



SUBJECT PROPERTY

INVESTMENT OFFERING | \$1,501,000 | 6% CAP
KFC



300 EAST 35TH ST, CHICAGO, IL

214.915.8890
RUSSELL SMITH
rsmith@trivanta.com
BOB MOORHEAD
bob@trivanta.com
ALEX TOWER
atower@trivanta.com

Property. 2,970 SF building on 0.37± 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 along East 35th street (13,000 VPD), only 0.20-miles east of Dan Ryan Expressway (250,000 VPD). 35th street is an east-west thoroughfare on the south side of Chicago that provides direct access to the Illinois Institute of Technology and the \$167 million U.S. Cellular Field, home to the Chicago White Sox. The Illinois Institute of Technology is a private Ph.D.-granting research university with an undergraduate enrollment of 2,800 students. Both of the aforementioned facilities are located within 1-mile of the subject property. Dan Ryan Expressway is an arterial north-south freeway – also designated as “Interstate 94” and “Interstate 90”. Major tenants in the immediate trade area include Walgreens, RadioShack, Ace Hardware, Chase, Payless Shoe Source, McDonald’s, Subway, Popeye’s, Church’s Chicken, White Castle, BP, Milwaukee Furniture, and many others.

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

300 EAST 35TH ST, CHICAGO, IL

PRICE CAP:	\$1,501,000 6%
NET OPERATING INCOME:	\$90,048
PROJECTED BUILDING AREA:	2,970± Square Feet
LAND AREA:	0.37± Acres
YEAR BUILT:	1987
LANDLORD RESPONSIBILITY:	None
OWNERSHIP:	Fee Simple Interest
OCCUPANCY:	100%

LEASE OVERVIEW

Initial Lease Term:	15-Years
Rent Commencement:	September 2016
Lease Expiration:	September 2031
Lease Type:	Absolute NNN
Rent Increases:	10% Increase Every 5 Years In Initial Term
Year 1-5 Annual Rent (Current):	\$90,048
Year 6-10 Annual Rent:	\$99,052
Year 11-15 Annual Rent:	\$108,958

TENANT OVERVIEW

LESSEE: Emmangela, Inc.



EMMANGELA, INC.

Emmangela, Inc., is a quick-service restaurant franchisee that operates KFC's. Hazel Fong and Emmanuel Dimalig 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.

