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# Burger King

11740 SOUTH ROUTE 59  
CHICAGO (PLAINFIELD), ILLINOIS 60585

## Strong Franchisee Guaranty

Tri City Foods / 250+ Units ✓  
2nd Largest Burger King Franchisee Nationally

## Very Strong Demographics

Within a 10 Mile Radius the Population  
Exceeds 722,000+ / Households 238,500+ ✓

## Out-Pad to Kohl's Anchored Retail Center

& Within 1.5 Miles of Three Schools ✓  
4,000 + Students Combined

Marcus & Millichap



SUBJECT  
PROPERTY





# INVESTMENT HIGHLIGHTS

- ✓ **Absolute-Net Lease:** 8 Years Remaining on the Initial 20 Year Term with One, Ten Year Option to Extend the Term
- ✓ **Strong Franchisee Guaranty:** Tri City Foods is a 250+ Unit Guaranty and the Second Largest Burger King Franchisee in the United States
- ✓ **Three Schools Within 1.5 Miles:** Plainfield North High School (2,322 Students) | Heritage Grove Middle School (987 Students) | Freedom Elementary School (772 Students)

- ✓ **Excellent Access / Visibility:** Burger King is Located Just Off South Illinois Route 59 with a Vehicle Count of 33,000+ Vehicles Per Day
- ✓ **Centrally Located Retail Corridor:** Out-Pad to Kohl's, Other Nearby Retailers Include: Buffalo Wild Wings, CVS Pharmacy, Cici's Pizza, Sherwin Williams, Plainfield's Delight, Dunkin' Donuts and Firestone
- ✓ **Substantial Demographics:** In a 10 Mile Radius the Population Exceeds 722,000+; Households 238,500+ and an Average Household within a 1 Mile Radius of \$182,867+



# INVESTMENT SUMMARY

ADDRESS: 11740 South Route 59  
Chicago (Plainfield), Illinois 60585

PRICE: \$2,016,231

CAP: 7.50%

NOI: \$151,217

# DEMOGRAPHICS

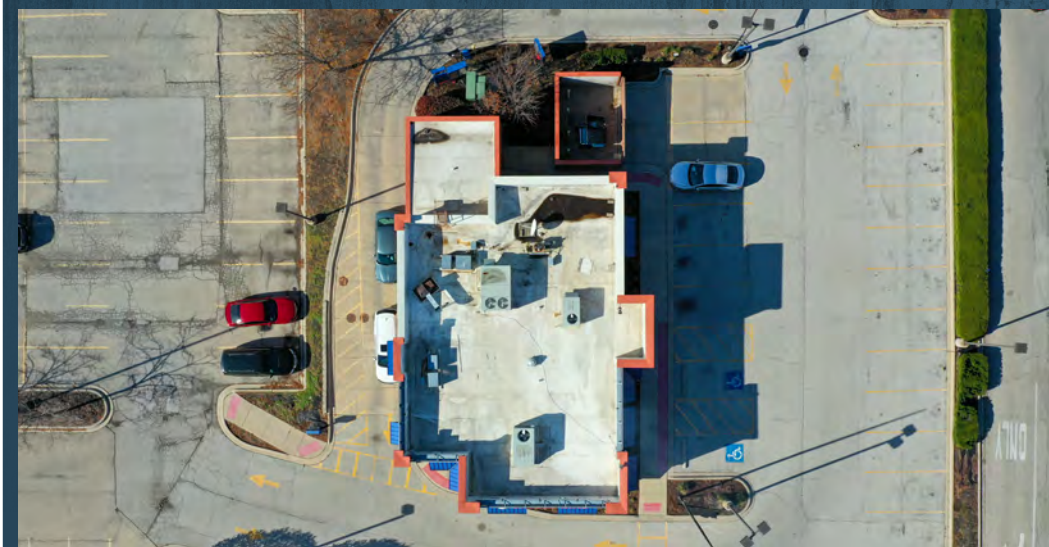
	3-MILE	5-MILE	10-MILE
POPULATION:	54,908	164,373	722,443
HOUSEHOLDS:	15,934	50,753	238,527
HH INCOME:	\$182,867	\$158,097	\$119,918

Activity ID: ZAB0100462





## BIRDS EYE VIEW



## PROPERTY DESCRIPTION

### PROPERTY ADDRESS:

11740 South Route 59  
Chicago (Plainfield), Illinois 60585

### LEASE TYPE:

Absolute-Net

### BUILDING SIZE:

3,101 SF

### YEAR BUILT:

2008

### LOT SIZE:

35,283 SF

### FRONTAGE & ACCESS:

South Route 59 (33,000+ VPD)



