



SUBJECT PROPERTY

INVESTMENT OFFERING | \$1,367,000 | 6% CAP  
KFC



7508 SOUTH LAFAYETTE AVE, CHICAGO, IL

214.915.8890  
**RUSSELL SMITH**  
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**Property.** 2,515 SF building on 0.50± acres.

**Tenant.** Lessee: Emmangela, Inc., a KFC Franchisee. | KFC: Over 18,000 restaurants world-wide.

**Lease structure.** Brand new, 15-year, NNN lease with 10% rent increases every 5-years in initial term.

**Location.** KFC is located at the intersection of South Lafayette Ave (18,000 VPD) and E 75th Street (20,000 VPD). South Lafayette Ave provides direct access to the subject property via Dan Ryan Expressway (225,000 VPD). South Lafayette Ave and E 75th Street are major north-south and east-west thoroughfares, respectively, while Dan Ryan Expressway is an arterial north-south freeway – also designated as “Interstate 94” and “Interstate 90”. KFC is in an extremely populous residential area; there are 330,621 people within a 3-mile radius of the site. National credit tenants in the immediate trade area include McDonald’s, Burger King, Popeye’s, Subway, Church’s Chicken, Save a lot, ALDI, Walgreens, AT&T, Shell, BP, Mobil, Western Union, and many more.

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**DISCLAIMER**

Trivanta ("Agent") has been engaged as an agent for the sale of the property located at 7508 South Lafayette Ave, Chicago, IL by the owner of the Property ("Seller"). The Property is being offered for sale in an "as-is, where-is" condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein. Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller. Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller's obligations hereunder have been satisfied or waived. By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller and Agent.

**Listed in association with Illinois broker of record:  
Matt Chambers | Peak Group, LLC | License #481.000413**

7508 SOUTH LAFAYETTE AVE, CHICAGO, IL

|                                 |                     |
|---------------------------------|---------------------|
| <b>PRICE:</b>                   | \$1,367,000   6%    |
| <b>NET OPERATING INCOME:</b>    | \$81,984            |
| <b>PROJECTED BUILDING AREA:</b> | 2,515± Square Feet  |
| <b>LAND AREA:</b>               | 0.50± Acres         |
| <b>YEAR BUILT:</b>              | 2002                |
| <b>LANDLORD RESPONSIBILITY:</b> | None                |
| <b>OWNERSHIP:</b>               | Fee Simple Interest |
| <b>OCCUPANCY:</b>               | 100%                |

### LEASE OVERVIEW

|  |  |
|--|--|
| <b>Initial Lease Term:</b>             | 15-Years                                   |
| <b>Rent Commencement:</b>              | September 2016                             |
| <b>Lease Expiration:</b>               | September 2031                             |
| <b>Lease Type:</b>                     | Absolute NNN                               |
| <b>Rent Increases:</b>                 | 10% Increase Every 5 Years In Initial Term |
| <b>Year 1-5 Annual Rent (Current):</b> | <b>\$81,984</b>                            |
| <b>Year 6-10 Annual Rent:</b>          | \$90,182                                   |
| <b>Year 11-15 Annual Rent:</b>         | \$99,200                                   |

### TENANT OVERVIEW

LESSEE: Emmangela, Inc.



#### **EMMANGELA, INC.**

Emmangela, Inc., is a quick-service restaurant franchisee that operates KFC's. Hazel Fong and Emmanuel Dumalig are the operators for the Emmangela franchise. Hazel and Emmanuel are seasoned restaurant operators that have a combined 70+ years' of restaurant experience with KFC, Taco Bell, and A&W, both on the franchisee and corporate side of the business. The franchisee operates 7 KFC restaurants in the Chicago Market.

