



Long John
Silver's

KFC/Long John Silver's



1450 75th St

Downers Grove, IL 60516

ACTUAL SITE

OFFERING MEMORANDUM

ABSOLUTE NNN INVESTMENT OPPORTUNITY



1450 75th St – Downers Grove, Illinois**PRICE: \$1,669,700 | 4.75% CAP | NOI:\$79,311**KFC/Long John Silver's
Downers Grove, Illinois

PROPERTY DESCRIPTION

Property	KFC/Long John Silver's
Property Address	1450 75 th St
City, State, ZIP	Downers Grove, IL 60516
Lot Size (Acres)	.76 Acres
Building Size (SF)	2,802 SF
Type of Ownership	(Building & Land) Fee Simple

THE OFFERING

Price	\$1,669,700
CAP Rate	4.75%
Net Operating Income (NOI)	\$79,311

LEASE SUMMARY

Property Name	KFC/Long John Silver's
Property Type	Quick Service Restaurant
Tenant / Guarantor	Franchisee (KBP Foods)
Lease Term	15 Years
Lease Commencement	1/1/2022
Lease Term Remaining	12/31/2036
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
 - Directly on 75th St | 39,000 Vehicles Per Day
 - Less Than a Mile Away From I-355 | 121,600 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 15-Year Triple-Net (NNN) Lease
- Chicago-Naperville-Elgin MSA | Population of Over 9.8 Million
- Average Household Income of Over \$113,000 Within 1-Mile
- 5-Mile Population of Over 230,000
- Combined KFC and Long John Silver's Location Offers Greater Variety
- Large Parcel of Nearly an Acre
- Attractive Rent Increases in Initial Term (Including Option Periods) for KFC of 10% every Five Years

INVESTMENT SUMMARY

The subject property is a KFC/Long John Silver's triple-net lease located in Downers Grove, Illinois. The subject property is located right in the middle of the Chicago MSA, which is the 3rd largest MSA in the country.

This KFC has roughly 15 years remaining on the original 15-year lease, which will commence in 2022. The property is subject to a triple net (NNN) lease. The initial rent will be \$79,311 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	\$79,311
Rental Escalations	10% Every Five Years

RENT SCHEDULE

Lease Year	Annual Rent	Monthly Rent
Years 1 – Years 5	\$79,311	\$6,609.25
Years 6 – Years 10	\$87,242	\$7,270.18
Years 11 – Years 15	\$95,966	\$7,997.20
Option Periods		
Years 16 – Years 20	\$105,563	\$8,796.92
Years 21 – Years 25	\$116,119	\$9,676.61
Years 26 – Years 30	\$127,731	\$10,644.27

CAP Rate 4.75%

Purchase Price \$1,669,700



KFC/Long John Silver's | Downers Grove, Illinois





Traffic Counts and Demographics

The subject property is positioned directly on 75th St and less than a mile away from I-355 which connects the western and southwestern suburbs of Chicago and has a traffic count of over 121,000 vehicles per day. This KFC/Long John Silver's sits directly on 75th St which has a very strong traffic counts of more than 40,000 vehicles per day

Within a five-mile radius, this property has access to a population of more than 230,000 people and over 100,000 people within three miles. In addition, the population has an above average household income of roughly \$113,014 within one mile. This KFC/Long John Silver's 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
POPULATION			
2026 Projection	12,106	100,296	230,286
2021 Projection	12,154	100,742	231,046
2010 Census	12,090	101,634	232,080
INCOME			
Average	\$113,014	\$115,825	\$123,295
Median	\$87,157	\$90,502	\$92,776
Per Capita	\$44,001	\$46,217	\$48,238
HOUSEHOLDS			
2026 Projection	4,774	39,857	90,726
2021 Projection	4,778	39,920	90,771
2010 Census	4,687	39,710	89,924

The subject property is a KFC/Long John Silver's located at 1450 75th St in Downers Grove, Illinois. Located in DuPage County, Downers Grove is a southeast 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 Kohl's Department Store and Carrabba's Italian Grill. National retailers in the immediate area include Walmart, The Home Depot, T.J. Maxx & Homegoods, Old Navy, Best Buy, and Aldi just to name a few. Furthermore, the property is surrounded by virtually every national fast and casual dining establishment including McDonald's, Wendy's, Starbucks, Panera, Subway, Burger King, Chili's, Taco Bell, White Castle and many more.

Downers Grove 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.