# TENANT PROFILE



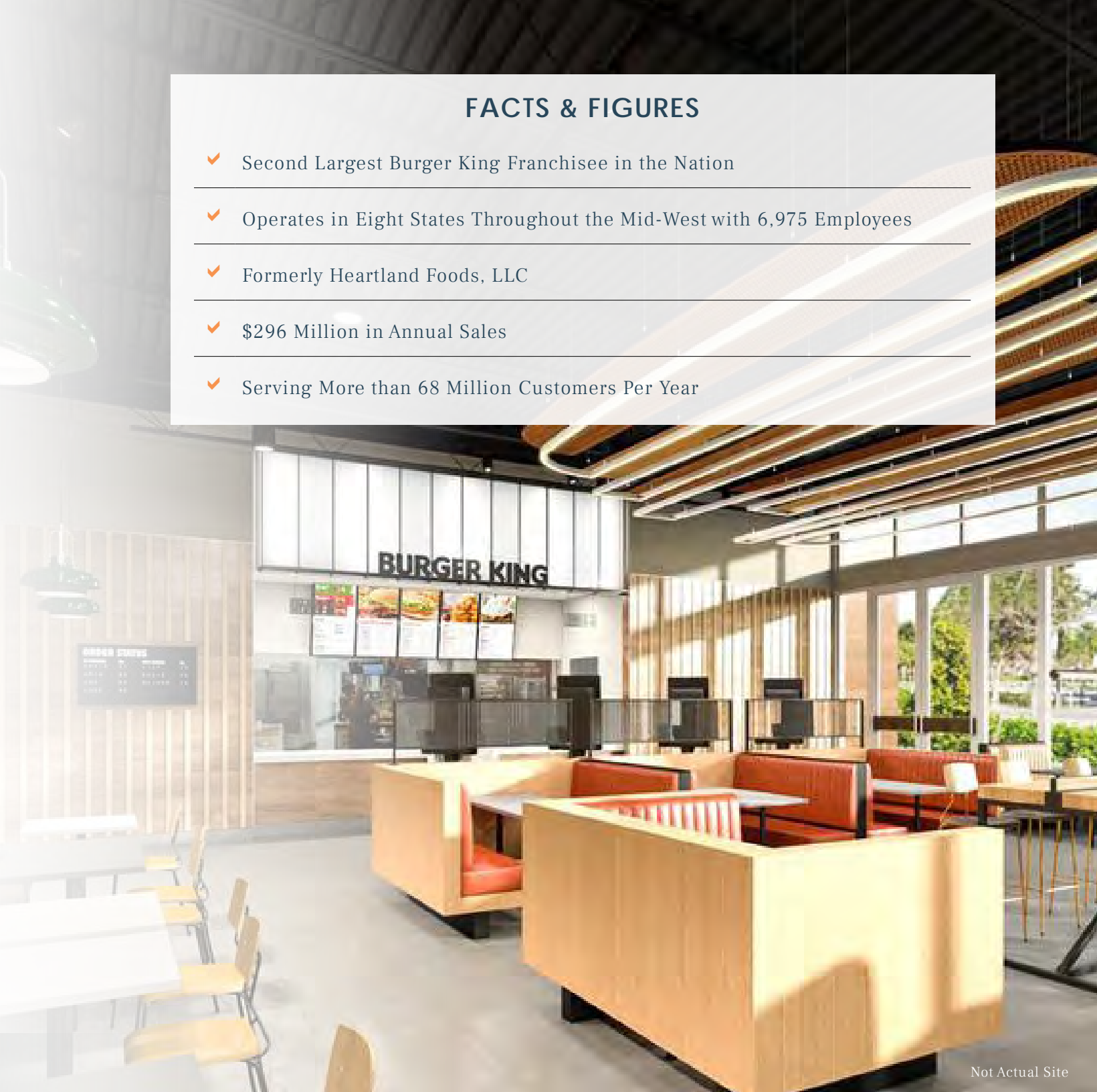
Founded in 2003, Tri City Foods operates over 250 restaurants located in eight Midwestern states. Historically, they have grown through a combination of new restaurant development and strategic acquisitions to become the second largest Burger King franchisee with annual revenues exceeding \$420 million. Tri City Foods, Inc. is majority owned by GSO Capital Partners, LP, a New York based investment group and Todd Bartmess Tri City Foods, Inc.'s President and Chief Executive Officer.

Tri City Foods, Inc. has a proven record of acquiring distressed, under-performing restaurants and turning them into well run, profitable restaurants. This is accomplished through facility upgrades, the implementation and maintenance of a rigorous set of operating controls, the establishment of a culture of ethics and accountability along with focused training to ensure food safety and quality, exceptional service and overall speed of service.

