

Hardee's

BATAVIA, IL



OFFERING MEMORANDUM

Marcus & Millichap
Real Estate Investment Services

Hardee's

BATAVIA, IL

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

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PRICING AND FINANCIAL ANALYSIS

Hardee's

BATAVIA, IL

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FINANCIAL OVERVIEW

Location

107 N. Batavia Avenue
Batavia, IL 60510

Price Request For Offer
 Rentable Square Feet 3,800
 Year Built /Renovated 1988/2013
 Lot Size 0.46 Ac
 Type of Ownership Fee Simple

Annualized Operating Data

Rent Increases	Annual Rent	Monthly Rent
8/1/13 - 7/31/18	\$130,500.00	\$10,875.00
8/1/18 - 7/31/23	\$140,287.44	\$11,690.62
8/1/23 - 7/31/28	\$150,808.92	\$12,567.41
8/1/28 - 7/31/33	\$162,119.52	\$13,509.96
Base Rent (\$34.34/SF)		\$130,500
Net Operating Income		\$130,500

Tenant Summary

Tenant Trade Name Hardee's
 Ownership Private
 Tenant Franchisee
 Lease Guarantor Franchisee Guarantee
 Lease Type Absolute Net
 Roof and Structure Tenant Responsible
 Lease Term 20 Years
 Lease Commencement Date August 1, 2013
 Rent Commencement Date August 1, 2013
 Lease Expiration Date July 31, 2033
 Term Remaining on Lease 19.5 Years
 Increases 7.5% Every Five Years
 Options Four 5-Year Options

TENANT OVERVIEW

Property Name	Hardee's
Property Address	107 N. Batavia Avenue Batavia, IL 60510
Property Type	Net Leased Restaurant Fast Food
Rentable Square Feet	3,800

Tenant Trade Name	Hardee's
Ownership	Private
Tenant	Franchisee
Lease Guarantor	Franchisee Guarantee

Lease Commencement Date	August 1, 2013
Rent Commencement Date	August 1, 2013
Lease Expiration Date	July 31, 2033
Term Remaining on Lease	19.5 Years
Lease Type	Absolute Net
Roof and Structure	Tenant Responsible
Lease Term	20 Years
Year 1 Net Operating Income	\$130,500
Increases	7.5% Every Five Years

Options to Renew	Four 5-Year Options
First Right of Refusal	Yes

Franchisee Profile	
Years in the Business	20+
Other Concepts Owned	Carl's Jr. Restaurants

The franchisee at this location has more than 20 years experience in the Carl's Jr./Hardee's system. The franchisee currently owns and operates more than 100 Carl's Jr. and Hardee's locations in Arizona, Illinois, Indiana, Kentucky, Missouri, and Texas.

