



MULTI-TENANT MCDONALD'S ANCHORED CENTER

824-830 DIXIE HIGHWAY, HOOPESTON, IL 60942

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STATE BROKER OF RECORD:

WAYNE SOBCZAK

REALTY WORLD (TIFFANY REAL ESTATE)

IL #471-000681

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INVESTMENT SUMMARY

List Price:	\$1,591,488
Current NOI:	\$89,973.37
Initial Cap Rate:	5.65%
Land Acreage:	0.9
Year Built	2012
Building Size:	6,649 SF
Price PSF:	\$239.36
Lease Type:	NN
Lease Term:	20 Years

INVESTMENT OFFERING

Fortis Net Lease is pleased to present a 6,649 SF Multi-Tenant building in Hoopeston, IL. The property is encumbered with NN leases and requires minimal landlord responsibilities. The anchor tenant, McDonald's, has been at this location for over 5 years and the corporately guaranteed the lease runs through 2032 with seven, five year options to extend thereafter. The McDonald's lease features rent increases every five years to help hedge against inflation, including the option periods. Other tenants include Hoopeston Community Hospital (dba Verizon Wireless) and Robinson Chiropractic. Both tenants are under lease through January of 2022. Currently, Verizon is subleasing from Hoopeston Community Hospital through June 2020 with a two year option to extend. The building has 700 SF of vacant space available for value add component.

This property is strategically located on the corner of Orange St and Chicago St at the signalized intersection as an Outlot to an IGA Supermarket. The average daily traffic exceeds 11,900 vehicles per day passing the site. The 10 mile population exceeds 12,000 residents and the 5 mile average annual household income exceeds \$51,000. The property is centrally located within the Hoopeston community, as it has multiple schools and church's nearby. Surrounding national tenants include CVS, Dollar General, IGA Superstore, Casey's General Store, NAPA, Dairy Queen, and Subway.



PRICE \$1,591,488



CAP RATE 5.65%



LEASE TYPE NN



TERM 20 Years

INVESTMENT HIGHLIGHTS

- 6,649 SF Multi-Tenant Property Built in 2012
- Outlot to IGA Supermarket
- McDonald's is the Anchor Tenant with over 54% of GLA
- 10.53% GLA Vacancy for Value Add Component
- Rent Increases During Primary Term to Hedge Against Inflation
- National Tenant Subleasing from Hoopeston Community Hospital
- ADT Exceeds 11,900+ VPD Passing the Property
- Multiple Ingress/Egress Access Points at Signalized Intersection
- 10 Mile Population Exceeds 8,400 Residents
- 5 Mile Average Annual Household Income Exceeds \$52,000

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FINANCIAL SUMMARY

INCOME		PER SF
McDonald's Rent	\$66,744	\$10.04
Hoopeston Community Hospital Rent (dba Verizon)	\$14,124	\$2.12
Robinson Chiropractic Rent	\$19,200	\$2.89
Tax Reimbursements (All 3 Tenants)	\$28,957	\$4.36
Insurance Reimbursements (All 3 Tenants)	\$1,536	\$0.23
CAM + Utilities Reimbursements (3 Tenants)	\$2,777	\$0.42
Gross Income	\$133,338	\$20.05
EXPENSE		PER SF
Taxes (3 Tenants + Vacant Space)	\$32,609	\$4.90
Insurance (3 Tenants + Vacant Space)	\$1,729	\$0.26
CAM + Utilities (3 Tenants + Vacant Space)	\$7,696	\$1.16
Reserves (\$0.20 PSF)	\$1,330	\$0.20
Gross Expenses	\$43,365	\$6.52
NET OPERATING INCOME	\$89,973	\$13.53

PROPERTY SUMMARY

Year Built:	2012
Lot Size:	0.9 Acres
Building Size:	6,649 SF
Traffic Count:	11,900
Zoning:	B-1
HVAC:	Roof Mounted
Roof:	Rubber Membrane
Parking Lots:	40 Paved Spaces

LEASE SUMMARY

Tenant:	McDonald's
Lease Type:	NN
Primary Lease Term:	20 Years
Landlord Responsibilities:	Roof & Structure, CAM
Taxes, Insurance & CAM:	Tenant Responsibility
Roof, Structure & Parking:	Landlord Responsibility
Lease Start Date:	10/17/2012
Lease Expiration Date:	12/30/2032
Lease Term Remaining:	13.5 Years
Rent Increases:	At Least 3% Every 5 Years
Renewal Options:	Seven (7), Five (5) Year Options
Lease Guarantor:	Corporate
Lease Guarantor Strength:	BBB+
Tenant Website:	www.mcdonalds.com



