

THE
CAPITAL[®]
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The Capital Grille

87 YORKTOWN SHOPPING CENTER, LOMBARD, IL 60148



COLONIAL
COMMERCIAL REAL ESTATE LLC

ABSOLUTE NNN OFFERING

87 YORKTOWN SHOPPING CENTER

LOMBARD, IL 60148

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Overview

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This Offering Memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Colonial Commercial Real Estate LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Colonial Commercial Real Estate LLC has not verified, and will not verify, any of the information contained herein, nor has Colonial Commercial Real Estate LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Colonial Commercial Real Estate LLC has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Colonial Commercial Real Estate LLC's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Colonial Commercial Real Estate LLC and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Colonial Commercial Real Estate LLC makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

Executive Summary

THE CAPITAL GRILLE

01



Executive Summary



Colonial Commercial Real Estate, LLC is pleased to present on an exclusive basis, the opportunity to acquire a 9,144-square-foot freestanding Capital Grille restaurant on 1.85 acres in Lombard, Illinois—an affluent suburb approximately 20 miles west of downtown Chicago.

Capital Grille has operated at this location for over 20 years, underscoring the strength of the site. The tenant renewed their lease early in 2020 extending for another 13 years. In 2018 Capital Grille added a 544-square-foot patio at their sole cost and expense. The lease provides 8 years of base term remaining with two additional five-year options at scheduled rent increases. The current term expires September 30, 2033.

This offering represents the opportunity to acquire an absolute NNN lease with Darden Restaurants, Inc. (NYSE: DRI), providing investors with long-term security in a premier location.

The property benefits from its irreplaceable location at the signalized intersection of Butterfield Road and Highland Avenue (combined $\pm 69,100$ VPD), directly adjacent to Yorktown Center Mall. As an outparcel to the 1.5 million square foot Yorktown Center, the restaurant enjoys consistent traffic from over 9 million annual visitors and draws from one of Chicago's most dominant suburban retail and office corridors.