PROPERTY DESCRIPTION

Hardee's

BATAVIA, IL

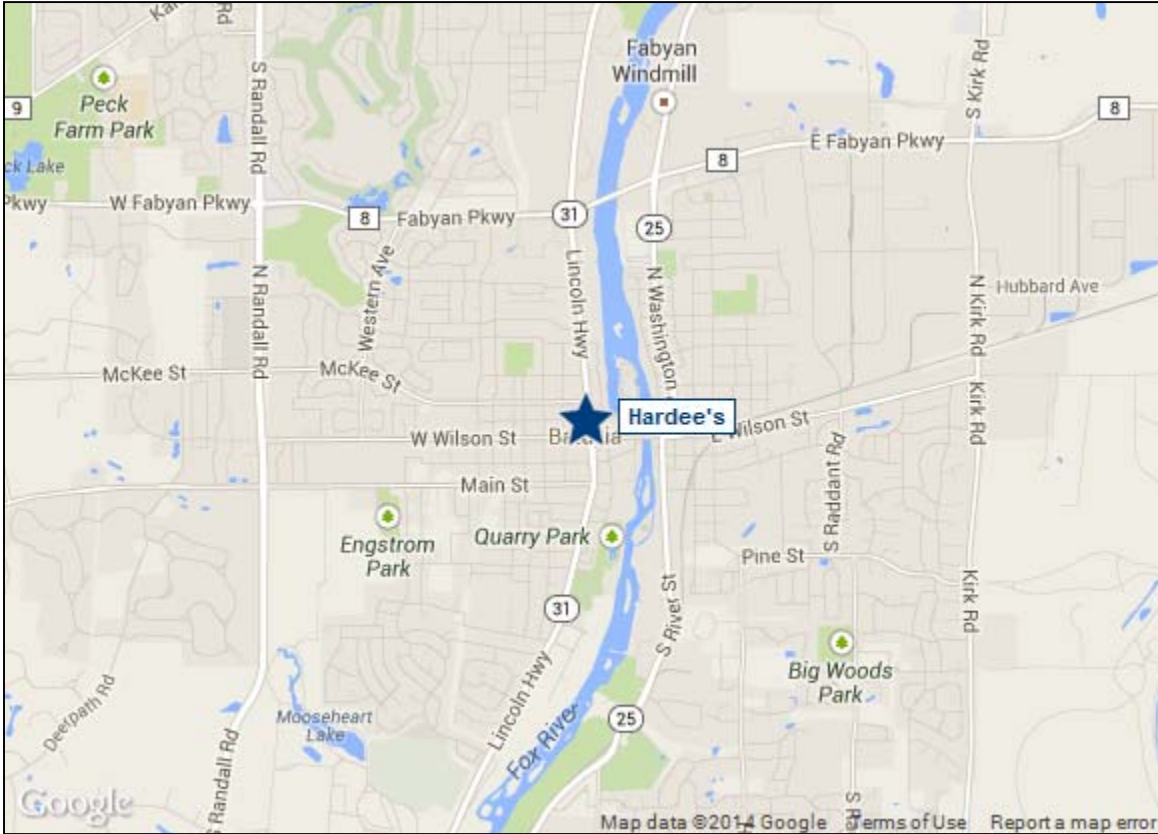
PROPERTY SUMMARY

The Offering

Property	Hardee's
Property Address	107 N. Batavia Avenue Batavia, IL 60510

Site Description

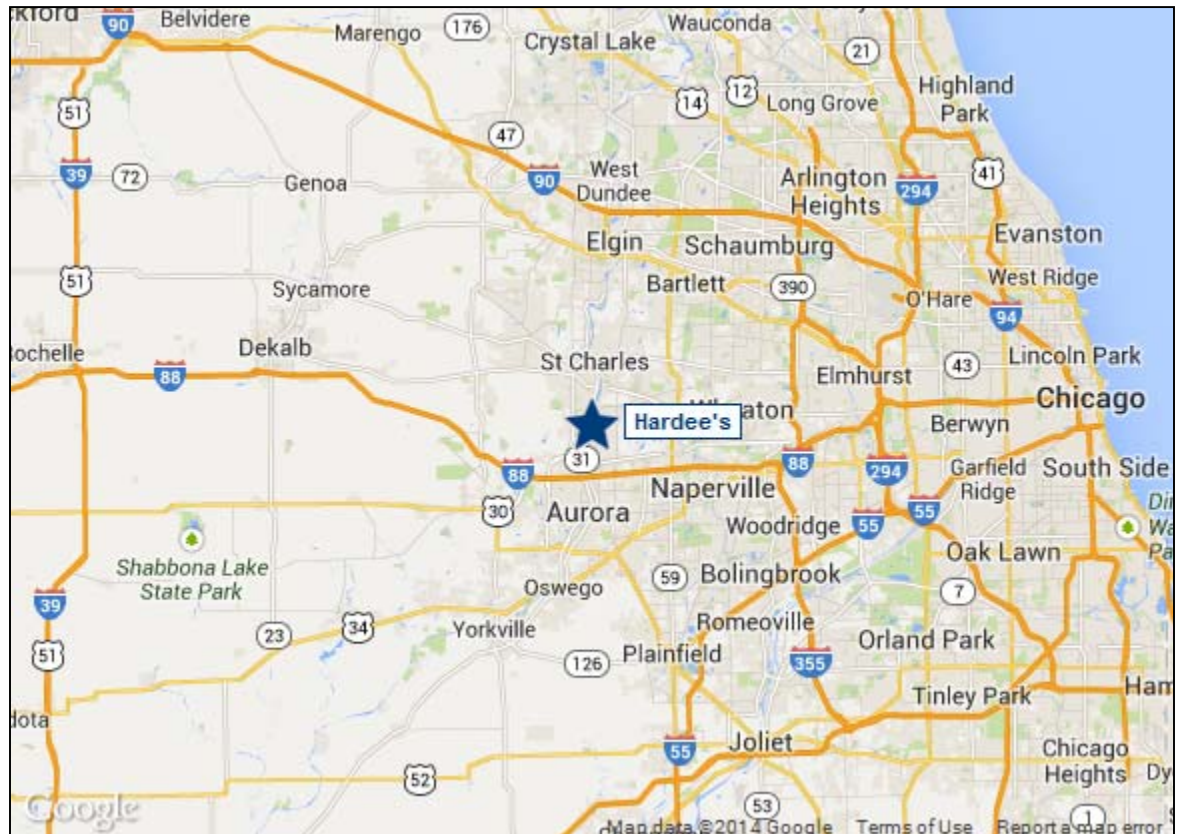
Year Built/Renovated	1988 / 2013
Rentable Square Feet	3,800
Lot Size	0.46 Ac
Type of Ownership	Fee Simple



