

Two Tenant Net Leased Investment



OFFERED FOR SALE
\$2,894,000 | 6.75% CAP



935 COUNTRY CLUB RD
Woodstock, IL 60098



Actual Property Photo

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INVESTMENT SUMMARY

Address	935 Country Club Road, Woodstock, IL 60098
Property	2 Tenant Retail Building
Price	\$2,894,000
Cap Rate	6.75%
Current NOI	\$195,328
NOI Year 6 (10% Increase)	\$214,860
Tenants	Jersey Mike's and Heartland Dental
Lease Types	Net Leases
Year Built	2022
Building SF	± 5,548 SF
Parcel Size	± 0.70 Acres
Parking Spaces	± 31 Spaces
Occupancy	100%
WALT	10 Years



- Jewel-Osco Outparcel**
 - This location had 692K visitors in the last 12 months (placer.ai)
 - Top-performing location - Top 22% of all Jewel-Osco's Nationwide
 - Only major grocery store in the immediate region assures predictable and steady traffic patterns to the subject site
- Signalized Corner Location**
 - Located on South Eastwood Drive (14k VPD) with 3 curb-cuts
 - High-demand parcel location should the property ever need to be backfilled
 - Shared Easement with Panera Bread will promote cross-shopping synergies
- Robust Chicago Demographics**
 - The Chicago MSA is home to over 9.5M residents, making it the 3rd most populous MSA in the nation
 - Residents earn an average household income of \$97,963; more than 8% higher than the state average and nearly 12% higher than the national average
- Surrounding Tax Increment Financing District Will Spur Private Development**
 - Woodstock's Downtown & Route 47 TIF District was established in January 2019 - Blankets area surrounding the subject property
 - Tax Increment Financing assists local governments in attracting private development and new businesses to their respective communities
 - Tax increments typically include the change in assessed values that result from new construction - these dollars are captured by the TIF district and are restricted for private development projects that impact the property located within the district's boundaries
- New High-Quality 2022 Construction**
 - Tenant leases provide for 10% rental increases every 5 years throughout the term and renewal options
 - Tenants pay for all operating expenses, taxes, and insurance
- Chicago MSA**
 - Chicago is home to O'Hare International Airport, the 3rd busiest airport in the nation (served nearly 83M passengers in 2018)
 - Several major interconnected expressways and interstate highways pass through the Chicago area
 - Interstates 80, 88 and 290 are the main east/west routes
 - Interstates 55 and 57 provide access to the south and southwestern suburban areas
 - Communities to the north and northwest are accessed via Interstate 90 and 94

RENT ROLL



935 COUNTRY CLUB RD, WOODSTOCK, IL 60098

Suite	Tenant	Rentable SF	Percent Occupancy	Lease Commencement	Lease Expiration	Approx. Rent PSF	Base Rent Per Month	Annual Rent	Lease Type	Rental Increases	Renewal Options	Guarantee
A1	Heartland Dental	3,948	71.16%	3/1/2022	2/28/2032	\$36.00	\$11,844	\$142,128	NNN	10% Every 5 Years	4, 5 Year Options	Corporate
A2	Jersey Mike's	1,600	28.84%	3/16/2022	4/1/2032	\$33.25	\$4,433	\$53,200	NNN	10% Every 5 Years	2, 5 Year Options	Personal
Total SF		5,548	100%			Monthly Income		\$16,277				
Occupied SF		5,548	100%			Annual Income		\$195,328				
Available SF		0	0%			Average PSF		\$35.21				

AERIAL N.W. FACING



Downtown
Woodstock

DOLLAR GENERAL

Wendy's

T-Mobile
SUBWAY

Little Caesars
Papa Murphy's

Habitat for Humanity
ReStore

Jewel
Osco

CHASE

CIRCLE K

CHIPOTLE

Panera
BREAD

McDonald's

Jersey Mike's Subs
HEARTLAND
DENTAL

tropical
SMOOTHIE
CAFE

advia
credit union

AERIAL SOUTH-FACING



O'Reilly

Popeye's

Sherwin Williams

ups

Advance Auto Parts

TACO BELL

Sherwin Williams

verizon

DUNKIN'

DOLLAR TREE

planet fitness

Walgreens

Jersey Mike's Subs
HEARTLAND DENTAL

bp

Country Club Rd
6,850 ADT

advia credit union

13,600 ADT

McDonald's

SITE VIEW

Country Club Rd

6,850 ADT

S Eastwood Dr

13,600 ADT

Year Built: 2022
Parking: 31 Spaces

Jersey Mike's Subs

HEARTLAND
DENTAL

5,548 SF

0.70 AC

CHICAGO OVERVIEW

Downtown Chicago

9.5M Residents living
in Chicago

\$764B Gross Metropolitan
Product in 2021

12 Fortune Global
500 Companies

50M Domestic Leisure
Travelers Contributing
\$14B to the Economy

66 Fortune 1000
Companies

#6 Most Walkable of the
Fifty Largest Cities in
the United States

#1 Best Cities in the U.S.
(Conde Nast Traveler,
six years in a row)

