



354 W ARMY TRAIL RD | BLOOMINGDALE, IL

CHICK-FIL-A

OFFERING MEMORANDUM



EXCLUSIVELY OFFERED BY:

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NET LEASE INVESTMENTS



DISCLAIMER

Cushman & Wakefield has been retained as exclusive advisor to the Seller for the sale of the Chick-fil-a parcel (the “Property”), approximately 5,004± square feet on .34± acres located at 354 West Army Trail Road, Bloomingdale, IL 60108.

This Offering Memorandum has been prepared by Cushman & Wakefield for use by a limited number of parties and does not purport to provide a necessarily complete summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by Cushman & Wakefield, the Owner, and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Cushman & Wakefield, therefore, are subject to variation. No representation is made by Cushman & Wakefield or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Cushman & Wakefield, Owner, and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, and omitted from, this

Offering Memorandum or any other written or oral communication transmitted or made available to the recipient. This Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the package. Analysis and verification of the information contained in this package is solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors.

Owner and Cushman & Wakefield each expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivered, and approved by Owner and its legal counsel, and any conditions to Owner’s obligations thereunder have been satisfied or waived. Cushman & Wakefield is not authorized to make any representations or agreements on behalf of Owner.

This Offering Memorandum and the contents, except such information which is a matter of public record or is provided in sources

available to the public (such contents as so limited herein are called the “Contents”), are of a confidential nature. By accepting the package, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the package or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or Cushman & Wakefield, (iv) to not use the package or any of the contents in any fashion or manner detrimental to the interest of Owner or Cushman & Wakefield, and (v) to return it to Cushman & Wakefield immediately upon request of Cushman & Wakefield or Owner.

The information contained herein has been obtained from the owner of the property or from other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

If you have no further interest in the Property, please return this Investment Offering Memorandum forthwith.

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EXECUTIVE SUMMARY

INVESTMENT OVERVIEW



OFFERING TERMS

PRICE
\$2,995,000

CAP
4.17%
(~4.60 IN 2020)

ANNUAL RENT
\$125,000
(\$137,500 IN SEPT. 2020)

RENT SCHEDULE

LEASE YEARS	NOI	CAP RATE
1 - 5	\$125,000	4.17%
*6 - 10	\$137,500	4.59%
11 - 15	\$151,250	5.05%
Option 1	\$166,375	5.56%
Option 2	\$183,013	6.11%
Option 3	\$201,314	6.72%
Option 4	\$221,445	7.39%
Option 5	\$243,590	8.13%
Option 6	\$267,949	8.95%
Option 7	\$294,743	9.84%



*The rent is set to increase to \$137,500 per year on September 1, 2020.

ADDRESS:	354 West Army Trail Rd, Bloomington, IL 60108
APN:	02-20-202-014
BUILDING SIZE:	5,004± square feet
LAND SIZE:	0.34± acres
YEAR BUILT:	2015

LEASE TYPE:	Absolute NNN Ground Lease No landlord responsibilities
LEASE EXPIRATION:	August 31, 2030
TERM REMAINING:	~12.5 years
OPTIONS:	Seven (7) five (5) year options
INCREASES:	10% every 5 years

PROPERTY HIGHLIGHTS

INVESTMENT OVERVIEW



**LONG TERM ABSOLUTE
NNN GROUND LEASE**

12 YRS⁺

REMAINING IN
PRIMARY TERM



**RENTAL
INCREASES**

10%

EVERY 5 YEARS
(NEXT INCREASE 9/20)



**NEW
CONSTRUCTION**

2015

PROJECT
COMPLETED

LOCATION HIGHLIGHTS

INVESTMENT OVERVIEW

CHICAGO SUBURB LOCATION WITH STRONG DEMOGRAPHICS

Situated approximately 25 miles west of downtown Chicago. Total population exceeds 109,000 within 3 miles, with a daytime population of 15,558 within 1 mile. Average household income over \$115,000 within 1 mile.

PRIME RETAIL HUB LOCATION

Positioned on the hard corner of a signalized intersection at the entrance to Bloomingdale Court, a 659,000 square foot shopping center anchored by Walmart, Best Buy, Dicks Sporting Goods, and Old Navy.

CORPORATE GUARANTEE

Lease guaranteed by industry-leading tenant with over 2,100 locations nationwide and \$7.88 billion in revenue.

STRONG VISIBILITY

Combined daily traffic volume at the intersection of West Army Trail Road and Springfield Drive exceeds 48,000 VPD.