Local Map



Regional Map





DEMOGRAPHIC ANALYSIS

Hardee's

BATAVIA, IL

DEMOGRAPHIC REPORT

	1 Mile	3 Miles	5 Miles
2000 Population	11,677	44,866	95,677
2010 Population	11,544	49,897	118,753
2013 Population	11,749	50,840	121,290
2018 Population	11,741	53,905	130,505
2000 Households	4,669	15,672	34,067
2010 Households	4,752	18,000	42,710
2013 Households	4,843	18,347	43,644
2018 Households	4,917	19,551	47,249
2013 Average Household Size	2.46	2.75	2.73
2013 Daytime Population	8,071	28,472	72,814
2000 Median Housing Value	\$201,089	\$205,922	\$196,360
2000 Owner Occupied Housing Units	68.82%	78.37%	73.53%
2000 Renter Occupied Housing Units	22.47%	17.17%	22.06%
2000 Vacant	3.07%	3.26%	4.43%
2013 Owner Occupied Housing Units	67.85%	79.67%	77.30%
2013 Renter Occupied Housing Units	32.15%	20.33%	22.70%
2013 Vacant	4.80%	3.23%	3.85%
2018 Owner Occupied Housing Units	66.97%	79.71%	77.43%
2018 Renter Occupied Housing Units	33.03%	20.29%	22.57%
2018 Vacant	4.95%	3.13%	3.81%
\$ 0 - \$14,999	6.8%	4.8%	5.1%
\$ 15,000 - \$24,999	7.8%	5.7%	6.2%
\$ 25,000 - \$34,999	7.1%	5.9%	7.2%
\$ 35,000 - \$49,999	11.1%	9.0%	10.4%
\$ 50,000 - \$74,999	15.9%	14.4%	16.2%
\$ 75,000 - \$99,999	15.3%	16.0%	16.0%
\$100,000 - \$124,999	12.9%	14.6%	13.2%
\$125,000 - \$149,999	8.2%	9.5%	8.4%
\$150,000 - \$199,999	8.1%	10.3%	9.4%
\$200,000 - \$249,999	2.6%	3.8%	3.3%
\$250,000 +	4.1%	6.0%	4.7%
2013 Median Household Income	\$76,854	\$90,873	\$82,629
2013 Per Capita Income	\$40,800	\$42,484	\$38,861
2013 Average Household Income	\$98,721	\$117,311	\$107,159

Demographic data © 2012 by Experian.

SUMMARY REPORT

Geography: 5 Miles

Population

In 2013, the population in your selected geography was 121,290 . The population has changed by 26.77% since 2000. It is estimated that the population in your area will be 130,505 five years from now, which represents a change of 7.59% from the current year. The current population is 49.4% male and 50.5% female. The median age of the population in your area is 37.8 , compare this to the U.S. average which is 37. The population density in your area is 1,630.94 people per square mile.