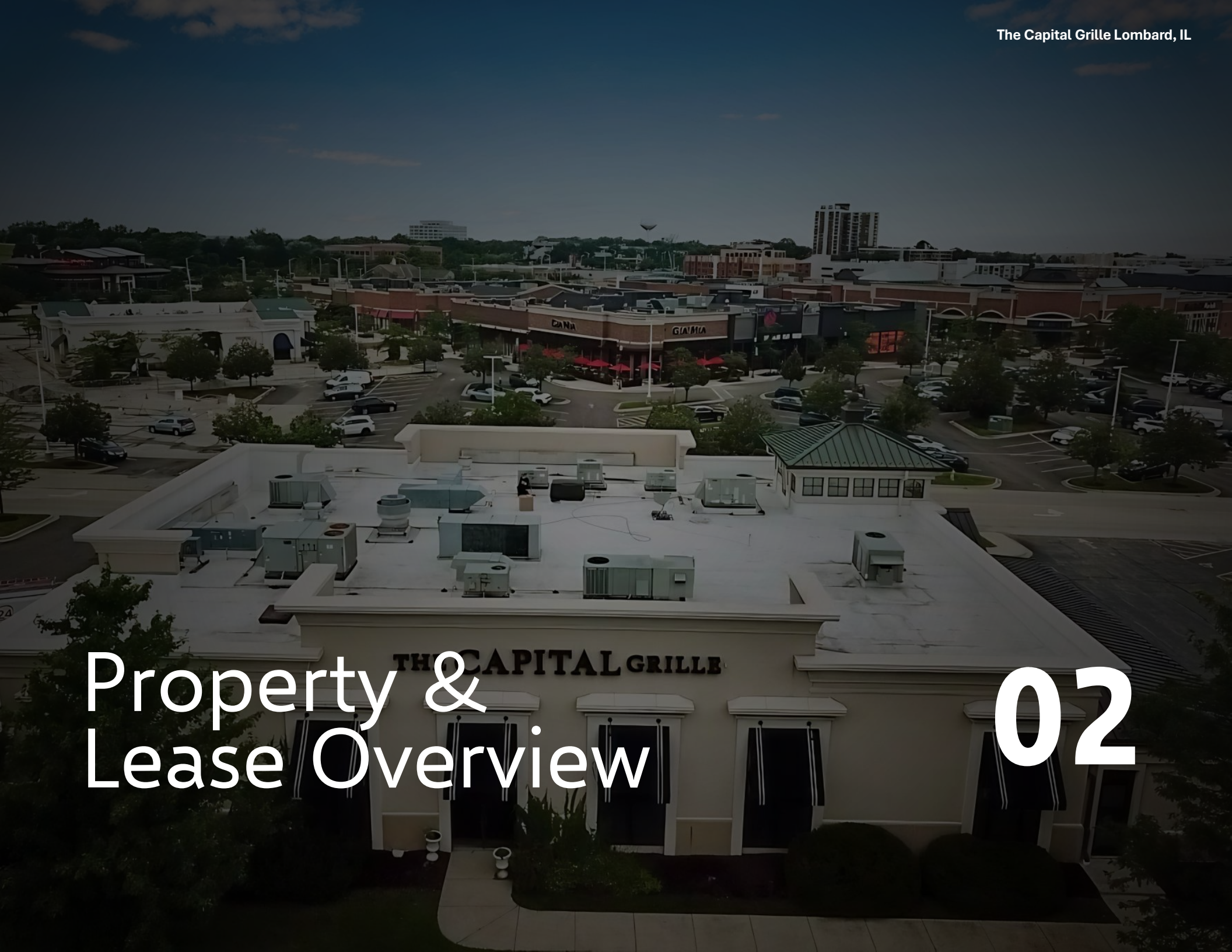
Investment Highlights






- **Established Tenant with Long-Term Commitment** – Capital Grille has been a tenant for over 20 years, and renewed for an additional 13 years in 2020.
- **Secure Lease Structure** – More than 8 years of remaining base term plus two 5-year renewal options; 10% rent increases in each option period.
- **Strong Corporate Backing** – Lease guaranteed by Darden Restaurants, Inc. (NYSE: DRI), the world’s largest full-service dining operator with a BBB/Stable credit rating.
- **Strong Sales Performance** – Tenant reports robust sales and maintains a healthy rent-to-sales ratio.
- **Prime Retail Location** – Hard corner of Butterfield Road & Highland Avenue, proximate to I-88 ($\pm 159,300$ VPD) and I-355 ($\pm 126,000$ VPD).
- **Outparcel to Yorktown Center** – 1.5M SF enclosed mall with 150+ retailers, 20 restaurants, AMC theater, Westin Hotel, and residential developments generating \$266M in annual sales.
- **Dense Daytime Population** – Located in the East-West Tollway office corridor with 41M SF of office space and 217,000 employees within five miles.
- **Affluent Trade Area** – 3-mile radius includes 91,393 residents with an average household income of \$123,818, 48% above the national average.

Property & Lease Overview

02



Property and Lease Overview

		
\$470,053 NOI	6.25% Cap Rate	\$7,520,000 Price

Property Summary

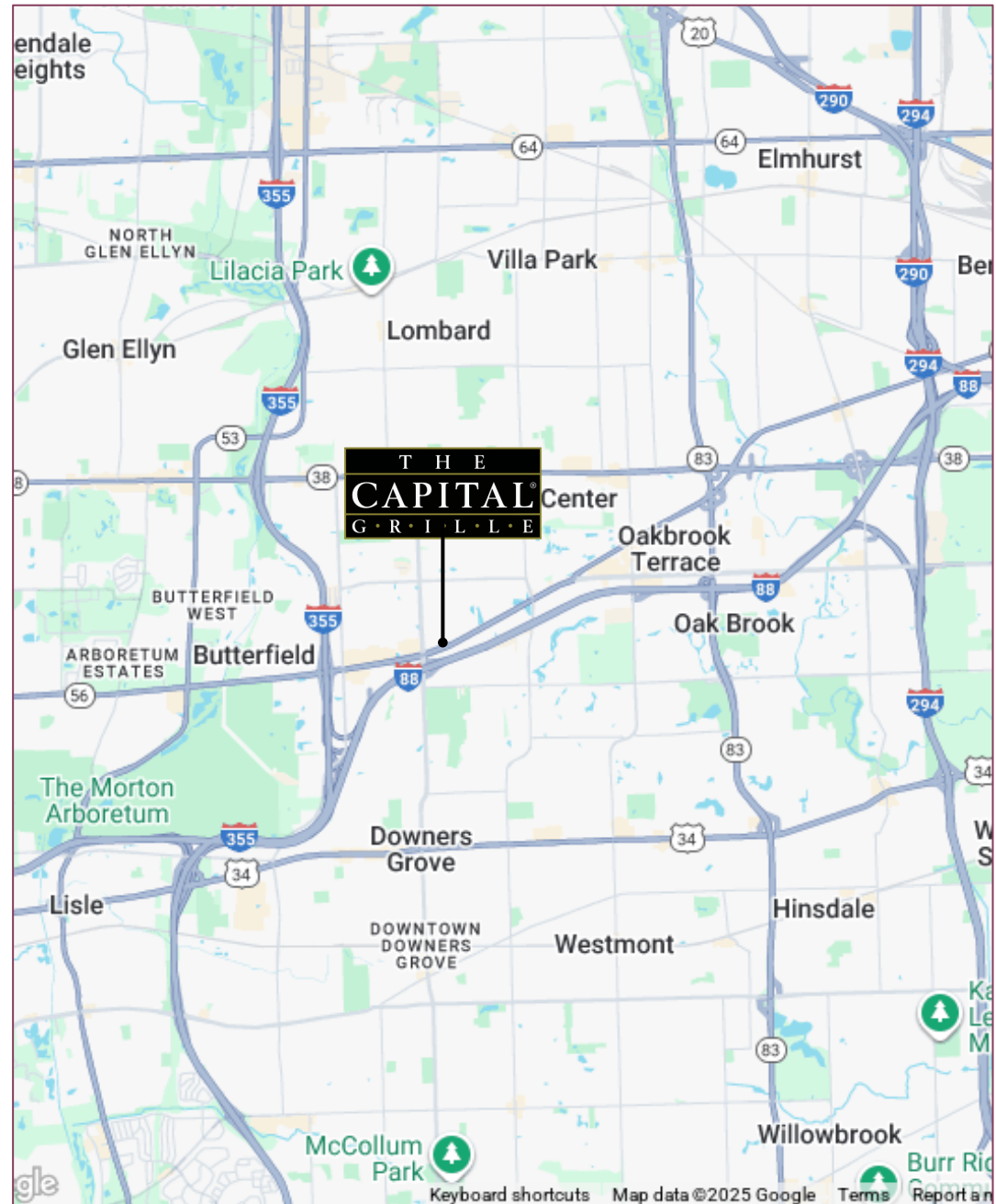
Property Address	87 Yorktown Shopping Ctr
Tenant	The Capital Grille
Building Size	9,144 SF
Parcel Size	1.85 Acres
Year Built	2006
Expansion	2018

