

# BURGER KING

SAVOY, IL

BERKELEY  
CAPITAL ADVISORS



IN COOPERATION WITH  
PARASELL INC.  
ILLINOIS RE LICENSE NO.:  
478027307

ACTUAL SITE

# BERKELEY

CAPITAL ADVISORS

BERKELEYCAP.COM

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## CONTACTS

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### CHARLOTTE | NC

1228 East Morehead Street  
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10 Burton Hills Boulevard  
Suite 220  
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1 Page Avenue  
Suite 202  
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704.714.2365

IN COOPERATION WITH

**SCOTT REID & PARASELL INC.**

ILLINOIS RE LICENSE NO.: 478027307

949.942.6585

BROKER@PARASELLINC.COM



# LOCATION MAP



1325 North Dunlap Avenue  
Savoy, IL 61874



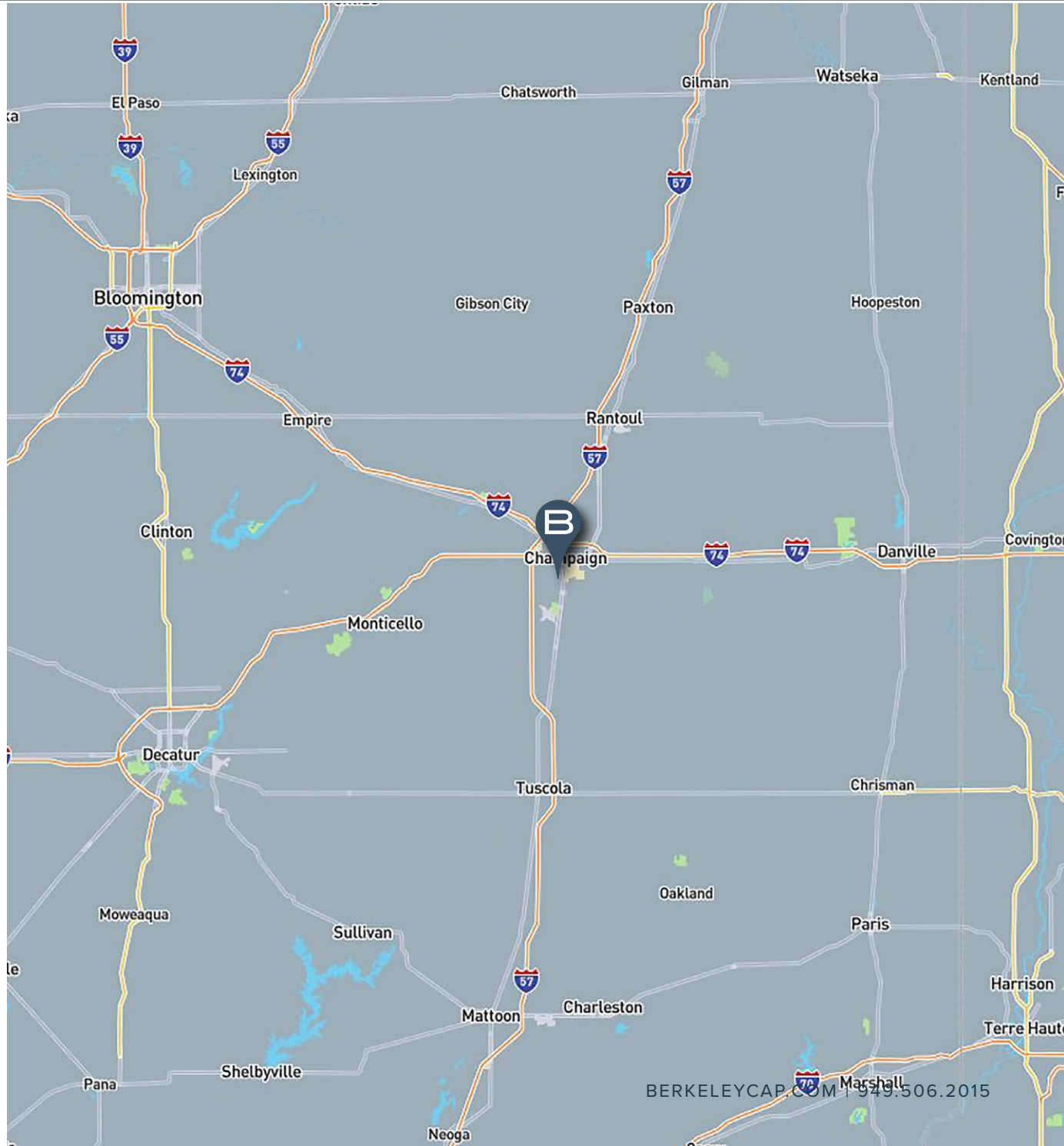
## 44K

The site is located five minutes from  
the University of Illinois with 44,000  
students.



## 103K+

The average household income within  
one mile of the subject property is  
\$103,285



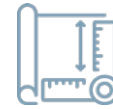
# INVESTMENT OVERVIEW

TENANT	Burger King
GUARANTOR	Maruti Gagan Management LLC / Group 2029 Inc. (22 Units)
ADDRESS	1325 North Dunlap Avenue Savoy, IL 61874
NOI	\$100,000
RENT INCREASES	7.50% Every 5 years
RENT COMMENCEMENT	At Close of Escrow
RENT EXPIRATION	10 Years from Close of Escrow
LEASE TYPE	Absolute Net
ORIGINAL LEASE TERM	10 Years
LEASE TERM REMAINING	10 Years
OPTIONS	Four, 5-Year
RIGHT OF FIRST REFUSAL	Yes - 7 Days

\*Building is receiving a +/- \$200K update later this year.

Note: All lease provisions to be independently verified by Buyer during the Due Diligence Period.

## PROPERTY DETAILS



**3,022**  
Square Feet



**0.57**  
Acres



**'11/'21\***  
Year Built/Renovated



**28**  
Parking Spaces

## RENT SCHEDULE

LEASE YEAR	MONTHLY RENT	ANNUAL RENT	RENT INCREASES	CAP RATE
