



Taco Bell / KFC (dark)

600 Collins Street

Joliet, IL 60432

*Representative Image*



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# EXECUTIVE SUMMARY

Colliers international is pleased to present for sale a single tenant, net leased, Taco Bell/KFC restaurant located at 600 Collins St. Joliet, IL 60432.

The lease is guaranteed by KBP Foods, the largest KFC franchisee in the Country. The site sits on heavily trafficked Collins St (I-171) with a number of major retail brands located in close proximity.

This is a dark location with the tenant still under a NNN lease for approximately 8 years. This is a true NNN lease structure with zero landlord responsibilities. This investment opportunity is being offered for sale at \$798,650, a net operating income of \$59,898.75 and a corresponding cap rate of 7.50%.

## OFFERING SUMMARY

ASKING PRICE:	\$798,650
CAP RATE:	7.50%
NOI:	\$59,898.75
SIZE:	+/- 2,471 SF
LEASE TERM:	March 20 <sup>th</sup> ,2027
INCREASES:	10% every 5 years



## INVESTMENT HIGHLIGHTS & OFFERING SUMMARY

### STABLE INCOME –EASE OF MANAGEMENT

- › Located on Main retail corridor
- › Proximity to the high school as well as University of St Francis
- › Solid demographics
- › Largest KFC operator
- › Contains drive through







