




ARBY'S GROUND LEASE

YORKVILLE (CHICAGO-NAPERVILLE-ELGIN MSA), IL

LADT ADVISORY
TEAM



-  ABSOLUTE NNN LEASE, ZERO LANDLORD RESPONSIBILITIES
-  BRAND NEW 2019 CONSTRUCTION, ARBY'S LATEST PROTOTYPE
-  53,744 RESIDENTS IN GROWING TRADE AREA

ACTUAL SITE



NCG
CINEMA



RESIDENTIAL
COMMUNITIES
53,744 RESIDENTS IN
PRIMARY TRADE AREA

19,500 CPD

N. BRIDGE ST.



PARKVIEW CHRISTIAN ACADEMY
325 STUDENTS


MENARDS



SUBJECT
PROPERTY





 **YORKVILLE HIGH SCHOOL**
1,781 STUDENTS



 **26,170 CPD**



**SUBJECT
PROPERTY**


 **19,500 CPD**

N. BRIDGE ST.



 **RESIDENTIAL
COMMUNITIES**
53,744 RESIDENTS IN
PRIMARY TRADE AREA



 AUTUM CREEK ELEMENTARY SCHOOL
698 STUDENTS

KENDALL MARKETPLACE



KENDALL COUNTY
GOVERNMENT CENTER

 Holiday Inn

 Advance Auto Parts

 Walgreens

 Verizon Great Clips

 KFC



 CIRCLE K



 NCG CINEMA

 19,500 CPD

N. BRIDGE ST.

 CHASE

 bp



**SUBJECT
PROPERTY**



 26,170 CPD

 34

 **RESIDENTIAL
COMMUNITIES**
53,744 RESIDENTS IN
PRIMARY TRADE AREA

Offering Summary



1508 N BRIDGE ST.
YORKVILLE, IL 60560

\$2,083,000
6.00% CAP RATE



GROSS LEASABLE AREA
3,254 SF



LOT SIZE
1.36 ACRES



YEAR BUILT
2019



NOI
\$125,000

LEASE SUMMARY

LEASE TYPE	GROUND LEASE
ROOF & STRUCTURE	TENANT RESPONSIBLE
TENANT	RHS YORKVILLE, LLC
LEASE TERM	15 YEARS
RENT COMMENCEMENT	EST. 11/1/2019
RENT EXPIRATION	EST. 11/1/2035
INCREASES	10% EVERY 5 YEARS & EACH RENEWAL OPTION
OPTIONS	THREE, 5-YEAR

RENT SUMMARY

TERM	MONTHLY	ANNUAL
Year 1 - 5	\$10,416.67	\$125,000.00
Years 6 - 10	\$11,458.33	\$137,500.00
Years 11 - 15	\$12,604.17	\$151,250.00
OPTION 1	\$13,864.58	\$166,375.00
OPTION 2	\$15,251.04	\$183,012.48
OPTION 3	\$16,776.15	\$201,313.75



Investment Highlights



SECURE INCOME STREAM

- New 15-Year Ground Lease with 10% Rent Increases Every 5 Years
- Absolute NNN Lease, Zero Landlord Responsibilities
- Brand New 2019 Construction, Arby's Latest Prototype
- Arby's is One of the Fastest Growing QSR's in the Country, Subsidiary of Inspire Brands
- Experienced Franchisee, Operates 21 Restaurants (Arby's, Dunkin', Smoothie King, Chicken Salad Chick)



STRONG MARKET FUNDAMENTALS

- Excellent Access and Visibility to 19,500 Cars/Day
- 53,744 Residents in Growing Trade Area
- Affluent Customer Base with an Average Household Income of \$115,293
- Adjacent to 500,000SF Super Target, Home Depot, Marshalls, PetSmart & Kohl's Anchored Power Center
- Surrounded by Several K-12 Schools with 6,200 Students
- 12 Miles to Aurora, 45 Miles to Chicago