NOI:
\$89,973



OF UNITS:
4



GUARANTOR:
MCDONALD'S



S&P:
BBB+

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LEASE SUMMARY

Tenant:	Robinson Chiropractic
Lease Type:	NN
Primary Lease Term:	10 Years
Landlord Responsibilities:	Roof & Structure
Taxes, Insurance & CAM:	Tenant Responsibility
Roof & Structure:	Landlord Responsibility
Lease Start Date:	2/1/2012
Lease Expiration Date:	1/31/2022
Lease Term Remaining:	2+ Years
Rent Increases:	3% Annually
Renewal Options:	None
Lease Guarantor:	Corporate
Lease Guarantor Strength:	N/A
Tenant Website:	www.robinsonchiropracticofhoopeston.com




LEASE SUMMARY

Tenant:	Hoopeston Community Hospital (dba Verizon)
Lease Type:	NN
Primary Lease Term:	10 Years
Landlord Responsibilities:	Roof & Structure
Taxes, Insurance & CAM:	Tenant Responsibility
Roof & Structure:	Landlord Responsibility
Lease Start Date:	2/1/2012
Lease Expiration Date:	1/31/2022
Lease Term Remaining:	2+ Years
Rent Increases:	4% in Final Year
Renewal Options:	None
Lease Guarantor:	Corporate
Lease Guarantor Strength:	N/A
Tenant Website:	www.carle.org

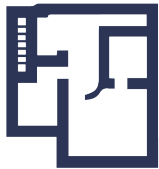


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TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	% OF GLA	RENT PER SF/YR
McDonald's	824	3,600	10/17/2012	12/30/2032	\$66,744	54.14	\$18.54
Hoopeston Community Hospital (dba Verizon)	826	1,005	2/1/2012	1/31/2022	\$14,124	15.12	\$14.05
Robinson Chiropractic	830	1,344	2/1/2012	1/31/2022	\$19,200	20.21	\$14.29
Vacant	828	700				10.53	
Totals/Averages		6,649			\$100,068		\$15.05



TOTAL SF
6,649



TOTAL ANNUAL RENT
\$100,068



OCCUPANCY RATE
89.5%



AVERAGE RENT/SF
\$15.05



NUMBER OF TENANTS
3



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OVERVIEW

Company:	McDonald's
Founded:	1940
Total Revenue:	\$22.8 Billion
Net Income:	\$5.1 Billion
Headquarters:	Chicago, IL
Website:	www.mcdonalds.com

TENANT HIGHLIGHTS

- Investment Grade Tenant
- Largest QSR Chain
- 14,000 Locations in US Alone
- 37,000 Locations Globally
- McDonald's Hires Over 1 Million U.S. Workers Each Year

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP
1-5	\$64,800	\$5,400	-
6-10 (Current)	\$66,740	\$5,562	3.0%
11-15	\$68,748	\$5,729	3.0%
16-20	\$71,280	\$5,940	3.68%
Option 1	\$73,416	\$6,118	3.0%
Option 2	\$75,612	\$6,301	3.0%
Option 3	\$77,880	\$6,490	3.0%
Option 4	\$80,220	\$6,685	3.0%
Option 5	\$82,632	\$6,886	3.0%
Option 6	\$85,104	\$7,092	3.0%
Option 7	\$87,660	\$7,305	3.0%

TENANT INFORMATION

McDonald's is an American fast food company, founded in 1940 as a restaurant operated by Richard and Maurice McDonald, in San Bernardino, California, United States. In 1955, Ray Kroc, a businessman, joined the company as a franchise agent and proceeded to purchase the chain from the McDonald brothers. McDonald's had its original headquarters in Oak Brook, Illinois, but moved its global headquarters to Chicago in early 2018. McDonald's is the world's largest restaurant chain by revenue, serving over 69 million customers daily in over 100 countries across approximately 36,900 outlets as of 2016. Although McDonald's is best known for its hamburgers, cheeseburgers and french fries, they also feature chicken products, breakfast items, soft drinks, milkshakes, wraps, and desserts

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OVERVIEW

Company:	Verizon Wireless
Founded:	2000
Total Revenue:	\$126 Billion
Net Income:	\$30 Billion
Number Of Locations:	2,330
Headquarters:	Basking Ridge, NJ
Website:	VerizonWireless.com