Households

There are currently 43,644 households in your selected geography. The number of households has changed by 28.11% since 2000. It is estimated that the number of households in your area will be 47,249 five years from now, which represents a change of 8.25% from the current year. The average household size in your area is 2.73 persons.

Income

In 2013, the median household income for your selected geography is \$82,629 , compare this to the U.S. average which is currently \$53,535. The median household income for your area has changed by 17.20% since 2000. It is estimated that the median household income in your area will be \$99,134 five years from now, which represents a change of 19.97% from the current year.

The current year per capita income in your area is \$38,861 , compare this to the U.S. average, which is \$28,888. The current year average household income in your area is \$107,159 , compare this to the U.S. average which is \$75,373.

Race & Ethnicity

The current year racial makeup of your selected area is as follows: 84.98% White, 4.29% African American, 0.25% Native American and 3.09% Asian/Pacific Islander. Compare these to U.S. averages which are: 72.20% White, 12.65% African American, 0.96% Native American and 5.01% Asian/Pacific Islander.

People of Hispanic origin are counted independently of race. People of Hispanic origin make up 14.33% of the current year population in your selected area. Compare this to the U.S. average of 16.55%.

Housing

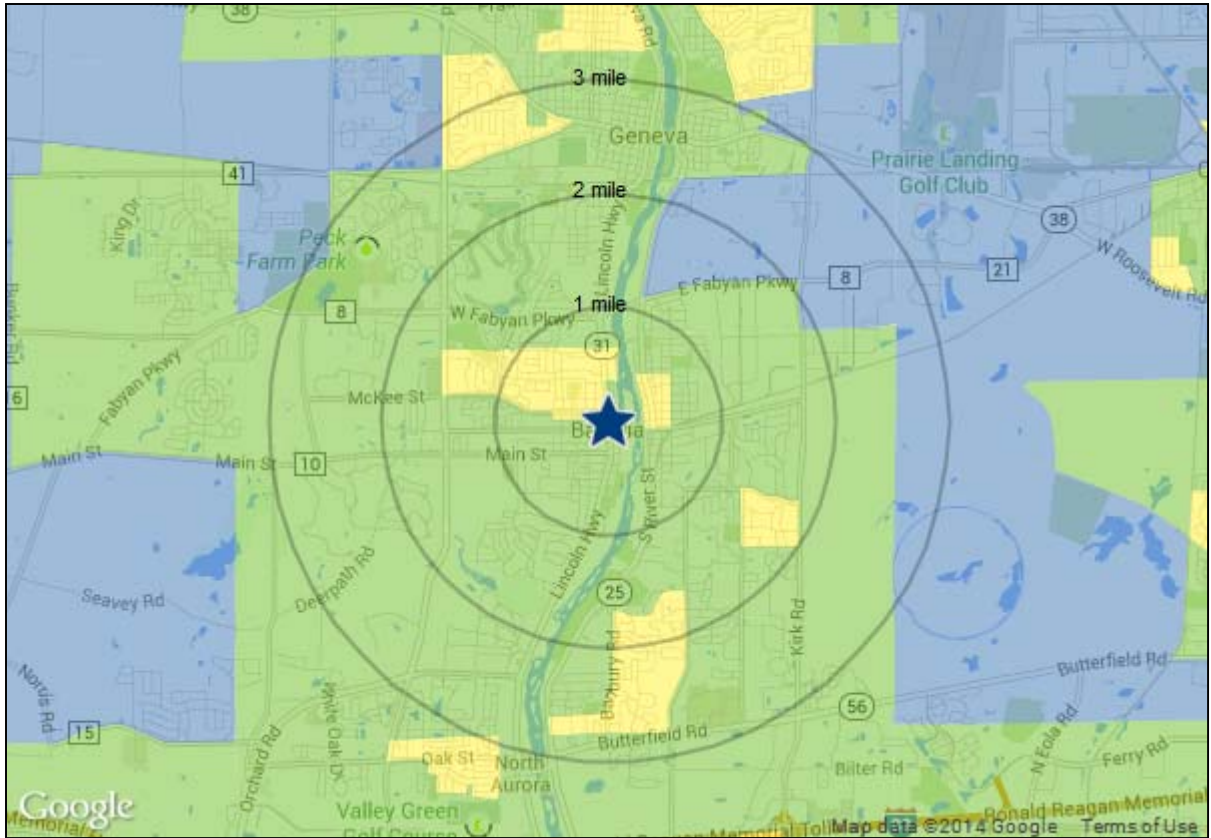
The median housing value in your area was \$196,360 in 2000, compare this to the U.S. average of \$110,781 for the same year. In 2000, there were 26,211 owner occupied housing units in your area and there were 7,863 renter occupied housing units in your area. The median rent at the time was \$735 .