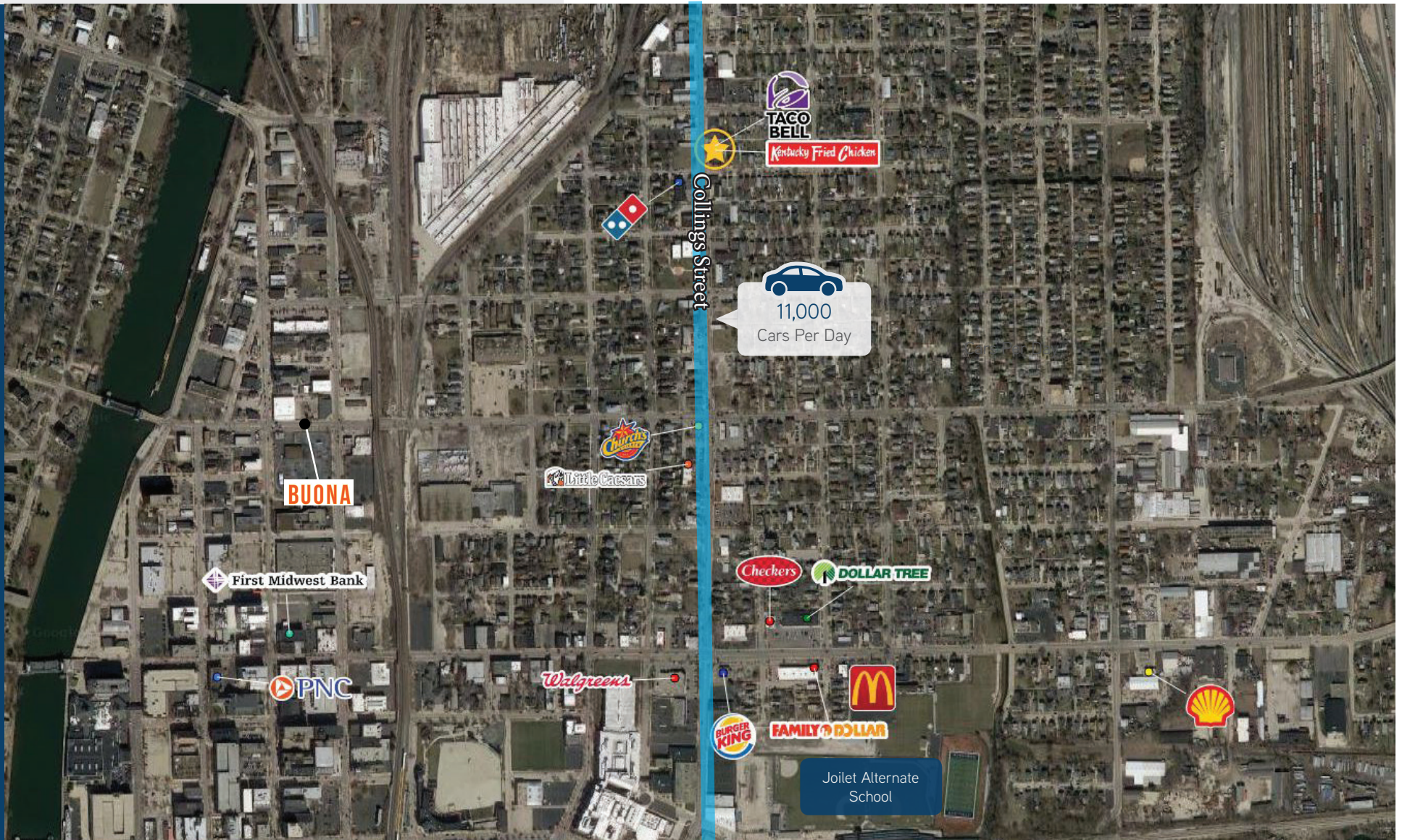
## PROPERTY INFORMATION

### PROPERTY DESCRIPTION

PROPERTY ADDRESS:	600 Collins St. Joliet, IL 60432
OFFERING PRICE:	\$798,650
NOI:	\$59,898.75
CAP RATE:	7.50%
LEASE TYPE:	NNN – No Landlord Responsibilities
LEASE EXPIRATION:	March 20, 2027
RENTAL INCREASE:	10% every 5 years through term
SIZE:	+/- 2,471 SF
YEAR BUILT:	2009
PARCEL SIZE:	0.36 Acres
GUARANTOR:	KPB Foods



# RETAIL AERIAL MAP







## TENANT OVERVIEW

KBP Foods operates more than 700 restaurants in 20 states. The company was founded in 1999, and was named one of Ingram's "Top 100 Private Companies & Corporate Report 100 Fastest Growing Companies." Taco Bell and KFC are wholly owned by Yum! Brands, Inc. Based in Louisville, Kentucky, Yum! Brands, Inc. has 43,617 restaurants in more than 135 countries and is one of the Aon Hewitt Top Companies for Leaders in North America. In 2017, Yum! Brands was named to the Dow Jones Sustainability North America Index and among the top 100 Best Corporate Citizens by Corporate Responsibility Magazine. The company's restaurant brands – KFC, Pizza Hut and Taco Bell – are the global leaders of the chicken, pizza and Mexican-style food categories.





# LOCATION OVERVIEW

## JOLIET, IL

Joliet, Illinois is a city in Kendall and Will Counties in the U.S. State of Illinois, 40 miles southwest of Chicago. It is the county seat of Will County. At the 2010 census, the city was the fourth largest in Illinois, with a population of 147,433. The City of Joliet is now the 3rd largest city in Illinois with a population that has grown to 150,572 as of July 1, 2017. Joliet is currently the fastest-growing city in the Midwest and the 12th-fastest-growing city in the United States among cities larger than 100,000 people.

The main attractions in Joliet's City Center are the Harrah's Casino, Joliet Slammers baseball (Silver Cross Field), Hollywood Casino (formerly, Argosy Empress Casino) and the Rialto Square Theatre, the 'Jewel of Joliet', which has been called one of the world's 10 most beautiful theatres.

The Joliet area is replete with a wide range of arts and cultural venues as well as many parks and recreational facilities. The Joliet Historical Museum chronicles

the experiences of the people who settled the Joliet area and includes Route 66 Welcome Center.

Joliet is home to a professional minor league baseball team. The Joliet Jackhammers are an independent team competing in the Northern League. The Jackhammer home stadium is Silver Cross Field, a 4,200-seat facility featuring luxury suites, a souvenir shop, a picnic area and a playground located inside of the stadium.

Located just 40 miles southwest of downtown Chicago, Joliet enjoys outstanding access to the Chicago Metropolitan Statistical area and is regarded as a significant transportation hub in the Midwest. Chicago's international airports are easily accessible from Joliet. O'Hare International Airport, the third busiest airport by passenger traffic in the world, is 45 miles from Joliet and Chicago's Midway International Airport is less than 40 miles.





# DEMOGRAPHICS

## 600 COLLINS ST. JOLIET, IL 60432

### POP FACTS: DEMOGRAPHIC REPORT 2019

	RADIUS 1 (0.0-1.0 miles)	RADIUS 2 (0.0-3.0 miles)	RADIUS 3 (0.0-5.0 miles)
<b>POPULATION</b>			
2000 Census	17,541	85,229	133,688
2010 Census	16,229	91,102	154,424
2019 Estimate	15,413	88,170	151,839
2024 Projection	15,166	87,453	151,555
Growth 2000 - 2010	-7.48%	6.89%	15.51%
Growth 2010 - 2019	-5.03%	-3.22%	-1.67%
Growth 2019 - 2024	-1.60%	-0.81%	-0.19%
<b>HOUSEHOLDS</b>			
2000 Census	4,689	28,889	46,745
2010 Census	4,775	30,105	53,884
2019 Estimate	4,664	29,502	53,238
2024 Projection	4,629	29,349	53,167
Growth 2000 - 2010	1.83%	4.21%	15.27%
Growth 2010 - 2019	-2.33%	-2.00%	-1.20%
Growth 2019 - 2024	-0.75%	-0.52%	-0.13%

