

17510 S. HALSTED ST, HOMEWOOD, IL 60430



For more information, please contact:

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BUFFALO WILD WINGS & DOLLAR TREE NNN LEASED RETAIL BUILDING

17510 S. Halsted St, Homewood, IL 60430



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$4,334,646
Price / SF:	\$230.96
Cap Rate:	6.50%
NOI:	\$281,858
Lot Size:	1.98 Acres
Building Size:	19,000 SF
Renovated:	2011

PROPERTY HIGHLIGHTS

- Tenants are both paying below market rents
- Very Strong National Tenants
- Population over 230,000 people within the trade area
- BWW is operated by their largest franchisee
- Very low rent to sales ratio
- Dollar Tree topped sales of \$5.64 Billion in 2016



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PROPERTY DESCRIPTION

PROPERTY OVERVIEW

The subject property is a two tenant, retail pad building on a outlot of a new Walmart in Homewood, Illinois leased to the largest franchisee of Buffalo Wild Wings and a corporate Dollar Tree store. Both tenants are paying approximately 20% below market rents so this is a win-win for the new owner. If they stay with the increased rental bumps coming, you have two very strong brands or you have the ability to increase revenue significantly with new tenants.

The Buffalo Wild Wings is operated by Diversified Restaurant Holdings, Inc. (NASDAQ:SAUC) which is their largest franchisee of the iconic sports bar restaurant. DRH has 64 BWW restaurants located in key urban and suburban markets in Florida, Illinois, Indiana, Michigan and Missouri.

Dollar Tree, Inc. is a customer-oriented, value-driven variety store operating at a one dollar price point. Dollar Tree is the largest and most successful single-price-point retailer in North America, operating thousands of stores across 48 contiguous U.S. states and five Canadian provinces, supported by a solid and scalable logistics network. In 2016 they had sales increase of 5% to \$5.64 Billion in annual sales.

LOCATION OVERVIEW

Homewood is a village in Cook County, Illinois, and a suburb of Chicago. The population was 19,323 at the 2010 census. In 2007, Forbes magazine rated Homewood as one of the three most "livable" suburbs in the Chicago Metropolitan Area.

While Homewood's has its bustling downtown business district with one-of-a-kind boutiques, specialty shops, and restaurants ranging from the traditional to urban chic. This property is on an outlot of a new Walmart located along the Halsted Street Corridor. Some other well-known franchises including Target, TJ Maxx, Chipotle, Kohls, Best Buy, and Home Depot among many others.



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RETAILER MAP



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INCOME & EXPENSES

INCOME SUMMARY

Buffalo Wild Wings	\$154,500
Dollar Tree	\$232,000
GROSS INCOME	\$386,500

EXPENSE SUMMARY

Taxes	\$86,090
Insurance	\$3,919
Operating	\$14,739
GROSS EXPENSES	\$104,748
NET OPERATING INCOME	\$281,858

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RENT ROLL

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	PRICE PER SF/YR
Buffalo Wild Wings	17510	6,553	02/2011	02/2021	\$154,520	34.92	\$23.58
Dollar Tree	17510	12,215	11/2010	11/2022	\$232,085	65.08	\$19.00
Totals/Averages		18,768			\$386,605		\$20.60

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LOCATION MAPS



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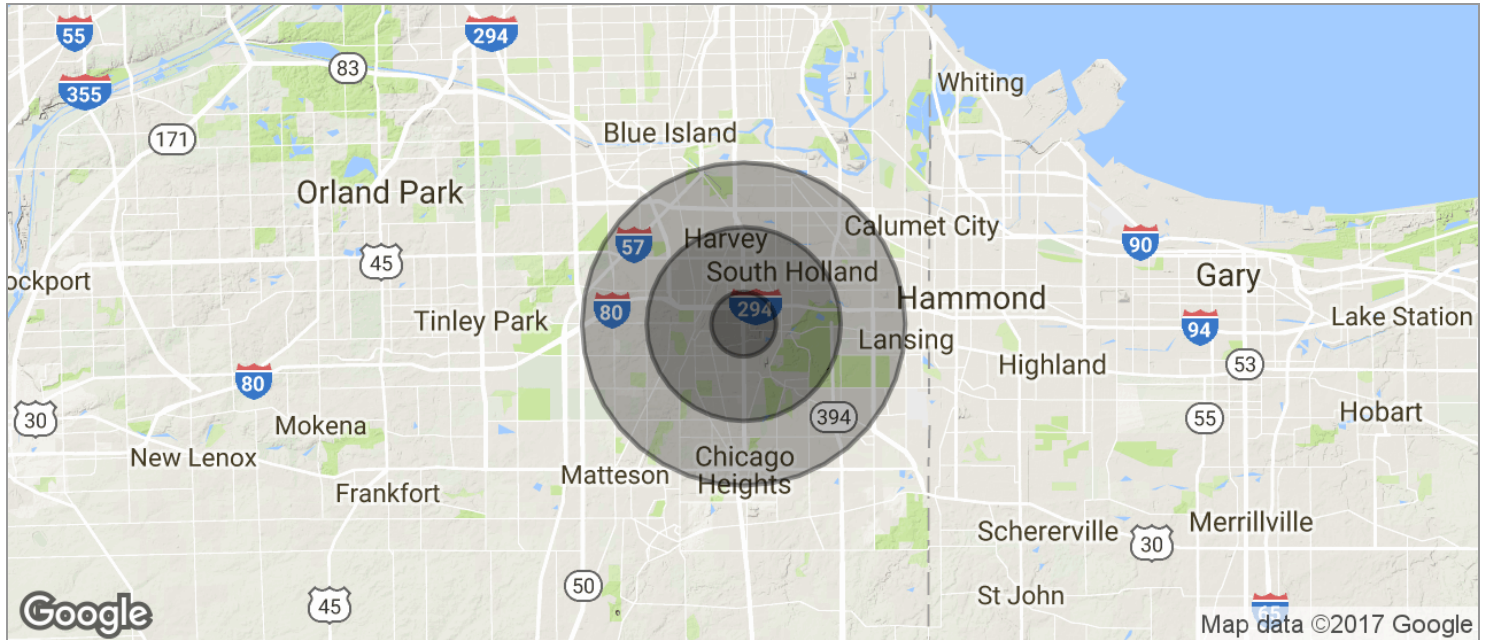
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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,120	73,382	229,337
MEDIAN AGE	42.7	37.4	35.8
MEDIAN AGE (MALE)	41.1	34.8	33.0
MEDIAN AGE (FEMALE)	43.4	38.5	37.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,183	25,595	78,738
# OF PERSONS PER HH	2.3	2.9	2.9
AVERAGE HH INCOME	\$59,978	\$65,603	\$63,982
AVERAGE HOUSE VALUE	\$200,654	\$167,946	\$182,815

* Demographic data derived from 2010 US Census

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