



955 E GOLF ROAD

SCHAUMBURG, IL 60173





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INVESTMENT HIGHLIGHTS



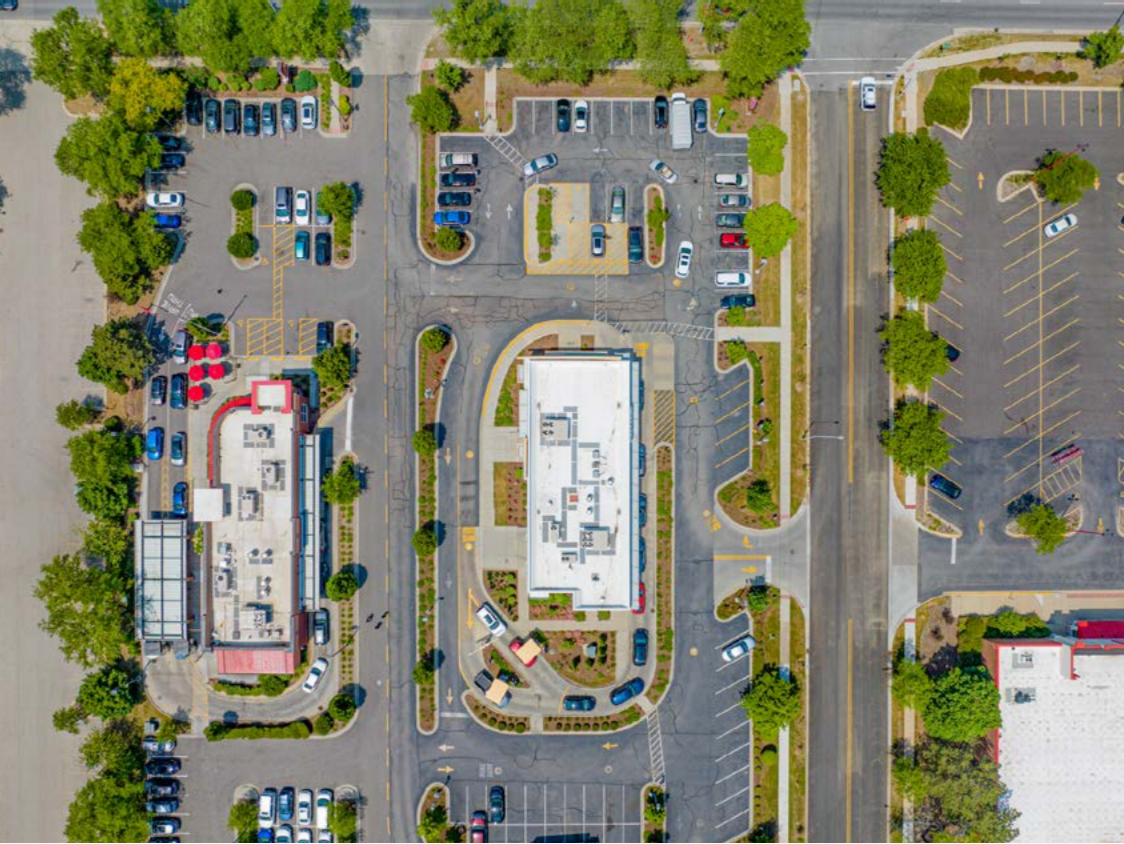
LEASE & PROPERTY DETAILS

- **Long Lease Term:** With approximately 12.5 years remaining on the lease, investors can benefit from an extended period of predictable rental income.
- **Rental Increases:** Upcoming rent bump to \$15,050/month in 2025, then 7.50% increases every 5 years thereafter providing an attractive opportunity for increased cash flow and potential appreciation in the property's value.
- **Zero Landlord Responsibility:** Absolute NNN Passive Ground Lease Ownership. The tenant is responsible for paying the property taxes, insurance, and maintenance expenses.
- **Investment Grade Credit:** McDonald's is of the world's most recognizable and successful fast-food chains. McDonald's has a long-standing history of stable performance, brand recognition, and financial strength, providing a reliable and creditworthy tenant for the property (S&P: BBB+)
- **Strong Real Estate Fundamentals:** The property is stationed along the heavily trafficked E Golf Road, ensuring high visibility and accessibility. It offers multiple points of ingress and egress, including a left-turn ingress for westbound traffic, allowing for convenient access to the property. The direct road frontage and proximity to a traffic signal intersection further enhance the property's position and ease of traffic flow. Furthermore, the property sits on 2.27 Acres.

