

BRAND NEW 15-YEAR LEASE

Single Tenant Absolute NNN Investment Opportunity



Scheduled Rental Increases | Modern Building Design



1412 Main Street | Crete, Illinois

CHICAGO MSA

ACTUAL SITE



EXCLUSIVELY MARKETED BY



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NATIONAL NET LEASE

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Pizza Hut

SALADS

WINGS

PIZZA

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PROPERTY PHOTO





SRS Real Estate Partners-Midwest, LLC is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in an absolute NNN leased, freestanding, newly constructed Pizza Hut investment property located in Crete, Illinois. The tenant, EYM Pizza of Illinois, LLC (47-unit operator) recently signed a brand new 15 year lease with 3 (5-year) options to extend, demonstrating their commitment to the site. The lease features 10% rental increases every 5 years throughout the initial term and at the beginning of each option period, growing NOI and hedging against inflation. The lease is absolute NNN with zero landlord responsibilities making it an ideal, management free investment opportunity for a passive investor.

The asset is located near the signalized, hard corner intersection of Main Street and West Exchange Street with a combined 21,000 vehicles passing daily. Main Street (12,900 VPD) is the major retail thoroughfare serving the city of Crete, Illinois, featuring a mixture of local/small businesses. The property benefits tremendously serving as the main QSR/fast food option for the town. The local area is an affluent suburb just south of Chicago, consisting of dense residential sectors. Pizza Hut has excellent visibility and access via significant street frontage and multiple points of ingress/egress. The asset is conveniently located near the Crete-Monee High School, Illinois Lutheran High School, Crete Elementary School, and the Crete-Monee Early Learning Center, providing a direct consumer base. The 5-mile trade area is supported by a population of over 83,300 residents and 25,300 employees and those within 1-mile of the property boast an average household income of \$104,781.

PROPERTY PHOTOS



OFFERING SUMMARY



OFFERING

Price	\$1,390,000
Net Operating Income	\$90,000
Cap Rate	6.47%
Guaranty	Franchisee (47-Unit Operator)
Tenant	EYM Pizza of Illinois, LLC
Lease Type	Absolute NNN
Landlord Responsibilities	None
Sales Reporting	No

PROPERTY SPECIFICATIONS

Rentable Area	2,089 SF
Land Area	0.14 Acres
Property Address	1412 Main Street Crete, Illinois 60417
Year Built	2019
Parcel Number	23-15-09-330-012
Ownership	Fee Simple (Land & Building Ownership)

INVESTMENT HIGHLIGHTS



Recently Signed 15-Year Lease | Options To Extend | Scheduled Rental Increases | Strong Operator

- The tenant, EYM Pizza of Illinois, LLC (47-unit operator) recently signed a brand new 15-year lease with 3 (5-year) options to extend, demonstrating their commitment to the site
- The lease features 10% rental increases every five years and at the beginning of each option period, growing NOI and hedging against inflation

Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for a passive investor

Excellent Visibility | Modern Building Design

- Asset has excellent visibility near the signalized, hard corner intersection of Main Street and West Exchange Street (combined 23,000 VPD)
- This location was constructed using state-of-the-art building materials to create the updated, modern store design

Residential Corridor | Limited Competition

- The nearby retailers are limited to local/small businesses, allowing Pizza Hut to flourish as the go-to fast food option for the surrounding residents
- Located at the center of the town in a dense residential suburb south of Chicago consisting of many single family homes and multi-family units

Strong Demographics In 5-Mile Trade Area | Six-Figure Income

- More than 83,300 residents and 25,300 employees in the 5-mile trade area
- \$104,781 average household income within 1-mile of the property



PROPERTY OVERVIEW

LOCATION



Crete, Illinois
Will County
Chicago MSA

ACCESS



Division Street: 1 Access Point
Main Street: 1 Access Point

TRAFFIC COUNTS



Main Street/State Highway 1: 12,900 VPD

IMPROVEMENTS



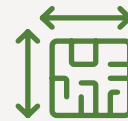
There is approximately 2,089 SF of existing building area