Employment

In 2013, there are 72,814 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 74.5% of employees are employed in white-collar occupations in this geography, and 25.5% are employed in blue-collar occupations. In 2013, unemployment in this area is 4.00% . In 2000, the median time traveled to work was 21.7 minutes.

Demographic data © 2012 by Experian.

POPULATION DENSITY



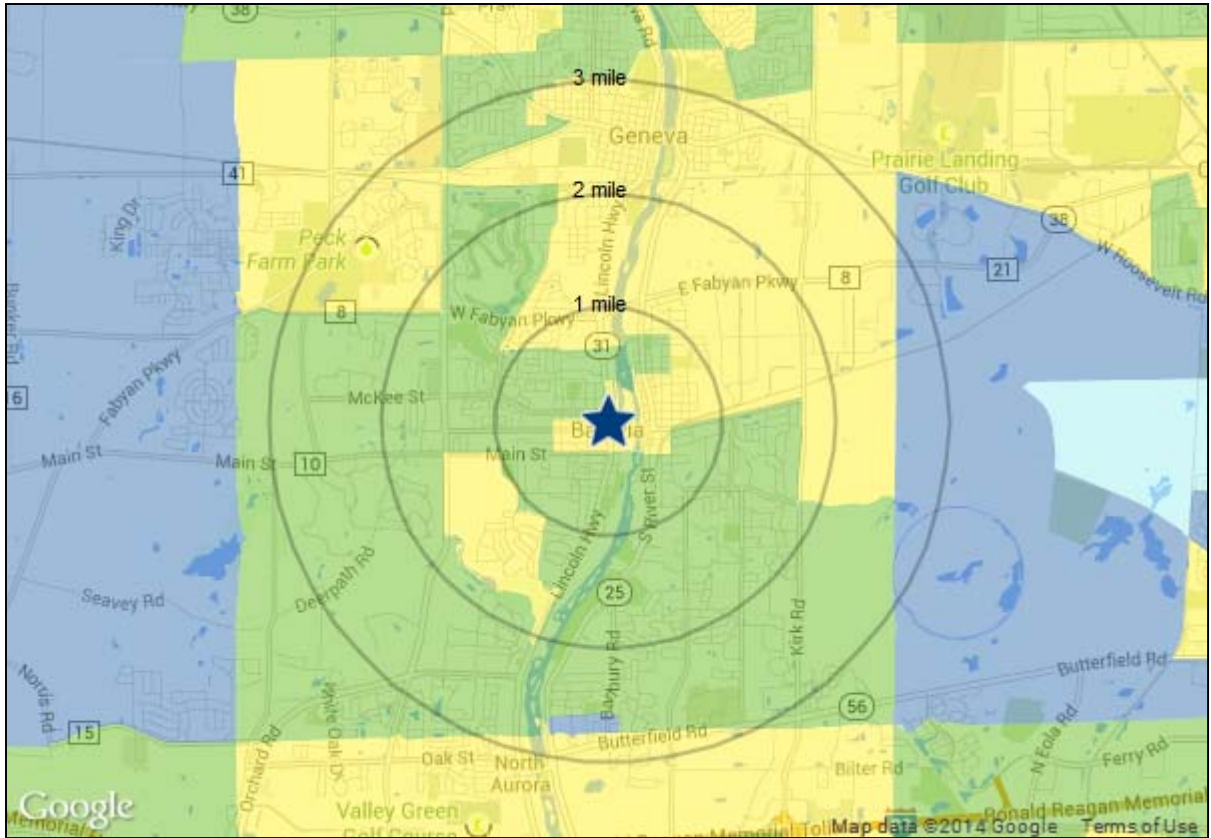
Demographic data © 2012 by Experian.