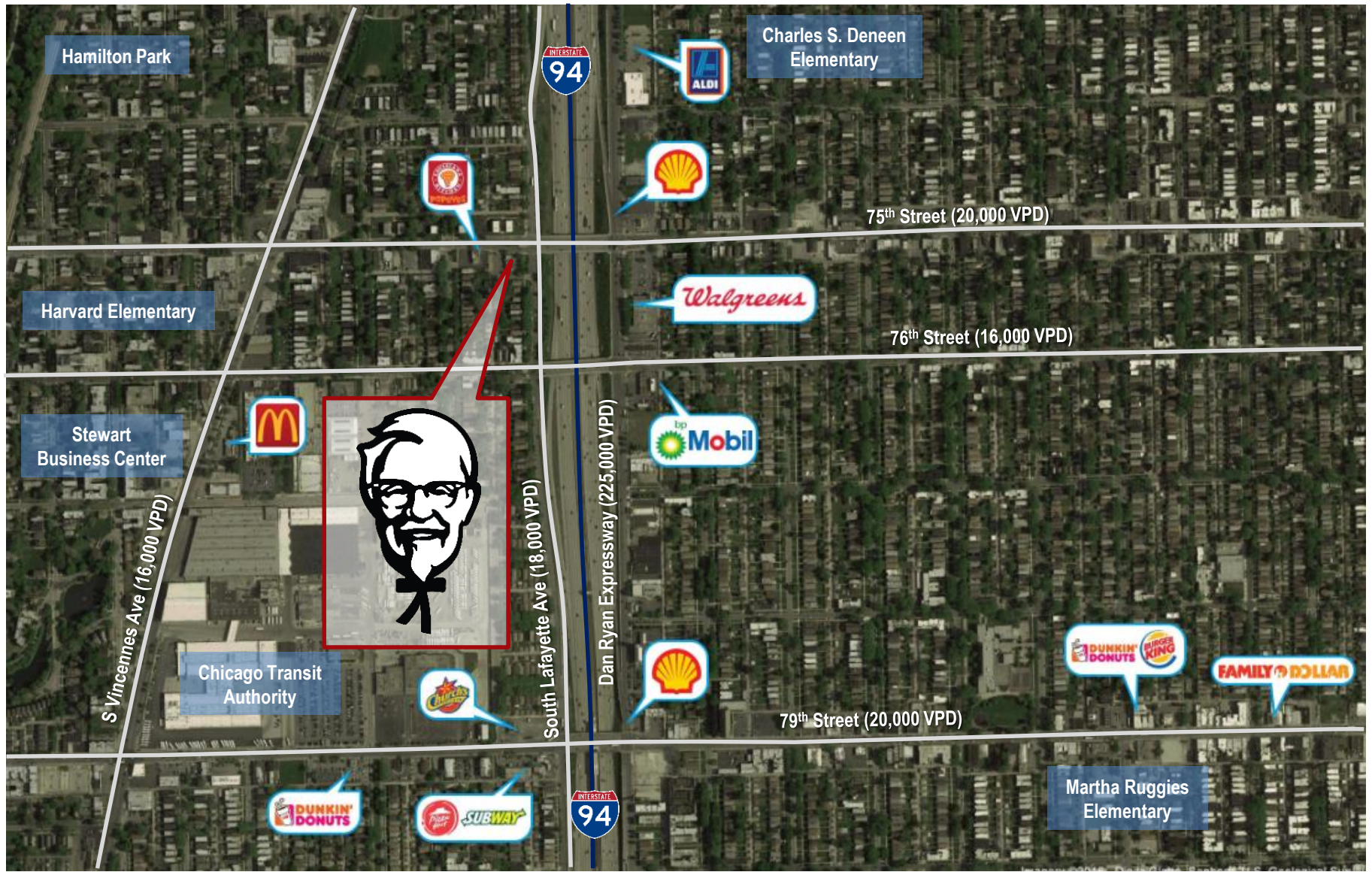
#### **KFC | [www.kfc.com](http://www.kfc.com)**

Based in Louisville, KY, KFC Corporation is the franchisor of the world's most popular chicken restaurant chain, specializing in Original Recipe®, Extra Crispy™, Kentucky Grilled Chicken® and Extra Crispy™ Strips with home-style sides, Hot Wings™ and freshly made chicken sandwiches. KFC has been serving customers complete, freshly prepared, family meals since Colonel Harland Sanders founded the concept in 1952.

Famous for its Original Recipe® fried chicken, which is made with the same secret blend of 11 herbs and spices Colonel Sanders perfected more than a half century ago, it is estimated that, on average, more than 185 million people see a KFC commercial at least once a week – that's more than half the U.S. population.