PARKING



There are approximately 6 parking spaces on the owned parcel.
The parking ratio is approximately 2.87 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 23-15-09-330-012
Acres: 0.14
Square Feet: 6,103

CONSTRUCTION



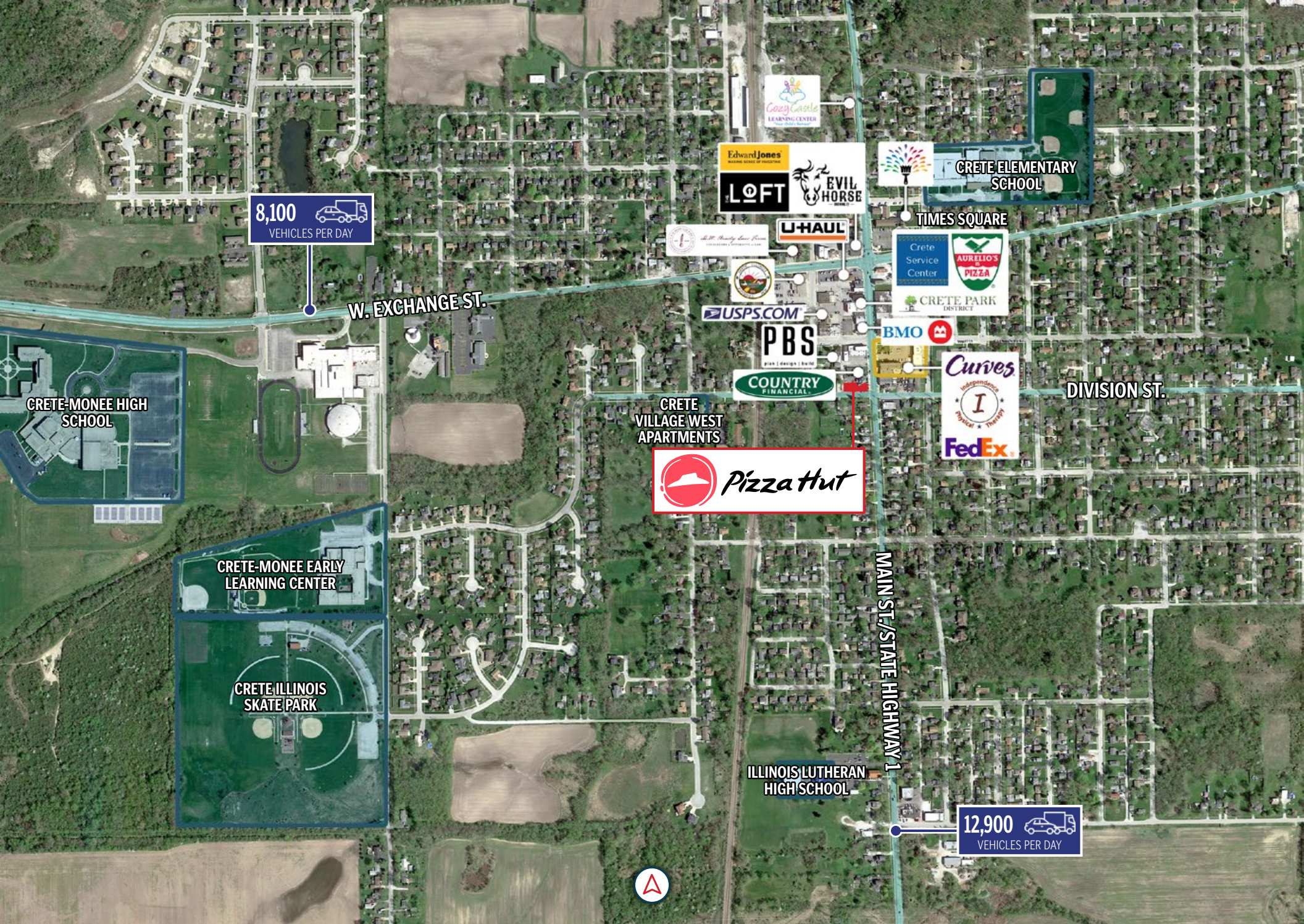
Year Built: 2019

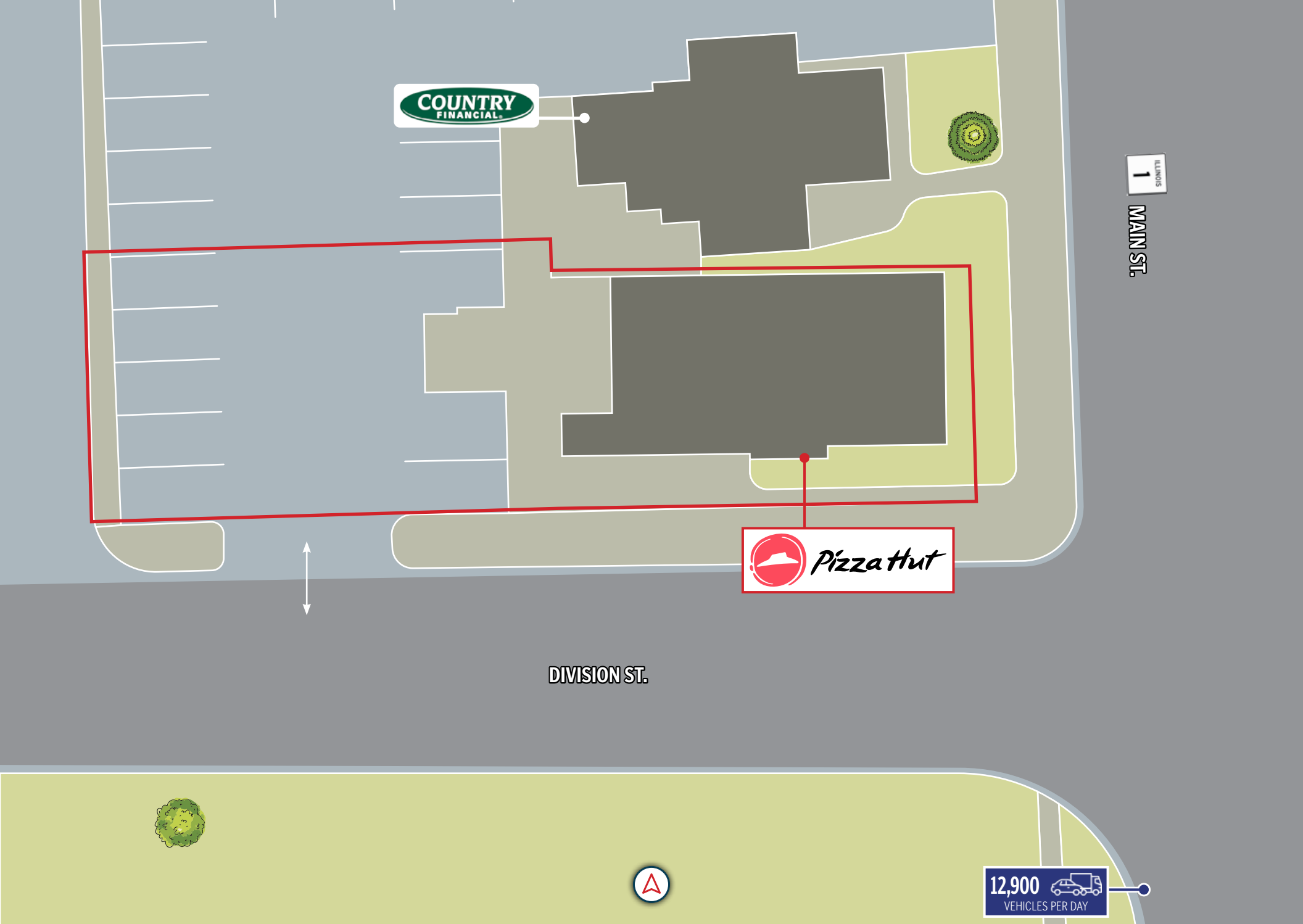
ZONING



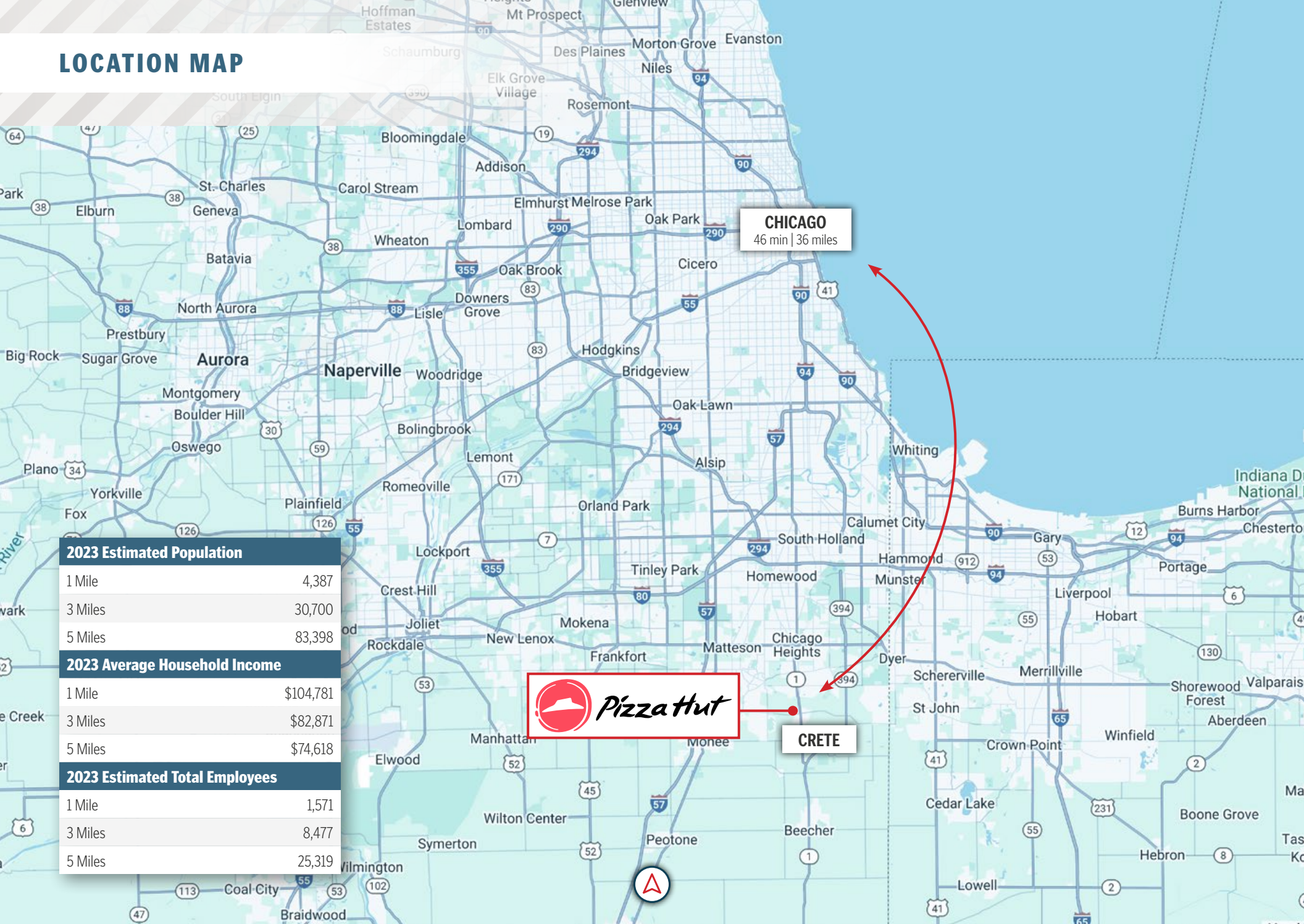
B-1: Central Business District







LOCATION MAP



AREA OVERVIEW



CRETE, ILLINOIS

Crete, Illinois, in Will county, is 11 miles SW of Hammond, Indiana and 28 miles S of Chicago, Illinois. The Village of Crete had a population of 8,366 as of July 1, 2023.

