

**THE**  
**EDGE** **FITNESS**  
**CLUBS**

800 COG CIRCLE | CRYSTAL LAKE, IL



**OFFERED  
FOR SALE  
\$7,706,000  
7.85%**

CONFIDENTIAL  
OFFERING MEMORANDUM

 **Atlantic**  
CAPITAL PARTNERS™

## EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of Edge Fitness in Crystal Lake, Illinois. This newly renovated, freestanding 52,599 SF single-tenant building is leased to Edge on a new 15-year lease that commenced in April 2022. The property is a high-performing location for Edge Fitness that was converted to a 24-hour location due to its market-leading membership counts and membership demand at the site. The property also benefits from a thorough renovation and modern tenant prototype, including a brand-new roof (with a transferrable warranty), and a resurfaced parking lot.

Situated at 800 Cog Circle, the property is positioned at the heart of a dense regional retail trade area anchored by Target, Home Depot, Sam's Club, Menards, Walmart, Jewel Osco, Chick-fil-A, Chase Bank, Portillo's, and Raising Cane's, among many others. The property fronts Northwest Highway (31,000 VPD) at the intersection of Route 31 (33,500 VPD), and benefits from a strong, affluent demographic base, drawing from roughly 125,000 people in the trade area with average household incomes of \$135,000. Edge Fitness was founded in 1988 and has grown to 42 locations in the market it services across nine states, with over 150,000 members.

RENT SCHEDULE	TERM	ANNUAL RENT
Current Term	4/1/2022 - 3/31/2027	\$604,889
Base Rental Increase	4/1/2027 - 3/31/2032	\$657,488
Base Rental Increase	4/1/2032 - 3/31/2037	\$710,087
Option 1	4/1/2037 - 3/31/2042	\$762,686
Option 2	4/1/2042 - 3/31/2047	\$815,285
Option 3	4/1/2047 - 3/31/2052	\$867,884

<b>NOI</b>	\$604,889
<b>CAP</b>	7.85%
<b>PRICE</b>	\$7,706,000

## ASSET SNAPSHOT

Tenant Name	Edge Fitness Club
Address	800 Cog Circle, Crystal Lake, IL 60014
Building Size (GLA)	52,599 SF
Land Size	5.19 AC
Year Built/Renovated	1992/2021
Signator/Guarantor	Edge Fitness LLC
Rent Type	NN
Landlord Responsibilities	Roof & Structure (New Roof with Transferable Warranty)
Lease Expiration Date	3/31/2037
Remaining Term	12 Years, 8 Months
Current Annual Rent	\$604,889



**46,662** PEOPLE  
IN 3 MILE RADIUS



**\$123,820** AHHI  
IN 3 MILE RADIUS



**32,459** VPD  
NW HWY (US 14)





### EXTENSIVE TERM REMAINING

15-year lease through 2037 with three (3) five (5) year options, this asset provides surety of long-term cash flow



### 24/7 LOCATION

Tenant operates this location 24/7 due to excellent performance



### POSITIONED IN DENSE RETAIL CORRIDOR

The asset is located in the dense retail corridor which is home to national tenants Target, Sam's Club, Home Depot, Hobby Lobby, Aldi, and Walmart



### RECENT CAPITAL IMPROVEMENTS

Ownership recently renovated the interior of this asset as well as replaced the roof (15-year warranty) and resurfaced the parking lot

122,897  
PEOPLE  
\$137,524  
AHHI

### EXCELLENT DEMOGRAPHICS

The asset benefits from a dense, affluent population with 5-mile population of 122,897 people earning \$137,524 AHHI

# WATER'S EDGE

A major development project, Water's Edge, is underway in Crystal Lake, IL. Replacing the former Crystal Court Shopping Center, the project is led by Heartland Real Estate Partners, covers 30 Acres and includes 40,000 SF of commercial space and 260 multifamily units. The Crystal Lake City Council approved a \$14 million economic incentive package to support the transformation, which aims to bring apartments, townhomes, restaurants, and retail stores to the area.