YEARS 1-5	\$8,333.33	\$100,000	-	5.75%
YEARS 6-10	\$8,958.33	\$107,500	7.50%	6.18%
OPTION 1	\$9,630.21	\$115,563	7.50%	6.65%
OPTION 2	\$10,352.47	\$124,230	7.50%	7.14%
OPTION 3	\$11,128.91	\$133,547	7.50%	7.68%
OPTION 4	\$11,963.58	\$143,563	7.50%	8.26%

## ASKING PRICE

**\$1,739,000**

**5.75% CAP RATE**

# PROPERTY OVERVIEW

## PROPERTY HIGHLIGHTS

- Outparcel to Savoy Plaza | Schnucks anchored grocery center
- The Curtis Road and I-57 interchange area is a key southwest gateway into Champaign and the University of Illinois
- Planned +/- \$200,000 exterior face lift in 2021 | Nichiha Cedar VintageWood
- Experienced operator with personal guaranty | 22 locations with plans to open 4+ new locations over the next 4 years | Senior Leadership team of Operator includes 5 executives with 130+ combined years of experience
- Desirable lease term | 10 years | 7.50% rent increases every 5 years
- Absolute Net lease | No landlord responsibilities
- Great visibility and convenient access from N Dunlap Ave. | 20,600 VPD
- 5 minutes from the University of Illinois | 44,000 students
- Large population density within a 5-mile radius | 141,196 people
- 3 miles from the State Farm Center | 15,500+ seat indoor arena that hosts the men's and women's University of Illinois basketball teams among other events
- High average household income within a 1-mile radius | \$103,285
- 5 miles from Carle Foundation Hospital | 433 beds
- Strategically located within a large presence of off-campus student housing
- 1 mile from University of Illinois Willard Airport
- Destination retailers in the area | Schnucks, Aldi, Harvest Market, CVS, Walgreens, Sherwin Williams, Buffalo Wild Wings, McDonalds, Taco Bell, Starbucks, Slim Chickens, Sonic Drive-In, KFC, Culvers, & others

## DEMOGRAPHIC SNAPSHOT

FOR DETAILED DEMOGRAPHICS, PLEASE CLICK [HERE](#)

