



Molly's & Subway

Offering Memorandum

928-1000 W LINCOLN HWY | DEKALB, IL 60115

Offered By: Addison Williams | Vice President | +1 248 227 3611 | addison.williams@cbre.com

Michael Kaider | IL Broker of Record

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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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Executive Summary

THE OFFERING

Addison Williams from CBRE is pleased to offer for sale a 9,000 square foot two-tenant property located in Dekalb, IL. Part of the Chicago MSA, the subject property is fully occupied by Molly's Eatery & Drinkery and Subway.

The leases are on a NNN basis, whereby the majority of expenses associated with the property are paid for by the Tenants, either directly or as reimbursements to Landlord.

The Offering yields \$131,592 +/- in Scheduled Base Rent for the Scheduled Year One Cash Flow period.

INVESTMENT HIGHLIGHTS

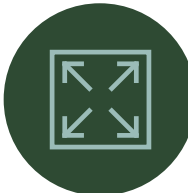
- Longtime Historical Occupancy: Molly's Eatery & Drinkery has been operating since 1975
- 2% bumps in Molly's Eatery & Drinkery lease (taking effect February 2029) and a 2.6% Subway rent bump in approx. 2 years
- Located in the Chicago MSA, the 3rd largest MSA in the country, with over 9.5 million residents
- Across the street from Northern Illinois University (NIU) campus
- Subject property sits approx. 600 feet from the nearest university hall and 5 blocks from the football stadium
 - Popular destination for NIU students
- Below market rent per SF: \$11.81 (Molly's)
- Market rent per SF within 3-mile radius: \$15-16 PSF
- Strong traffic counts over 25,000 vehicles per day



PROPERTY ADDRESS
928-1000 W. Lincoln Hwy
DeKalb, IL 60115



LAND ACRES
0.84



SQUARE FEET
9,000





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Financial Overview

Net Operating Income

	PRICE	RENTABLE SF	PRICE/SF	CAP RATE
	\$1,644,900	9,000	\$183	8.00%
		YEAR ONE 9/2025 - 8/2026		PER SF
	7,280 SF		\$85,992	\$11.81
	1,720 SF		\$45,600	\$26.51
			\$131,592	\$14.62
			\$131,592	\$14.62
			\$24,120	\$2.68
			\$3,000	\$0.33
			\$3,493	\$0.39
REVENUE			\$30,613	\$3.40
			\$162,205	\$18.02
			\$162,205	\$18.02
			\$24,120	\$2.68
			\$3,000	\$0.33
			\$3,493	\$0.39
			\$30,613	\$3.40
	0.0%		\$0	\$0.00
	\$0.00		\$0	\$0.00
			\$0.00	\$3.40
			\$131,592	\$14.62



Rent Roll

Suite	Tenant	Lease Starts	Lease Expiration	Term Remaining	SF	Rent/SF	Monthly Rent	Annualized Rent	Escalations	Notes	Options
A	MOLLY'S EATERY & DRINKERY	1/1/2012	1/31/2032	6.6	7,280	\$7,166.00	\$7,166.00	\$85,992.00	2% annual increases	Personal Guaranty	None
B	SUBWAY	11/30/2022	11/30/2032	7.4	1,720	\$26.51	\$3,800.00	\$45,600.00	\$3,900/month beginning year 6	Franchise Guaranty	(2) 5-Year Options w/ \$0.25 PSF Annual Bumps
Totals					9,000	\$14.62	\$10,966.00	\$131,592.00			
Occupied					9,000	100%					
Vacant					--	0%					



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Location Overview

LOCATION OVERVIEW

Located on Lincoln Hwy, the subject property sits across the street from Northern Illinois University (NIU) and 40 miles from downtown Chicago. With a total enrollment around 16,000, Molly's and Subway are patronized by the built-in consumer base of local college students.

The subject property is situated on a restaurant heavy & social corridor, with a Chipotle directly across the street, a neighboring Starbucks, McDonald's, Sonic, Jersey Mike's, and Culvers. There is a CVS directly next door. The subject property is situated on the busy Lincoln Hwy, serving as the campus border, seeing over 25,000 vehicles per day.