	RADIUS 1 (0.0-1.0 miles)		RADIUS 2 (0.0-3.0 miles)		RADIUS 3 (0.0-5.0 miles)	
2019 EST. POPULATION BY SINGLE CLASSIFICATION RACE						
White Alone	7,500	48.66%	49,566	56.22%	100,036	65.88%
Black or African American Alone	2,980	19.33%	20,845	23.64%	27,442	18.07%
American Indian and Alaska Native Alone	58	0.38%	339	0.39%	493	0.33%
Asian Alone	63	0.41%	860	0.97%	2,236	1.47%
Native Hawaiian and Other Pacific Islander Alone	5	0.03%	24	0.03%	39	0.03%
Some Other Race Alone	4,199	27.24%	13,436	15.24%	16,989	11.19%
Two or More Races	607	3.94%	3,100	3.52%	4,605	3.03%
2019 EST. POPULATION HISPANIC OR LATINO						
Hispanic or Latino	10,769	69.87%	34,036	38.60%	43,505	28.65%
Not Hispanic or Latino	4,644	30.13%	54,134	61.40%	108,334	71.35%
2019 TENURE OF OCCUPIED HOUSING UNITS						
Owner Occupied	1,858	39.84%	17,489	59.28%	36,267	68.12%
Renter Occupied	2,806	60.16%	12,014	40.72%	16,971	31.88%
AVERAGE HOUSEHOLD SIZE						
Total	3.27		2.79		2.71	



## 600 COLLINS ST. JOLIET, IL 60432

### POP FACTS: DEMOGRAPHIC REPORT 2019

	RADIUS 1 (0.0-1.0 miles)		RADIUS 2 (0.0-3.0 miles)		RADIUS 3 (0.0-5.0 miles)	
2018 EST. HOUSEHOLDS BY HOUSEHOLD INCOME						
CY HHs, Inc < \$15,000	861	18.46%	3,317	11.24%	5,020	9.43%
CY HHs, Inc \$15,000 - \$24,999	808	17.32%	3,498	11.86%	5,448	10.23%
CY HHs, Inc \$25,000 - \$34,999	622	13.34%	3,302	11.19%	5,125	9.63%
CY HHs, Inc \$35,000 - \$49,999	760	16.30%	4,564	15.47%	7,167	13.46%
CY HHs, Inc \$50,000 - \$74,999	828	17.75%	5,772	19.57%	10,251	19.25%
CY HHs, Inc \$75,000 - \$99,999	395	8.47%	3,538	11.99%	6,916	12.99%
CY HHs, Inc \$100,000 - \$124,999	191	4.09%	2,201	7.46%	4,762	8.95%
CY HHs, Inc \$125,000 - \$149,999	97	2.08%	1,349	4.57%	3,277	6.16%
CY HHs, Inc \$150,000 - \$199,999	71	1.52%	1,190	4.03%	2,986	5.61%
CY HHs, Inc \$200,000 - \$249,999	24	0.52%	423	1.43%	1,170	2.20%
CY HHs, Inc \$250,000 - \$499,999	7	0.15%	268	0.91%	863	1.62%
CY HHs, Inc \$500,000+	0	0.00%	81	0.28%	253	0.47%
2019 EST. AVERAGE HOUSEHOLD INCOME						
Total	\$45,791		\$65,416		\$76,234	
2019 EST. MEDIAN HOUSEHOLD INCOME						
Total	\$35,717		\$50,256		\$58,686	
2019 MEDIAN HH INC. BY SINGLE RACE, CLASS, OR ETHNICITY						
White Alone	\$37,710		\$55,549		\$64,808	
Black or African American Alone	\$20,373		\$37,040		\$40,471	
American Indian and Alaska Native Alone	\$60,254		\$51,300		\$52,000	
Asian Alone	\$53,564		\$43,691		\$66,862	
Native Hawaiian and Other Pacific Islander Alone	\$46,078		\$37,266		\$36,626	
Some Other Race Alone	\$46,852		\$55,543		\$56,048	
Two or More Races	\$40,663		\$47,873		\$49,614	
Hispanic or Latino	\$43,984		\$50,747		\$54,348	
Not Hispanic or Latino	\$24,418		\$50,042		\$60,038	

## DEMOGRAPHICS





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## CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property at 600 Collins St. Joliet, IL 60432. It has been prepared by Colliers International. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Peter Block from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Colliers International, you agree:

- 1) The Offering Memorandum and its contents are confidential;
- 2) You will hold it and treat it in the strictest of confidence; and
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the property at 600 Collins St. Joliet, IL 60432 or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.