicago's Loop with multimodal transportation options available. Oak Forest boasts a strong pro-business climate and the City of Oak Forest even created the Business Retention and Expansion Program to gather information to help the city better support business expansion, job retention, job creation and increased investment in the community. Higher education is also readily available at the South Suburban College University and College Center, and there are branches of DePaul University, the University of St. Francis, Chicago State University, Governors State University and Illinois Institute of Technology.

The Chicago metropolitan area has one of the world's largest and most diversified economies, with more than four million employees. With an estimated CSA population of 9.9 million people and an MSA population of 9.5 million people, it is the third largest metropolitan area in the United States. The Chicago metropolitan area is home to the corporate headquarters of 57 Fortune 1000 companies, including AbbVie Inc., Allstate, Boeing, Caterpillar Inc., Kraft Heinz, McDonald's, Mondelez International, Motorola, United Airlines, Walgreens, and more. This area also headquarters a wide variety of global financial institutions including Citadel LLC, Discover Financial Services, Morningstar, Inc., CNA Financial, and more. Chicago is home to the largest futures exchange in the world, the Chicago Mercantile Exchange. The economy produced \$703.9 billion in 2018 making Chicago equivalent to the 20th largest economy in the world. In addition, Chicago is home to the 2 MLB teams (Chicago Cubs and Chicago White Sox), 1 NBA team (Chicago Bulls), 1 NFL Team (Chicago Bears), 1 NHL team (Chicago Blackhawks), 1 MLS team (Chicago Fire FC) and 7 NCAA Division I athletic programs. It is currently ranked in the Top 15 Best Sports Cities in the World.



Part of the Chicago MSA

the Third Largest MSA in the U.S. with
Over 9.5 Million Residents



The Economy Produced

\$703.9 Billion in 2018 (20th Largest
Economy in the World)



Home to the Corporate

Headquarters of 57 Fortune 1000
Companies



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DEMOGRAPHIC REPORT

ACTUAL SITE



	1 MILE	3 MILES	5 MILES
2020 Population	9,531	82,835	224,944
2020 Median Age	38.97	39.55	39.68

	1 MILE	3 MILES	5 MILES
2020 Avg. HH Income	\$88,072	\$81,934	\$84,351
2020 Households	3,718	31,328	83,665

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Listed with Illinois broker DZ Net Lease
Realty, LLC License 481010383

AGENCY DISCLOSURE

ILLINOIS

Please mark an X in on the line below that is accurate.

Brokers DZ Net Lease Realty, LLC, Illinois licensed real estate broker and Wertz REIS, California licensed real estate broker, render real estate brokerage services to:

_____ Seller/Landlord

_____ Buyer/Tenant

_____ Dual Agency, brokers renders real estate brokerage services to both the Seller/Landlord and Buyer/Tenant.

Acknowledged and accepted:

By _____ Date _____
Seller/Landlord

By _____ Date _____
Buyer/Tenant