HIGHLIGHTS

- *Across the street from Northern Illinois University (NIU)*
- *Below market rent per SF: \$11.81 (Molly's)*
 - *Market rent per SF within 3-mile radius: \$15-16*
- *Neighboring CVS, Chipotle, Starbucks, McDonald's, Sonic, Jersey Mike's, and Culver's*
- *25,000+ vehicles per day*
- *Median age of 24.8 within a 1-mile radius*
- *Part of the Chicago metropolitan area*





04

Property Photos

Property Photos



Property Photos



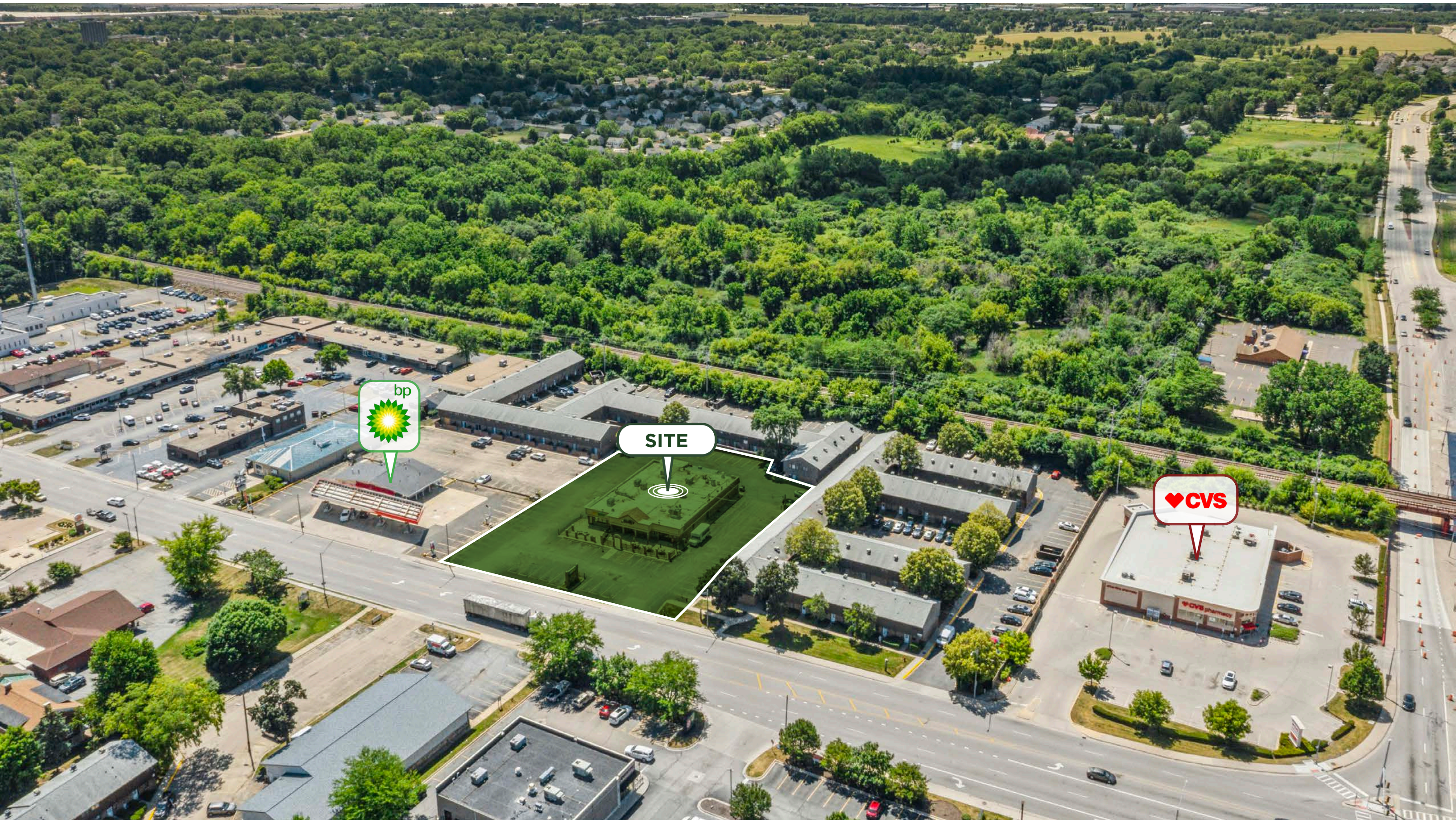


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Market Aerials









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