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INVESTMENT SUMMARY



| | | | | |
|----------------|-----------------|---------------|--|---|
| Tenant | Burger King | <div>\$</div> | <div>\$3,159,167</div> <div>List Price</div> | <div>\$959.65</div> <div>Price / SF</div> |
| Street Address | 1501 DeKalb Ave | | | |
| City | Sycamore | | | |
| State | IL | <div>%</div> | <div>6.00%</div> <div>Cap Rate</div> | <div>3,292 SF</div> <div>GLA</div> |
| Zip | 60178 | | | |
| GLA | 3,292 SF | <div>\$</div> | <div>\$189,550</div> <div>NOI</div> | <div>\$57.58</div> <div>Rent / SF</div> |
| Lot Size | 0.73 AC | | | |
| Year Built | 2016 | | | |



- Absolute Triple-Net (NNN) Sale Leaseback** - At closing, this property will be operating under a brand new, 14-year Absolute Net lease, under which the Tenant is responsible for all real estate taxes, insurance, & property maintenance.
- High Performing Location - Close to 2X Brand AUV** - This Burger King location has a history of strong sales figures and is an above-average store for the Burger King brand based on TTM revenue figures. Please contact Agent for more details.
- Experienced Operator with Proven Track Record** - Tenant has operated at this site since 2016 and has over 35 years of experience within the Burger King system.
- Future Rent Growth with 7.5% Increases Every 5 Years** - The lease features 7.5% rental increases every 5 Years, providing the landlord the benefit of regular rent growth and hedge against inflation.
- World Renowned Brand** - Founded in 1954, Burger King is the second largest fast food hamburger chain in the world. The Burger King system operates in approximately 18,000+ locations serving more than 11 million guests daily in 100 countries and territories worldwide.

BURGER KING

LEASE SUMMARY



| | | | |
|---------------------|----------------------|-----------------------|--------------------|
| Lease Type | Triple-Net (NNN) | Real Estate Taxes | Tenant Responsible |
| Type of Ownership | Fee Simple | Insurance | Tenant Responsible |
| Original Lease Term | 14.50 Years | Roof & Structure | Tenant Responsible |
| Commencement Date | COE | CAM | Tenant Responsible |
| Lease Expiration | 14.5 Years After COE | Repairs & Maintenance | Tenant Responsible |
| Term Remaining | 14.5 Years | Lease Guarantor | Franchisee |
| Increases | 7.5% Every 5 Years | Company Name | Burger King |
| Options | Two (2), 20-Year | Ownership | Private |



Healthy Rent to Sales Ratio - The subject property has a current rent-to-sales ratio below 8%, providing the landlord with a well grounded and sound cash-flow.

Nearby National Tech Hub - Facebook recently completed construction of a 907,000 sq ft data center within 7 miles from the subject property. Additionally, Amazon has plans for a 700,000 sq ft distribution center within the same area.

Excellent Site-Level Visibility - Ideally positioned on a gentle curve along Dekalb Ave, also known as Fwy 23, this property offers extraordinary visibility with no obstructions and has visibility from over 20,000 vehicles passing daily. Additionally, the building is laid out parallel to traffic so it possesses a very large frontage.

Drive-Thru Location - This location features a dedicated drive-thru, which adds a meaningful level of convenience to the customer experience and drives sales.

Strong Demographics in 5-Mile Trade Area - There are estimated to be 69,421 residents living within a 5-mile radius from the property, with an average household income of \$98,763.

BURGER KING

RENT SCHEDULE



| Period | Annual Rent | Monthly Rent | Rent Increase | Rent / SF | Cap Rate |
|------------|-------------|--------------|---------------|-----------|----------|
| Year 1-4 | \$189,550 | \$15,796 | - | \$57.58 | 6.00% |
| Year 5-9 | \$203,766 | \$16,981 | 7.50% | \$61.90 | 6.45% |
| Year 10-14 | \$219,049 | \$18,254 | 7.50% | \$66.54 | 6.93% |









ABOUT THE BRAND



Burger King

Burger King (BK) is an American multinational chain of hamburger fast food restaurants founded in 1954. The Burger King system operates more than 18,600 locations in more than 100 countries. BK's parent company is Canadian-based Restaurant Brands International (RBI).