TENANT HIGHLIGHTS

- 2,330 Retail Locations
- Operated Largest 4G Network in USA
- Launched First 5G Network in September 2018
- Verizon Wireless Invests \$45 Million Daily into Their Networks
- Verizon has Nearly 177,000 Employees
- More than 200 Data Centers in 24 Countries

RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	MONTHLY RENT	BUMP
Current	\$14,124	\$1,177	-
2020-2021	\$14,124	\$1,177	-
2021-2022	\$14,700	\$1,225	4.0%

TENANT INFORMATION

Al's Electronic's is a successful Verizon operator who has been subleasing from Hoopeston Community Hospital since 2018 and has the option to take over the lease in June 2020. Currently, Hoopeston Community Hospital is the guarantor on the lease through January 2022.

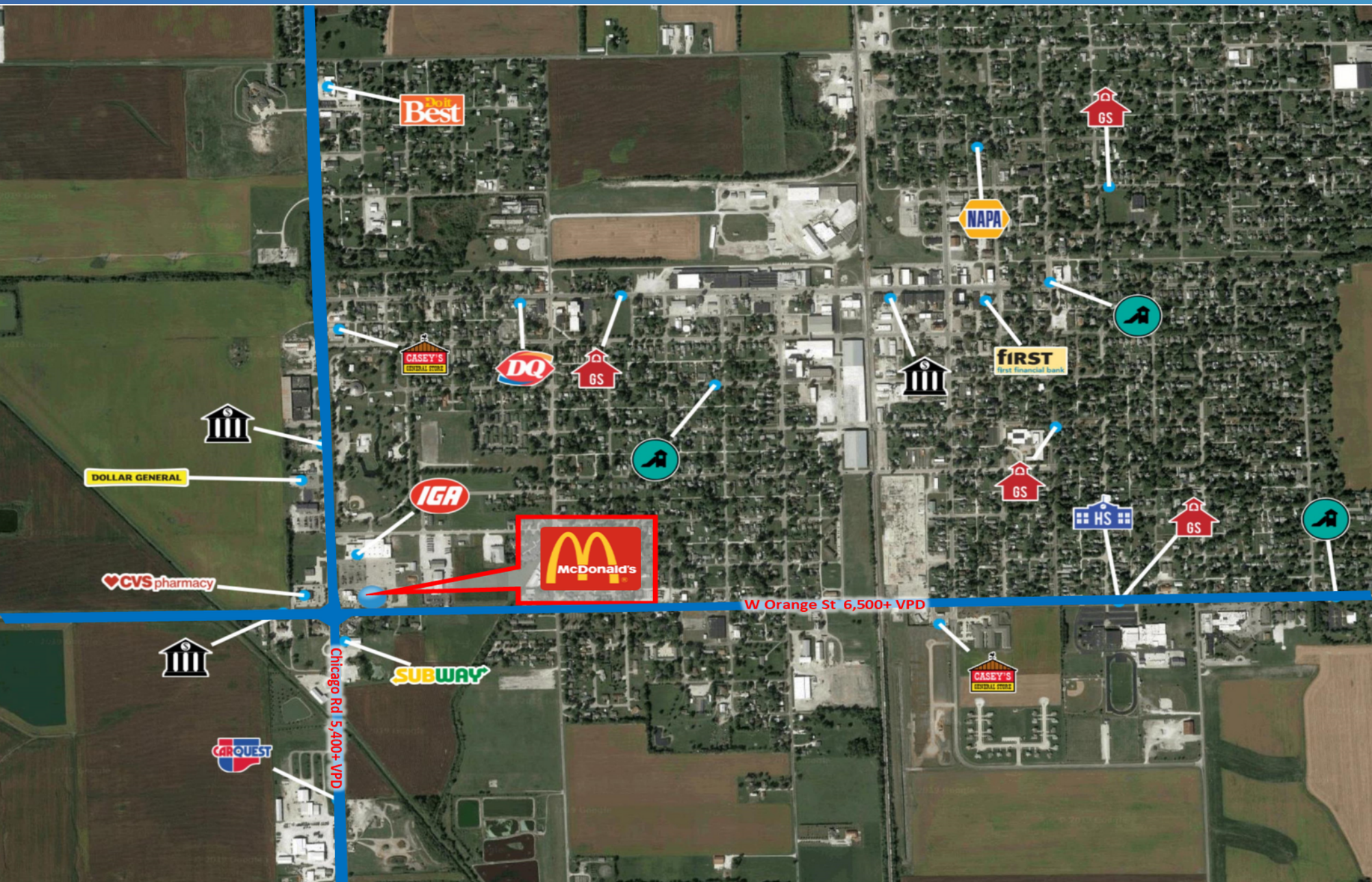
Verizon Wireless (commonly shortened to Verizon, and stylized as verizon), is an American telecommunications company which offers wireless products and services. It is a wholly owned subsidiary of Verizon Communications. With 149 million subscribers as of October 2017, Verizon Wireless is the largest wireless telecommunications provider in the United States.