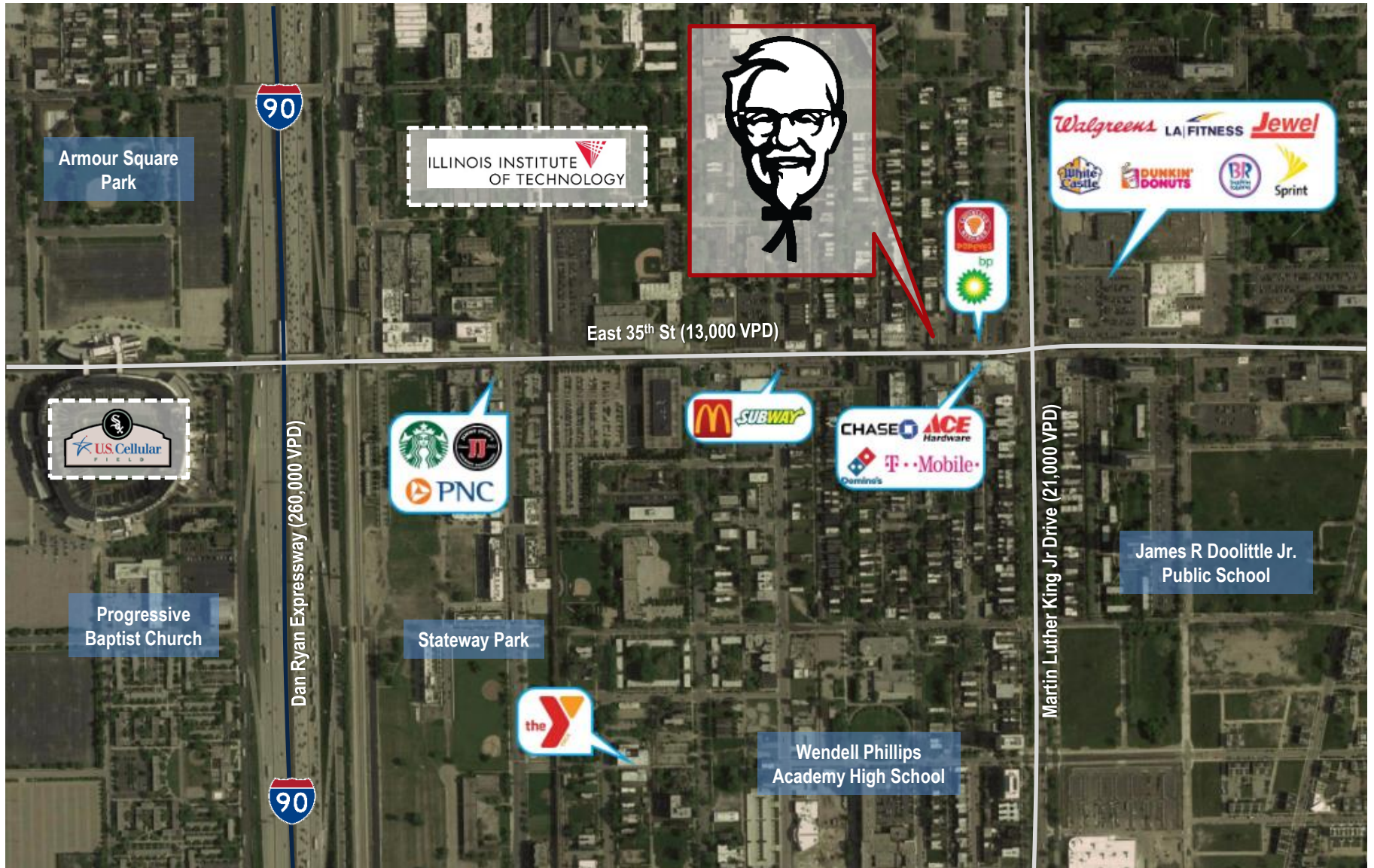
KFC | www.kfc.com

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.