# 141,196

2020 Population  
Within Five Miles

# \$103,285

2020 Average Household  
Income Within One Mile







Walmart  
Supercenter



CVS



Schnucks



BUFFALO  
WILD WINGS

CURTIS RD - 13,900 VPD

N DUNLAP AVE - 20,600 VPD

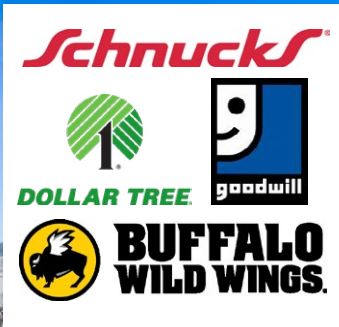


Have it Your way

HOME OF THE WHOPPER







 University of Illinois  
44,000 students  
5 minutes from site



N DUNLAP AVE - 20,600 VPD



# TENANT OVERVIEW



## BURGER KING OVERVIEW

Burger King Corporation, founded in 1954, restaurant company specializing in flame-broiled fast-food hamburgers. It is the second largest hamburger chain the the United States, after McDonald's.

Burger King has 17,796 locations in nearly 100 countries and is headquartered in Miami, Florida.



## FRANCHISEE OVERVIEW

Maruti Gagan Management LLC/Group 2029 Inc. is a Burger King franchise with 22 stores throughout Central Illinois and is actively growing. They are opening a new location in Lincoln, IL this year and plan on opening 4+ more over the next four years. Senior leadership of the franchise consists of five executives with 130+ combined years of experience.



# DEMOGRAPHICS & TRAFFIC COUNTS

POPULATION	1-MILE	3-MILE	5-MILE
2025 Projection	7,205	67,692	145,378
<b>2020 Population</b>	<b>6,974</b>	<b>65,926</b>	<b>141,196</b>
2010 Census	6,709	61,904	132,614
2000 Census	4,964	56,593	118,391
2020-2025 Annual Rate	0.65%	0.53%	0.59%
2010-2020 Annual Rate	0.38%	0.62%	0.61%
2000-2010 Annual Rate	3.06%	0.90%	1.14%
HOUSEHOLDS			
20245Total Households	3,249	24,628	59,792
2020 Total Households	3,144	23,814	57,759
2010 Households	3,002	22,054	53,765
2000 Households	2,214	19,953	47,395
2020-2025 Annual Rate	0.66%	0.67%	0.69%
2010-2020 Annual Rate	0.45%	0.75%	0.70%
2000-2010 Annual Rate	3.09%	1.01%	1.27%
<b>2020 AVG. HH INCOME</b>	<b>\$103,285</b>	<b>\$81,865</b>	<b>\$70,909</b>



