



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Checkers (Dark)
1718 S 1st Avenue
Chicago (Maywood), IL 60153

EXCLUSIVELY MARKETED BY:

WILL SCHUHMACHER

TX Lic. # 629275

512.277.5924 | DIRECT
will@SIGnnn.com

ELAN SIEDER

TX Lic. # 678407

512.649.5185 | DIRECT
elan@SIGnnn.com

SCOTT REID

IL Lic. # 478027307

949.942.6585 | DIRECT
scott@parasellinc.com

305 Camp Craft Rd, Suite 550
Westlake Hills, TX 78746
844.4.SIG.NNN
www.SIGnnn.com

TABLE OF CONTENTS

04

INVESTMENT OVERVIEW

Investment Summary
Investment Highlights

06

LEASE ABSTRACT

Lease Summary
Rent Roll

07

PROPERTY OVERVIEW

Property Images
Location, Aerial & Retail Maps

12

AREA OVERVIEW

City Overview
Demographics

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INVESTMENT SUMMARY

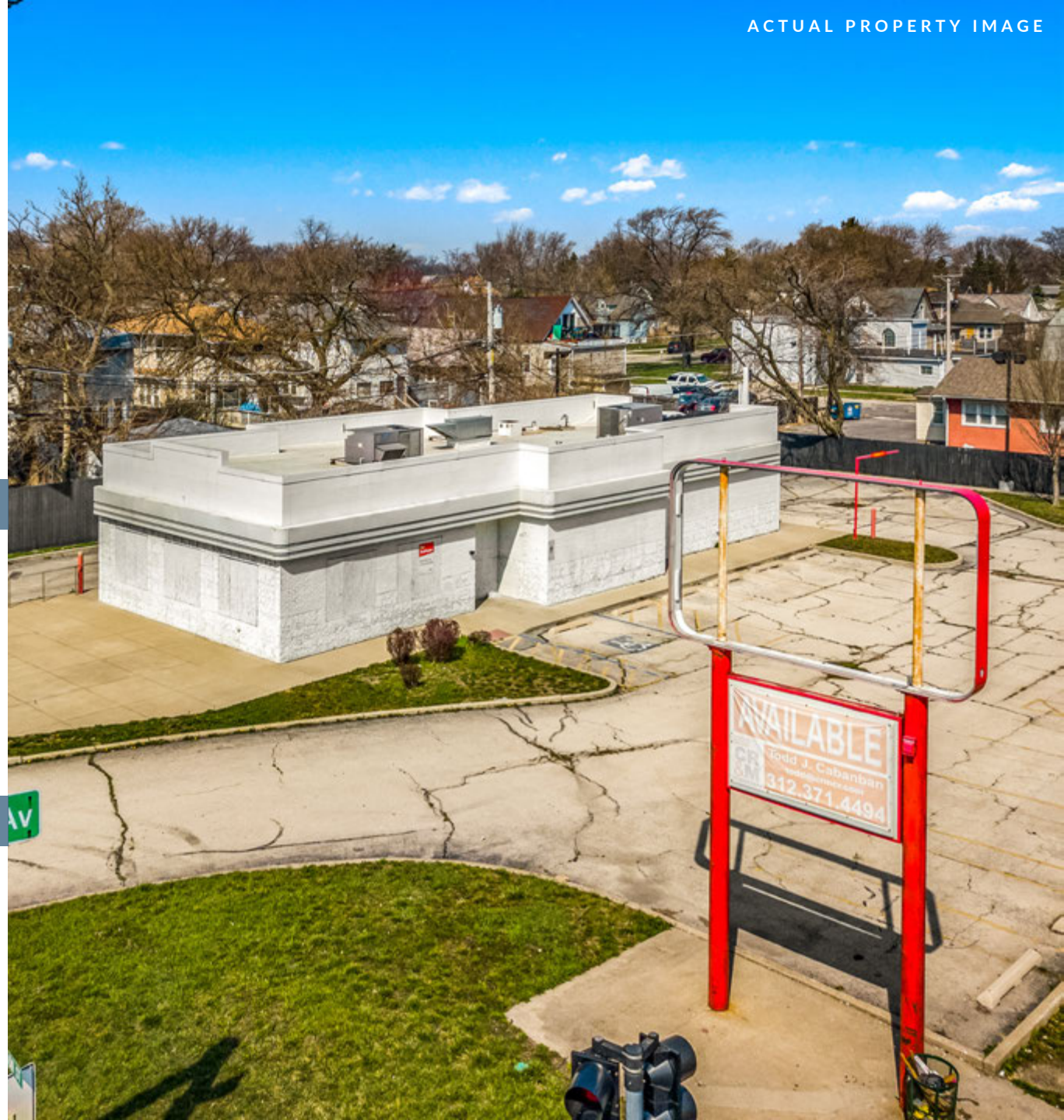
Sands Investment Group is Pleased to Present Exclusively For Sale the 2,650 SF Former Checkers Located at 1718 S 1st Avenue in Maywood, Illinois. This Deal Includes Over 8 Years Left on a Corporate Backed Absolute Triple Net (NNN) Lease Located Within the Chicago MSA, Providing For a Secure Investment.

