



MCDONALD'S STRIP CENTER

824-830 Dixie Hwy
Hoopeston, IL 60942

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INVESTMENT SUMMARY

Street Address	824-830 Dixie Hwy	Base Rental Income	\$100,068	\$1,495,000	
City	Hoopeston	Gross Potential Rent	\$112,068	<small>PURCHASE PRICE</small>	\$1.4M
State	IL	Expense Reimbursements	\$33,270	6.02%	6.02%
Zip	60942	Gross Potential Income	\$145,338	<small>CAP RATE</small>	
Cumulative GLA	6,649 SF	Effective Gross Income	\$133,338	\$89,974	\$89K
Lot Size	0.90 AC	Total Operating Expenses	\$43,364	<small>OPERATING INCOME</small>	
Year Built	2012	Net Operating Income	\$89,974	Price / SF	\$251.30



MCDONALD'S ANCHORED STRIP CENTER - HOOPESTON, IL

INCOME & EXPENSES

INCOME

Occupied Space	\$100,068
Available Space at Market	\$12,000
Gross Rent Potential Income	\$112,068
Expense Reimbursements	\$33,270
TOTAL INCOME	\$133,227

EXPENSES

Property Taxes	\$32,609
Insurance	\$1,729
CAM + Utilities	\$7,696
Other Expenses	\$1,330
Total Operating Expenses	\$43,364
NET OPERATING INCOME	\$89,974



PROPERTY HIGHLIGHTS

Corporate Lease With Investment Grade Tenant

The lease is guaranteed by McDonald's Corporation (NYSE: MCD), a Fortune 500 company with an investment-grade credit rating of "BBB+" (S&P).

Globally Recognized Brand

McDonald's brand recognition & operating stability reinforces its market dominance in primary, secondary, and tertiary markets across the country.

Corporate Growth

According to the Wallstreet Journal, McDonald's has surpassed analyst expectations in the 2nd quarter of 2019 experiencing 5.7% growth, attributed to successful deals like its 2 for \$5 Mix and Match promotion and by vast improvements to their digital footprint.

Ample Rent Growth

McDonald's lease structure features 3% rental increases every 5 years, with an increase anticipated in 2022; while Verizon features 4% increases per year.



Brand Advantage

Verizon is the most dominant telecommunication company in the United States with a higher market price per share than its competitors that enables it to thrive in primary, secondary, and tertiary markets.

Strong Tenant Commitment

McDonald's, the anchor tenant, has been at the site since its inception in 2012 with 12+ years remaining on its lease term; and seven (5) year options to extend thereafter.

Significant Upside

There is a 10.53% GLA vacancy in the center, allowing an investor to capitalize on value through leasing efforts.

Diverse Tenant Mix

McDonald's & Verizon paired with a Chiropractic tenant that has been at this site since the buildings inception. All three tenants are internet resistant, which adds an additional layer of security to this investment.

RENT ROLL

TENANT	PERIOD	ANNUAL RENT	OPTIONS	GLA	LEASE TYPE
McDonald's	10/17/2012 - 12/30/2032	\$66,744	Seven (7), 5-Year	3,600 SF	Double-Net (NN)
Verizon	02/01/2012 - 01/31/2022	\$14,124	-	1,005 SF	Double-Net (NN)
Robinson Chiropractic	02/01/2012 - 01/31/2022	\$19,200	-	1,344 SF	Double-Net (NN)
Vacant	-	\$0	-	700 SF	-
TOTAL		\$100,068		6,649 SF	