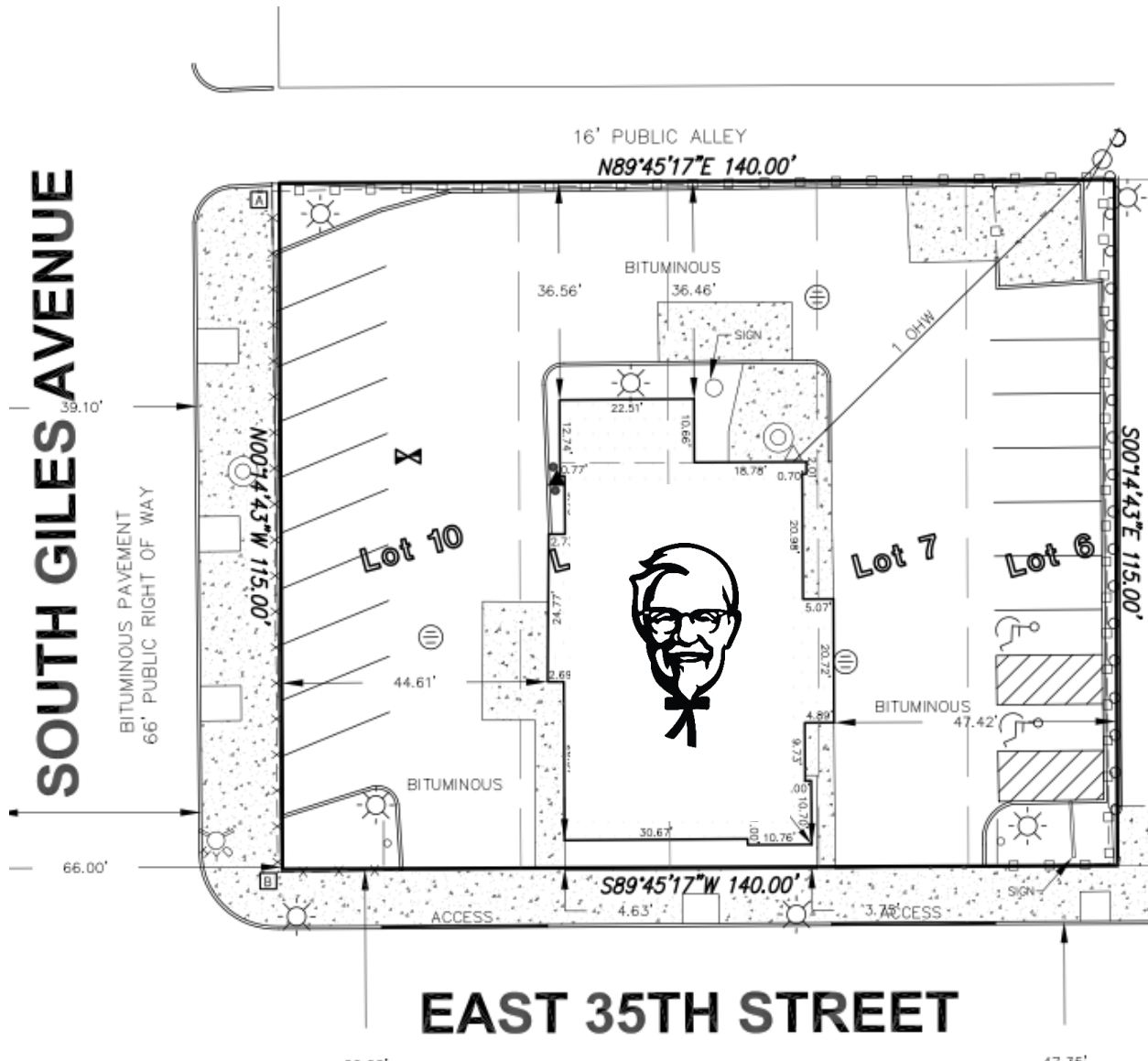
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IMMEDIATE TRADE AREA