The company is headquartered in Basking Ridge, New Jersey. It was founded in 2000 as a joint venture of American telecommunications firm Bell Atlantic, which would soon become Verizon Communications, and British multinational telecommunications company Vodafone. Verizon Communications became the sole owner in 2014 after buying Vodafone's 45-percent stake in the company. It operates a national 4G LTE network covering about 98 percent of the U.S. population, which in December 2015 won or tied for top honors in each category of the RootMetrics RootScore Reports. Verizon Wireless offers mobile phone services through a variety of devices. Its LTE in Rural America Program, with 21 rural wireless carriers participating, covers 2.7 million potential users in 169 rural counties. Verizon Wireless announced in 2015 that it was developing a 5G, or fifth generation, network.


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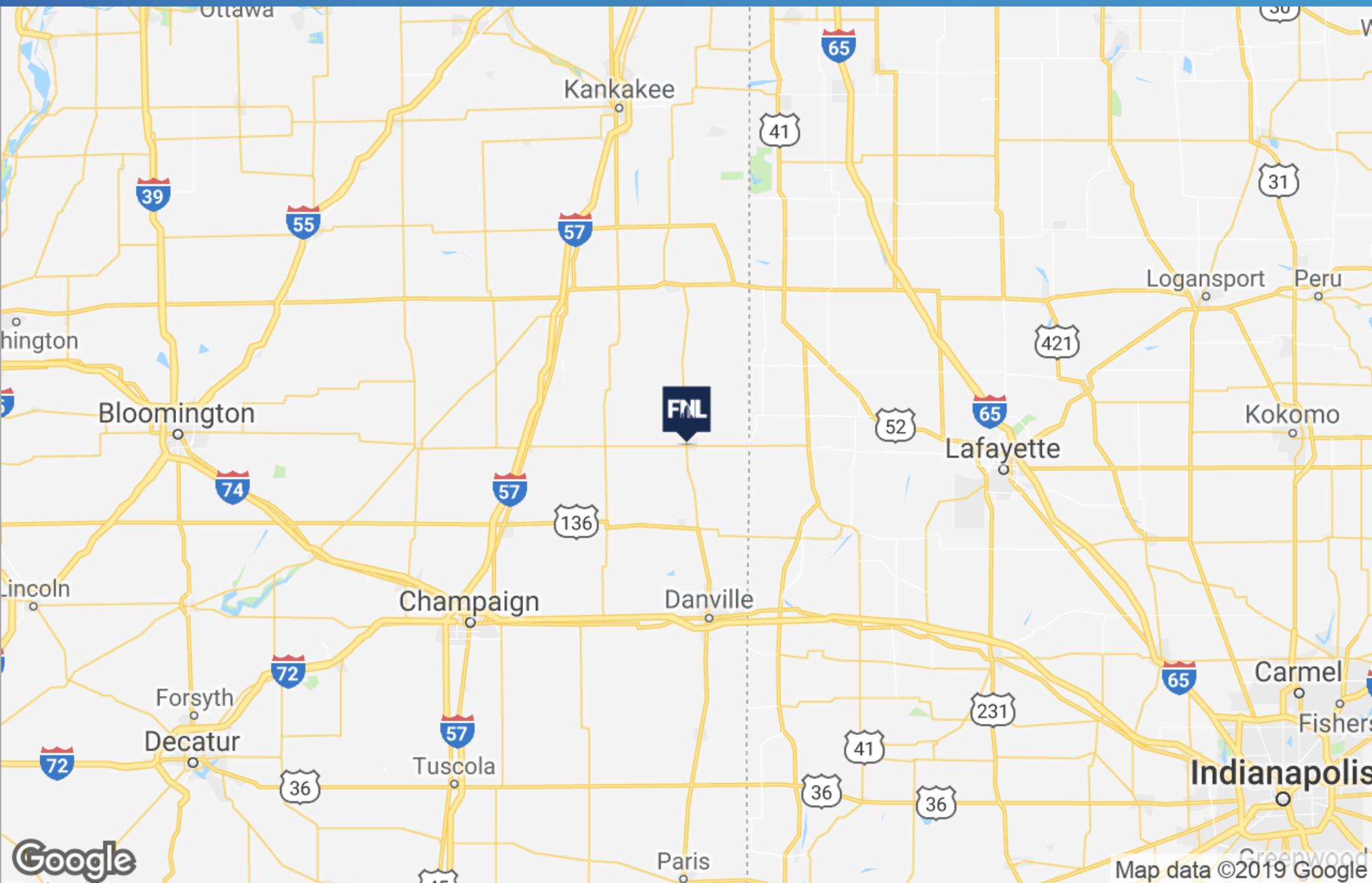
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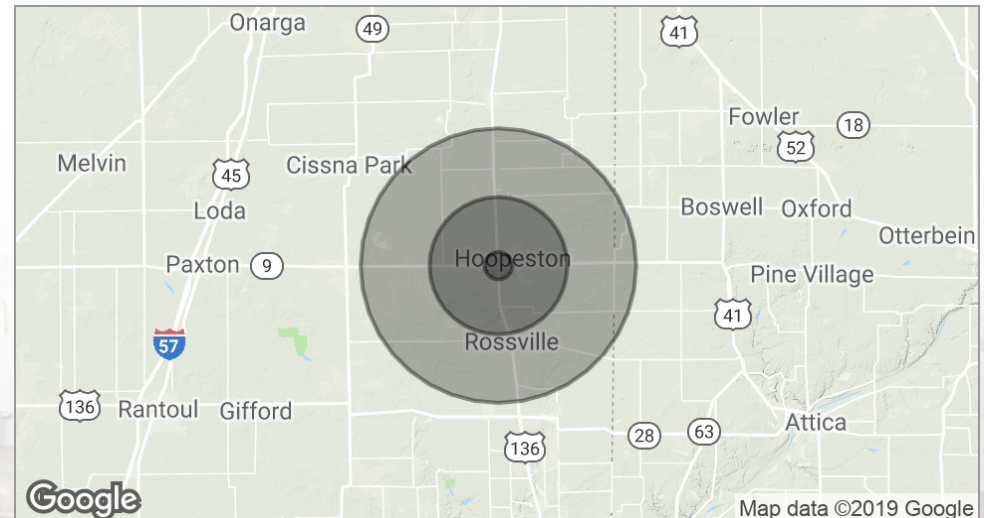
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Business and manufacturing in Hoopeston have historically been related to agriculture. In honor of its agricultural roots, including the growing of sweet corn, Hoopeston holds a Sweet Corn Festival each September, starting the Thursday before Labor Day and ending on Labor Day. In association with the festival, the Miss National Sweetheart is held during