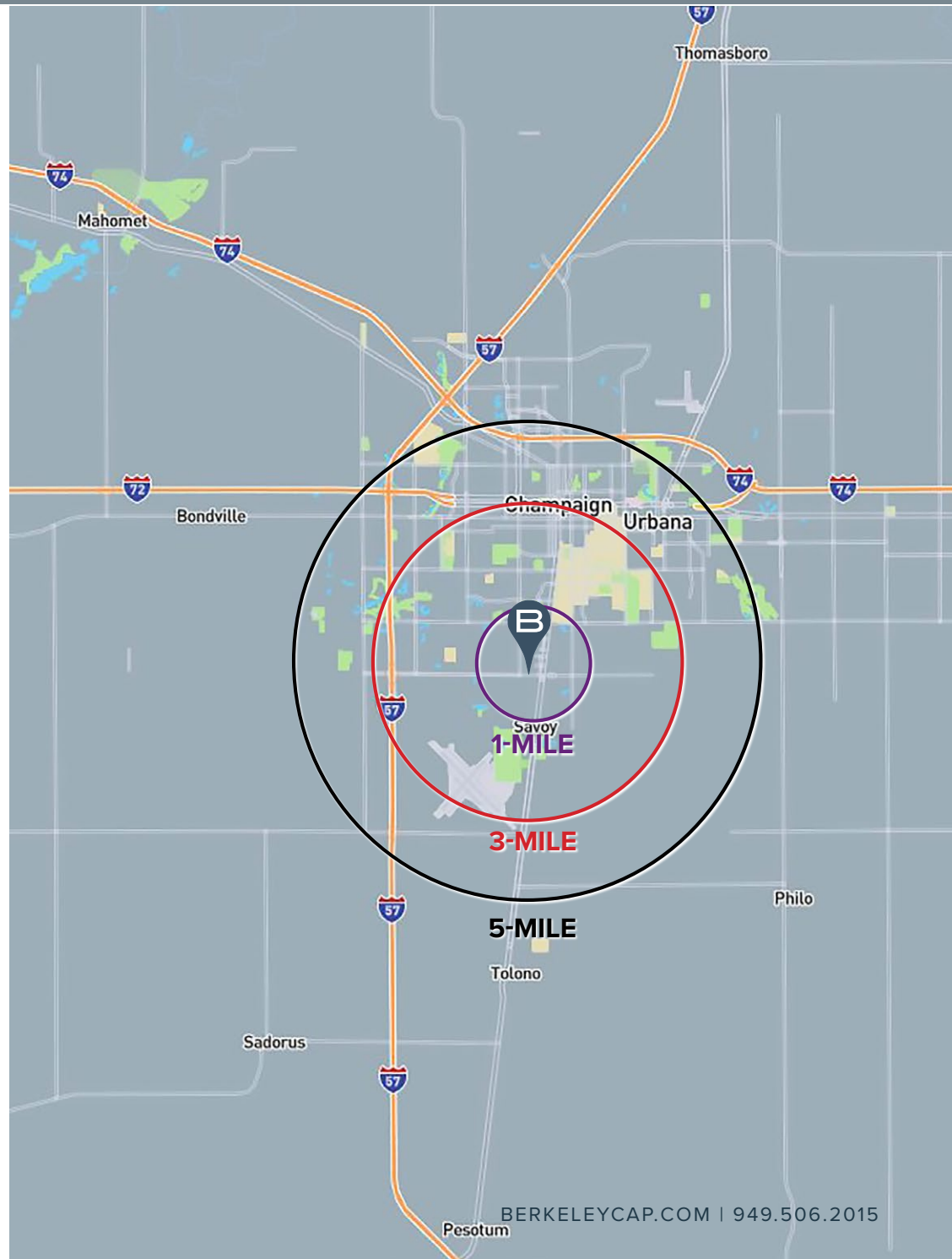
TRAFFIC  
COUNTS

**20,600 VPD**

ON DUNLAP ST

**26,400 VPD**

ON CURTIS RD & WINDSOR DR



# CONFIDENTIALITY DISCLAIMER

Berkeley Capital Advisors, LLC ("BCA") has been authorized by the owner of the subject property (the "Seller") to present you with this marketing package. This is a confidential package intended solely for your own limited use and benefit, as a principal, in considering whether you desire to pursue negotiations to acquire the subject property.

Your receipt and acceptance of this package serves to acknowledge your agreement to: (1) hold the information and materials contained herein, and the offering they represent, in the strictest of confidence; (2) not disclose, directly or indirectly, the information and materials contained herein, or the offering they represent, to any other person, firm or entity without prior written authorization from BCA or the Seller; (3) not use the information and materials contained herein in any fashion or manner detrimental to the interest of BCA or the Seller; (4) not disturb any tenants in possession of the subject property nor reveal to them the offering this package represents.

This marketing package was prepared by BCA and it has been reviewed by representatives of the Seller. The information and materials contained herein are selective and limited in nature, and neither BCA nor the Seller purports this to be an all-inclusive report on the subject property. Within this package, certain leases, documents and other materials are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of those documents. Interested and qualified prospective purchasers will be afforded an opportunity to review additional information and to inspect the subject property, and all such prospective purchasers should conduct their own independent due diligence.

This package is based in part upon information supplied by the Seller and in part upon information obtained by BCA from sources believed to be reliable. All income, expense and/or investment projections contained herein are provided for general reference purposes only, in that they are based on assumptions relating to the general economy, competition and other factors beyond the control of BCA and the Seller, and all such projections are therefore subject to variation. This package shall not be deemed an indication of the state of affairs of the subject property, nor constitute an indication that there has been no change in the business or affairs of the subject property since the date of preparation of this package.