Amenities Aerial

KENDALL COUNTY
GOVERNMENT CENTER

AUTUM CREEK ELEMENTARY SCHOOL
698 STUDENTS

N. BRIDGE ST.

KENDALL MARKETPLACE
KOHL'S
Marshalls
PET SMART
DOLLAR TREE
ULTA
BEAUTY
maurices

THE HOME DEPOT

CVS
pharmacy
TARGET

26,170 CPD

RUSH-COPLEY
MEDICAL CENTER

34

KFC

CIRCLE K
McDonald's

Walgreens

Advance
Auto Parts

AT&T
Starbucks
Panera Bread

YORKVILLE HIGH SCHOOL
1,781 STUDENTS

19,500 CPD

Auto Zone

Wendy's

jiffy lube

BURGER KING

Holiday Inn

ALDI

BR
baskin
robbins
DUNKIN'

Hampton Inn

goodwill

SUBJECT
PROPERTY

CHASE

ACE
Hardware

Jewel
Osco

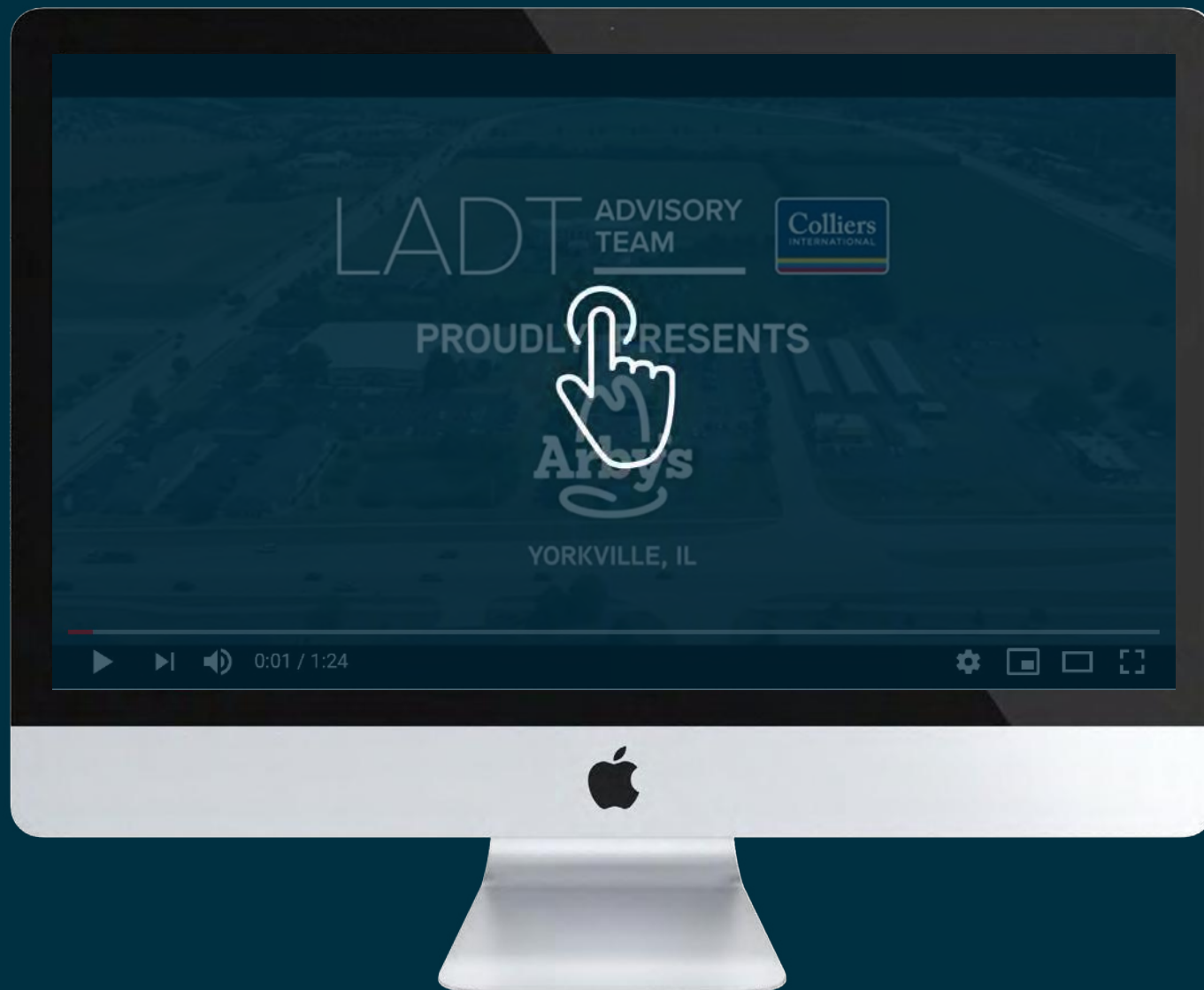
SHERWIN
WILLIAMS

O'Reilly
AUTO PARTS

DQ

RESIDENTIAL
COMMUNITIES
53,744 RESIDENTS IN
PRIMARY TRADE AREA

Drone Footage



CLICK TO WATCH

Tenant Overview



ABOUT ARBY'S

Arby's was the first nationally franchised sandwich restaurant brand and is currently the second-largest sandwich restaurant brand in the world. Currently there are over 3,400 Arby's restaurants located in eight different countries. Arby's Restaurant Group, Inc. is the franchisor of the Arby's brand, which was founded in 1964. Arby's prides itself on Fast-Crafted service, a unique blend of quick-serve speed and value combined with the quality and made-for-you care of fast casual. The restaurant chain is best known for its roast beef sandwiches, however its menu also features chicken and turkey items, salads and desserts.

In August 2019's QSR 50 issue, where the top 50 performing quick service restaurants are ranked, Arby's was ranked 15th. The Inspire Brands cornerstone came in \$200 million higher in sales over last year, with average unit volume also getting a nudge up. Arby's is looking to revitalize its guest experience by remodeling 229+ restaurant system wide in the "Inspire" design. Arby's has re-engineered its restaurants to reduce development costs, expand site selection options, and deliver an upgraded guest experience.

WWW.ARBYS.COM



ABOUT INSPIRE BRANDS

Inspire Brands is headquartered in Atlanta, GA and was created in February of 2018 when Arby's and Buffalo Wild Wings merged to better compete in the fast-changing industry. When Arby's acquired Buffalo Wild Wings for \$2.9 billion they also brought Rusty Taco into the Inspire Brands fold. Recently in September of 2018 Inspire Brands has announced the planned acquisition of another industry giant, Sonic, for a reported price of \$2.3 billion. They will add approximately 3,600 locations.