The largest industries in Crete, IL are Health Care & Social Assistance (696 people), Manufacturing (486 people), and Retail Trade (374 people), and the highest paying industries are Real Estate & Rental & Leasing (\$81,250), Manufacturing (\$77,917), and Construction (\$73,846).

Crete and nearby Attractions are Matteson Historical Museum, Hoosier Prairie State Nature Preserve, Tinley Park Historical Society and Museum, William W. Powers State Recreation Area, Lemont Area Historical Society & Museum, Buckley Homestead County Park. Local parks include the Hoosier Prairie State Nature Preserve, Lemon Lake County Park, Buckley Homestead County Park and Oak Ridge Prairie County Park. Local museums include the Tinley Park Historical Society and Museum, the Matteson Historical Museum, the Frankfort Historical Museum and the Midwest Carvers Museum. The Brookfield Zoo and Shedd Aquarium are accessible from Crete as well. Golfers can enjoy a round at Deer Creek Golf Club, Tuckaway Golf Club or at the Hidden Meadows Golf Club.

Air transportation is available from Chicago Midway International Airport. Nearby colleges are Prairie State College, South Suburban College, Chicago State University and Indiana University-Northwest.

Will County is a county in the northeastern part of the state of Illinois. As per 2024, it had a population of 694,301, making it Illinois's fourth-most populous county. The county seat is Joliet. Will County is one of the five collar counties of the Chicago–Naperville–Elgin, IL–IN–WI Metropolitan Statistical Area.

AREA OVERVIEW



CHICAGO, ILLINOIS

Chicago, also known as “the windy city”, is the third largest city in the United States with a population well over 2,733,494 as of July 1, 2023. Chicago is also the largest inland city in the United States. It is located in northeast Illinois, on the southwestern banks of Lake Michigan. The Chicago metropolitan area has a population in excess of nine million people.

Chicago is recognized across the United States as a very passionate sports town. Chicago continues to enjoy one of the most diverse economies in the nation, with no single sector employing more than 13 percent of the City’s workforce. This diversity provides fiscal stability from mature industries in business and financial services, manufacturing, transportation and warehousing, education and healthcare, and enables the City to promote the growth of emerging industries in technology, tourism, biotech, and life sciences. More than 400 major corporate headquarters (with at least 1,000 employees) are in the Chicago metropolitan area, including 36 in the Fortune 500 and 29 S&P 500 companies.

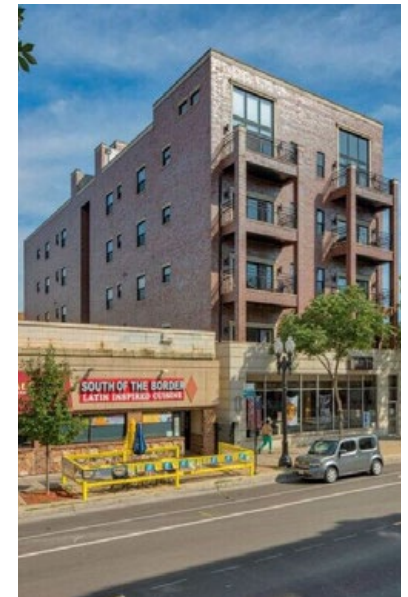
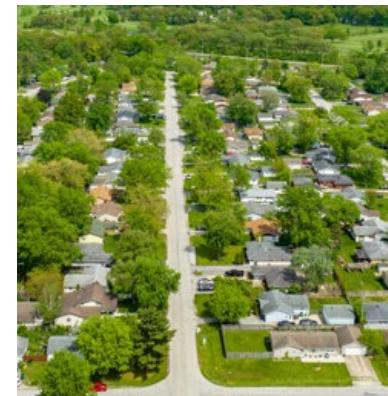
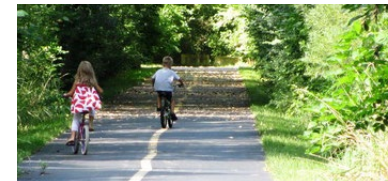
In addition to its over 500 parks, the Chicago Parks District maintains over 30 beaches, 16 historic lagoons, nine lakefront harbors, ten bird and wildlife gardens, and thousands of special events, sports and entertaining programs. Another major waterfront activity is the annual Chicago Air and Water Show. It is the largest free event of its kind in the country and happens late summer every year along the Chicago lakefront. A city the size of Chicago has just about everything to offer in the way of nightlife. For those interested in good food, Chicago is famous for excellent steaks and deep dish pizza. Dining options abound from family fare, to ethnic cuisine, to the latest in trendy restaurants.