18,600+
Number of Locations



100 COUNTRIES
Geographical Footprint



\$20.04 BILLION
Annual Sales



20,000+
Number of Employees



Burger King Repots Full Year Results

For the full year, system-wide sales increased by 9.3%.

[Read More >](#)



New Appointed President of BK

Tom Curtis has been appointed President of Burger King® U.S. & Canada.

[Read More >](#)



RBI Reports Full Year Results

Global fourth quarter system-wide sales grow 14% year-over-year.

[Read More >](#)



RBI Purchases Firehouse Subs

RBI completes the acquisition of Firehouse Restaurant Group Inc.

[Read More >](#)

LOCATION OVERVIEW

**Sycamore, IL**

Sycamore's strategic location within north central Illinois is not only desirable for residents, but for businesses as well. Its position approximately 20 miles southeast of Rockford and 58 miles west of Chicago places it within proximity to major markets, while offering a lifestyle removed from the hustle and bustle of city life. Sycamore is a city in DeKalb County and has a commercial district based and centered on Illinois Route 64 and stretches about a mile down starting from the intersection of route 64 with Illinois Route 23 and ending at Center Cross Road.

Diversity is the key to Sycamore's business community – Industry, manufacturing, healthcare services, tourism, and trade all contribute to their healthy economic climate. Four, fun-filled seasons of recreation coupled with arts and entertainment make Sycamore a destination you don't want to miss. Sycamore's historic downtown offers quaint sophistication served with true hospitality. Stay in one of our luxurious accommodations, discover unique treasures in the locally-owned shops, enjoy a fabulous family event, be pampered at a salon and spa, experience the theater, ballet and have a delectable culinary experience.

**Chicago Metropolitan Area**

The Chicago metropolitan area, also colloquially referred to as Chicagoland, is a major urban area in the Midwestern United States that is one of the forty largest in the world. Encompassing 10,286 sq mi, the metropolitan area includes the city of Chicago (3rd most populous city in the United States), and its suburbs, spanning, by the US Census definition, 16 counties in northeast Illinois, southeast Wisconsin, and northwest Indiana. The MSA had a 2020 population of 9.7 million people and the CSA was estimated at nearly 10 million people.

The Chicago area is the third-largest metropolitan area and the third-largest Combined Statistical Area in the United States, as well as the fourth-largest metropolitan area in North America, and the largest metropolitan area within the Great Lakes megalopolis. The Chicago area is home to a number of the nation's leading research universities including the University of Chicago, Northwestern University, University of Illinois at Chicago, DePaul University, Loyola University and Illinois Institute of Technology.

LOCATION OVERVIEW



Facebook to Build \$800M Data Center Within 7 Miles of the Subject Property

The 907,000-square-foot DeKalb facility, touted by Facebook as being “among the most advanced, energy- and water-efficient data center facilities in the world” will be the 12th Facebook data center in the country, according to the company. The social media giant will invest \$800 million into a 907,000-square-foot facility, the 12th to be built in the United States, which will be dubbed the Facebook DeKalb Data Center, according to a news release from the company.

The Facebook DeKalb Data Center will be among the most advanced, energy and water-efficient data center facilities in the world, supporting an estimated 100 operational jobs and hundreds of construction jobs. The 907,000 square foot facility will be the 12th Facebook data center in the U.S. and will be supported by 100% renewable energy. It will also use 80% less water than the average data center and once completed, will be LEED Gold certified. As one of the largest data centers in Illinois, the Facebook DeKalb Data Center will accelerate opportunities for the community to attract skilled jobs, while increasing the northwest region's competitive digital edge, according to the company.



Amazon Purchases Property in Nearby 'Project Barb' Corridor

Amazon recently paid \$6.3 million for 58.65 acres at 1401 E. Gurler Road on Oct. 6 according to DeKalb County property records. Records show that the land was slated for a 700,000-square-foot warehouse which city officials have only referred to publicly by its codename “Project Barb.”

DeKalb city officials said the planned development would bring in 1,000 new jobs and grow the city's tax base, continuing the momentum in the Chicago West Business Center which recently brought in Ferrara Candy Company and Facebook's DeKalb Data Center. In July, the DeKalb City Council approved zoning changes for more than 58 acres, to allow the developer to begin grading the site. The petition was made by the TC Pursuit Services Inc., and DeKalb 343, LLC regarding the planned approximately 700,000-square-foot warehouse and distribution center. Once construction is completed, the warehouse will employ an estimated 1,000 people across three shifts, with approximately 535 parking spaces for employees and visitors, about 490 trailer parking spaces and 121 loading dock spaces.