The company defines their goal as trying "to build a family of restaurant brands that exhibit high-growth potential and maverick qualities in their market positioning, guest experience, and product offerings. [Their] brands are diverse, distinctive, and fan favorites. In a sense, you could say [they] love those who provide something different than the norm."

WWW.INSPIREBRANDS.COM



HEADQUARTERS SANDY SPRINGS GEORGIA	LOCATIONS 3,400 8 COUNTRIES	EMPLOYEES 74,000+	FOUNDED 1964
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FRANCHISES 400 ON AVERAGE	LOCATIONS 4,700	TEAM MEMBERS 150,000
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About The Operator

Meet Purple Heart Recipient-Turned-Arby's Franchisee Yonas Hagos

July 10, 2019

By Raj Prashad

It's been more than 25 years since Arby's franchisee Yonas Hagos and his family fled from a refugee camp in Sudan to start a new life in America. In that time, he's overcome language barriers, the disadvantages of growing up poor and survived a near-death experience in the U.S. Army to fulfill a lifelong dream of owning his own business. And it all started in 1992, with a 14-hour flight to Chicago in pursuit of the American Dream.

"We got off the plane and I remember just looking around, amazed. I was 9 years old and it was my first time in America. The houses looked so big and the cars were moving so fast," Hagos said. "I felt like we were living in this magical place."

Hagos, his parents and four siblings moved into a two-bedroom apartment in Section 8 housing in Wheaton, Illinois. The five children shared two twin beds, and their parents worked any job they could find to keep food on the table.

"We grew up poor, but rich at heart," Hagos said. "I saw the work ethic my parents had and that set the foundation for me to become the man I am today. When I turned 14, I had to have my parents sign a waiver so I could take my first job at a fast-food restaurant. I shoveled driveways, cut grass and did anything I could to make money."

Hagos supported himself by working in restaurants while attending high school and college. Then 9/11 happened, and his mindset completely changed. "It was devastating. I wanted to give back to the country that had provided me and my family so many opportunities," Hagos said. "I felt compelled to stop sitting around and go do something about what had happened. To me, the best way I could do that was by serving in the military."

In 2002, Hagos enlisted in the U.S. Army, completing a tour in Germany and Kuwait. His final tour came in 2004, when he shipped off to Iraq and nearly lost his life.