OFFERING SUMMARY

PRICE	\$1,409,091
CAP	7.26%
NOI	\$102,300
PRICE PER SF	\$533.75
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	1718 S 1st Avenue Maywood, IL 60153
COUNTY	Cook
BUILDING AREA	2,640 SF
LAND AREA	0.54 AC
YEAR BUILT	2013



HIGHLIGHTS

- Over 8 Years Remaining on a Corporate Backed Absolute Triple Net (NNN) Lease Investment
- Strong Redevelopment Opportunity With Limited Restaurant Competition in the Immediate Area
- Replaceable Rent With Bonus Income From Billboard Lease
- Drive-Thru Equipped Building Located on a Signalized Intersection With Dual Access Off Harrison Street and 1st Avenue With Combined Traffic Counts Exceeding 34,654 VPD
- Dense Residential Neighborhood With a Population Over 190,278 With Residents Making an Average Household Income of \$93,812 Within a 3-Mile Radius
- Minutes From the Proviso East High School, Maywood Workforce Center, Cook County Clerk, Cook County Sheriff and Illinois Circuit Court of Cook County
- 1-Mile From the Loyola University Medical Center, Outpatient Center Ophthalmology and VA National Acquisition Center
- 30 Minutes North to O'Hare International Airport and 35 Minutes South to Midway International Airport
- Chicago is Just a Quick 35 Minutes East of This Location and is the 3rd Most Populous City in the U.S. With an Estimated Population Over 2.7 Million
- Nearby Tenants Include: Dunkin', AutoZone, Burger King, Church's Chicken, Family Dollar, Taco Bell, Walmart Supercenter, Walgreens, Planet Fitness, Dollar Tree, McDonald's and More



LEASE SUMMARY

TENANT	Checkers Drive-In Restaurants
PREMISES	A Building of Approximately 2,640 SF
LEASE COMMENCEMENT	September 30, 2014
LEASE EXPIRATION	September 29, 2029
LEASE TERM	8+ Years Remaining
RENEWAL OPTIONS	6 x 5 Years
RENT INCREASES	10% Every 5 Years
LEASE TYPE	Absolute Triple Net (NNN)
PERMITTED USE	Fast Food
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	Yes

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
2,640 SF	\$102,300	\$38.75



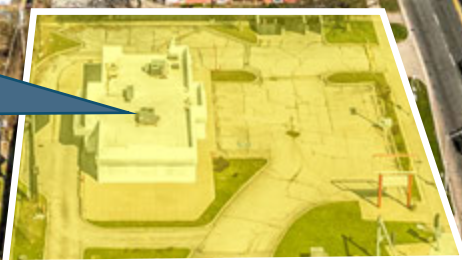
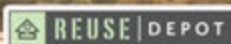
ACTUAL PROPERTY IMAGES