Concept:	Burger King
Tenant:	Tri City Foods of Illinois, Inc.
Lease Guarantor:	Franchisee
Number of Locations:	250+
Headquartered:	Downers Grove, IL
Website:	<a href="http://www.3cityfoods.com">www.3cityfoods.com</a>

## FACTS & FIGURES

- ✓ Second Largest Burger King Franchisee in the Nation
- ✓ Operates in Eight States Throughout the Mid-West with 6,975 Employees
- ✓ Formerly Heartland Foods, LLC
- ✓ \$296 Million in Annual Sales
- ✓ Serving More than 68 Million Customers Per Year





# TENANT SUMMARY

TENANT TRADE NAME:	Burger King
OPERATOR:	Heartland Illinois Food Corp.
GUARANTY:	Tri City Foods, Inc. 250+ Units
TYPE OF OWNERSHIP:	Fee Simple
LEASE TYPE:	Absolute-Net
ORIGINAL LEASE TERM:	20 Years
LEASE COMMENCEMENT:	February 27, 2008
LEASE EXPIRATION:	February 21, 2028
TERM REMAINING:	8 Years
INCREASES:	1.5% Annual Increases
OPTIONS:	One, 10-Year

# ANNUALIZED OPERATING DATA

	ANNUAL RENT	MONTHLY RENT		ANNUAL RENT	MONTHLY RENT
Feb 27, 2008	\$130,275.00	\$10,856.25	Feb 27, 2018	\$147,506.58	\$12,292.22
Feb 27, 2009	\$131,903.44	\$10,991.95	Feb 27, 2019	\$149,350.41	\$12,445.87
Feb 27, 2010	\$133,552.23	\$11,129.35	Feb 27, 2020	\$151,217.29	\$12,601.44
Feb 27, 2011	\$135,221.63	\$11,268.47	Feb 27, 2021	\$153,107.51	\$12,758.96
Feb 27, 2012	\$136,911.90	\$11,409.33	Feb 27, 2022	\$155,021.35	\$12,918.45
Feb 27, 2013	\$138,623.30	\$11,551.94	Feb 27, 2023	\$156,959.12	\$13,079.93
Feb 27, 2014	\$140,356.09	\$11,696.34	Feb 27, 2024	\$158,921.11	\$13,243.43
Feb 27, 2015	\$142,110.55	\$11,842.55	Feb 27, 2025	\$160,907.62	\$13,408.97
Feb 27, 2016	\$143,886.93	\$11,990.58	Feb 27, 2026	\$162,918.97	\$13,576.58
Feb 27, 2017	\$145,685.51	\$12,140.46	Feb 27, 2027	\$164,955.46	\$13,746.29







**Heritage Grove  
Middle School - 987 Students**  
1.5 Miles from Burger King

**Plainfield North  
High School - 2,322 Students**  
1 Mile from Burger King

DuPage Medical Group



West 119th Street (8,500 VPD)



**Freedom  
Elementary School - 772 Students**  
1/2 Mile from Burger King



**Subject Property**

Illinois Route 59 (33,000+ VPD)





