



REP PHOTO

NET LEASE INVESTMENT OFFERING



DUNKIN' (NEW CONSTRUCTION)
NWC US HWY 45 & E COUNTY HWY 9
MANTENO, IL 60950



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EXECUTIVE SUMMARY

The Boulder Group is pleased to exclusively market for sale a single tenant net leased Dunkin' property located in Manteno, Illinois. The property was constructed in 2022 with a two-lane drive-thru and comes with a brand new 15-year lease term. The lease is triple net which presents zero landlord responsibilities and has 10% rental escalations every five years. The lease also includes two 5-year renewal options. The operator is an experienced franchisee with over 28 locations.

The 1,800 square foot building is located at the intersection of US Highway 45 and East County Highway 9 which experiences a combined traffic count of 18,700 vehicles per day. The property is within proximity to Interstate 57 (32,400 VPD) which provides additional traffic through Manteno. There is limited competition in the area for Dunkin'. Nearby retailers include McDonald's, Taco Bell, Dairy Queen, Wendy's, Jimmy John's, BP Gas, and several others. Surrounding tenants in various other industries include Ozinga Concrete, UHaul, ABC Supply Co, Harley-Davidson, Steam Hollow Brewing Co., and SWAAT Guns. There are 46,333 people living within five miles of the property earning an average annual household income of \$85,729.

Dunkin' is the world's leading baked goods and coffee chain, serving more than 3 million customers per day. Dunkin' sells 52 varieties of donuts and more than a dozen coffee beverages as well as an array of bagels, breakfast sandwiches, and other baked goods. With more than 20,000 points of distribution in nearly 41 countries worldwide, Dunkin' Brands Group, Inc. is one of the world's leading franchisors of quick service restaurants (QSR) serving hot and cold coffee and baked goods, as well as hard-serve ice cream.



INVESTMENT HIGHLIGHTS

- Absolute NNN lease which presents zero landlord responsibilities
- New 2022 construction with a two-lane drive-thru
- 10% rental escalations every five years
- Dunkin' is the world's leading baked goods and coffee chain, serving more than 3 million customers per day
- Experienced Dunkin' operator with over 28 units across the Midwest
- Located at the intersection of US Hwy 45 & E County Hwy 9 (18,700 VPD combined)
- Within proximity to Interstate 57 (32,400 VPD)
- 46,333 people live within five miles of the property earning an average annual household income of \$85,729
- Surrounding tenants in various other industries include Ozinga Concrete, UHaul, ABC Supply Co, Harley-Davidson, Steam Hollow Brewing Co., and SWAAT Guns