On Easter morning, Hagos rode in a Howitzer (tank) as his unit traveled through a dangerous part of Baghdad. Suddenly, shots directed at his unit started firing and one of his comrades screamed "RPG" (rocket-propelled grenade). The RPG exploded against the side of the tank and his body immediately went motionless. Yonas's unit found him lying in the wreckage without a pulse and labeled him "KIA" (Killed In Action). Nearly a minute passed before he miraculously woke up.



In indescribable pain, Yonas was rushed to the hospital by medics. He underwent numerous surgeries before being transported to Germany to begin his rehab. At the time, Hagos was told he'd only have 50 percent mobility. But following a grueling recovery process, he eventually achieved 95 percent mobility. For his sacrifice, Hagos was awarded the Purple Heart Medal, given to members of the armed forces of the U.S. who are wounded or killed while serving.

Granted a second chance at life, Hagos returned home and focused on fulfilling his lifelong dream of owning his own business.

Hagos started a painting company to save up the money required to purchase his first franchised business, a 24-hour health and fitness club. In the years that followed, he opened up 17 Dunkin' Donuts before expanding to include a childhood favorite: Arby's.

"I was a huge fan of Arby's growing up in Wheaton. One of my business friends was talking it up one day, so I stopped in for a sandwich and tried the Brisket. It was really good, and I realized that Arby's has so much more to offer than great roast beef sandwiches," Hagos said.

"I saw the potential for growing with Arby's and flew to Atlanta to meet the leadership team. Once I sat down and talked with them about their vision for what Arby's would become, it was just a no-brainer. I saw their excitement about growing the brand and wanted to be apart of it."

Hagos opened his first Arby's restaurant in 2019.

"My business wasn't built overnight, but I think my story shows that if you stay at it, good things will come," Hagos said.

[HTTPS://STORIES.INSPIREBRANDS.COM/MEET-PURPLE-HEART-RECIPIENT-TURNED-ARBYS-FRANCHISEE-YONAS-HAGOS/](https://stories.inspirebrands.com/meet-purple-heart-recipient-turned-arbys-franchisee-yonas-hagos/)

LOCATIONS

SMOOTHIE KING (12)

DUNKIN' (7)

ARBY'S (1)

CHICKEN SALAD CHICK (1)