30 ACRES

40K SF COMMERCIAL SPACE

260 MULTIFAMILY UNITS

NW HWY (US 14) - 32,459 VPD

ROUTE 31 - 33,500 VPD

31

THE COMMONS OF CRYSTAL LAKE  
HOBBY LOBBY Jewel Osco  
Burlington HARBOR FREIGHT

CRYSTAL POINT MALL CENTER  
BEST BUY ROSS THE FRESH MARKET TJ-maxx Panera CHASE FIVE GUYS

sam's club

TARGET FRESH THYME MARKET  
KOHLS buybuyBABY

MENARDS

REGAL  
noodles & COMPANY T-Mobile AT&T

Culver's

MEN'S WEARHOUSE PEARLE OOVISION

DUNKIN'

MATTRESS FIRM

theVitamin Shoppe

CHUCK E. CHEESE'S

OUTBACK STEAKHOUSE

TEXAS ROADHOUSE

Portillo's



**CRYSTAL LAKE PLAZA**  
Crystal Lake  
Furniture & Mattress

REPROGRAPHICS **IHOP** *Julie Ann's*  
**AutoZone**

**THE COMMONS OF CRYSTAL LAKE**

**Burlington** **PLAY IT AGAIN SPORTS**  
**Jewel Osco** **Bath & Body Works** **Domino's**

**HARBOR FREIGHT**  
QUALITY TOOLS LOWEST PRICES  
**HOBBY LOBBY**

**CRYSTAL POINT MALL**

**BEST BUY** **TJ-maxx** **ULTA BEAUTY**  
**ROSS** **THE FRESH MARKET** **WORLD MARKET**

**URBAN 4iB**  
ADVENTURE PARK

**sam's club**

**Target**

**FRESH THYME**  
MARKET

**REGAL**

**MENARDS**



**NORTHWEST HIGHWAY, US-14 (28,306 VPD)**

**S MAIN STREET (17,300 VPD)**

**ROUTE 31 (33,500 VPD)**

**WATER'S EDGE**

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**30**  
ACRES

**40K SF**  
COMMERCIAL SPACE

**260**  
MULTIFAMILY UNITS

**ExtraSpace Storage**

**ALDI**

**BUFFALO WILD WINGS**

**McDonald's**

**GUZMAN Y GOMEZ**  
**Cane's**

**MAVIS FRIES & SINKS**

**VW**

**Panera**

**crumbl cookies**

**the QUARRY**  
CRAFT BEER & DISTILLERY

**Red Bull**

**DOLLAR TREE**

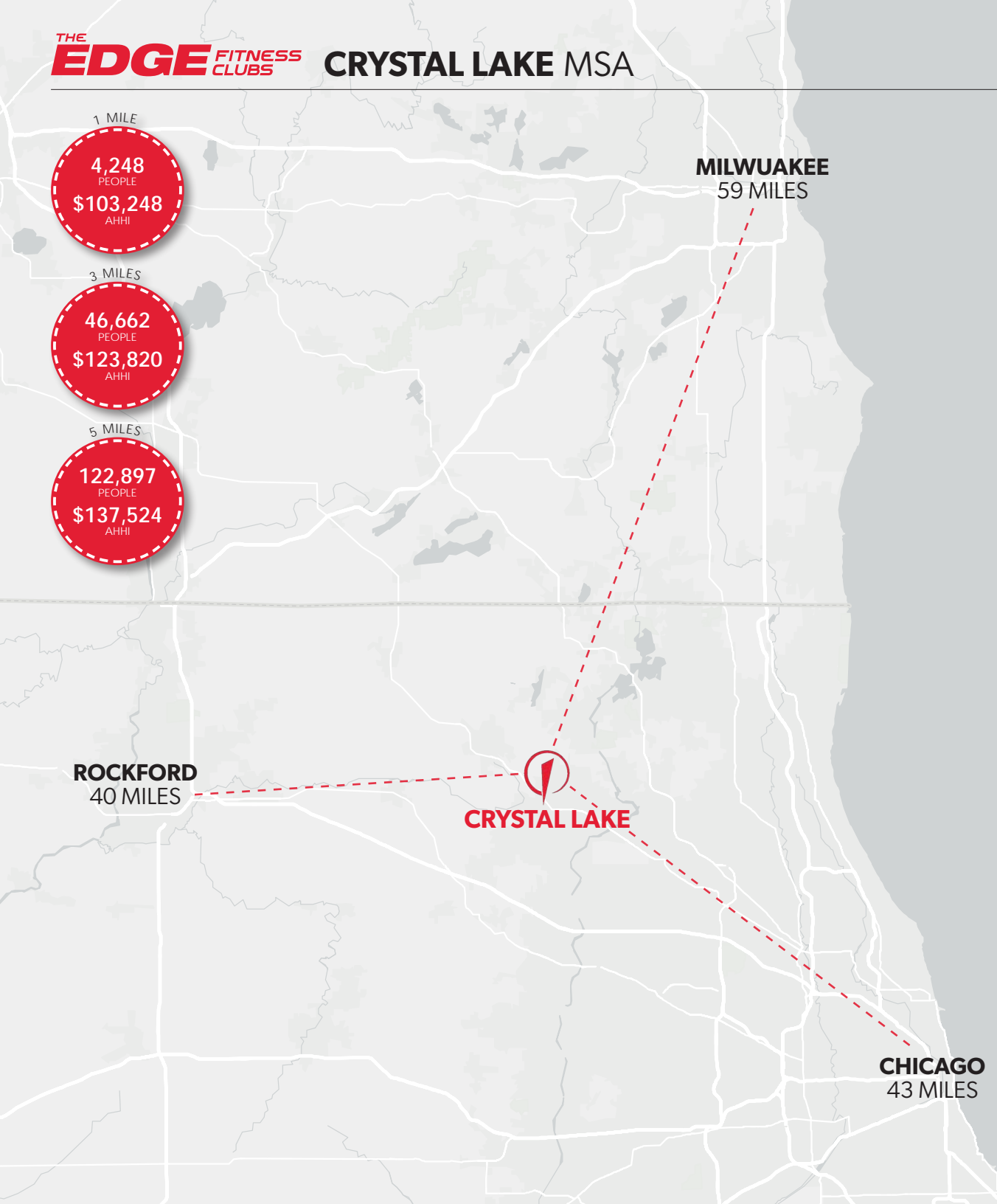
**THE HOME DEPOT**

**the Y**

**Walmart Supercenter**







Crystal Lake, Illinois is a vibrant suburban community located in McHenry County, approximately 50 miles northwest of Chicago. With a population of around 40,000 residents, Crystal Lake offers a mix of small-town charm and urban amenities. The city has seen steady population growth over the years, attracting families and professionals seeking a peaceful and family-friendly environment. Crystal Lake's real estate market presents attractive opportunities for investment. The real estate market has experienced stability and appreciation in recent years, making it an appealing destination for real estate investors. The city's well-maintained neighborhoods, excellent schools, and abundant recreational amenities contribute