

OFFERING MEMORANDUM

17 YEARS REMAINING ON ABSOLUTE NNN LEASE WITH 3% ANNUAL INCREASES



K1 SPEED MOKENA

8580 Spring Lake Dr. Mokena (Chicago MSA), IL 60448

CAST

CAPITAL PARTNERS



8580 Spring Lake Dr.
Mokena (Chicago MSA), IL 60448

\$12,380,600

PRICE

6.0%

GOING-IN CAP RATE

7.2%

AVERAGE CAP OVER LEASE TERM

\$742,836

NOI

WWW.K1SPEED.COM/MOKENA-LOCATION.HTML

INVESTMENT SUMMARY

LEASE TYPE	ABSOLUTE NNN
LANDLORD RESPONSIBILITY	NONE
YEAR BUILT / RENOVATED	2017/2018
BUILDING SIZE	74,800 SF
LAND AREA	3.99 AC

INVESTMENT HIGHLIGHTS

Long-Term, Passive Income Stream Absolute NNN lease with 17+ years remaining, delivering management-free cash flow through December 31, 2042.

Attractive Rent Growth & Inflation Hedge Contractual 3% annual increases grow NOI from \$742,836 to \$1,192,033 at expiration — ~60% income growth over the hold period.

Compelling Yield with Built-In Upside 6.0% going-in cap rate growing to a 7.2% average over the full lease term — superior to traditional retail alternatives.

\$8M Tenant Investment & High-Barrier-to-Entry Buildout Over \$3M in TIs plus ~\$5M in specialized track, karts, chargers, and FF&E — making relocation economically impractical.

Institutional-Quality Guaranty Corporately guaranteed by K1 Speed Inc., a national operator with 100+ U.S. locations.

Exclusive I-80 Digital Billboard Direct Interstate 80 visibility providing irreplaceable signage across one of Chicago's primary east-west corridors.

Strategic Chicago MSA Location One of three K1 Speed locations in metro Chicago, positioned in an affluent southwest suburban corridor with strong regional access.

Experiential Tenant Driving Destination Traffic High-growth location-based entertainment concept with strong repeat visitation and broad demographic appeal.

LEASE PERFORMANCE

Year	Annual	Monthly	Cap Rate
2026	\$742,836	\$61,903	6.00%
2027	\$765,121	\$63,760	6.18%
2028	\$788,075	\$65,673	6.37%
2029	\$811,717	\$67,643	6.56%
2030	\$836,068	\$69,672	6.75%
2031	\$861,150	\$71,763	6.95%
2032	\$886,985	\$73,915	7.16%
2033	\$913,594	\$76,133	7.38%
2034	\$941,002	\$78,417	7.60%
2035	\$969,232	\$80,769	7.83%
2036	\$998,309	\$83,192	8.06%
2037	\$1,028,258	\$85,688	8.31%
2038	\$1,059,106	\$88,259	8.55%
2039	\$1,090,879	\$90,907	8.81%
2040	\$1,123,606	\$93,634	9.08%
2041	\$1,157,314	\$96,443	9.35%
2042	\$1,192,033	\$99,336	9.63%

LEASE SUMMARY

TENANT:	K1 Speed
Guaranty:	K1 Speed Inc
Type of Ownership	Fee Simple
Rent Commencement	Jan 1, 2018
Lease Expiration	Dec 31, 2042
Term Remaining	~17 Years
Increases	3% Annually
Options	Two, 5-Year @ FMV





25-MILE RADIUS
DESTINATION-DRIVEN
DEMAND

CHICAGO

ART INSTITUTE CHICAGO

Giordano's Portillo's DUNKIN' MillenniumPark

THE MAGNIFICENT MILE STARBUCKS RESERVE ROASTERY PALMERHOUSE A HILTON HOTEL Lou Malzatti's PIZZERIA macy's

Garrett WILDBERRY SHAKE SHACK La COLOMBE PALMERHOUSE A HILTON HOTEL

swissôtel CHICAGO NAVY PIER The Berghoff THE SHOPS AT NORTH BRIDGE HYATT REGENCY

BROOKFIELD ZOO CHICAGO

CHICAGO MIDWAY INTERNATIONAL AIRPORT



Walgreens Denny's PANDA EXPRESS STARBUCKS COFFEE McDonald's

Portillo's Giordano's FRIDAYS POPEYES

Wendy's SUBWAY chili's BURGER KING CHIPOTLE MEXICAN GRILL

TACO BELL Walmart Walgreens WHOLE FOODS MARKET

TARGET THE HOME DEPOT LOWE'S MENARDS

WATERFALL GLEN FOREST PRESERVE

PULLMAN NATIONAL HISTORICAL PARK

HOESHOE HAMMOND - A CAESAR'S REWARD

American Sale TEXAS RANGERS STONEY POINT Golf

SOUNDGROWLER BREWING Denny's ALTORFER CAT Med-American Orthopedics

BALAGIO DUNKIN' Darwin FARMHOUSE ACADEMY PANDA EXPRESS CHINESE KITCHEN

HAILSTORM GATTOS Flockenstein's BAKERY TACO TAVERN

K1 SPEED



Walgreens STARBUCKS COFFEE McDonald's POPEYES

DUNKIN' BURGER KING Wendy's SUBWAY TACO BELL Portillo's

TARGET CHIPOTLE MEXICAN GRILL Walmart MENARDS

TEXAS RANGERS CHICAGO STATE UNIVERSITY The New Roseland Community Hospital Chick-fil-e

