



KFC

**316 MADISON STREET
OAK PARK (CHICAGO MSA), ILLINOIS 60302**

OFFERING MEMORANDUM

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In Association with Illinois Designated Broker:

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CIA
commercial
investment
advisors

INVESTMENT OVERVIEW

KFC
OAK PARK, ILLINOIS
(CHICAGO MSA)

KFC

LOCATION	316 Madison St Oak Park, Illinois 60302
MAJOR CROSS STREETS	On Madison St, North of I-290
TENANT	FQSR, LLC dba. KBP FOODS
PURCHASE PRICE	\$1,146,000
CAP RATE	6.25%
ANNUAL RENT	\$71,595
GROSS LEASEABLE AREA	2,455 SF
RENTAL ESCALATIONS	2% Annually
LEASE TYPE	Absolute NNN
OWNERSHIP	(Building & Land) Fee Simple
YEAR BUILT REMODELED	2003 2012
LOT SIZE	±0.40 Acre
LEASE EXPIRATION	February 28, 2027
OPTIONS	Three 5-Year Renewal Options

POINTS OF INTEREST

RETAIL | ENTERTAINMENT: Nearby major retailers include Target, Jewel-Osco, Whole Foods Market, Bed Bath & Beyond, Petco, ULTA Beauty, DSW, Old Navy, Loft, Dollar Tree, Family Dollar, AutoZone, Advance Auto Parts, Walgreens, etc.; Walmart Supercenter, Lowe's Home Improvement, Home Depot, Menards, Harbor Freight Tools, ALDI, Save-A-Lot, Gordon Food Service Store, Goodwill, Dollar General, Ross Dress for Less, Marshalls, Five Below are within the 5-mile vicinity

HIGHER EDUCATION: Less than 6 miles from Triton College (a public community college with a total enrollment of 10,592); Less than 3 miles from Concordia University Chicago (a private university with 6,490 students); 4 miles from Dominican University (a private Catholic university with 3,189 students)

HEALTH CARE: Just over one mile from West Suburban Medical Center (a general medical & surgical hospital with 234 beds), 4 miles from Loyola University Medical Center Maywood (a quaternary care facility with 547 beds)

INVESTMENT HIGHLIGHTS

LEASE: 7+ Years Remaining on Initial 15-Year Absolute NNN Lease with Attractive 2% Rental Increases Annually (Next 2% Increase 03/01/21)!

TENANT: KBP Foods (the largest KFC franchisee in the U.S.) **Operates 770 Locations in 25 States** (19% of Locations in U.S. System) and will Generate Sales in Excess of \$825 Million in 2020 (FQSR, LLC is the Tenant on the Lease, Encompasses All Restaurant Locations)

SEASONED LOCATION: Successfully Open & Operating Since 2003 with an Attractive 9.30% Rent to Sales Ratio!

INFILL LOCATION/STRONG INTRINSIC VALUE: RARE Infill/Drive-Thru Location with High Barriers to Entry & Priced Below Replacement Cost!

TRAFFIC COUNTS: Positioned Just Off the Hard Corner with Excellent Drive-By Visibility on Madison St (Main East/West Thoroughfare) Where Traffic Counts Exceed 35,900 CPD!

AFFLUENT DEMOGRAPHICS: Total Population (5-MI): 870,112 | **Average Household Income (1-MI): \$99,892**



FINANCIAL ANALYSIS

SUMMARY

TENANT	FQSR, LLC dba. KBP Foods
PURCHASE PRICE	\$1,146,000
CAP RATE	6.25%
GROSS LEASEABLE AREA	2,455 SF
YEAR BUILT REMODELED	2003 2012

LOT SIZE	±0.40 Acre
EXPENSE REIMBURSEMENT	This is an Absolute NNN lease . Tenant is responsible for all expenses.
FINANCING	All Cash or Buyer to obtain new financing at Close of Escrow.