LOCATION HIGHLIGHTS

- The Schaumburg Area Submarket, positioned to the northwest of downtown Chicago and O'Hare International Airport, has established itself as a **significant business hub in Illinois**. It boasts a rich history as a prominent district, attracting numerous large corporations. Notable companies within this submarket include Zurich North America, an insurance company situated in Schaumburg (occupying 735,000 square feet), Claire's Holdings, a jewelry retailer headquartered in Hoffman Estates (occupying 528,000 square feet), and Siemens Medical Solutions USA, a healthcare manufacturer also located in Hoffman Estates (occupying 382,000 square feet)
- The property enjoys exceptional exposure with approximately **45,000 VPD** passing by daily on Golf Rd
- A major highlight of the property is its close proximity to the renowned Woodfield Mall. Located nearby, **Woodfield Mall is one of the largest shopping centers in the United States**. This prime location offers significant benefits, including increased foot traffic, a captive consumer base, and access to a diverse range of shoppers, amplifying the property's potential for success and drawing customers from this bustling retail destination.
- The property is adjacent to Chick-fil-A and in **close proximity to a diverse range of national retailers**. This strategic positioning creates a dynamic retail destination with notable brands such as Target, Walmart, Best Buy, Costco Wholesale, Home Depot, Lowe's, Bed Bath & Beyond, Ulta Beauty, PetSmart, Barnes & Noble, Old Navy, TJ Maxx, Marshalls, Michaels, and Dick's Sporting Goods.







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SUITES®
BY MARRIOTT

Residence
Inn
Marriott

COSTCO
WHOLESALE



DUNKIN'

FIVE GUYS
BURGERS and FRIES

The Container Store
PET SMART
HomeGoods®

sweetgreen



CHEVROLET



LINCOLN



AT&T

Chick-fil-A

GOLF RD
± 45,000 VPD

NORDSTROM
rack
Marshall's **TORRID**

BARNES & NOBLE **SHOE CARNIVAL**
FIVE BELOW

TRADER JOE'S

Michaels

FRIDAYS

Panera
BREAD™

PGA TOUR
SUPERSTORE

MEN'S WEARHOUSE®

ROSS
DRESS FOR LESS

HALF PRICE
BOOKS

HOBBY LOBBY

VCF

McDonald's
SUBJECT PROPERTY

LA-Z-BOY

Olive Garden
BANK OF AMERICA
LONGHORN STEAKHOUSE
SHAKE SHACK
Firestone

HOOTERS

WOODFIELD MALL
SHOPPING MALL
GAP **VANS** **WORKSHOP** **COACH** **HOLLISTER**
macy's **ALDO** **claire's**
URBAN OUTFITTERS **Foot Locker** **Crate&Barrel**
SEPHORA **PAC SUN**
NORDSTROM **Anthropologie** **AEROPOSTALE**
EXPRESS Abercrombie & Fitch **LENSCRAFTERS**
FOREVER 21 **carter's** **zumiez** **SALLY BEAUTY**

WHOLE FOODS
MARKET

Days Inn
BY WYNDHAM
ihop
DICKY'S
Wendy's
DUNKIN'
QUALITY INN & SUITES

POTBELLY
SANDWICH SHOP

COURTYARD
BY MARRIOTT

Hampton
By Hilton

HOME 2
SUITES BY HILTON

extended
STAY
AMERICA

HYATT

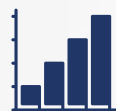
CHIPOTLE
RH
DICK'S
SPORTING GOODS
citi **jamba** **amc**



VALUATION OVERVIEW



\$4,550,000
LIST PRICE



3.69%
CAP RATE



2015
YEAR BUILT



\$168,000
NOI

ANNUALIZED OPERATING DATA

DATE	MONTHLY RENT	ANNUAL RENT	INCREASES	CAP RATE
Current - 11/15/2025	\$14,000.00	\$168,000	-	3.69%
11/16/2025 - 11/15/2030	\$15,050.00	\$180,600	7.50%	3.97%
11/16/2030 - 11/15/2035	\$16,179.00	\$194,148	7.50%	4.27%
OPTIONS				
11/16/2035-11/15/2040	\$17,392.00	\$208,704	7.50%	4.59%
11/16/2040 - 11/15/2045	\$18,697.00	\$224,364	7.50%	4.93%
11/16/2045 - 11/15/2050	\$20,099.00	\$241,188	7.50%	5.30%
11/16/2050 - 11/15/2055	\$21,606.00	\$259,272	7.50%	5.70%
11/16/2055 - 11/15/2060	\$23,227.00	\$278,724	7.50%	6.13%

FINANCING OPTIONS

For financing options please reach out to:

GREGORY KAVOKLIS
(805) 630-8143
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BUILDING INFORMATION

Property Street	955 E Golf Road
City, State Zip	Schaumburg, IL 60173
List Price	\$4,550,000
GLA	±4,683 SF
Cap Rate	3.69%
Year Built	2015
Lot Size	±2.27 AC

LEASE SUMMARY

Tenant Trade Name	McDonald's
Type of Ownership	Ground Lease
Lease Guarantor	Corporate
Lease Type	NNN
Roof and Structure	Tenant
Original Lease Term	20 Years
Term Remaining on Lease	±12.4 Years
Lease Commencement Date	11/16/2015
Lease Expiration Date	11/15/2035
Increases	7.5% Every 5 Years
Options	Five, 5-Year Options



TENANT PROFILE



HEADQUARTERS

Chicago, IL

YEAR FOUNDED

1955

OF EMPLOYEES

±200,000

LOCATIONS

±13,509

MCDONALD'S OVERVIEW

McDonald's is a multinational fast-food restaurant chain that was founded by Richard and Maurice McDonald in San Bernardino, California, United States. It is one of the world's largest and most recognizable fast-food brands, with a presence in over 100 countries and serving millions of customers each day.