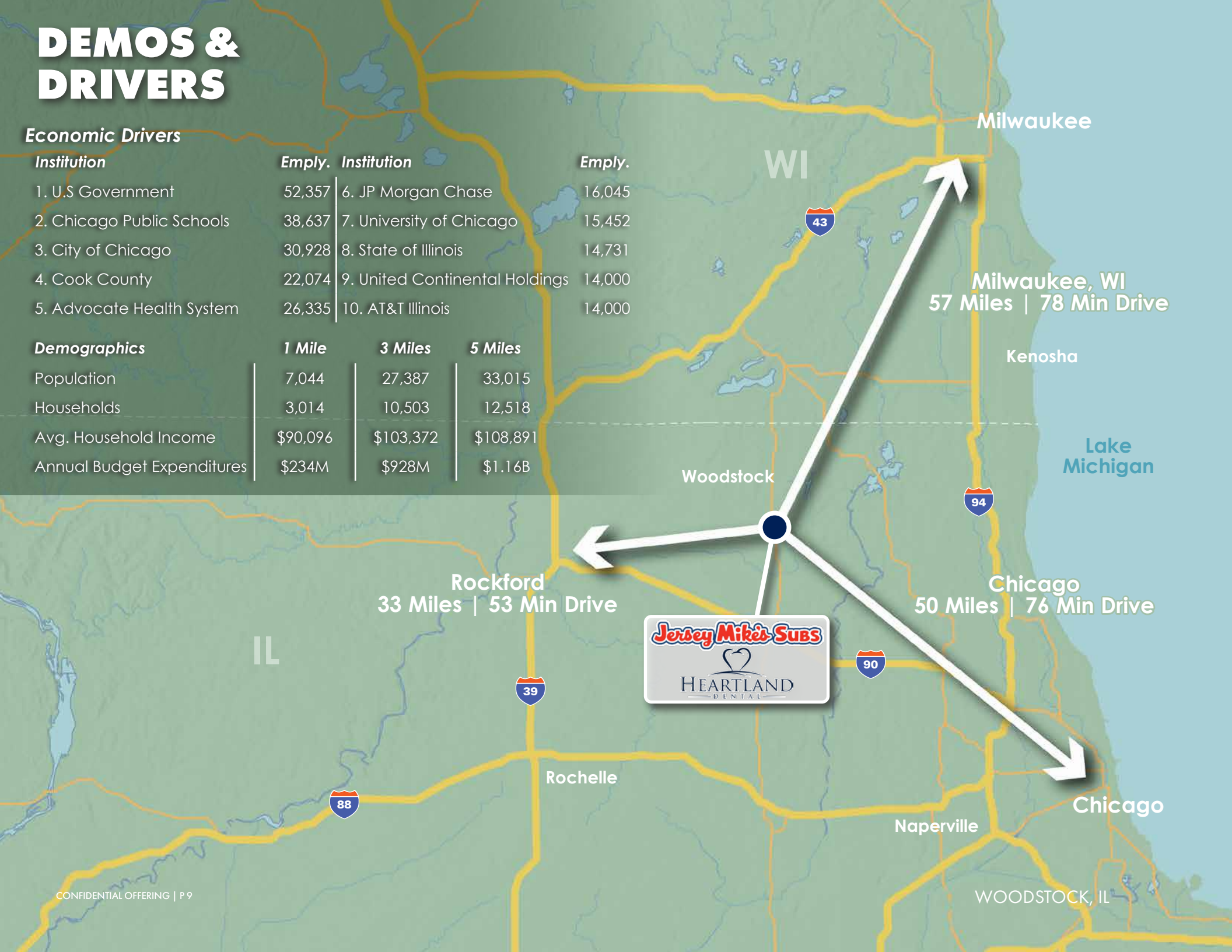
DEMOS & DRIVERS

Economic Drivers

Institution	Empl.	Institution	Empl.
1. U.S Government	52,357	6. JP Morgan Chase	16,045
2. Chicago Public Schools	38,637	7. University of Chicago	15,452
3. City of Chicago	30,928	8. State of Illinois	14,731
4. Cook County	22,074	9. United Continental Holdings	14,000
5. Advocate Health System	26,335	10. AT&T Illinois	14,000

Demographics

	1 Mile	3 Miles	5 Miles
Population	7,044	27,387	33,015
Households	3,014	10,503	12,518
Avg. Household Income	\$90,096	\$103,372	\$108,891
Annual Budget Expenditures	\$234M	\$928M	\$1.16B



TENANT OVERVIEW

Jersey Mike's SUBS

Tenant Overview

Founded	1956
Ownership	Private
# of Locations	2449+
Headquarters	Manasquan, NJ
Guaranty	Franchisee

The first sandwich shop opened in 1956 in Point Pleasant, New Jersey. In 1987, the company began franchising and it has since expanded across the country. Their slogan is "A Sub Above," which can be attributed to their ingredients, which include special juice (red wine vinegar and olive oil blend), fresh local produce, lean meats sliced on-site, aged cheeses and fresh bread baked in-house daily.



HEARTLAND DENTAL

Tenant Overview

Founded	1997
Ownership	Private
# of Locations	1,700+
Headquarters	Effingham, IL
Guaranty	Corporate

Heartland Dental is the largest dental support organization in the United States, with over 1,700 supported dental offices in 38 states. Founded in 1997, Heartland Dental supports over 2,700 dentists and over 10,000 team members nationwide. Based in Effingham, IL, Heartland Dental offers supported dentists and team members continuing education and leadership training, along with a variety of non-clinical administrative services. Heartland Dental partners with its supported dentists to deliver high-quality care across the full spectrum of dental services and is majority owned by KKR, a leading global investment firm



Heartland Dental Headquarters



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Exclusively Offered By
Atlantic
CAPITAL PARTNERS™



COUNTRY CLUB
DENTAL CARE

COUNTRY CLUB
DENTAL CARE

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