MCDONALD'S ANCHORED STRIP CENTER - HOOPESTON, IL

RETAIL AERIAL

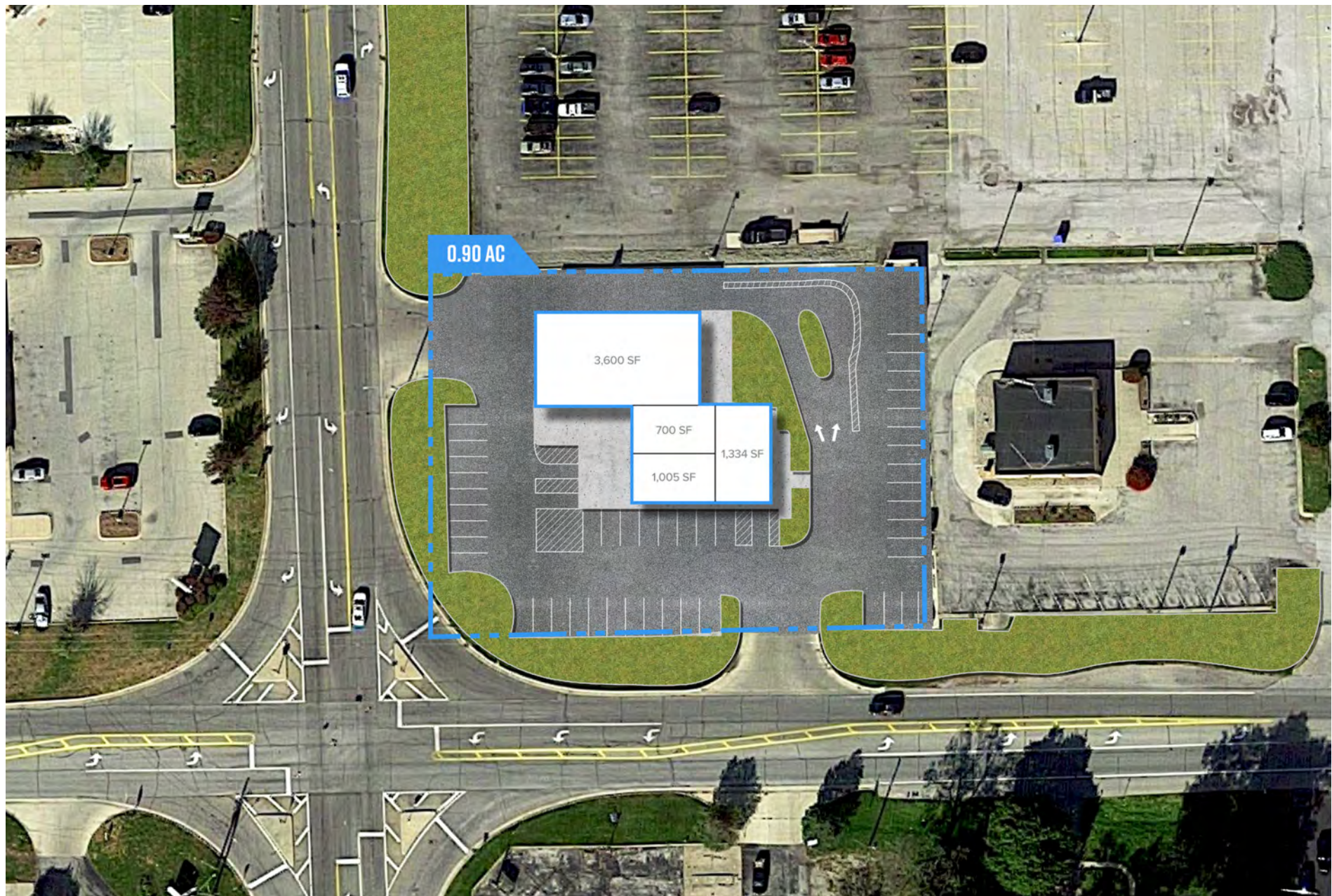


MCDONALD'S ANCHORED STRIP CENTER - HOOPESTON, IL

RETAIL AERIAL



SITE PLAN



ABOUT THE BRANDS

McDonald's

McDonald's Corporation is an American fast food company, founded in 1940 as a restaurant operated by Richard and Maurice McDonald, in San Bernardino, California, United States. They rechristened their business as a hamburger stand, and later turned the company into a franchise, with the Golden Arches logo being introduced in 1953 at a location in Phoenix, Arizona.