to the desirability of its properties. Economically, Crystal Lake has experienced notable growth and development. The city boasts a diverse economy with a mix of industries, including manufacturing, healthcare, retail, and professional services. The local government has actively pursued initiatives to promote economic development and attract new businesses to the area. The city's proximity to major transportation routes and its well-educated workforce contribute to its economic success. With a strong sense of community and a commitment to fostering business growth, Crystal Lake offers a promising environment for both residents and entrepreneurs alike.







<b>LESSEE</b>	Edge Fitness Club			
<b>LAND</b>	5.19 AC			
<b>LEASE TERM</b>	Fifteen (15) Years			
<b>RENT COMMENCEMENT DATE</b>	April 1, 2022			
<b>EXPIRATION DATE</b>	March 31, 2037			
<b>BASE RENT</b>	<b>PERIOD (LEASE YEARS)</b>	<b>ANNUAL</b>	<b>MONTHLY</b>	<b>PSF</b>
<b>CURRENT TERM</b>	4/1/2022 - 3/31/2027	\$604,889	\$50,407	\$11.50
<b>BASE RENTAL INCREASE</b>	4/1/2027 - 3/31/2032	\$657,488	\$54,791	\$12.50
<b>BASE RENTAL INCREASE</b>	4/1/2032 - 3/31/2037	\$710,087	\$59,174	\$13.50
<b>Option 1</b>	4/1/2037 - 3/31/2042	\$762,686	\$63,557	\$14.50
<b>Option 2</b>	4/1/2042 - 3/31/2047	\$815,285	\$67,940	\$15.50
<b>Option 3</b>	4/1/2047 - 3/31/2052	\$867,884	\$72,324	\$16.50
<b>SIGNATOR/GUARANTOR</b>	Edge Fitness LLC			
<b>RENEWAL TERM(S)</b>	3, 5-Year Options			
<b>REQUIRED PARKING</b>	None			
<b>USE RESTRICTIONS</b>	The use shall include, but not be limited to, weight and aerobic training, racquetball, basketball, sauna and whirlpool facilities, group exercise classes, free weights, spinning, boxing and martial arts, personal training, physical therapy, chiropractic, vitamin and nutritional sales, massages, tanning, salons, juice bars/food service, cinema/theatre (part of workout area), children's care and the sale of equipment and fitness clothing. It is understood that Tenant may add new uses over the period of this Lease and Landlord agrees and acknowledges that Tenant may do so as long such additional uses are consistent with those offered in health and fitness clubs generally			
<b>TERMINATION OPTION(S)</b>	None			
<b>COMMON AREA EXPENSES</b>	Tenant shall pay Tenant's Pro Rata Share of the Common Area Maintenance Expenses for the operation, repair, replacement, and maintenance of the Common Areas			