RENT ROLL

TENANT INFO		LEASE TERMS		RENT SUMMARY	
TENANT NAME	SQ FT	TERM	INCREASE	RENT	ANNUAL INVESTOR RETURN
FQSR, LLC dba. KBP Foods	2,455	03/01/20 to 02/28/21	Current	\$71,595	6.25%
		03/01/21 to 02/28/22	2%	\$73,027	6.37%
		03/01/22 to 02/28/23	Fixed - In Lease	\$74,212	6.48%
		03/01/23 to 02/29/24	2%	\$75,696	6.61%
		03/01/24 to 02/28/25	2%	\$77,210	6.74%
		03/01/25 to 02/28/26	2%	\$78,754	6.87%
		03/01/26 to 02/28/27	2%	\$80,329	7.01%
					6.62% AVG ANNUAL RETURN

RENEWAL OPTIONS

Three 5-Year Options

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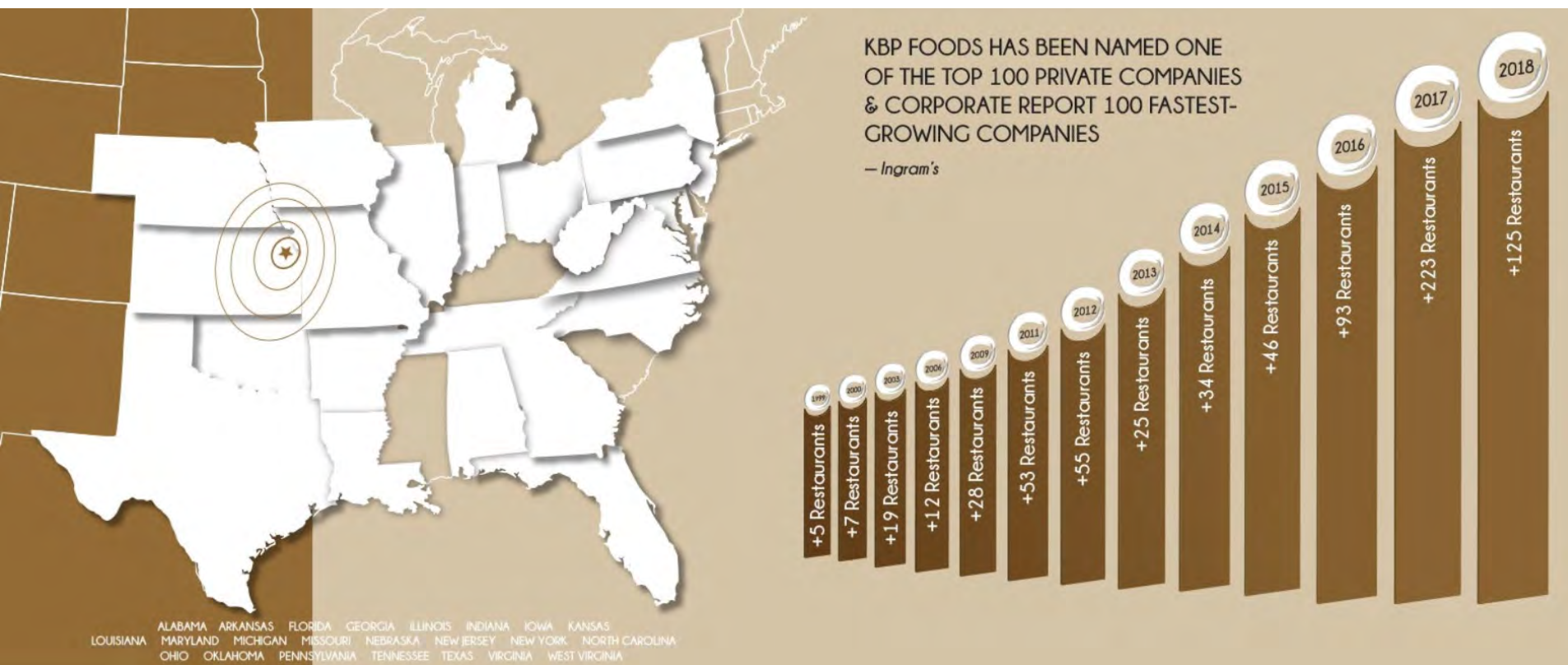
TENANT OVERVIEW

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KBP Foods* operates 770 restaurants in 25 states and has Regional Vice Presidents in every major geographical region. The Corporate Office and Restaurant Support Center are located in Overland Park, Kansas.



The success KBP Foods has had with growth through acquisition is directly correlated to diligent selection criteria, prudent and responsible capital structure and industry leading operational talent. Ultimately giving their people significant opportunity to grow themselves personally, professionally and financially.