McDonald's is the world's largest restaurant chain by revenue, serving over 69 million customers daily in over 100 countries across 37,855 outlets as of 2018. Although McDonald's is best known for its hamburgers, cheeseburgers and french fries, they also feature chicken products, breakfast items, soft drinks, milkshakes, wraps, and desserts. In response to changing consumer tastes and a negative backlash because of the unhealthiness of their food, the company has added to its menu salads, fish, smoothies, and fruit. According to two reports published in 2019, McDonald's is the world's second-largest private employer with 1.7 million employees.



Verizon

Verizon Wireless is the second largest wireless telecommunications provider in the United States headquartered in Basking Ridge, New Jersey. It was founded in 2000 as a joint venture of American telecommunications firm Bell Atlantic, which would soon become Verizon Communications, and British multinational telecommunications company Vodafone.

The company operates America's most reliable wireless network and the nation's premier all-fiber network, and delivers integrated solutions to businesses worldwide. Verizon Wireless operates a 4G LTE network, which, as of January 2016, covers about 98 percent of the U.S. In 2018, RootMetrics ranked Verizon 1st place in overall performance, call performance, text performance and data performance. With brands like Yahoo, TechCrunch and HuffPost, the company's media group helps consumers stay informed and entertained, communicate and transact, while creating new ways for advertisers and partners to connect.

LOCATION OVERVIEW

Hoopeston, IL

Hoopeston is a city in Grant Township, Vermillion County, Illinois. This town was named after Thomas Hoopes, one of the men who offered land for the crossing of two railroads. After the foundation of this town was laid out in 1891, Hoopeston's business and manufacturing quickly became related to agriculture. Hoopeston is located at the intersection of Illinois Route 1 and Illinois Route 9, about one mile from the north edge of Vermilion County. According to the 2010 census, Hoopeston has a total area of 3.69 square miles and a population of 8,454. It is part of the Danville, Illinois, Metropolitan Statistical Area.

In honor of its agricultural roots, including the growing of sweet corn, Hoopeston holds a Sweet Corn Festival each September, starting the Thursday before Labor Day and ending on Labor Day. In association with the festival, the Miss National Sweetheart is held during the same week. Runners-up from the Miss America state pageants are eligible to compete for the title of Miss National Sweetheart. The school teams are named the "Cornjerkers", a term describing farm workers who picked corn prior to the use of mechanized corn picker implements.



Excellent Site- Level Visibility

Strategically positioned on a hard, signalized corner on the heavily trafficked W. Orange St & Chicago Rd.

Site Accessibility

Multiple Ingress/Egress Access Points at Signalized Intersection that allows for easy access to the property.

Surrounding National Retailers

Surrounding national tenants include CVS, Dollar General, IGA Superstore, Casey's General Store, NAPA, Dairy Queen, and Subway.