Population Density

Theme	Low	High
Low	less than	55
Below Average	55	475
Average	475	4100
Above Average	4100	35000
High	35000	or more

Number of people living in a given area per square mile.

EMPLOYMENT DENSITY



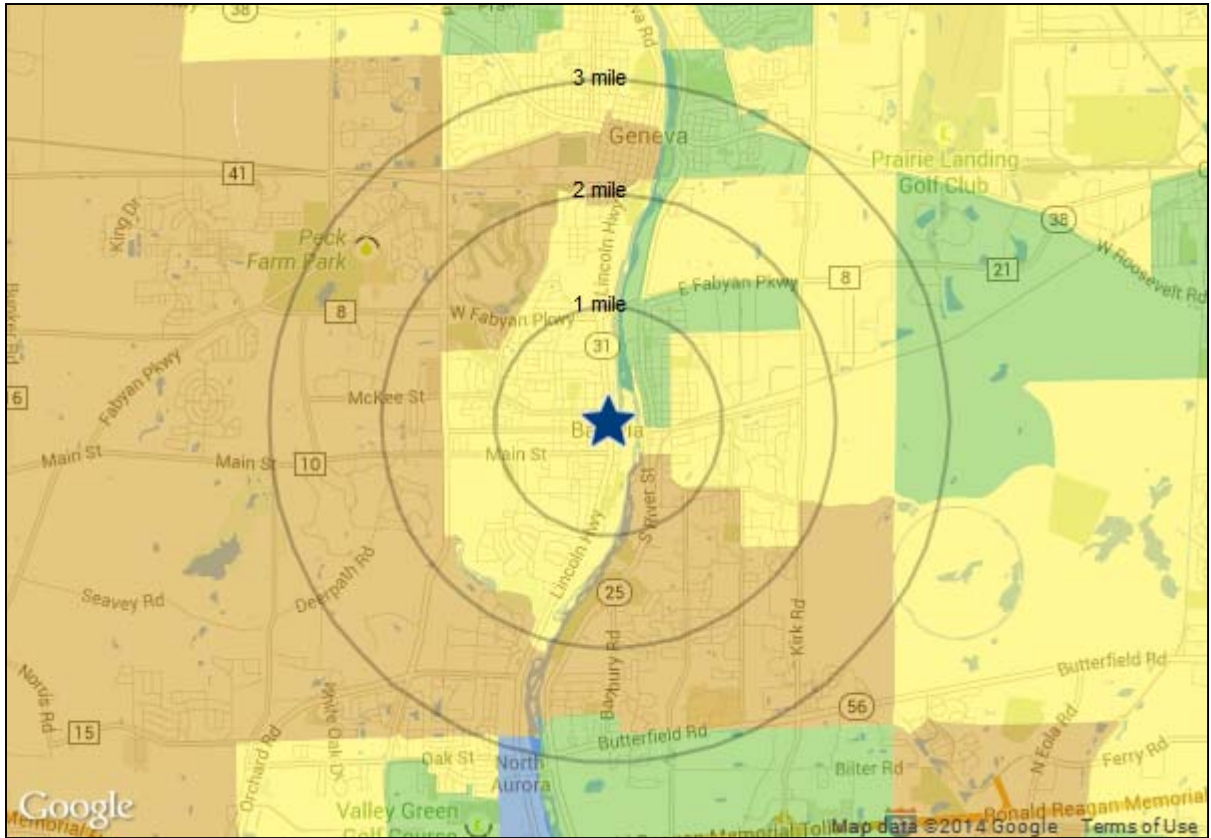
Demographic data © 2012 by Experian.