Neither BCA, the Seller, nor any of their respective officers, employees or agents, has made or does make any representation or warranty, expressed or implied, as to the accuracy or completeness of this package or any of its contents, and no legal commitments or obligations shall arise by reason of this package or its contents.

BCA and the Seller expressly reserve the right, at their sole discretion, to alter or amend the terms of this offering, to reject any or all expressions of interest or offers to acquire the subject property and/or to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligation to any entity reviewing this package or making an offer to acquire the subject property unless and until a written agreement for such acquisition has been fully executed, delivered and approved by the Seller and any conditions to the Seller's obligations thereunder have been satisfied or waived.

Parties seeking to act in a third-party brokerage capacity must register their client(s) with BCA prior to receiving or dispersing any marketing information. BCA will not recognize any third-party brokerage relationships without first receiving and approving such written client registration, nor will BCA or the Seller be obligated for any brokerage claims which may result, regardless of such broker's involvement in procuring a purchaser for the subject property.

This package is the property of BCA. Photocopying, re-typing or other duplication of the information and materials contained herein is expressly prohibited. The information contained within this package and the offering of the subject property may not be announced, posted or otherwise publicized in any electronic media (such as, by way of example only, any Internet or "broadcast facsimile" communications).

If, after reviewing this package, you have no further interest in acquiring the subject property at this time, please return this package in its entirety to BCA. Likewise, if the terms contained in this Confidentiality & Disclaimer section are not acceptable to you, please immediately return this package to BCA.

## AGENT'S DUTIES

When you contract with a real estate firm to act as your agent in a real estate transaction, the agent must help you obtain the best price and terms possible, whether you are the buyer or seller. The agent also owes you the duty to:

- Safeguard and account for any money handled for you
- Act with reasonable skill, care and diligence
- Be loyal and follow reasonable and lawful instructions
- Disclose to you any information which might influence your decision to buy or sell

Even if the agent does not represent you, the agent must still be fair and honest and disclose to you all "material facts" which the agent knows or reasonably should know. A fact is "material" if it relates to defects or other conditions affecting the property, or if it may influence your decision to buy or sell. This does not require a seller's agent to disclose to the buyer the minimum amount the seller will accept, nor does it require

## AGENTS WORKING WITH SELLERS

A seller can enter into a "listing agreement" with a real estate firm authorizing the firm and its agent(s) to represent the seller in finding a buyer for his property. The listing agreement should state what the seller will pay the firm no matter who finds the buyer.

The listing firm may belong to a listing service to expose the seller's property to other agents who are members of the service. Some of those agents may be working with buyers as buyers' agents; others will be working with buyers but still representing the sellers' interests as an agent or "subagent". When the buyer's agents and seller's subagents desire to share in the commission the seller pays to the listing firm, the listing agent may share the commission with the seller's permission.

## AGENTS WORKING WITH BUYERS

A buyer may contract with an agent or firm to represent him (as a buyer's agent), or may work with an agent or firm that represents the seller (as a seller's agent or subagent). All parties in the transaction should find out at the beginning who the agent working with the buyer represents.

If a buyer wants a buyer's agent to represent him in purchasing a property, the buyer should enter into a "buyer agency agreement" with the agent. The buyer agency agreement should state how the buyer's agent will be paid. Unless some other arrangement is made which is satisfactory to the parties, the buyer's agent will be paid by the buyer. Many buyer agency agreements will also obligate the buyer to pay the buyer's agent no matter who finds the property that the buyer purchases.

A buyer may decide to work with a firm that is acting as agent for the seller (a seller's agent or subagent). If a buyer does not enter into a buyer agency agreement with the firm that shows him properties, that firm and its agents will show the buyer properties as an agent or subagent working on the seller's behalf. Such a firm represents the seller (not the buyer) and must disclose that fact to the buyer.

The terms and conditions stated in this Confidentiality & Disclaimer section apply and relate to all of the sections of this package as if stated independently therein.

Prospective purchasers of the subject property are hereby notified that Berkeley Capital Advisors, and its agents, are acting in the capacity of a "Seller's Agent" during the course of this offering, and as such are solely representing the interests of the Seller.

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