The nearest major airport is Chicago Midway International Airport. This airport has international and domestic flights and is 13 miles from the center of Chicago, IL. Another major airport is Chicago O’Hare International Airport, which has international and domestic flights and is 18 miles from Chicago, IL.

AREA DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
2023 Estimated Population	4,387	30,700	83,398
2028 Projected Population	4,608	30,612	82,249
2010 Census Population	4,403	31,355	88,660
Households & Growth			
2023 Estimated Households	1,736	12,200	31,955
2028 Projected Households	1,846	12,344	32,044
2010 Census Households	1,755	12,224	32,309
Projected Annual Growth 2023 to 2028	1.24%	0.23%	0.06%
Race & Ethnicity			
2023 Estimated White	64.06%	43.70%	31.44%
2023 Estimated Black or African American	25.99%	42.44%	50.82%
2023 Estimated Asian or Pacific Islander	0.71%	0.81%	0.70%
2023 Estimated American Indian or Native Alaskan	0.50%	0.52%	0.64%
2023 Estimated Other Races	5.99%	7.63%	10.63%
2023 Estimated Hispanic	12.99%	16.19%	20.00%
Income			
2023 Estimated Average Household Income	\$104,781	\$82,871	\$74,618
2023 Estimated Median Household Income	\$79,937	\$61,649	\$56,774
2023 Estimated Per Capita Income	\$41,353	\$32,512	\$28,727
Businesses & Employees			
2023 Estimated Total Businesses	163	804	1,900
2023 Estimated Total Employees	1,571	8,477	25,319



RENT ROLL



LEASE TERM						RENTAL RATES					
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options
EYM Pizza of Illinois, LLC	2,089	TBD	15 Years	Year 1-5	-	\$7,500	\$3.59	\$90,000	\$43.08	Absolute NNN	3 (5-Year)
(Franchisee Guaranty)				Year 6-10	10%	\$8,250	\$3.95	\$99,000	\$47.39	10% Rental Increases at Beg. of Each Option	
				Year 11-15	10%	\$9,075	\$4.34	\$108,900	\$52.13		

FINANCIAL INFORMATION

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FOR FINANCING OPTIONS AND LOAN QUOTES:

Please contact our SRS Debt & Equity team at debtequity-npb@srsre.com

BRAND PROFILE



PIZZA HUT

pizza.com

Company Type: Subsidiary

Locations: 19,000+

Parent: Yum! Brands

2022 Employees: 36,000

2022 Revenue: \$6.84 Billion

2022 Assets: \$1.33 Billion

2022 Equity: \$5.85 Billion

Credit Rating: S&P: BB

Pizza Hut, a subsidiary of Yum! Brands, Inc. (NYSE: YUM), was founded in 1958 in Wichita, Kansas and since then has earned a reputation as a trailblazer in innovation with the creation of icons like Original Pan and Original® Stuffed Crust pizzas. In 1994, Pizza Hut pizza was the very first online food order. Today, Pizza Hut continues leading the way in the digital and technology space with over half of transactions worldwide coming from digital orders. Pizza Hut is committed to providing an easy pizza experience – from order to delivery – and has Hut Rewards, the Pizza Hut loyalty program that offers points for every dollar spent on food any way you order. Hut Rewards is open to U.S. residents 16+. A global leader in the pizza category, Pizza Hut operates more than 19,000 restaurants in more than 100 countries. Through its enormous presence, Pizza Hut works to unlock opportunity for its team members and communities around the world.

Source: prnewswire.com, finance.yahoo.com



SRS

CAPITAL
MARKETS

THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

300+

TEAM
MEMBERS

25+

OFFICES

2.3K+

RETAIL
TRANSACTIONS

company-wide
in 2022

740+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2022

\$3.3B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2022

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