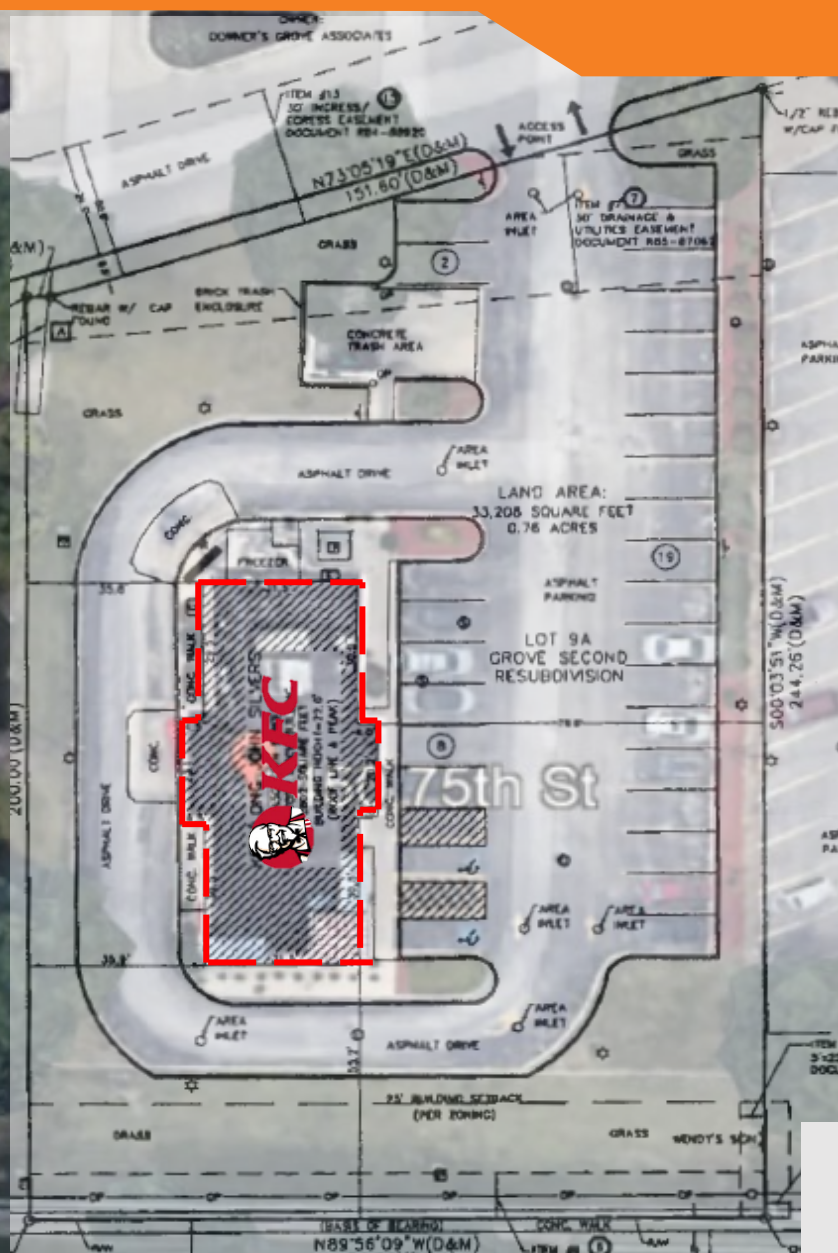
KFC/Long John Silver's | Downers Grove, Illinois



Site Aerial

SURROUNDING PROPERTY





Lot Size
0.76 Acres
Building Size
2,802 SF

confidentiality & disclaimer

The information contained in the following Offering Memorandum (OM) is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Orion Real Estate Group (Orion) and should not be made available to any other person or entity without the written consent of Orion. This OM 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. Orion has not made any 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 contamination substances, 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. Any projections, opinions, assumptions or estimates used in the OM are for example only and do not represent the current or future performance of any property. The information contained in this OM has been obtained from sources we believe to be reliable; however, Orion has not verified, and will not verify, any of the information contained herein, nor has Orion conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Like all real estate investments, all of these investments carry significant risks. Purchaser and Purchaser's advisors must request and carefully review all documents related to the properties and tenants. While the tenant's past performance at these locations or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for any of the properties, including newly-constructed or newly-acquired locations, may be based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Purchaser is responsible for conducting their own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Purchaser may be able to negotiate with a potential replacement tenant considering the location of the property, and purchaser's legal ability to make alternate use of the property. All potential purchasers must take appropriate measures to verify all of the information set forth herein.

BY ACCEPTING THIS OM, YOU AGREE TO RELEASE ORION AND HOLD IT HARMLESS FROM ANY KIND OF CLAIM, COST, EXPENSE, OR LIABILITY ARISING OUT OF YOUR INVESTIGATION AND/OR PURCHASE OF ANY PROPERTY.





**Long John
Silver's**



FOR ADDITIONAL INFORMATION:

Steven Borysewich, CCIM
Vice President – Real Estate
Orion Real Estate Group
Email: sborysewich@orionmiami.com
Dir: 305.960.8881 | Cell: 407.257.8194

Duane Comprosky, CCIM
Vice President – Real Estate
Orion Real Estate Group
Email: dcomprosky@orionmiami.com
Dir: 305.960.8980 | Cell: 321.297.7435

7335 W. Sand Lake Rd., Suite 260 Orlando, Florida 32819
www.orionmiami.com