DISTANCE  
FROM  
SUBJECT  
PROPERTY

38 - MILES Chicago, IL

115 - MILES Milwaukee, WI

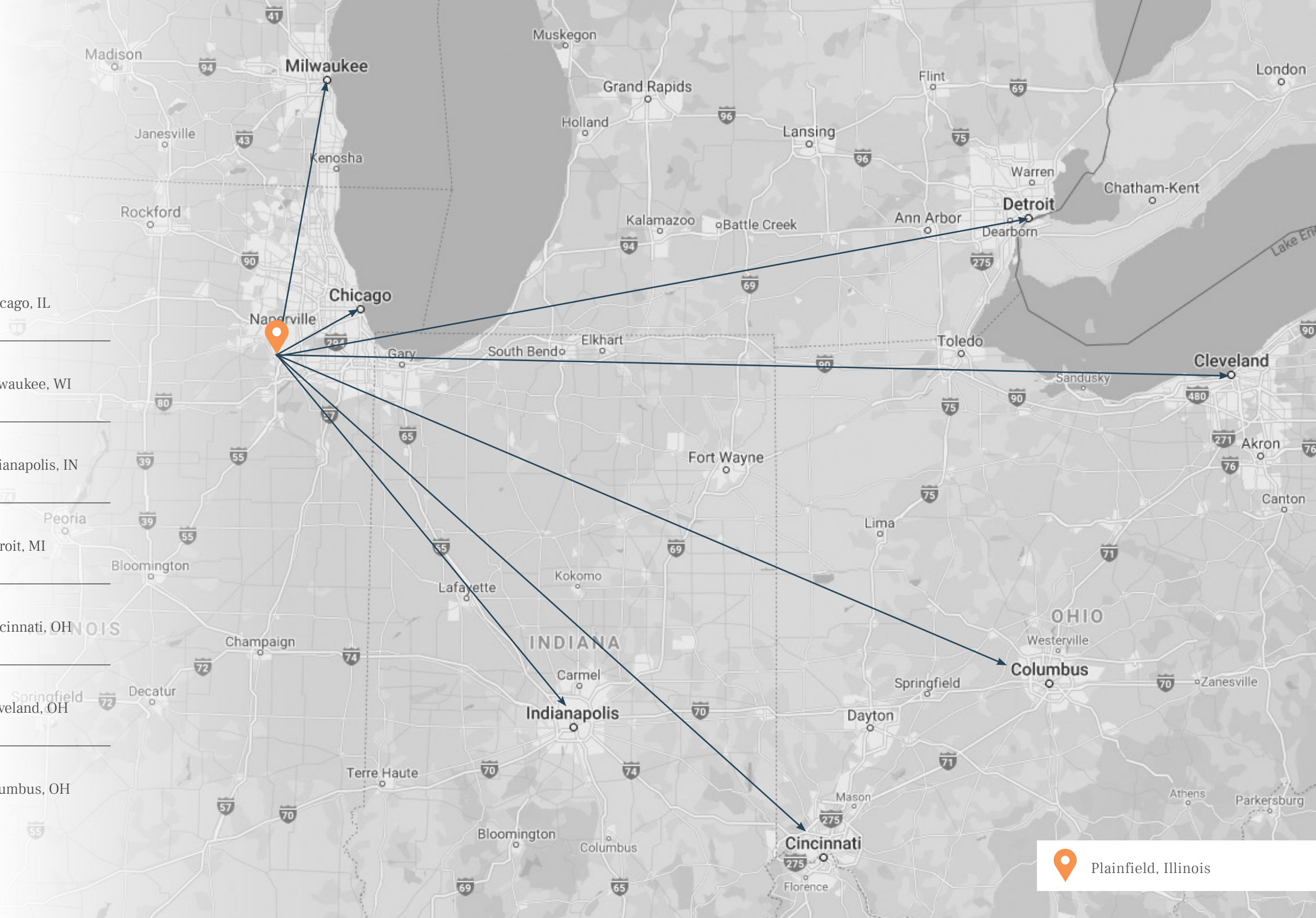
206 - MILES Indianapolis, IN

309 - MILES Detroit, MI

315 - MILES Cincinnati, OH

373 - MILES Cleveland, OH

380 - MILES Columbus, OH



Plainfield, Illinois



# CHICAGO MSA

Chicago-Naperville-Elgin is one of the 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.

## MAJOR AREA EMPLOYERS

Amazon.com, Inc.
Advocate Aurora Health
Walmart
Northwestern University
United Continental Holdings Inc.
American Airlines
Walgreens Boots Alliance, Inc.
Abbot Labs
JPMorgan Chase
University of Chicago



### WEALTH OF INTELLECTUAL CAPITAL

The number of corporate headquarters in Chicago is second only to New York City. There are 33 Fortune 500 companies based locally.



### THIRD LARGEST METRO AREA

The metro population trails only New York City and Los Angeles in size. Growth in the metro has slowed in recent years.



### LARGE, DIVERSE EMPLOYMENT BASE

The Chicago metro employs 4.8 million workers in an array of industries, including the growing tech and logistics sectors.





## QUALITY OF LIFE

The Chicago metro has something to offer every one of its residents and visitors, whether it is legendary blues and jazz music, cultural and educational venues, professional sports, dining, entertainment, shopping or recreational amenities.

The Chicago area's relative affordability is largely due to its lower housing costs. The median home price is significantly less than in other cities of its size and is below that of many smaller cities, including Seattle and Denver.

Cultural activities and artistic venues underpin the metro's cosmopolitan lifestyle. The region is home to various well-known museums, including the world-class Field Museum, Shedd Aquarium, Art Institute of Chicago and Adler Planetarium. The theater scene rivals the world's best, and troupes, dance companies, symphony orchestras and music venues abound.

## ECONOMY

- ✓ The metro has one of the biggest economies in the nation and is buoyed by its distribution, finance, manufacturing operations and growing high-tech sectors.
- ✓ Fortune 500 companies headquartered in the metro include Boeing, Walgreens, Allstate and McDonald's.
- ✓ The area is a major global tourist and convention destination. Last year, a record 57.7 million people visited the metro, supporting 500,600 jobs in the leisure and hospitality sector.
- ✓ Large tech firms such as Amazon, Groupon and Google attract startup companies.
- ✓ The workforce is considered one of the most diverse and well trained among major U.S. metros.



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This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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# COVID-19 NOTICE

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