



# Kentucky Fried Chicken



1030 N Roselle Rd

**Hoffman Estates, IL 60169**

ACTUAL SITE

## OFFERING MEMORANDUM

ABSOLUTE NNN INVESTMENT OPPORTUNITY



1030 N Roselle Rd – Hoffman Estates, Illinois

**PRICE: \$1,473,750 | 4.75% CAP | NOI:\$70,000**

KFC

Hoffman Estates, Illinois

## PROPERTY DESCRIPTION

Property	KFC
Property Address	1030 N Roselle Rd
City, State, ZIP	Hoffman Estates, IL 60169
Lot Size (Acres)	.87 Acres
Building Size (SF)	3,351 SF
Type of Ownership	(Building & Land) Fee Simple

## THE OFFERING

Price	\$1,473,750
CAP Rate	4.75%
Net Operating Income (NOI)	\$70,000

## LEASE SUMMARY

Property Name	KFC
Property Type	Quick Service Restaurant
Tenant / Guarantor	Franchisee (KBP Foods)
Lease Term	10 Years
Lease Commencement	1/1/2022
Lease Term Remaining	12/31/2031
Lease Type	Triple-Net (NNN)
Roof & Structure	Tenant
Options to Renew	Three (3) Options of Five (5) Years Each
Rental Increases	10% Increases Every Five Years

## INVESTMENT HIGHLIGHTS

- Real Estate Fundamentals
  - 2.3 Miles From The Woodfield Mall
  - Near the Corner of Roselle Rd and W Higgins Rd | Combined 71,300 Vehicles Per Day
  - Dense Retail Corridor
- Tenant is KBP Foods, ±800 Unit Franchisee Guaranty | Generated Sales of Over \$1 Billion in 2021
- Three, 5-Year Tenant Renewal Options
- Brand New 10 Year Triple-Net (NNN) Lease
- Chicago-Naperville-Elgin MSA | Excellent Demographics
- Average Household Income of Over \$93,000 Within 1-Mile
- Large Lot Size of Nearly 1 Acre
- 5-Mile Population of Over 240,000
- Attractive Rent Increases in Initial Term (Including Option Periods) for KFC/Taco Bell of 10% every Five Years

## INVESTMENT SUMMARY

The subject property is a KFC triple-net lease located in Hoffman Estates, Illinois. The subject property is located right in the Chicago MSA, which is the 3<sup>rd</sup> largest MSA in the country.

This KFC has roughly 10 years remaining on the original 10-year lease, which will commence in 2022. The property is subject to a triple net (NNN) lease. The initial rent will be \$70,000 in 2022 with 10% rental escalations every five years thereafter including the option periods. In addition to the current lease term, the tenant has three, five-year renewal options.

## TENANT SUMMARY

The Tenant, KBP Foods (<https://kbp-foods.com/>) is the largest KFC franchisee in the United States operating over 800 locations in 28 states. In 2021 they surpassed \$1 billion in revenue for the first time ever.

KFC Corporation, based in Louisville, Kentucky, is one of the few brands in America that can boast a rich, decades-long history of success and innovation. It all started with one cook who created a soon-to-be world-famous recipe more than 70 years ago. That cook was Colonel Harland Sanders, and now KFC is the world's most popular chicken restaurant chain, specializing in that same Original Recipe. There are over 25,000 KFC outlets in more than 145 countries and territories around the world.

Yum! Brands, Inc., based in Louisville, Kentucky, has over 45,000 restaurants in more than 140 countries and territories and is one of the Aon Hewitt Top Companies for leaders in North America. In 2017, Yum! Brands was named to the Dow Jones Sustainability North America Index. The company's restaurant brands—KFC, Pizza Hut and Taco Bell—are the global leaders of the chicken, pizza and Mexican-style food categories.

### ANNUALIZED OPERATING DATA

Initial Annual Rent	\$70,000
Rental Escalations	10% Every Five Years

### RENT SCHEDULE

Lease Year	Annual Rent	Monthly Rent
Years 1 – Years 5	\$70,000	\$5,833.33
Years 6 – Years 10	\$77,000	\$6,416.66
Option Periods		
Years 11 – Years 15	\$84,700	\$7,058.33
Years 16 – Years 20	\$93,170	\$7,764.16
Years 21 – Years 25	\$102,487	\$8,540.57

CAP Rate 4.75%

Purchase Price \$1,473,750



### KFC | Hoffman Estates, Illinois



## PHOTOS OF PROPERTY





## Traffic Counts and Demographics

The subject property is positioned directly on Roselle Road and only about 1 mile away from I-90 which goes from the Northwest region of Illinois through Chicago. This KFC sits directly on State Road 59 which has a strong traffic count of more than 35,800 vehicles per day while I-90 has a count of over 157,000 vehicles per day.