the same week. Runners-up from the Miss America state pageants are eligible to compete for the title of Miss National Sweetheart. Hoopeston promoted and won the Danville Area Community College campus in 2012 which offers transferable credit courses as well as trade courses for everyone interested in learning a trade. Hoopeston's first college, Greer College, however, was built in 1890, funded by a gift of \$40,000 and 500 acres of land from John Greer, prominent business man of that time. It closed in 1926 but remained a high school. Hoopeston is still a viable town. It keeps changing to find its specialty niche, adding unique stores, and different types of businesses in the health field. It has become more a retirement community with the biggest employers being Hoopeston Carle Regional Health Center, Heritage Nursing Home, and Hoopeston Area School District, Silgan Corporation, Teasdale Foods, IGA, and Schumacher's.

POPULATION	1 MILE	5 MILES	10 MILES
Total Population 2018	1,947	5,813	8,445
Average Age	36.3	36.8	38.3
# Of Persons Per HH	2.8	2.7	2.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	806	2,415	3,469
Average HH Income	\$40,131	\$52,827	\$56,567
Median House Value	\$122,986	\$114,570	\$118,818
Consumer Spending (Thousands)	\$14,700	\$49,516	\$75,109





TOTAL SALES VOLUME

\$5.5B

PROPERTIES SOLD

2,500+

BROKER & BUYER REACH

345K

STATES SOLD IN

40

Click to Meet Team Fortis

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