The KFC system serves more than 12 million customers each day in more than 115 countries and territories around the world. KFC operates more than 18,000 restaurants in the United States and internationally. KFC's parent company is Yum! Brands, Inc., the world's largest restaurant company in terms of system restaurants, with more than 40,000 locations in more than 130 countries and territories and employing more than one million associates. Yum! is ranked number 201 on the Fortune 500 List, with revenues exceeding \$13 billion in 2012.

7508 SOUTH LAFAYETTE AVE, CHICAGO, IL



Hamilton Park

Charles S. Deneen Elementary



75<sup>th</sup> Street (20,000 VPD)

Harvard Elementary



76<sup>th</sup> Street (16,000 VPD)

Stewart Business Center



Dan Ryan Expressway (225,000 VPD)

South Lafayette Ave (18,000 VPD)

S Vincennes Ave (16,000 VPD)

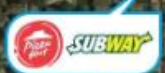
Chicago Transit Authority



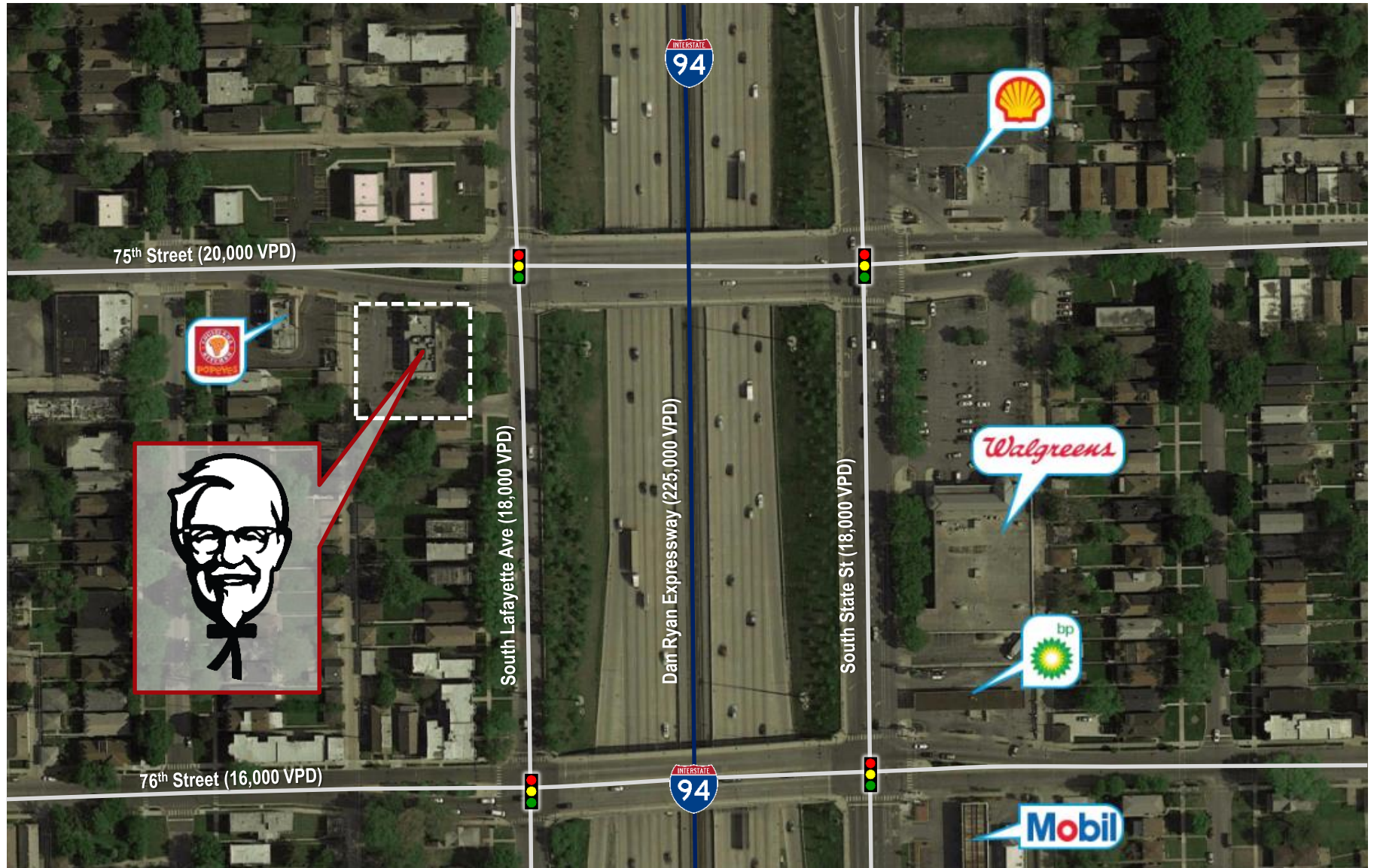
79<sup>th</sup> Street (20,000 VPD)