Within a five-mile radius, this property has access to a population of more than 240,000 people and over 97,000 people within three miles. In addition, the population has an above average household income of roughly \$93,000 within one mile. This KFC offers excellent visibility and is surrounded by dozens of traffic drivers who lead patrons towards this restaurant on a daily basis.

	1 Miles	3 Miles	5 Miles
<b>POPULATION</b>			
2026 Projection	15,555	95,549	237,348
2021 Projection	15,806	97,143	240,350
2010 Census	16,045	99,158	246,649
<b>INCOME</b>			
Average	\$93,069	\$110,079	\$115,017
Median	\$79,298	\$87,230	\$89,302
Per Capita	\$38,044	\$43,820	\$44,307
<b>HOUSEHOLDS</b>			
2026 Projection	6,345	38,065	91,581
2021 Projection	6,440	38,620	92,618
2010 Census	6,511	39,003	93,948

The subject property is a KFC located at 1030 N Roselle Rd Hoffman Estates, Illinois. Located in Cook County, Hoffman Estates is a northwest suburb of the City of Chicago, which is the third largest MSA in the United States with a population of almost 10 million.

## Surrounding Retail and Points of Interest

This property is situated in a dense retail corridor directly across from a Burlington Department Store and Walgreens Pharmacy. National retailers in the immediate area include T.J. Maxx, Kohl's, Best Buy, Petco, and an Amazon Fresh grocery store just to name a few. Furthermore, the property is surrounded by virtually every national fast and casual dining establishment including McDonald's, Wendy's, Chipotle, Starbucks, Wing-Stop, The Melting Pot, Taco Bell, Outback Steakhouse, Bahama Breeze, Panda Express and many more.

In addition, the property is just West of The Woodfield Mall, which is the largest mall in Illinois with over 2,150,000 square feet and more than 300 stores, restaurants and specialty shops. Woodfield Mall is the number one tourist attraction in Illinois. The mall contains national tenants such as JC Penney, Macy's, Gap, The Apple Store, Lululemon, Zara, Levi's, The North Face, The LEGO Store, Urban Outfitters, The Cheesecake Factory and more.

The property is also surrounded by car dealerships from some of the most popular car manufactures including, Tesla, Maserati, Lexus, BMW, Mazda, and Ford just to name a few.

Hoffman Estates is a suburb of Chicago and apart of the Chicago-Naperville-Elgin MSA, which is the third largest MSA in the United States with a population of almost 10 million. Nearly 60 million people visit Chicago annually for their many attractions, including the Art Institute of Chicago, Willis Tower, Cubs Park at Wrigley Field, and much more.

**KFC | Hoffman Estates, Illinois**





**TJ-maxx**  
**Walgreens**  
**Wendy's**  
**McDonald's**  
**Firestone**  
**Melting Pot**  
**Starbucks**  
**Dunkin' Donuts**  
**Auto Zone**

**Carmax**  
**Kohl's**  
**Lexus**  
**Bahama Breeze**  
**BMW**  
**planet fitness**  
**T Mobile**  
**Mitsubishi**

**Red Lobster**  
**Best Buy**  
**Chick-fil-A**  
**Bed Bath & Beyond**  
**Ford**  
**Hobby Lobby**  
**Volkswagen**  
**Hyundai**  
**Kia**

**Tesla**  
**Dodge**  
**Jeep**  
**Maserati**  
**Buick**  
**GMC**  
**Mazda**

**KFC**

**Panda Express**  
**Jersey Mike's Subs**  
**crumbl cookies**  
**Little Greek Fresh Grill**  
**Office Depot**  
**Papa John's**  
**Outback Steakhouse**  
**Petco**  
**Amazon Fresh**

**Wingstop**  
**Denny's**  
**Chipotle Mexican Grill**  
**Jewel Osco**  
**Burlington Coat Factory**  
**America's Mattress**