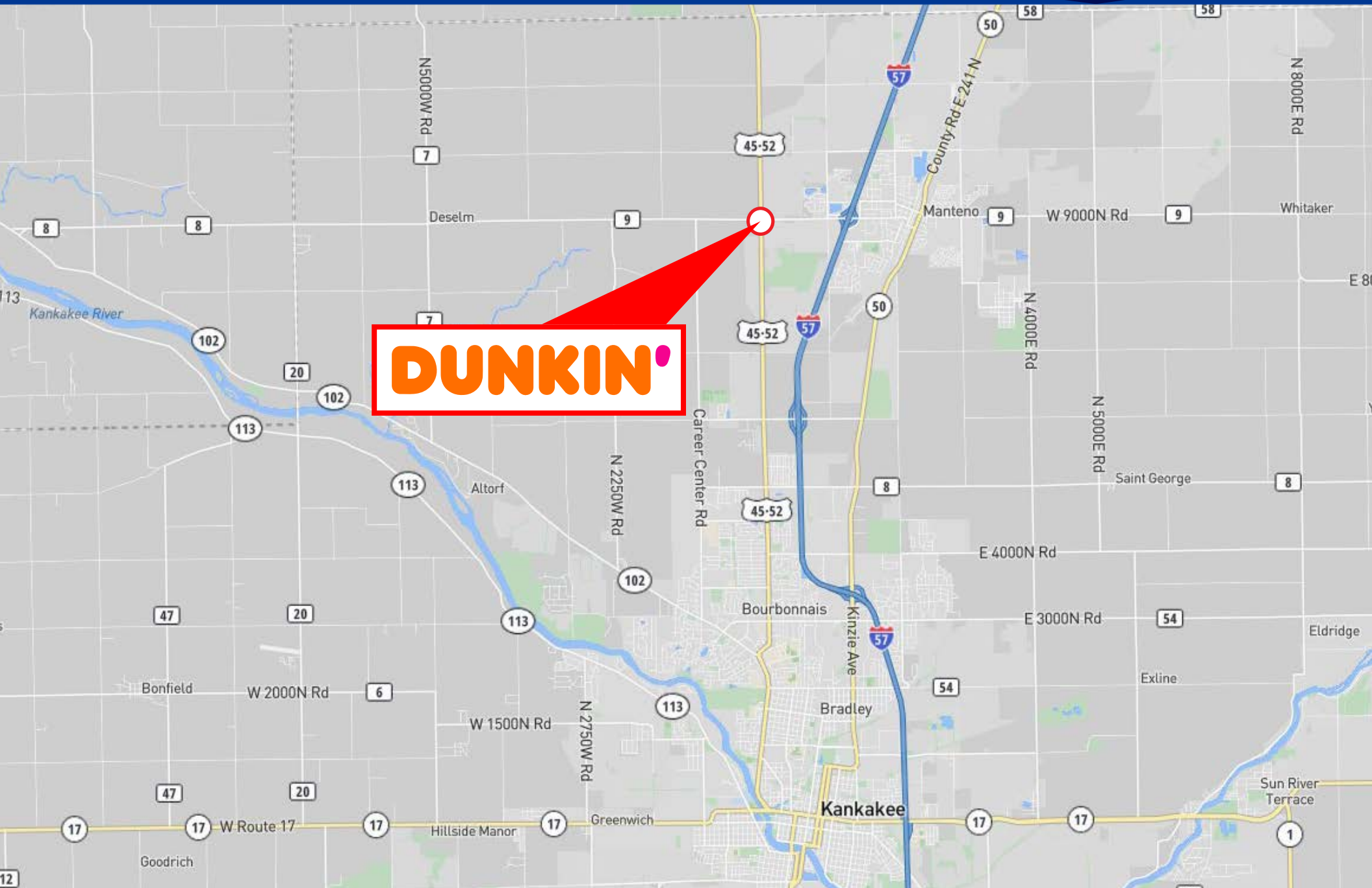
PROPERTY OVERVIEW

Price:	\$2,000,000
Cap Rate:	5.00%
Net Operating Income:	\$100,000
Tenant:	Chicagoland Commissary, LLC dba Dunkin'
Lease Term:	15-year
Renewal Options:	Two 5-year
Rental Escalations:	10% every five years
Year Built:	2022
Lease Type:	Absolute NNN
Building Size:	1,800 SF









DUNKIN'

DEMOGRAPHICS

POPULATION

	3-Mile	5-Mile	7-Mile
Total Population:	9,686	17,336	46,333
Total Households:	3,881	6,482	16,644

INCOME

	3-Mile	5-Mile	7-Mile
Median Household Income:	\$65,873	\$69,798	\$75,944
Average Household Income:	\$80,747	\$82,973	\$85,729



VILLAGE OF MANTENO, ILLINOIS

Manteno is a village in Kankakee County, Illinois, United States. The population was 9,210 at the 2020 census, up from 9,204 at the 2010 census. It is part of the Kankakee-Bourbonnais-Bradley Metropolitan Statistical Area.

Manteno was named after Manteno, a daughter of Francois Bourbonnais, Jr. (thus her grandfather was the man for whom the city of Bourbonnais was named) and his Potawatomi wife. A Potawatomi name, it is a possible anglicization of manito or manitou, a Potawatomi word for "spirit". Oliver W. Barnard, an early settler in this area, spelled her name "Mantenau" in a poem, romanticizing the Potawatomi maiden. Other 19th century books spell it "Mawteno" and "Manteno". Because she was of Potawatomi descent, Mawteno (spelled phonetically in the treaty, "Maw-te-no") was given a section of land, now part of Kankakee County, near Soldier Creek, by the treaty of Treaty of Tippecanoe of 1832.



DUNKIN'

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With more than 20,000 points of distribution in nearly 41 countries worldwide, Dunkin' Brands Group, Inc. is one of the world's leading franchisors of quick service restaurants (QSR) serving hot and cold coffee and baked goods, as well as hard-serve ice cream. At the end of the third quarter of fiscal year 2020, Dunkin' Brands' 100 percent franchised business model included over 11,700 Dunkin' restaurants and almost 8,500 Baskin-Robbins restaurants.

On December 15, 2020, Inspire Brands completed its acquisition of Dunkin' Brands. Dunkin' and Baskin-Robbins are now operated as distinct brands within the Inspire portfolio.

Inspire Brands is a multi-brand restaurant company and the second largest in the U.S. whose portfolio includes nearly 32,000 restaurants across more than 65 countries. The Inspire family of brands include: Arby's, Baskin-Robbins, Buffalo Wild Wings, Dunkin', Jimmy John's, Rusty Taco, and SONIC Drive-In. The company was founded in 2018 and is headquartered in Atlanta, Georgia. Inspire is majority-owned by affiliates of Roark Capital.

Website:	www.dunkindonuts.com
Founded:	1950
Parent Company:	Inspire Brands
Headquarters:	Canton, MA



CONFIDENTIALITY & DISCLAIMER

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 The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder 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. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder 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.

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