BUFFALO WILD WINGS RED LOBSTER The Village of South Holland Park, Events, & Events Panera

ILLINOIS
INDIANA

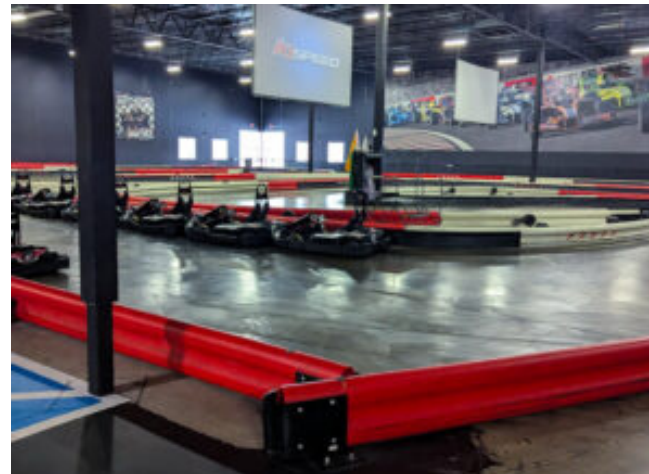
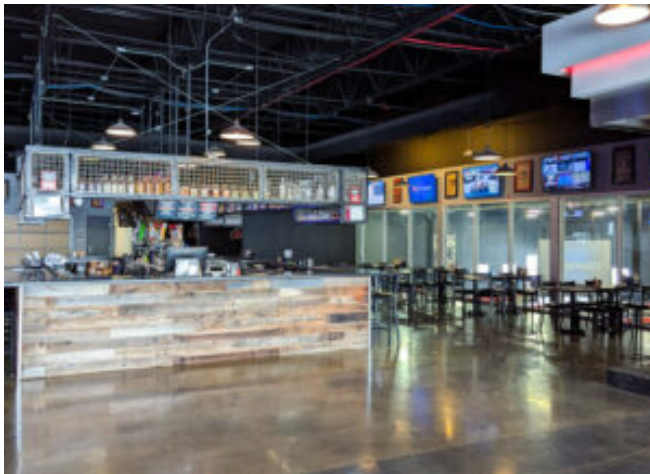


NATIONAL ENTERTAINMENT PLATFORM



K1 Speed is a leading operator in the rapidly growing location-based entertainment sector, delivering high-traffic, destination-oriented experiences across a national footprint.

- One of three K1 Speed locations servicing the greater Chicago metropolitan area
- \$8 Million invested in this location including ~\$3M Tenant Improvement and ~\$5 million in track, karts, chargers & FF&E
- Experiential concept driving repeat visitation, long dwell times, and broad demographic appeal
- Significant capital investment makes relocation economically impractical, reinforcing long-term occupancy
- National platform with continued expansion, backed by corporate guaranty from K1 Speed Inc.



DEMOGRAPHICS



124,776
5 Mlle Population



45,163
Households



\$128,083
Median Household
Income



4,000,000+
25 Mlle Population

REGIONAL DESTINATION CATCHMENT With 4 million people within a 25-mile radius, K1 Speed Mokena is positioned at the center of one of the most densely populated suburban corridors in the Midwest. As a destination entertainment use, the property draws from a regional catchment far exceeding the immediate trade area, supporting sustained visitation and long-term tenant commitment.

AFFLUENT, STABLE CONSUMER BASE Mokena is a high-income southwest Chicago suburb with a 2024 estimated population of 19,915, median household income of \$123,889, and 90.6% owner-occupied housing, supporting strong discretionary spending and long-term residential stability.

EXCELLENT REGIONAL ACCESS Positioned along Interstate 80 with access to U.S. Route 45, U.S. Route 30, Interstate 57, and Metra commuter rail service, the property benefits from strong connectivity and visibility within the broader Chicago MSA.

PROVEN MOTORSPORTS MARKET The southwest Chicago / Joliet corridor is supported by nearby motorsports anchors including Autobahn Motorsports and Route 66 Raceway, reinforcing regional demand for racing-oriented and experiential entertainment uses.



Mokena, IL



Chicago, IL



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