Martha Ruggies Elementary



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### IMMEDIATE TRADE AREA

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### CHICAGO, IL

Chicago is located in northeastern Illinois along the shore of Lake Michigan. The city currently has a population of 2,714,856 making it the third largest city in the US.

The economy of Chicago is the fourth largest metropolitan economy in the world measured by gross metropolitan product (GMP). In 2010 the GMP was approximately \$532 billion falling only behind New York City and Los Angeles. Due to the city’s economic diversification it is voted regularly as the most balanced economy in the United States. It ranks seventh on the world global cities index and is listed as an Alpha+ global city by the Globalization of World Cities Research Network. Recently, Chicago was named the fourth most important business center in the world. The area also recorded the greatest number of new or expanded corporate facilities in the United States in six out of seven years from 2001 to 2008. In 2009, UBS named Chicago as the ninth wealthiest city in the world.

Chicago is a major world financial center, with the second largest central business district in the United States. The city is the headquarters of the Federal Reserve Bank of Chicago the Seventh District of the Federal Reserve). The city is also home to major financial and futures exchanges, including the Chicago Stock Exchange, the Chicago Board Options Exchange (CBOE), and the Chicago Mercantile Exchange (the “Merc”), which is owned, along with the Chicago Board of Trade (CBOT) by Chicago’s CME Group

The CME Group, in addition, owns the New York Mercantile Exchange (NYMEX), the Commodities Exchange Inc. (COMEX) and the Dow Jones Indexes. Perhaps due to the influence of the Chicago school of economics, the city also has markets trading unusual contracts such as emissions (on the Chicago Climate Exchange) and equity style indices (on the U.S. Futures Exchange). Chase Bank has its commercial and retail banking headquarters in Chicago’s Chase Tower.

The tourism and convention industry contributes significantly to the local economy. The city is the United States’ third-largest convention destination. Chicago attracted 32.4 million domestic leisure travelers, 11.7 million domestic business travelers and 1.3 million overseas visitors. These visitors contributed more than US\$11.8 billion to Chicago’s economy.