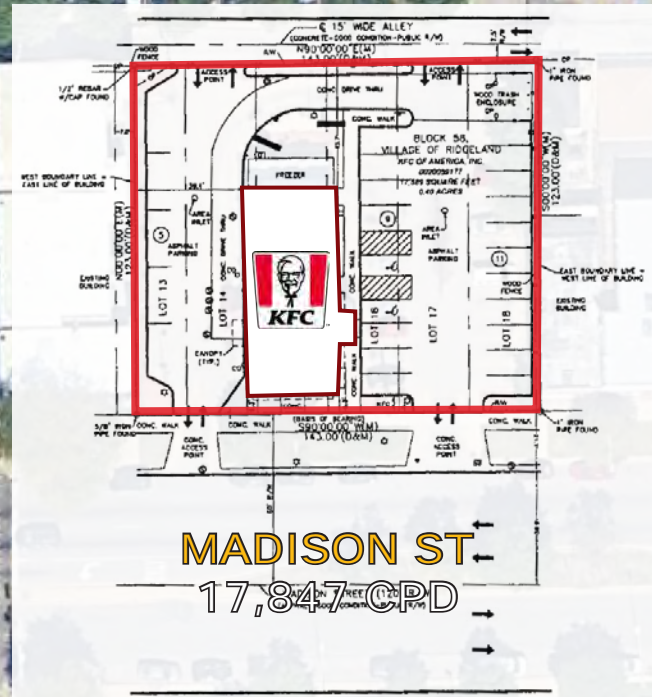
You can find out more about the Tenant by visiting their website: <http://www.kbp-foods.com/>

*** Tenant on lease is FQSR, LLC and encompasses all KFC restaurant locations.**



SITE PLAN

S RIDGELAND AVE
18,061 CPD



LOT SIZE
±0.40 Acre
GLA
2,455 SF

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FACING SOUTHWEST



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FACING EAST



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FACING NORTH



MARS



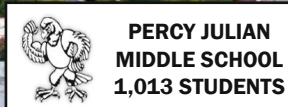
METROPLEX
BUSINESS PARK



RIDGELAND COMMON
RECREATION
COMPLEX



SCHOOL of ROCK



MADISON ST
17,847 CPD

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FACING NORTHWEST



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AERIAL



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AERIAL ZOOMED OUT



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AERIAL CITY VIEW



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AERIAL METRO VIEW



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LOCATION OVERVIEW

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Oak Park is a village in Cook County, Illinois adjacent to Chicago. Oak Park is closely connected to Chicago with Chicago Transit Authority access via the Green Line and Blue Line “L” train lines including the Metra Oak Park station downtown. Primarily residential, the village has the world’s largest collection of buildings designed by architect Frank Lloyd Wright, who once lived and maintained his studio there.

West Suburban Medical Center is a well recognized 234-bed hospital in Oak Park. The services cover a wide range of medical specialties like Cancer Care, Diabetes, Hospice Care, Cardiology, Orthopedics, Respiratory Care, Women’s Health, Dermatology, Urology, Pain Management, Rehabilitation, and Others.

Oak Park’s school and park systems consist of eight K-5 schools. **District 97’s** two middle schools and the two high schools Oak Park and River Forest High School and Fenwick.

Loyola University Medical Center is a quaternary care facility with 547 licensed beds, a Level I Trauma Center, nationally recognized Burn Center, renowned Transplant Center and a special 20-bed unit for patients undergoing stem cell transplant. The center provides top hospital care in all medical specialties, including orthopaedics, nephrology, cardiology, cancer, ophthalmology and surgery.

Triton College sits on a 110 acre campus that features electronic classrooms, labs, sports facilities, a library and bookstore, an art gallery and performing arts center, botanical gardens and greenhouses, culinary arts program restaurant and bistro, and the Cernan Earth and Space Center, which is a public planetarium. Over 10,000 students enroll at Triton each year and it is one of more than 48 community colleges.

2020 DEMOGRAPHICS

	1-MI	3-MI	5-MI
TOTAL POPULATION	39,772	315,207	870,112
PROJECTED POPULATION (2025)	38,493	312,505	857,456
LABOR DAYTIME POPULATION	32,064	247,204	681,055
AVERAGE HOUSEHOLD INCOME	\$99,892	\$86,227	\$77,530

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