



20-YEAR NNN LEASE

KRISPY KREME / LAND PARCEL

\$4,100,000 - 5.00% CAP RATE

EVERGREEN PARK, ILLINOIS

KRISPY KREME DOUGHNUTS CORPORATION

Backed by JAB Holding Company, a privately held German conglomerate based in Luxemburg, that owns a number of other consumer good companies, including; Panera Bread, Caribou Coffee, Einstein Bros. Bagels, Keurig Brands, and Peet's Coffee.

LINK TO OFFERING MEMORANDUM

THE CHICAGO METRO AREA is one of largest metros in the nation. Also known as the Greater Chicagoland area, it is bounded to the east by Lake Michigan, expands over a 5,000-square-mile region in northeastern Illinois and extends into Wisconsin and Indiana. The metro houses 9.6 million people and comprises 14 counties. The city of Chicago contains 2.7 million residents. The greatest growth during the past 20 years occurred in the western portion of the region. In recent years, however, businesses are relocating back into the city to attract young workers, supporting the development of high-rise residential and office towers in the downtown Chicago.

INVESTMENT HIGHLIGHTS:

- Additional Premiere Corner Outparcel Provides Significant Value-Add
- 20-Year Absolute NNN Lease
- 10 Percent Rent Increases Every Five Years
- Brand New Prototype Construction
- Premiere Chicago MSA Location in Destination Shopping Center



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