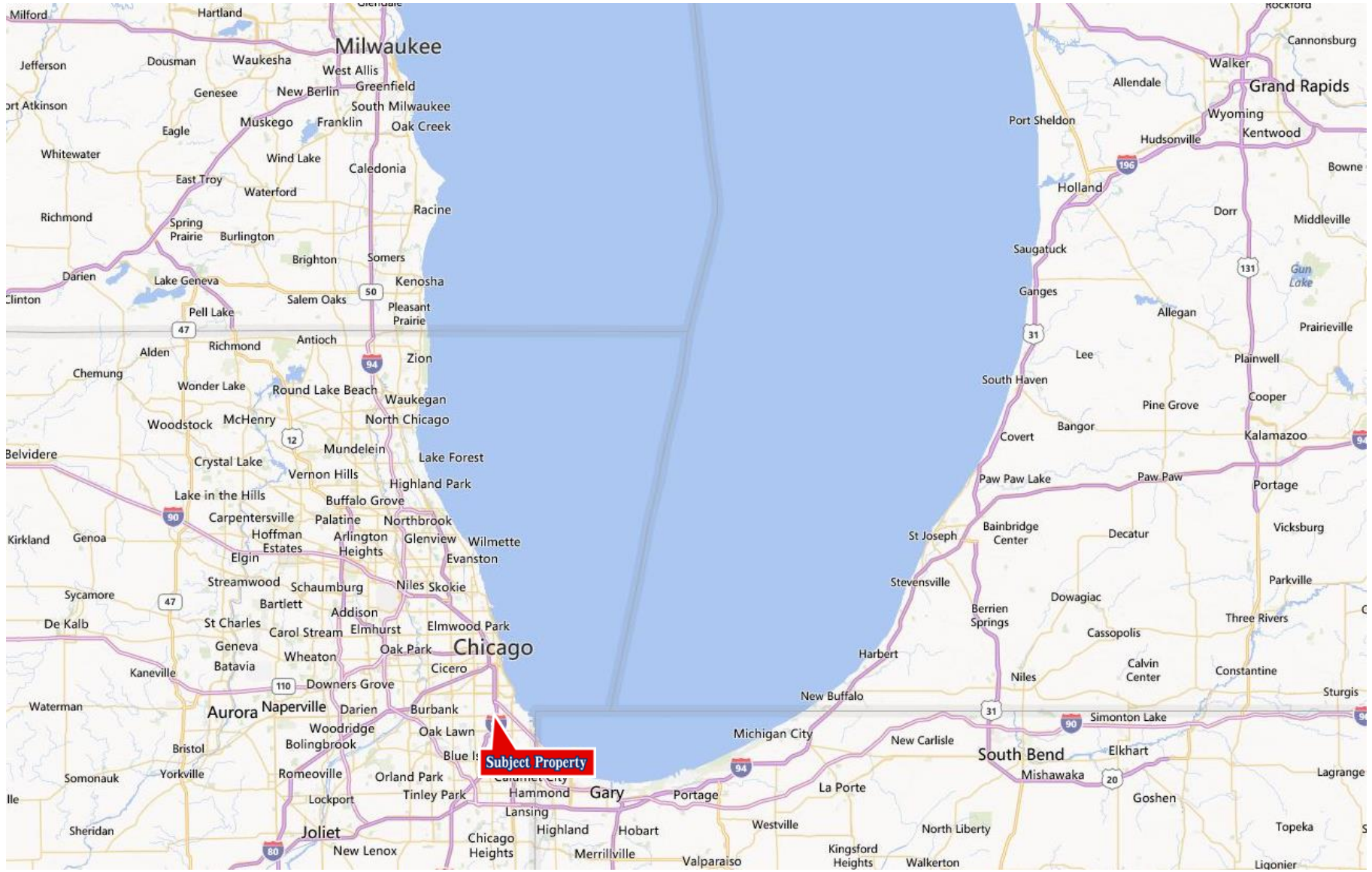
Manufacturing, printing, publishing and food processing also play major roles in the city’s economy. Moreover, the construction of the Illinois and Michigan Canal, which helped move goods from the Great Lakes south on the Mississippi River, and of the railroads in the 19th century made the city a major transportation center in the United States.

The city and its surrounding area are home to the second largest labor pool in the US with approximately 4.25 million workers. A high number of Fortune 1000, Fortune Global 500, and Financial Times 500 companies operate within Chicago in order to capitalize on this labor pool. These companies include, Boeing, which moved its headquarters from Seattle to Chicago in 2001, McDonald’s, Kraft Foods, and Sears Holding Corporation. Additionally, United Continental Holdings (United Airlines), Baxter International, and Abbot Laboratories are headquartered in the Chicago area.