O'HARE
INTERNATIONAL AIRPORT



CHICAGO



Walther Christian Academy

Lincoln Elementary

Jane Addams Elementary

Maywood Public Library

Garden House Apartments

Proviso East High School

Thatcher Woods

Fresh Start Learning Daycare

JLC Truck Repair

Emerson Elementary

Best Plumbers In Washington State

River Forest Community Center

Pumpkins Place

Comed Tech Center

Electric Vehicle Charging Station

Eisenhower Tower

Victor P Armendariz Law Office

Harrison St

S 1st Ave



Proviso Mathematics & Science Academy

Illinois Department of Human Services

Tender Care Early Learning Center

Saint Eulalia School



S 1st Ave

Harrison St

Eisenhower Tower



AutoZone
CITGO
Church's Chicken

S 1st Ave

Walgreens
Burger King
CUBE SMART self storage
McDonald's
Marathon

Do it Best
usbank
DUNKIN'
PAPA JOHN'S
Baskin Robbins
McDonald's
Domino's

TRADER JOE'S
OLD NAVY
CVS pharmacy
CHASE
SportClips
OrangeTheory Fitness
COLD STONE Creamery
H&M
Potbelly
AT&T
T-Mobile
Starbucks

DUNKIN'
Gulf

ILLINOIS 171

Walgreens
chico's
MEN'S WEARHOUSE
LOFT
THE CHILDREN'S PLACE
petco
noodles & COMPANY
DSW
ME
DESIGNER SHOE WAREHOUSE
Massage Envy
ULTA BEAUTY
BOSTON MARKET
WHOLE FOODS MARKET
Starbucks
citi
Tangerine

Checkers
CRAZY GOOD FOOD

COOK COUNTY CLERK
ILLINOIS CIRCUIT COURT OF COOK COUNTY

290

Popeyes
cricket
bp
CITGO
McDonald's

Burger King

Walmart Supercenter
SUBWAY
DOLLAR TREE
planet fitness
TACO BELL
Exxon

Walgreens
metro by T-Mobile
McDonald's
bp
cricket
Shell

Jewel-Osco
Culver's

MAYWOOD | COOK COUNTY | ILLINOIS

The Village of Maywood is a small suburban community. Established in 1869, the Village of Maywood is situated well. The community is located approximately 15 miles directly west of downtown Chicago - nestled among some of the most vibrant communities in the western suburb. The Village of Maywood enjoys a Legacy of Diversity that is unique in Illinois. The City has a 2020 population of 22,818.

The Healthcare and Social Assistance industry is the Village's main employer, accounting for more than two-thirds of all jobs. The dominance of this industry is attributable to the presence of Loyola University Medical Center and Edward Hines, Jr. VA Hospital, which are both major regional employers. Other important industries include Educational Services and Manufacturing, among others. The presence of several large medical and educational institutions in the Maywood area have resulted in a relatively stable local economy. Maywood possesses a high level of regional access with its proximity to a robust transportation network of interstates, highways, commuter rail, and bus service. Interstate 290, locally referred to as the Eisenhower Expressway, provides east-west mobility along the southern portion of the Village, while the Metra Union Pacific-West line has two stations in Maywood—Maywood and Melrose Park—that provide commuter rail service to Downtown Chicago and the western suburbs.

Maywood enjoys proximity to a forest preserve that engulfs the Des Plaines River. Miller Meadow, on the southeast side of 1st Avenue and Roosevelt Road, is part of the Forest Preserve owned and operated by Cook County. The Chicago Portage National Historic Site is near the village of Maywood. One can also visit Unity Temple, an early 20th century church designed by Frank Lloyd Wright. The Cernan Earth & Space Center and the Ernest Hemingway Museum are also close by. Another museum called Wonder Works offers interactive exhibits ranging from stage and costumes to outdoor explorations. In addition, one can take a look around the various beautiful churches of this village. The banks of Silver Creek and local parks, such as Maywood Park and the Memorial Park, are other popular tourist haunts.

