

OFFERING MEMORANDUM

1127 West Lincoln Highway, DeKalb (Chicago MSA), IL 60115



ACTUAL SITE

Confidentiality and Disclaimer

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The content in this Marketing Brochure is sourced from what we consider reliable sources, but NAI Capital has not verified any of this information, nor conducted any investigations. NAI Capital provides no guarantee, warranty, or representation regarding the accuracy or completeness of any information provided.

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Information is sourced from believed reliable sources, but NAI Capital has not verified or conducted any investigation, and provides no warranty or representation regarding accuracy or completeness. Potential buyers must take appropriate measures to verify all information.

NON-ENDORSEMENT NOTICE

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A close-up photograph of a Popeyes Louisiana Kitchen sign. The word "POPEYES" is written in large, white, 3D block letters on an orange background. Below it, a red banner with white text reads "LOUISIANA KITCHEN". To the left, a circular logo with the word "LOUISIANA" is partially visible.

Tenant Overview

SUMMARY

Tenant Trade Name:	Popeyes
Ownership: Annual	Public
Revenue:	\$5,951,000,000
International Unit:	1,145
US Unit:	2,946 +
Head Quarter:	Atlanta, GA
Website:	www.popeyes.com

ZUBHA POP FOODS, LLC

ZUBHA POP FOODS, LLC is under the leadership of Amin Dhanani and is affiliated with the Dhanani Group. The Dhanani Group, led by its principals, oversees an impressive portfolio of over 1,300 Quick Service Restaurants (QSR), including 375 Popeyes, 506 Burger King, 42 La Madeleines, and numerous others. Renowned as the largest Popeyes franchisee globally, the Dhanani Group holds a significant presence in the quick-service restaurant industry.

Amin Dhanani, the owner and president, the driving force behind **ZUBHA POPFOODS, LLC**, recently earned the prestigious title of Franchisee of the Year from Popeye's Louisiana Kitchen. His remarkable achievements also include receiving the **Mega-Growth Leadership MVP** award for his outstanding accomplishment of expanding his Popeye's franchise to 125 restaurants within a span of just 5 years, with 40 of them being new builds.

ZUBHA POP FOODS, LLC currently owns 89 units.

The Offering Overview

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Lease Overview

Price	\$2,046,576
Gross Leasable Area	2,695 SF
Lot Size	0.76 Acres +/-
Year Built (Under Construction)	2016
Net Operating Income	\$127,911
Cap Rate	6.25%

Lease Summary

Tenant Trade Name	Popeyes
Initial Lease Term	15 Years
Guarantors	ZUBHA POP FOODS (89 unit) A Sister company of Dhanani Group (1300 unit)
Lease Type	Absolute Net
Roof & Structure Responsibility	Tenant Responsible
Rent Commencement Date	October 20, 2016
Expiration Date	October 31, 2031
Renewal Options	Three 5-Year
Increases	10% Increase Every 5 Years

Annualized Operating Data

Lease Term	Annual Rent
Current - 10/31/2026	\$127,911 (\$121,000 + \$6,911)
11/1/2026 - 10/31/2031	(10% Increase) \$140,011 (\$133,100 + \$6,911)
Options 1 - 3 (5 Years Each)	10% Increase at Each Option
Base Rent	\$121,000
Management	\$6,911

Tenant Summary

Operator	The Dhanani Group (over 1,300 Units)
Guarantor	ZUBHA POP Food, LLC (Amin Dhanani-President, 89 Units)
Headquarters	Sugarland, TX

Company Summary

Tenant Trade Name	Popeyes
Ownership	Public
Annual Revenue	\$579 Million
Market Cap	5.51 Billion
Ticker Symbol (NASDAQ)	PLKI
Number of Locations	3,017+
Headquarters	Miami, FL
Website	www.popeyes.com





Northern Illinois University



Student Housing



Subject Property



Proposed Development



Lincoln Hwy

23,200+ VPD

Actual Site



Executive Summary

INVESTMENT HIGHLIGHTS

- Adjacent to Northern Illinois University, home to a student population exceeding 20,130.
- Just cross to student housing facilities, which encompass apartment complexes and student dormitories.
- Within a mile from Husky Stadium, with a seating capacity of 24,000, hosting Northern Illinois' NCAA football games, soccer, cross country, and various other activities.
- Within a strong retail trade corridor surrounded by numerous national major retailers including Starbucks, Chipotle, Burger King, McDonald's, CVS, Taco Bell, Sonic (adjacent to the west), and more.