### CHICAGOLAND

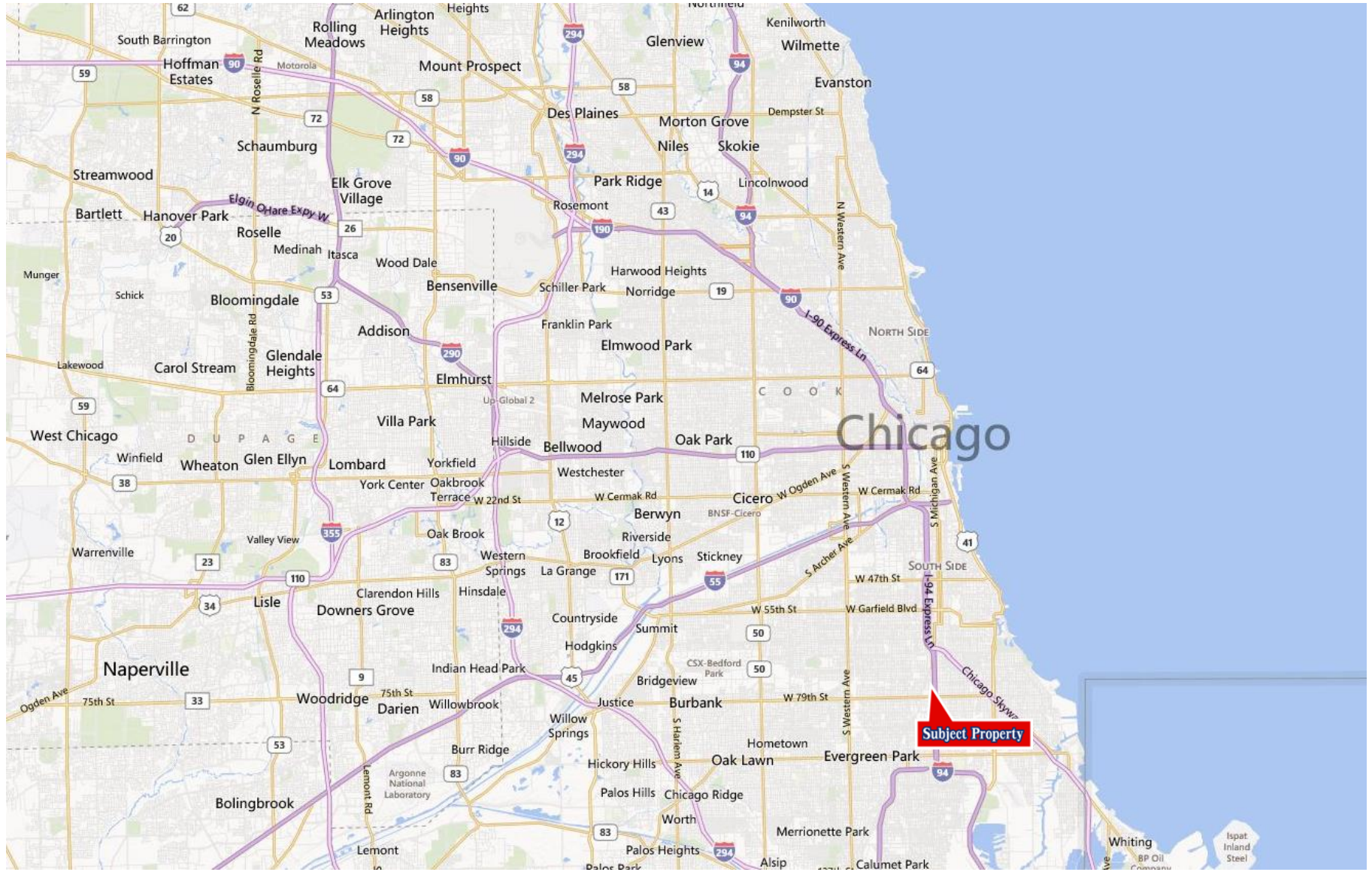
The Chicago-Joliet-Naperville, IL-IN-WI MSA, or colloquially known Chicagoland is the statistical area associated with the city of Chicago as outlined by the US Office of Management and Budget (OMB). Chicagoland is the 3rd largest MSA by population in the US with a total population of 9,461,105 as of the 2010 Census. It is the larger portion of an even greater statistical area; the Great Lakes Megalopolis. The Great Lakes Megalopolis includes the group of North American metropolitan areas which surround the Great Lakes region mainly within the midwestern United States and the southern Ontario area of Canada. With a total population of 59,144,461 residents; it is arguably the most important economic region in the world.