Employment Density

Theme	Low	High
Low	less than 9	9
Below Average	9	96
Average	96	1025
Above Average	1025	10875
High	10875	or more

The number of people employed in a given area per square mile.

AVERAGE HOUSEHOLD INCOME



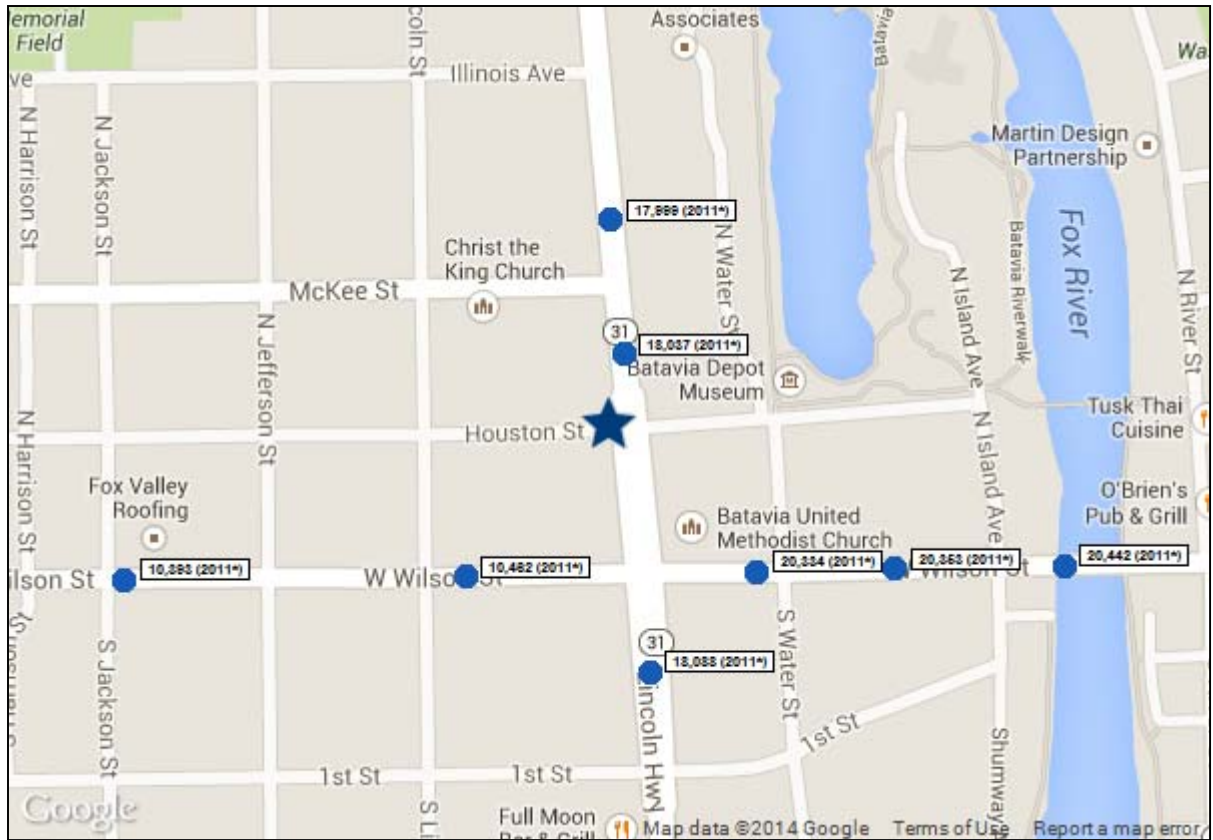
Demographic data © 2012 by Experian.

Average Household Income

Theme	Low	High
Low	less than	\$29,500
Below Average	\$29,500	\$48,500
Average	\$48,500	\$80,000
Above Average	\$80,000	\$132,500
High	\$132,500	or more

Average income of all the people 15 years and older occupying a single housing unit.

TRAFFIC COUNTS



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Two-way, average daily traffic volumes.

* Traffic Count Estimate



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