LOCATION OVERVIEW

**Northern Illinois University**

Located within a ten minute drive from the subject property lies Northern Illinois University (NIU) is a public research university in DeKalb, Illinois. It was founded as Northern Illinois State Normal School on May 22, 1895, by Illinois Governor John P. Altgeld as part of an expansion of the state's system for producing college-educated teachers. In addition to the main campus in DeKalb, it has satellite centers in Chicago, Naperville, Rockford, and Oregon, Illinois.

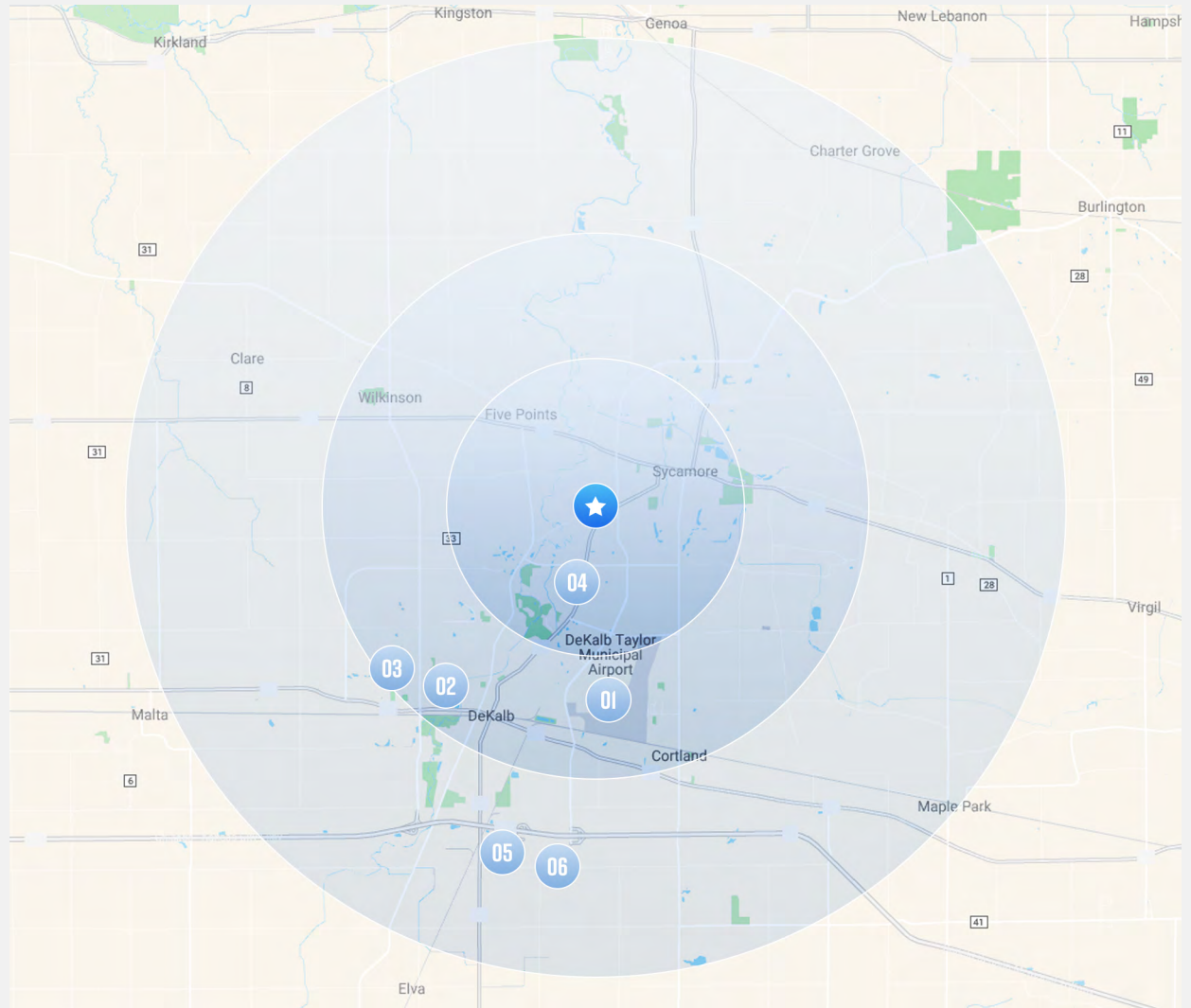
The university is composed of seven degree-granting colleges and has a student body of 25,000 with over 240,000 alumni. Many of NIU's programs are nationally accredited for meeting high standards of academic quality, including business, engineering, nursing, visual and performing arts, and all teacher certification programs. NIU is one of only two public universities in Illinois that compete in the National Collegiate Athletic Association at the highest levels of all sports, Division I. The university's athletic teams are known as the Huskies and compete in the Mid-American Conference. NIU has seven degree-granting colleges that together offer more than 60 undergraduate majors, 70 minors, nine pre-professional programs, and 79 graduate programs, including a College of Law, and 24 areas of study leading to doctoral degrees.