McDonald's operates its restaurants through three main formats: company-operated restaurants, franchised restaurants, and affiliate-operated restaurants. While company-operated restaurants are owned and operated by the company itself, the majority of McDonald's restaurants are franchised, where independent franchisees own and operate the outlets. This franchise model has been instrumental in the rapid expansion of the brand worldwide.

In addition to its core business of operating restaurants, McDonald's has also ventured into various initiatives and innovations. It has made efforts to diversify its menu by offering healthier options, such as salads, grilled chicken, and fruit smoothies, to accommodate changing consumer preferences. The company has also focused on sustainability and environmental initiatives, aiming to reduce its environmental impact by implementing measures like recycling, energy conservation, and sustainable sourcing.

McDonald's has become a global fast-food giant, continuously adapting to consumer demands, expanding its menu offerings, and maintaining a strong presence in the industry.

AREA OVERVIEW



SCHAUMBURG, IL

Schaumburg is a village located in Cook County, Illinois, United States. It is a northwestern suburb of Chicago and is part of the Chicago metropolitan area. Schaumburg is situated approximately 28 miles northwest of downtown Chicago. It covers an area of about 19 square miles, characterized by gently rolling terrain and a mix of residential, commercial, and industrial areas. The city has an estimated population of around 74,500 people and has experienced steady growth over the years, primarily due to its proximity to Chicago and its thriving economy. Schaumburg offers a high quality of life for its residents. It has a diverse community with a rich cultural scene, including various festivals and events throughout the year. The village maintains numerous parks and green spaces, providing opportunities for outdoor recreation. Additionally, Schaumburg has a strong commitment to public safety and offers a range of services and amenities for its residents.

ATTRACTIONS

Schaumburg is home to many different attractions, all contributing to the tourism in the area. Legoland Discovery Center, for example, is an indoor attraction that features interactive exhibits, rides, a 4D cinema, and plenty of opportunities for hands-on Lego building. Schaumburg also has the Schaumburg Convention Center, offering events and trade shows and hosts a wide range of conferences, expos, and exhibitions throughout the year. The Trickster Art Gallery is also a popular attraction, being home to Native American culture and art, showcasing contemporary Native American artwork. The gallery also hosts exhibitions and offers educational programs.

ECONOMY

Schaumburg is known for its strong and diverse economy. It is home to the headquarters of several major companies, including Motorola Solutions, Zurich North America, and Paylocity. The village also boasts a large number of business and technology parks, contributing to its vibrant business environment.

Schaumburg is renowned as a major retail destination, anchored by the Woodfield Mall. With over 2.2 million square feet of retail space, Woodfield Mall is one of the largest shopping centers in the United States, highly contributing to their economy. The village also offers a variety of entertainment options, including the Schaumburg Boomers baseball team, the Schaumburg Convention Center, and numerous parks, golf courses, and recreational facilities.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2028 Projection	4,179	89,672	267,194
2023 Estimate	4,226	90,896	271,419
2020 Census	4,301	92,823	277,742
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2028 Projection	1,695	35,532	106,474
2023 Estimate	1,709	35,863	109,508
2020 Census	1,733	36,467	109,508
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$126,828	\$125,313	\$126,767

MSA OVERVIEW

CHICAGO, IL



Chicago, located in northeastern Illinois, is the state's largest and the country's third most populous city, with over 2.7 million residents. The greater Chicagoland area encompasses northeastern Illinois and extends into southeastern Wisconsin and northwestern Indiana, representing the third-largest metropolitan area in the United States and the most dominant metropolis in the Midwest region. Chicago's triumphant economy is powered by its strong manufacturing presence in a variety of industries such as food products, candy, pharmaceuticals, communication equipment, scientific instruments, automobiles, and raw metals. Since its founding, the city has proven to be an essential manufacturing hub for the nation's top-performing companies with its central location allowing Chicago to be at the center of global trade, transit, and data networks. Chicago's industrial mix most closely matches the nation's, with no single industry employing more than 12% of the workforce. Additionally, as a multicultural city that thrives on the harmony and diversity of its neighborhoods, Chicago embodies the values of America's heartland integrity. It is this level of diversification that has resulted in Chicago being rated as having the most balanced economy in the United States with an extremely high satisfaction rating.

2ND MOST BEAUTIFUL CITY IN THE WORLD AND THE FIRST IN NORTH AMERICA

(VOTED BY 27,000 TIME OUT INDEX SURVEY VOTERS
FROM ACROSS THE GLOBE)

ILLINOIS HAS THE 3RD MOST FORTUNE 500 CORPORATE HEADQUARTERS IN THE US.

(FORTUNE 500, 2020)



DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2028 Projection	19,329	213,553	560,386
2023 Estimate	19,640	216,510	570,611
2010 Census	20,047	218,607	588,604
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2028 Projection	7,009	75,064	190,604
2023 Estimate	7,147	76,468	195,075
2010 Census	7,416	78,918	205,838
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$124,563	\$83,411	\$69,960

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **955 E. Golf Road, Schaumburg, IL 60173** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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