**HIGH INCOME
NEIGHBORHOOD**
\$115K
AHHI 1 MILE
RADIUS



**TOTAL POPULATION
EXCEEDS**
109K
WITHIN A
3 MILE RADIUS



**DAYTIME DAILY
TRAFFIC VOLUME**
48,000
VEHICLES PER
DAY



SURROUNDING RETAIL

PROPERTY OVERVIEW



SURROUNDING RETAIL

PROPERTY OVERVIEW



MARIANO'S
Party City
planet fitness
baskin BR robbins
SHOE CARNIVAL
Wendy's

STRATFORD MALL

sears	KOHL'S	Carson's
AÉROPOSTALE	EXPRESS	NY & C
Finish Line	Famous Footwear	PINK
Bath & Body Works	VICTORIA'S SECRET	zumiez
Burlington	YANKEE CANDLE	KAY JEWELERS

PET SMART
HOBBY LOBBY
OUTBACK STEAKHOUSE

meijer

LIFETIME FITNESS

BARNES & NOBLE

Popeyes
CHICKEN & BISCUITS

RED LOBSTER
FRESH FISH - LIVE LOBSTER

theVitamin Shoppe

Jersey Mike's Subs
AT&T

Residence Inn
Marriott
COURTYARD
Marriott

FIVE GUYS
BURGERS and FRIES

FedEx
LESLIE'S SWIMMING POOL SUPPLIES

L.A. TAN

M
MERRY TRAY STORES

12,100 CARS PER DAY

SPRINGFIELD DR

Michaels
FIREHOUSE SUBS
avenue
LOVE YOURSELF

Chipotle

noodles Company

Panera BREAD

Chick-fil-A

OfficeMax
WORK WITH US

T-Mobile

OBERWEIS
ALL COLOR AND FLAVOR FRIES

37,500 CARS PER DAY

WEST ARMY TRAIL RD

Binny's
Powerhouse Optical

JOANN

SURROUNDING RETAIL

PROPERTY OVERVIEW





Property Photos





Chick-fil-A, Inc.

# OF LOCATIONS (2017):	2,100+
SYSTEM-WIDE SALES (2016):	\$7.88B*
YEAR-OVER-YEAR SALES GROWTH (2015-2016):	16.87%*

Chick-fil-A is an American fast food restaurant chain headquartered in College Park, Georgia. Chick-fil-A is one of the largest privately-held restaurant chains with more than 2,100 restaurants in 46 states. The first Chick-fil-A opened in 1967 in the food court of the Greenbriar Mall, in Atlanta, GA by S. Truett Cathy. Chick-fil-A began opening stand-alone restaurants in high-traffic locations starting in 1986 and has grown and expanded ever since. The company is still privately held and family owned. Chick-fil-A has set itself apart with its famous and delicious products in particular the Chick-fil-A Chicken Sandwich.



- System-wide sales growth from 2015-2016 was 16.87%, ranked #5 out of all US restaurants (Nation's Restaurant News)
- Included in Glassdoor's "Top 100 Best Places to Work in 2018"
- Ranked #1 in Customer Satisfaction for 2017 by the American Customer Satisfaction Index

Chick-fil-A generally prefers to select its restaurant location and builds their stores from the ground up. Since 2010, Chick-fil-A has led the fast food industry in average sales per restaurant, despite being open only six days a week earning an average \$4.8 million per restaurant in 2016. With 47 consecutive years of positive sales growth system-wide revenue reached nearly \$8 billion in 2016. Chick-fil-A has set itself apart with its famous and delicious products in particular the Chick-fil-A Chicken Sandwich.

Website: <https://www.chick-fil-a.com>

*From Nation's Restaurant News (www.nrn.com)

DEMOGRAPHICS

AREA OVERVIEW



AVERAGE HH INCOME

\$115K+
1 MILE RADIUS



DAYTIME POPULATION

99K+
3 MILE RADIUS

DAYTIME POPULATION

1 MILE	3 MILE	5 MILE
15,558	99,086	226,984

AVERAGE HH INCOME

1 MILE	3 MILE	5 MILE
\$115,691	\$95,944	\$101,520

BLOOMINGDALE, IL

AREA OVERVIEW

Bloomingtondale is a village in DuPage County, Illinois, located approximately 25 miles west of Chicago. Today with a population of approximately 22,000, Bloomingtondale boasts a country-like environment carefully integrated with commercial, office and retail development. As a result, the community provides a wide variety of living, working, shopping and recreational opportunities built around a carefully preserved heritage.

The Village of Bloomingtondale is 30 minutes from downtown Chicago by car. The north-west I-90 toll road and east-west I-290 expressway provide access northwest to Rockford and southeast to Indiana. I-355 runs north-south from Joliet to the far north suburbs, and provides access to the Chicago land area's extensive expressway / tollway system. Chicago's O'Hare and Midway Airports are a comfortable commute from Bloomingtondale. Commuter-passenger rail service is provided by Metra's Milwaukee West and Union Pacific train lines from nearby stations in Roselle and Glen Ellyn. Local Pace bus service provides transportation within the village and to Metra commuter rail stations.