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| 7508 S Lafayette Ave      |  |             |             |             |
|---------------------------|--|-------------|-------------|-------------|
| Chicago, IL 60620         |  |             |             |             |
|                           |  | 1 mi radius | 2 mi radius | 3 mi radius |
| POPULATION                | 2016 Estimated Population                  | 40,457      | 156,431     | 330,621     |
|                           | 2021 Projected Population                  | 41,184      | 159,470     | 336,081     |
|                           | 2010 Census Population                     | 36,390      | 138,250     | 297,463     |
|                           | 2000 Census Population                     | 42,440      | 166,229     | 354,224     |
|                           | Projected Annual Growth 2016 to 2021       | 0.4%        | 0.4%        | 0.3%        |
|                           | Historical Annual Growth 2000 to 2016      | -0.3%       | -0.4%       | -0.4%       |
| HOUSEHOLDS                | 2016 Estimated Households                  | 16,197      | 61,152      | 126,192     |
|                           | 2021 Projected Households                  | 16,772      | 63,397      | 130,483     |
|                           | 2010 Census Households                     | 14,339      | 52,812      | 111,163     |
|                           | 2000 Census Households                     | 15,757      | 59,542      | 124,002     |
|                           | Projected Annual Growth 2016 to 2021       | 0.7%        | 0.7%        | 0.7%        |
|                           | Historical Annual Growth 2000 to 2016      | 0.2%        | 0.2%        | 0.1%        |
| AGE                       | 2016 Est. Population Under 10 Years        | 12.9%       | 13.1%       | 12.5%       |
|                           | 2016 Est. Population 10 to 19 Years        | 12.6%       | 13.4%       | 13.6%       |
|                           | 2016 Est. Population 20 to 29 Years        | 13.9%       | 14.3%       | 14.5%       |
|                           | 2016 Est. Population 30 to 44 Years        | 17.6%       | 17.8%       | 18.0%       |
|                           | 2016 Est. Population 45 to 59 Years        | 21.3%       | 19.9%       | 19.5%       |
|                           | 2016 Est. Population 60 to 74 Years        | 13.5%       | 13.8%       | 14.5%       |
|                           | 2016 Est. Population 75 Years or Over      | 8.2%        | 7.7%        | 7.5%        |
|                           | 2016 Est. Median Age                       | 38.1        | 36.9        | 37.1        |
| MARITAL STATUS & GENDER   | 2016 Est. Male Population                  | 44.9%       | 44.3%       | 44.6%       |
|                           | 2016 Est. Female Population                | 55.1%       | 55.7%       | 55.4%       |
|                           | 2016 Est. Never Married                    | 54.1%       | 54.6%       | 52.6%       |
|                           | 2016 Est. Now Married                      | 16.8%       | 16.2%       | 18.9%       |
|                           | 2016 Est. Separated or Divorced            | 20.8%       | 20.1%       | 19.8%       |
|                           | 2016 Est. Widowed                          | 8.3%        | 9.1%        | 8.7%        |
| INCOME                    | 2016 Est. HH Income \$200,000 or More      | 1.7%        | 1.4%        | 1.7%        |
|                           | 2016 Est. HH Income \$150,000 to \$199,999 | 1.7%        | 2.0%        | 2.1%        |
|                           | 2016 Est. HH Income \$100,000 to \$149,999 | 6.3%        | 5.9%        | 7.1%        |
|                           | 2016 Est. HH Income \$75,000 to \$99,999   | 8.6%        | 7.0%        | 8.1%        |
|                           | 2016 Est. HH Income \$50,000 to \$74,999   | 16.4%       | 14.6%       | 15.2%       |
|                           | 2016 Est. HH Income \$35,000 to \$49,999   | 11.8%       | 12.4%       | 12.9%       |
|                           | 2016 Est. HH Income \$25,000 to \$34,999   | 10.6%       | 11.3%       | 11.2%       |
|                           | 2016 Est. HH Income \$15,000 to \$24,999   | 16.4%       | 16.7%       | 15.7%       |
|                           | 2016 Est. HH Income Under \$15,000         | 26.5%       | 28.7%       | 26.1%       |
|                           | 2016 Est. Average Household Income         | \$42,795    | \$40,137    | \$44,415    |
|                           | 2016 Est. Median Household Income          | \$34,125    | \$31,524    | \$34,775    |
|                           | 2016 Est. Per Capita Income                | \$17,194    | \$15,739    | \$17,046    |
|                           | 2016 Est. Total Businesses                 | 959         | 3,171       | 7,333       |
| 2016 Est. Total Employees | 7,548                                      | 24,799      | 77,961      |             |