LOYOLA UNIVERSITY MEDICAL CENTER



UNITY TEMPLE





(42,964 VPD)

(205,268 VPD)

S 1st Ave (30,897 VPD)



	3 MILES	5 MILES	10 MILES
POPULATION	190,278	588,304	2,215,739
AVERAGE HH INCOME	\$93,812	\$83,122	\$92,405

CONFIDENTIALITY AGREEMENT

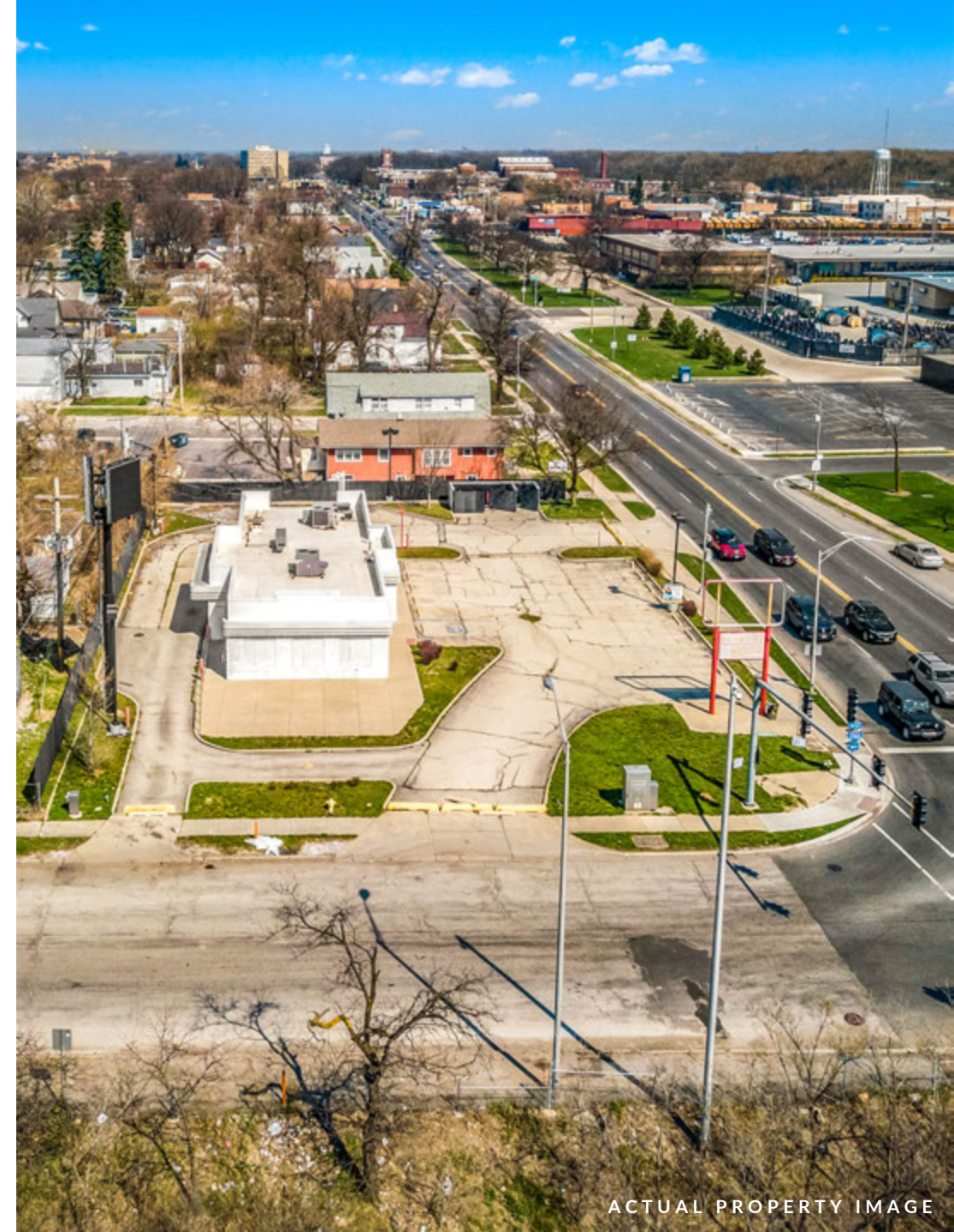
The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified 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, 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, PCB's or asbestos, the compliance with 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, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group 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.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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BoR: Scott Reid - Lic. # 478027307

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