GUARANTEES

PERSONAL GUARANTEES

FROM MULTIPLE PARTIES

WITH SIGNIFICANT NET

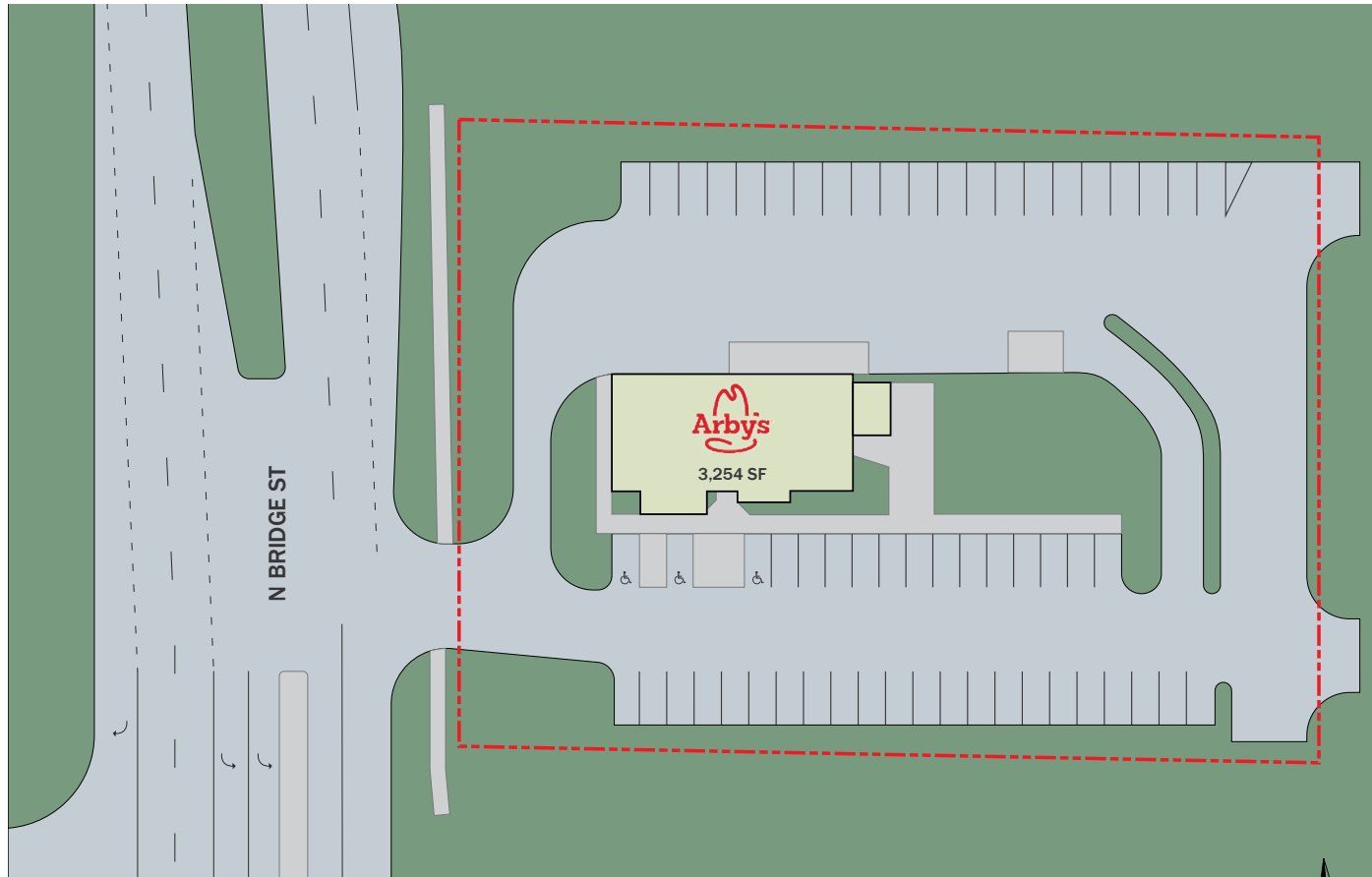
WORTH

INQUIRE WITH BROKER
FOR FINANCIAL DETAILS

HEADQUARTERS

YORKVILLE, IL

Site Plan



ADT
26,170
Along HWY. 34

LOT SIZE
1.36
Acres

PARKING
59
Spaces

Yorkville, IL



THE CITY OF MEDICINE

Yorkville is located in the center of Kendall County, the fastest growing county in Illinois and according to recent statistics released in June, 2010, by CNN, is the fastest growing county in the United States. The Chicago Metropolitan Statistical Area was originally designated by the United States Census Bureau in 1950. It comprised the Illinois counties of Cook, DuPage, Kane, Lake and Will, along with Lake County in Indiana. The Chicago MSA, now defined as the Chicago-Naperville-Elgin, IL-IN-WI Metropolitan Statistical Area, is the third largest MSA by population in the United States. Chicagoland is an informal name for the Chicago metropolitan area. The term Chicagoland has no official definition, and the region is often considered to include areas beyond the corresponding MSA, as well as portions of the greater CSA.



ECONOMY

The Chicago metropolitan area has one of the world's largest and most diversified economies, with more than six million full and part-time employees,[4] and generating an annual gross regional product (GRP) of \$689 billion in 2018.[5] The region is home to more than 400 major corporate headquarters, including 31 in the Fortune 500. For six consecutive years, Chicagoland was ranked the nation's top metropolitan area for corporate relocations.



EDUCATION

The Chicago area is home to a number of the nation's leading universities including The University of Chicago, Northwestern University, the University of Illinois at Chicago, DePaul University, and Loyola University. Elementary and secondary education within the Chicago metropolitan area is provided by dozens of different school districts, of which by far the largest is the Chicago Public Schools with 400,000 students.



TRANSPORTATION

Important arteries for traffic include Interstate 41 (I-41) runs concurrently with Interstate 94 at the northern terminus of the Tri-State Tollway and Illinois Route 53, an arterial north-south state highway running through Grundy, Will, DuPage, Cook and Lake counties. The area is served by five major airports such as Chicago O'Hare International Airport, Chicago Midway International Airport, Milwaukee Mitchell International Airport, Chicago Rockford International Airport and Gary/Chicago International Airport.