Location Overview

DeKalb, situated in DeKalb County, Illinois, is an integral part of the Chicago-Naperville-Elgin metropolitan statistical area. The city boasts a distinctive blend of offerings, ranging from events hosted by Northern Illinois University (NIU), a cornerstone of the community, to local historical and cultural activities and hidden treasures. With a vibrant collegiate, leisure, and business atmosphere, DeKalb is a city steeped in history and teeming with opportunities.

Signature events like Corn Fest, drawing 50,000 visitors during the last weekend of August alone, Kite Fest, band concerts, and a myriad of activities at the NIU Convocation Center's 10,000-seat premier multipurpose venue contribute to the city's dynamic character. The influx of new retailers and restaurants provides diverse shopping and dining options, catering to almost any taste. Additionally, the heart of Route 23 serves as the nucleus of the county's modern healthcare corridor, ensuring residents and visitors have access to top-notch medical facilities.

Demographic Summary

Population	1-Mile	3-Miles	5-Miles
2023 Population	16,384	41,681	52,821
2028 Population	17,462	42,371	53,804

Households	1-Mile	3-Miles	5-Miles
2023 Households	5,73	15,615	20,068
2028 Household	6,318	16,214	20,862
Bachelor's Degree	24.3%	21.7%	21.9%
Median Home Value	\$191,803	\$1789,637	\$178,265

Income	1-Mile	3-Miles	5-Miles
2023 Average Income	\$59,898	\$75,119	\$83,590
2028 Average Projected Income	\$59,898	\$75,119	\$83,590

Population

In 2023, the population in your selected geography is **52,821 within 5 miles**. It is estimated that the population in your area will be **53,804** five years from now, which represents a change of **1.86 %** from the current year. The current population is 49.83% male and 50.16%female. The median age of the population in your area is 24.6, compare this to the Entire US average which is 37.3. The population density in your area is 702.02 people per square mile.

Households

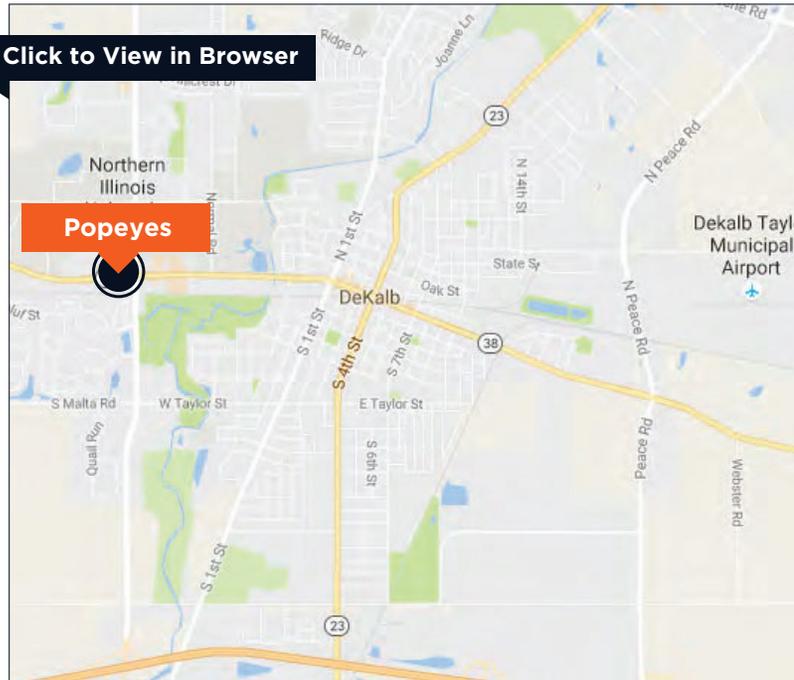
There are currently **20,068** households in your selected geography. It is estimated that the number of households in your area will be **20,862** five years from now, which represents a change of **3.9%** from the current year. The average household size in your area is 2.45 persons.

Income

In 2023, the **average** household income for your selected geography is **\$83,590**. It is estimated that the **average** household income in your area will be **\$83,590** five years from now. The current year per capita income in your area is **\$33,436**.

Race and Ethnicity

The current year racial makeup of your selected area is as follows: 75.79% White, 11.98% Black, 0.05% Native American and 3.99% Asian/Pacific Islander. Compare these to Entire US averages which are: 71.60% White, 12.70% Black, 0.18% Native American and 5.02% Asian/Pacific Islander. People of Hispanic origin are counted independently of race. People of Hispanic origin make up 12.68% of the current year population in your selected area. Compare this to the Entire US average of 17.13%.



Popeyes Louisiana Kitchen

WITHIN NORTHERN ILLINOIS UNIVERSITY CAMPUS AREA

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