Daily Traffic Count

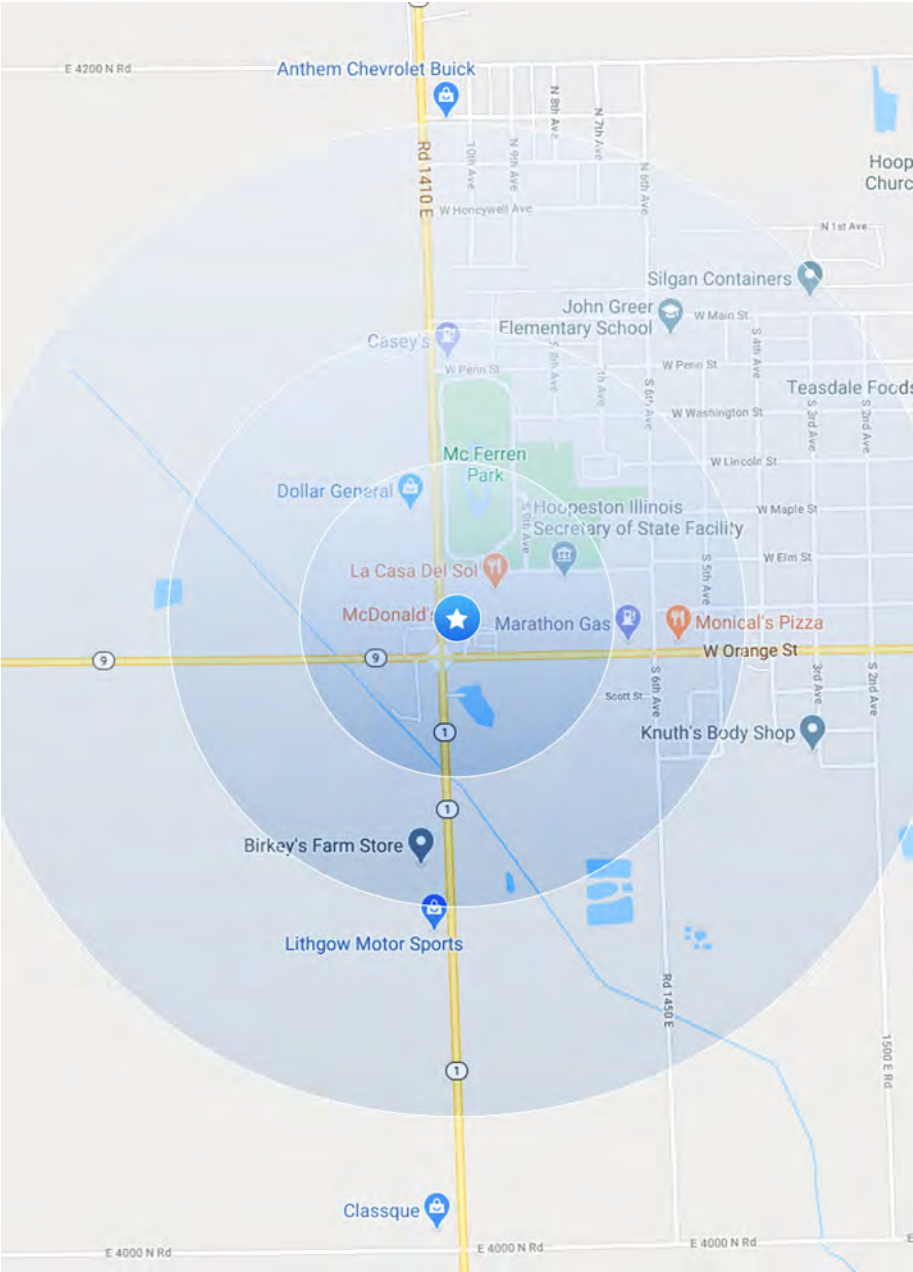
Average Daily Traffic exceeds 8,200 vehicles per day.

Community Employers

Largest employers of the Hoopeston community are Health Care, Agriculture & Silgan Corporation; all sectors and companies anticipated to experience growth.

MCDONALD'S ANCHORED STRIP CENTER - HOOPESTON, IL

DEMOGRAPHICS



POPULATION	1-Mile	3-Mile	5-Mile
2024 Projection	2,791	5,218	5,599
2019 Estimate	2,819	5,328	5,710
2010 Census	2,810	5,594	5,958
HOUSEHOLDS	1-Mile	3-Mile	5-Mile
2024 Projection	1,134	2,165	2,318
2019 Estimate	1,146	2,213	2,367
2010 Census	1,136	2,327	2,474
Average Income	\$39,316	\$53,498	\$55,169
Median Income	\$33,099	\$42,648	\$44,181

Hoopeston was laid out in 1871. It was named for Thomas Hoopes, one of the men who offered land for the crossing of two railroads: the Lafayette, Bloomington and Western Railroad and the Chicago, Danville and Vincennes Railroad. The two railroads separated the town into four sections. The latter railroad still exists and is now operated jointly by CSX Transportation and Union Pacific Railroad.

Hoopeston keeps changing to find its specialty niche, adding unique stores, and different types of businesses in the health field. It has become more a retirement community with the biggest employers being Hoopeston Carle Regional Health Center, Heritage Nursing Home, and Hoopeston Area School District, Silgan Corporation, Teasdale Foods, IGA, and Schumacher's.

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