Once a small town community, Bloomingtondale experienced a surge in growth beginning in 1975. Bloomingtondale residents enjoy big city benefits in a

small town atmosphere. Bloomingtondale is a full service community, with 1st class schools, abundant recreation opportunities, situated amid plenty of open spaces, while boasting a wide and varied retail and commercial / industrial base. Commercial, office and retail developments have been carefully integrated into the community to preserve Bloomingtondale's comfortable ambiance and exceptional quality of life.



"Soldier Field" - Home of the Chicago Bears

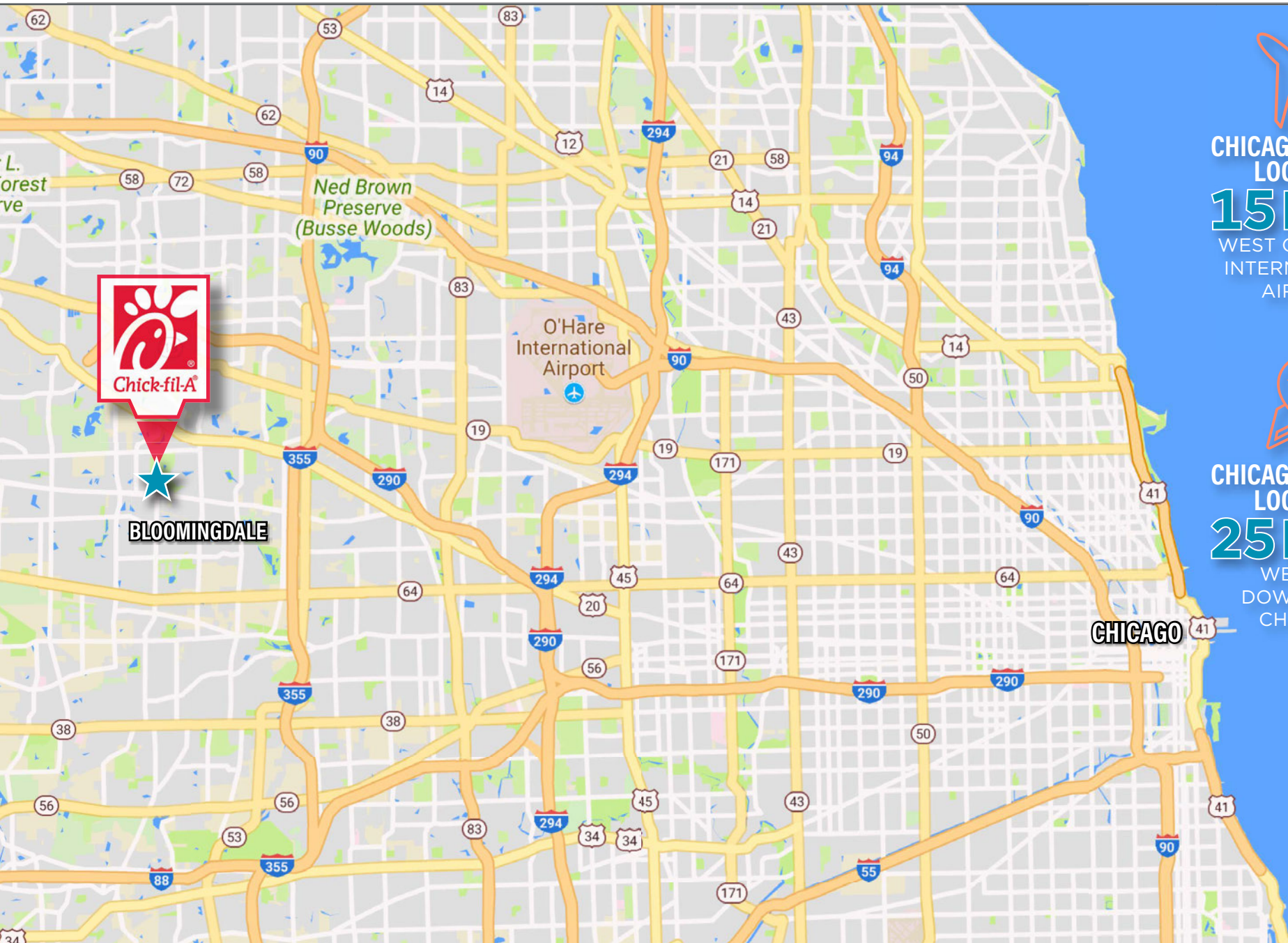
<http://www.villageofbloomingtondale.org/>

<http://www.bloomingtondalechamber.com/>

https://en.wikipedia.org/wiki/Bloomingtondale,_Illinois

AREA MAP

PROPERTY OVERVIEW



**CHICAGO-SUBURB
LOCATION**
15 MILES
WEST OF O'HARE
INTERNATIONAL
AIRPORT



**CHICAGO-SUBURB
LOCATION**
25 MILES
WEST OF
DOWNTOWN
CHICAGO





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