LOCATION OVERVIEW



1. **DeKalb Taylor Municipal Airport**
07 Min Drive
3.8 Miles From Subject Property
2. **Northern Illinois University**
09 Min Drive
5.2 Miles From Subject Property
3. **NIU Convocation Center**
11 Min Drive
6.9 Miles From Subject Property
4. **Northwestern Med. Kishwaukee Hospital**
04 Min Drive
1.3 Miles From Subject Property
5. **Facebook Data Center**
13 Min Drive
6.6 Miles From Subject Property
6. **Amazon Distribution Center**
14 Min Drive
6.8 Miles From Subject Property



LOCATION OVERVIEW



01

DeKalb Taylor Municipal Airport

DeKalb Taylor Municipal Airport which opened in April 1944, is a general aviation airport and is situated on 920 acres at an elevation of 914 ft and located two miles east of DeKalb.



02

Northern Illinois University

Northern Illinois University (NIU) is a public research university and is composed of seven degree-granting colleges and has a student body of 25,000 with over 240,000 alumni.



03

NIU Convocation Center

Northern Illinois University's Convocation Center is a 10,000-seat multi-purpose arena, at 1525 W. Lincoln Hwy, in DeKalb, Illinois, USA. The arena opened in 2002.



04

Northwestern Medicine Kishwaukee Hospital

Northwestern Medicine Kishwaukee Hospital is a short-term, acute-care community hospital in DeKalb, Illinois with more than 150 physicians on the medical staff.



05

Facebook's Data Center

Facebook is coming to DeKalb, and will build its 16th data center in the world on 505 acres in DeKalb's south side, along Route 23 and Gurler Road across from the ChicagoWest Business Center.



06

Amazon's Distribution Center

Amazon is constructing a new 700,000 sq. ft. distribution center that will employ 1,000 people in the ChicagoWest Business Park just south of the I-88 Oasis in DeKalb.



| POPULATION | 1-Mile | 3-Mile | 5-Mile |
|-----------------|----------|----------|----------|
| 2026 Projection | 4,430 | 27,056 | 69,026 |
| 2021 Estimate | 4,470 | 26,730 | 68,189 |
| 2010 Census | 4,915 | 26,487 | 67,665 |
| HOUSEHOLDS | 1-Mile | 3-Mile | 5-Mile |
| 2026 Projection | 1,821 | 10,676 | 25,862 |
| 2021 Estimate | 1,838 | 10,560 | 25,501 |
| 2010 Census | 2,014 | 10,465 | 24,851 |
| Average Income | \$82,371 | \$99,416 | \$7,882 |
| Median Income | \$64,135 | \$81,349 | \$58,778 |

DeKalb County, Illinois

DeKalb County is a county located in the U.S. state of Illinois. As of the 2020 United States Census, the population was 100,420. Its county seat is Sycamore with several judicial buildings in downtown & is part of the Chicago-Naperville-Elgin, IL-IN-WI Metropolitan Statistical Area. DeKalb County's area is approximately 632.7 square miles, and is located 63 miles west of Chicago. There are 19 townships in the county with the county seat at Sycamore. Education has played an important role in the area with Northern Illinois University located in DeKalb and Kishwaukee College located in Malta.

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NON-ENDORSEMENT

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