<b>REAL ESTATE TAXES</b>	Tenant shall pay to Landlord Tenant's Pro Rata Share of the real estate taxes and assessments, both general and special, levied and assessed against the land, buildings, and all other improvements which may be added thereto, or constructed within the tax parcel(s) comprising the Shopping Center
<b>REPAIRS &amp; MAINTENANCE</b>	Landlord shall maintain, repair and replace, in good condition at all times the structural elements of the Premises, which shall be deemed to include, without limitation, the roof joists, columns, footings, foundation, exterior walls (excluding plate glass, storefront windows and doors, the maintenance of which shall be Tenant's responsibility), floors, and the structural elements of any building of which the Premises may be a part; the roof, gutters, flashings, downspouts and scuppers; the electric, gas, water, sanitary sewer, and other public utility lines serving the Premises, up to the point of connection to the Premises
<b>UTILITIES</b>	Commencing with the Delivery Date, Tenant shall be solely responsible for and shall promptly pay all charges for heat, water, sewer, gas, electricity, telephone or any other utility used or consumed at the Premises
<b>INSURANCE</b>	Tenant shall pay its Pro Rata Share of the insurance that the Landlord is obligated to carry under Section 10.3 of the Lease
<b>ASSIGNMENT, SUBLETTING &amp; GO DARK</b>	Landlord's approval to an assignment or sublease shall not be required in the following situations: (i) an assignment of this Lease or sublet of the Premises as part of a sale of the Tenant's business, but only so long as the purchaser of Tenant's business purchases at least five (5) of Tenant's club locations and has a net worth at the time of the proposed assignment or sublet equal to or greater than the net worth of Tenant as of the Effective Date and as of the date of assignment, (ii) a merger or consolidation involving Tenant so long as the new tenant has a net worth greater than the net worth of Tenant as of the Effective Date and as of the date of assignment, or (iii) an assignment or sublet to Tenant's parent, if any. For subsection (i) above, a permitted sale of Tenant's business includes a transfer, sale, or assignment of any health club(s) to an entity that operates five (5) health clubs or more after the transfer, sale, or assignment
<b>ESTOPPEL CERTIFICATE</b>	The parties agree, from time to time, within fifteen (15) days of request, to sign for each other an Estoppel Certificate certifying that this Lease is unmodified and in full force and effect
<b>HOLDING OVER</b>	Tenant shall be a tenant at sufferance and shall be liable for Base Rent every month (or, if applicable, on a prorated daily basis) in an amount equal to one hundred fifty (150%) percent of the amount thereof payable by Tenant for the month immediately preceding the last day of the Term as well as for all Additional Rent payable by Tenant hereunder

**EDGE FITNESS QUICK FACTS**

Founded	1988
Headquarters	Orange, CT
Members	150,000+
Ownership	Private
Locations	43+

**BEST.  
GYM.  
EVER.****THE  
EDGE FITNESS  
CLUBS****TENANT SUMMARY**

Edge Fitness Club is a popular gym chain known for its state-of-the-art facilities and comprehensive fitness offerings. Members have access to a wide range of equipment, including cardio machines, strength training gear, and free weights. The club offers a variety of group fitness classes, such as yoga, spinning, and high-intensity interval training (HIIT), catering to all fitness levels. Personal training services are available for those seeking customized workout plans and professional guidance. Edge Fitness Club is also equipped with amenities like saunas, tanning beds, and juice bars, enhancing the overall member experience. The gym frequently runs promotional offers and flexible membership plans to attract new members. Known for its welcoming atmosphere, Edge Fitness Club focuses on fostering a supportive and motivating environment for all its members.

# THE **EDGE** FITNESS CLUBS

800 COG CIRCLE | CRYSTAL LAKE, IL

Exclusively Offered By



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**OFFERED  
FOR SALE  
\$7,706,000  
7.85%**

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