**Woodfield Mall**  
**Apple**  
**JCPenney**  
**Levi's**  
**Coach**  
**Gap**  
**Shake Shack**  
**Sunglass Hut**  
**LEGO**  
**The Cheesecake Factory**  
**ZARA**  
**Tommy Bahama**  
**The North Face**  
**Urban Outfitters**  
**Sbarro**

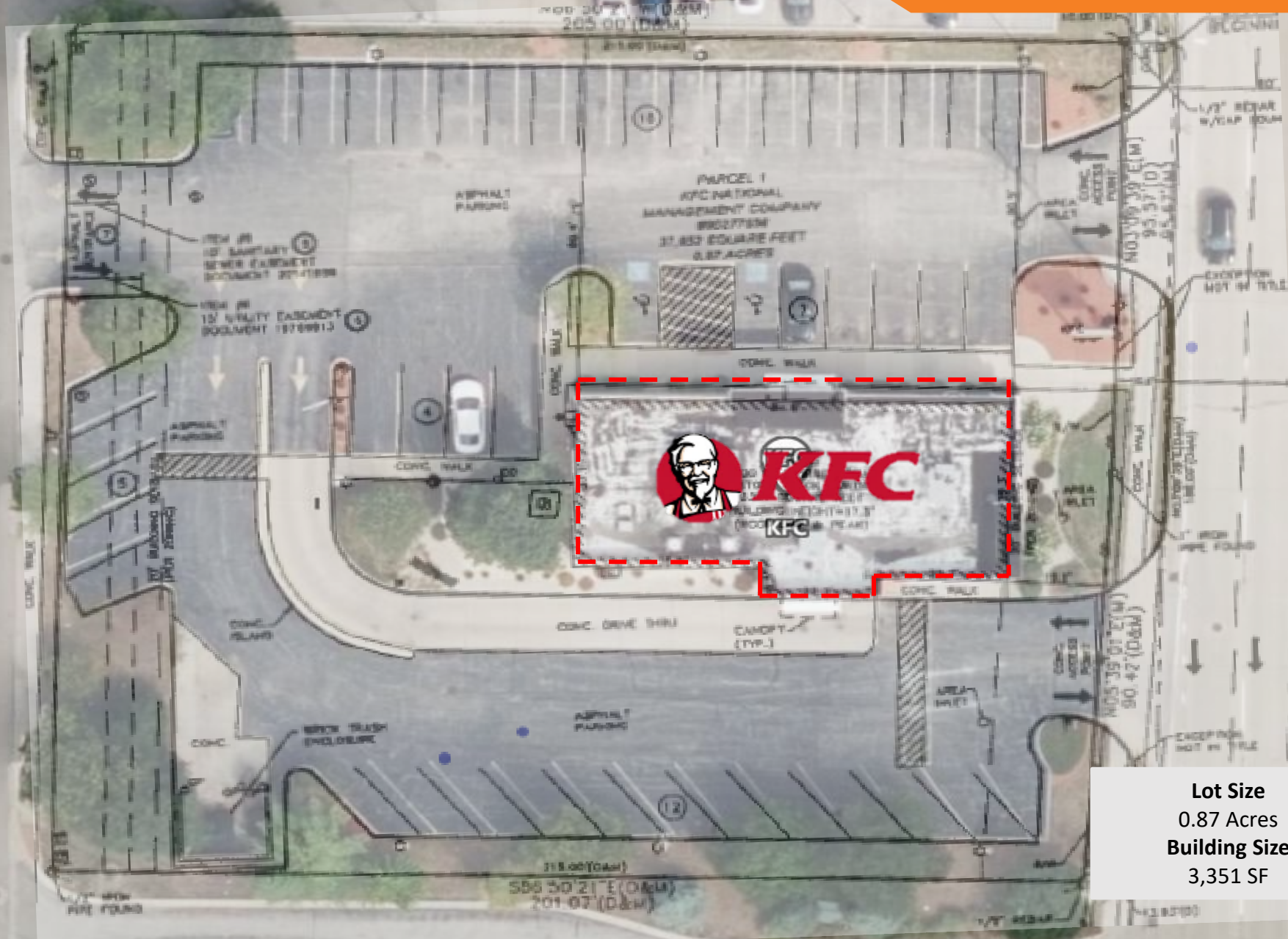


# SURROUNDING PROPERTY





## SITE PLAN



**Lot Size**  
0.87 Acres  
**Building Size**  
3,351 SF



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