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Major tenants in the immediate trade area include Walgreens, LA Fitness, Ace Hardware, Chase, Payless Shoe Source, McDonald’s, Subway, Popeye’s, Church’s Chicken, White Castle, BP, Milwaukee Furniture, and many others.

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.

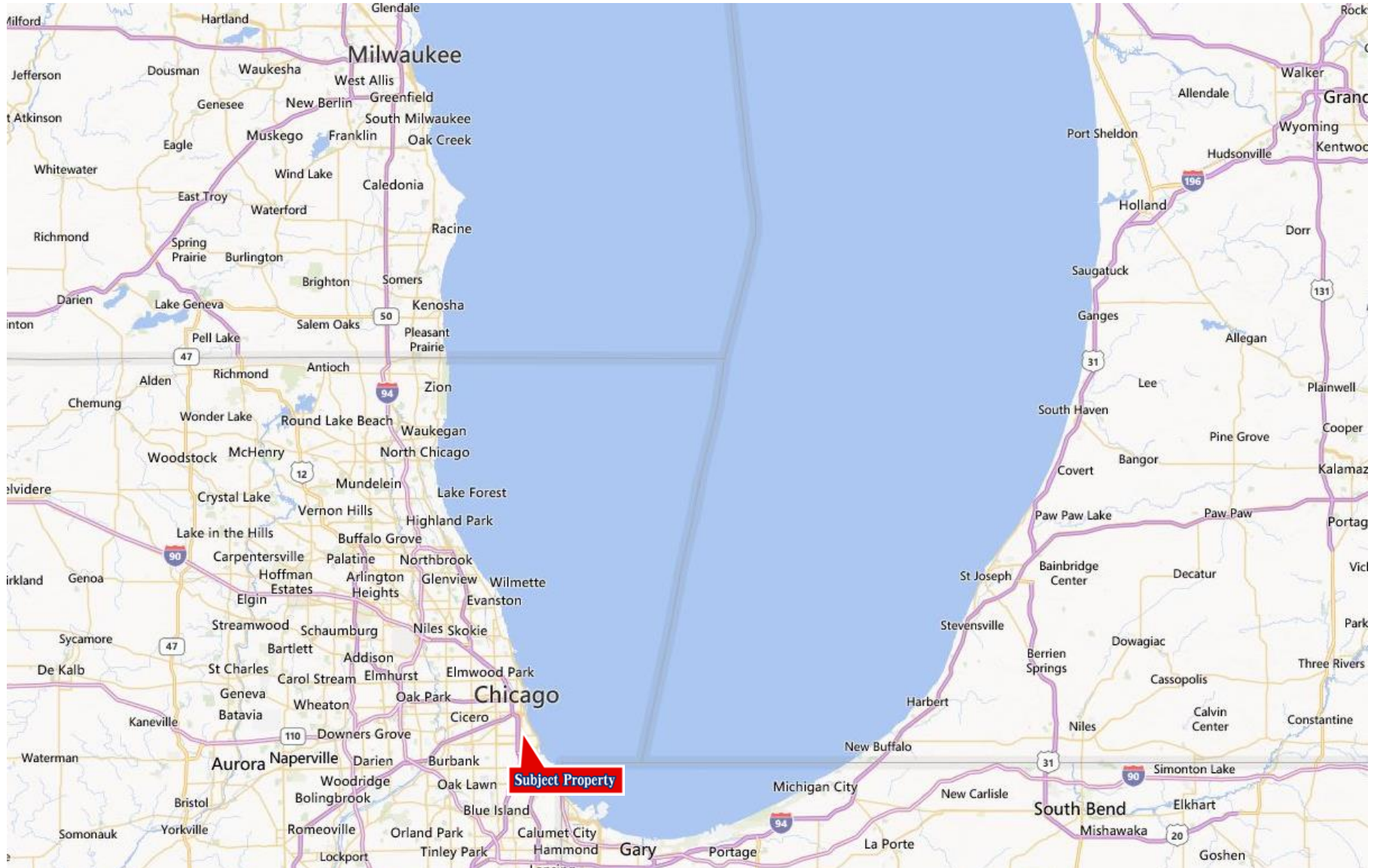
Manufacturing, printing, publishing and food processing also play major roles in the city’s economy. Moreover, the construction of the Illinois and Michigan Canal, which helped move goods from the Great Lakes south on the Mississippi River, and of the railroads in the 19th century made the city a major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