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|------------------------|--|-------------|-------------|-------------|
| Chicago, IL 60620      |  |             |             |             |
|                        |  | 1 mi radius | 2 mi radius | 3 mi radius |
| LABOR FORCE            | 2016 Est. Labor Population Age 16 Years or Over    | 32,287      | 123,815     | 264,180     |
|                        | 2016 Est. Civilian Employed                        | 48.1%       | 47.2%       | 48.3%       |
|                        | 2016 Est. Civilian Unemployed                      | 6.8%        | 6.9%        | 6.5%        |
|                        | 2016 Est. in Armed Forces                          | -           | -           | -           |
|                        | 2016 Est. not in Labor Force                       | 45.1%       | 45.9%       | 45.2%       |
|                        | 2016 Labor Force Males                             | 43.3%       | 42.6%       | 42.9%       |
|                        | 2016 Labor Force Females                           | 56.7%       | 57.4%       | 57.1%       |
| OCCUPATION             | 2010 Occupation: Population Age 16 Years or Over   | 12,222      | 44,684      | 100,455     |
|                        | 2010 Mgmt, Business, & Financial Operations        | 9.3%        | 9.7%        | 10.0%       |
|                        | 2010 Professional, Related                         | 19.6%       | 17.2%       | 18.9%       |
|                        | 2010 Service                                       | 26.5%       | 26.9%       | 25.9%       |
|                        | 2010 Sales, Office                                 | 26.4%       | 27.7%       | 27.5%       |
|                        | 2010 Farming, Fishing, Forestry                    | 0.3%        | 0.3%        | 0.3%        |
|                        | 2010 Construction, Extraction, Maintenance         | 4.6%        | 4.9%        | 4.4%        |
|                        | 2010 Production, Transport, Material Moving        | 13.3%       | 13.3%       | 13.1%       |
|                        | 2010 White Collar Workers                          | 55.3%       | 54.6%       | 56.3%       |
|                        | 2010 Blue Collar Workers                           | 44.7%       | 45.4%       | 43.7%       |
| TRANSPORTATION TO WORK | 2010 Drive to Work Alone                           | 51.7%       | 52.3%       | 52.4%       |
|                        | 2010 Drive to Work in Carpool                      | 9.3%        | 8.6%        | 8.7%        |
|                        | 2010 Travel to Work by Public Transportation       | 32.2%       | 32.0%       | 30.3%       |
|                        | 2010 Drive to Work on Motorcycle                   | -           | 0.1%        | -           |
|                        | 2010 Walk or Bicycle to Work                       | 2.3%        | 2.5%        | 3.9%        |
|                        | 2010 Other Means                                   | 0.7%        | 0.6%        | 0.6%        |
|                        | 2010 Work at Home                                  | 3.8%        | 3.9%        | 4.0%        |
| TRAVEL TIME            | 2010 Travel to Work in 14 Minutes or Less          | 11.6%       | 10.7%       | 11.3%       |
|                        | 2010 Travel to Work in 15 to 29 Minutes            | 21.1%       | 22.5%       | 23.5%       |
|                        | 2010 Travel to Work in 30 to 59 Minutes            | 45.6%       | 44.7%       | 43.6%       |
|                        | 2010 Travel to Work in 60 Minutes or More          | 21.6%       | 22.1%       | 21.7%       |
|                        | 2010 Average Travel Time to Work                   | 37.4        | 36.5        | 35.3        |
| CONSUMER EXPENDITURE   | 2016 Est. Total Household Expenditure              | \$639 M     | \$2.32 B    | \$5.08 B    |
|                        | 2016 Est. Apparel                                  | \$22.4 M    | \$81.3 M    | \$178 M     |
|                        | 2016 Est. Contributions, Gifts                     | \$38.7 M    | \$140 M     | \$311 M     |
|                        | 2016 Est. Education, Reading                       | \$23.6 M    | \$86.0 M    | \$190 M     |
|                        | 2016 Est. Entertainment                            | \$34.9 M    | \$126 M     | \$278 M     |
|                        | 2016 Est. Food, Beverages, Tobacco                 | \$102 M     | \$370 M     | \$808 M     |
|                        | 2016 Est. Furnishings, Equipment                   | \$20.7 M    | \$74.2 M    | \$165 M     |
|                        | 2016 Est. Health Care, Insurance                   | \$58.5 M    | \$212 M     | \$463 M     |
|                        | 2016 Est. Household Operations, Shelter, Utilities | \$200 M     | \$727 M     | \$1.59 B    |
|                        | 2016 Est. Miscellaneous Expenses                   | \$9.77 M    | \$35.3 M    | \$77.2 M    |
|                        | 2016 Est. Personal Care                            | \$8.39 M    | \$30.4 M    | \$66.6 M    |
|                        | 2016 Est. Transportation                           | \$120 M     | \$433 M     | \$954 M     |