ATTRACTIONS

The Chicagoland Speedway oval track has hosted NASCAR Cup Series and IndyCar Series races. The Chicago Marathon is one of the World Marathon Majors. The Western Open and BMW Championship are PGA Tour tournaments that have been held primarily at golf courses near Chicago. Other major attractions are the Chicago Cubs and Chicago White Sox Major League Baseball games as well as the Chicago Bears National Football games.

Demographics

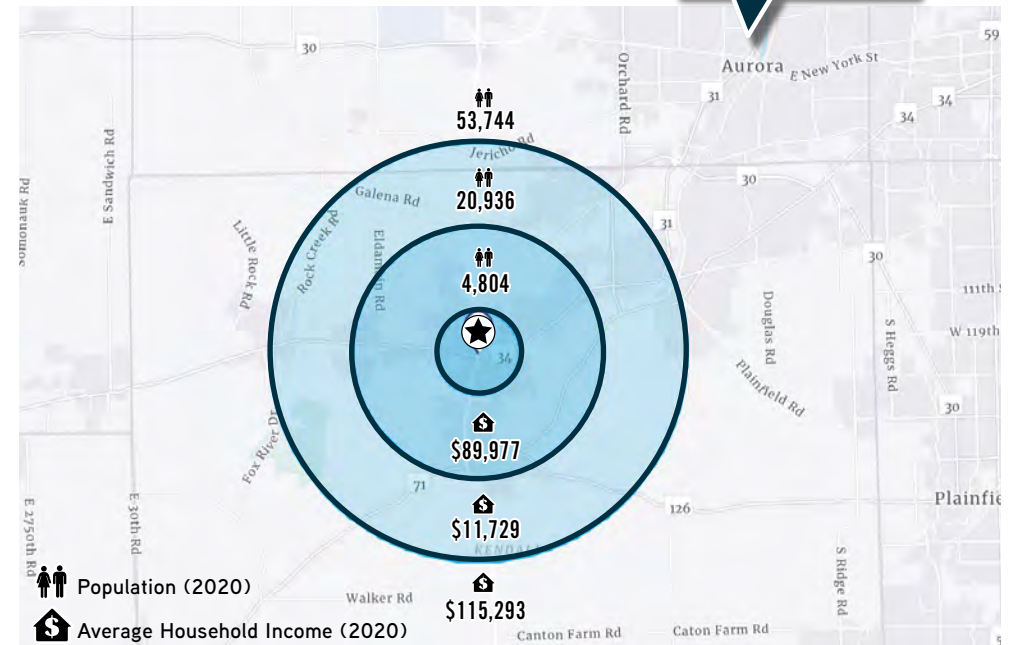
POPULATION	1 MI	3 MI	5 MI
2020 Total	4,804	20,936	53,744
2025 Projected	4,902	23,311	59,890
Total Daytime Population	5,588	21,798	50,866
Population Change 2010-2025	0.77%	1.37%	1.83%

HOUSEHOLDS	1 MI	3 MI	5 MI
2020 Total Households	1,838	8,037	19,827
2025 Total Households	1,912	8,613	21,710
Household Change 2020-25	0.70%	1.32%	1.79%

INCOME	1 MI	3 MI	5 MI
2020 Median Income	\$75,100	\$91,041	\$92,782
2020 Average Income	\$89,977	\$111,729	\$115,293
Median Income Change 2020-25	0.97%	0.62%	0.68%

AGE/HOME VALUE	1 MI	3 MI	5 MI
2020 Est. Median Age	37.2	35.6	34.7
18 and Older	76.0%	72.1%	70.4%
2020 Est. Median Home Value	\$223,928	\$234,537	\$229,681
2025 Est. Median Home Value	\$233,251	\$245,884	\$239,166

EDUCATION	1 MI	3 MI	5 MI
Bachelor's Degree or Higher	18.1%	20.4%	21.4%



26,170

ALONG HWY. 34



36.2%

INDIVIDUALS WITH A BACHELOR'S DEGREE OR HIGHER WITHIN 3 MILES



132,075

2020 TOTAL POPULATION CONSENSUS WITHIN 5 MILES



\$242,714

2020 AVERAGE HOUSEHOLD INCOME WITHIN 3 MILES



\$212,677

2020 MEDIAN HOME VALUE WITHIN 5 MILES



146,235

2025 TOTAL POPULATION PROJECTION WITHIN 5 MILES

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ACTUAL SITE



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