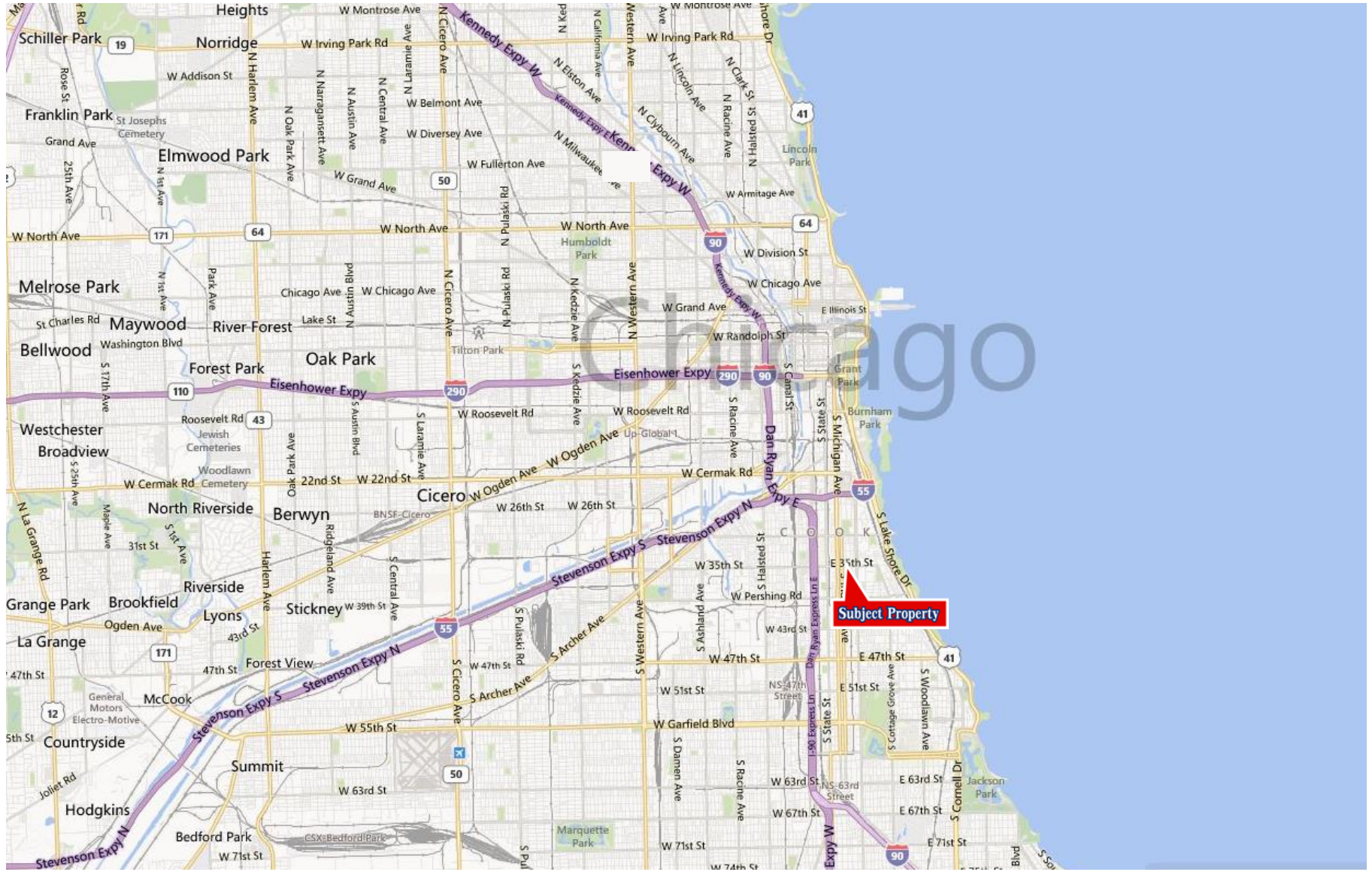
CHICAGOLAND

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.

300 EAST 35TH ST, CHICAGO, IL



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300 E 35th St		1 mi radius	2 mi radius	3 mi radius
Chicago, IL 60616-3928				
POPULATION	2016 Estimated Population	33,807	120,805	246,602
	2021 Projected Population	34,856	123,204	250,413
	2010 Census Population	31,758	112,251	228,006
	2000 Census Population	41,110	123,271	235,423
	Projected Annual Growth 2016 to 2021	0.6%	0.4%	0.3%
	Historical Annual Growth 2000 to 2016	-1.1%	-0.1%	0.3%
HOUSEHOLDS	2016 Estimated Households	16,218	53,881	108,405
	2021 Projected Households	16,934	55,751	111,704
	2010 Census Households	14,912	48,901	97,878
	2000 Census Households	16,592	47,381	90,539
	Projected Annual Growth 2016 to 2021	0.9%	0.7%	0.6%
	Historical Annual Growth 2000 to 2016	-0.1%	0.9%	1.2%
AGE	2016 Est. Population Under 10 Years	10.1%	11.5%	11.6%
	2016 Est. Population 10 to 19 Years	11.3%	11.1%	11.5%
	2016 Est. Population 20 to 29 Years	18.7%	16.0%	18.0%
	2016 Est. Population 30 to 44 Years	19.9%	23.0%	23.5%
	2016 Est. Population 45 to 59 Years	16.9%	18.6%	17.7%
	2016 Est. Population 60 to 74 Years	14.7%	13.3%	12.3%
	2016 Est. Population 75 Years or Over	8.4%	6.5%	5.5%
	2016 Est. Median Age	37.4	36.7	34.6
MARITAL STATUS & GENDER	2016 Est. Male Population	45.3%	46.7%	47.8%
	2016 Est. Female Population	54.7%	53.3%	52.2%
	2016 Est. Never Married	52.8%	46.4%	48.3%
	2016 Est. Now Married	18.7%	28.7%	29.4%
	2016 Est. Separated or Divorced	20.8%	17.6%	16.4%
	2016 Est. Widowed	7.7%	7.3%	5.9%
INCOME	2016 Est. HH Income \$200,000 or More	2.5%	4.4%	6.1%
	2016 Est. HH Income \$150,000 to \$199,999	3.0%	4.1%	4.6%
	2016 Est. HH Income \$100,000 to \$149,999	6.7%	9.2%	10.2%
	2016 Est. HH Income \$75,000 to \$99,999	7.4%	9.4%	9.9%
	2016 Est. HH Income \$50,000 to \$74,999	15.1%	15.0%	15.4%
	2016 Est. HH Income \$35,000 to \$49,999	11.4%	12.0%	11.5%
	2016 Est. HH Income \$25,000 to \$34,999	8.0%	9.2%	9.4%
	2016 Est. HH Income \$15,000 to \$24,999	12.7%	11.7%	11.1%
	2016 Est. HH Income Under \$15,000	33.1%	25.0%	21.7%
	2016 Est. Average Household Income	\$45,111	\$58,136	\$67,105
	2016 Est. Median Household Income	\$33,863	\$42,921	\$49,724
	2016 Est. Per Capita Income	\$21,973	\$26,077	\$29,668
	2016 Est. Total Businesses	928	3,809	8,774
	2016 Est. Total Employees	10,499	44,231	117,417

300 E 35th St		1 mi radius	2 mi radius	3 mi radius
Chicago, IL 60616-3928				
LABOR FORCE	2016 Est. Labor Population Age 16 Years or Over	28,402	99,234	202,498
	2016 Est. Civilian Employed	50.5%	59.2%	61.0%
	2016 Est. Civilian Unemployed	5.3%	4.5%	4.3%
	2016 Est. in Armed Forces	-	-	-
	2016 Est. not in Labor Force	44.2%	36.3%	34.7%
	2016 Labor Force Males	44.2%	45.8%	47.2%
	2016 Labor Force Females	55.8%	54.2%	52.8%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	12,347	48,591	102,756
	2010 Mgmt, Business, & Financial Operations	15.9%	15.1%	15.7%
	2010 Professional, Related	26.6%	22.5%	26.5%
	2010 Service	19.2%	23.1%	19.9%
	2010 Sales, Office	25.2%	24.2%	22.2%
	2010 Farming, Fishing, Forestry	0.5%	0.2%	0.2%
	2010 Construction, Extraction, Maintenance	3.0%	4.3%	4.8%
	2010 Production, Transport, Material Moving	9.6%	10.6%	10.7%
	2010 White Collar Workers	67.7%	61.8%	64.5%
	2010 Blue Collar Workers	32.3%	38.2%	35.5%
	TRANSPORTATION TO WORK	2010 Drive to Work Alone	51.5%	50.8%
2010 Drive to Work in Carpool		7.9%	11.6%	10.4%
2010 Travel to Work by Public Transportation		26.0%	24.5%	25.6%
2010 Drive to Work on Motorcycle		-	-	-
2010 Walk or Bicycle to Work		10.4%	8.6%	12.3%
2010 Other Means		0.1%	0.5%	0.8%
2010 Work at Home		4.1%	4.0%	4.4%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	20.5%	18.1%	19.1%
	2010 Travel to Work in 15 to 29 Minutes	33.1%	33.9%	35.0%
	2010 Travel to Work in 30 to 59 Minutes	34.7%	37.2%	35.0%
	2010 Travel to Work in 60 Minutes or More	11.7%	10.8%	10.9%
	2010 Average Travel Time to Work	25.7	26.2	25.5
CONSUMER EXPENDITURE	2016 Est. Total Household Expenditure	\$661 M	\$2.59 B	\$5.71 B
	2016 Est. Apparel	\$23.1 M	\$90.8 M	\$201 M
	2016 Est. Contributions, Gifts	\$41.7 M	\$172 M	\$393 M
	2016 Est. Education, Reading	\$26.1 M	\$104 M	\$236 M
	2016 Est. Entertainment	\$35.9 M	\$143 M	\$317 M
	2016 Est. Food, Beverages, Tobacco	\$104 M	\$402 M	\$878 M
	2016 Est. Furnishings, Equipment	\$21.5 M	\$86.5 M	\$194 M
	2016 Est. Health Care, Insurance	\$59.9 M	\$230 M	\$503 M
	2016 Est. Household Operations, Shelter, Utilities	\$208 M	\$808 M	\$1.78 B
	2016 Est. Miscellaneous Expenses	\$10.1 M	\$38.9 M	\$85.3 M
	2016 Est. Personal Care	\$8.66 M	\$33.8 M	\$74.5 M
	2016 Est. Transportation	\$122 M	\$478 M	\$1.05 B