Demographics

	1 Mile	3 Mile	5 Mile
Population	8,982	91,393	278,185
Households	4,295	36,667	108,630
Average HH Income	\$103,510	\$123,818	\$132,524

Traffic Counts

State Highway 114	±41,000 VPD
State Highway 121	±28,100 VPD
South Main Street	±159,300 VPD



Lease Summary



Tenant	Capital Grille Holdings, Inc. a North Carolina corporation
Lease Type	Absolute NNN
Original Lease Term	10 years
Original Rent Commencement Date	November 3, 2005
Current Extension Term	13 Years
Current Rent Commencement Date	June 1, 2020
Term Remaining	±7.5 years
Expiration Date	September 30, 2033

Current Rent			
Base Annual Rent		\$353,781.36	
Annual CAM Rent (1)		\$116,271.84	
NOI		\$470,053.20	
Renewal Options		Two 5-year options	
Option Rent Increases		NOI	Cap Rate at Option
October 1, 2033	(2)	\$536,458.33	7.13%
October 1, 2038	(3)	\$598,871.20	7.96%

(1) Annual CAM Rent - The Yorktown Center Mall (the "Shopping Center Owner") shall be responsible for Common Area Maintenance of all Common Areas beyond the property line. Tenant shall pay a fixed CAM rent directly to the owner of Capital Grille (the "Property Owner") that increases 3% per year. The Property owner is not obligated to pay the Shopping Center Owner per the First Modification to Lease Agreement.

(2) The NOI for the renewal option October 1, 2033 is based on the Annual Base Rent of \$389,168.64 and Annual CAM Rent of \$147,289.69.

(3) The NOI for the renewal option October 1, 2038 is based on the Annual Base Rent of \$428,122.08 and Annual CAM Rent of \$170,749.12.

Percentage Rent

Tenant is obligated to pay percentage rent pursuant to the Lease Agreement. Percentage Rent is calculated based on Breakpoints in the Gross Sales. Tenant is currently not paying percentage rent.

Lease Structure

The tenant is responsible for all Taxes, Insurance, Common Area Maintenance, and all maintenance and repairs. Landlord has no obligations under this lease except to collect rent. However, Property Owner pays the taxing district direct and is reimbursed in full from the Tenant.

Assumable Debt

As of January 1, 2026, the outstanding loan balance is estimated at \$3,753,852.91. The loan carries a fixed interest rate of 4.40% with monthly payments of \$24,207.56 and matures with a balloon payment due on September 30, 2028, providing approximately 29 months of remaining term. The Property may be acquired subject to the existing assumable debt or delivered free and clear at closing

Aerial View



Tenant Overview



Tenant Profile | The Capital Grille

Capital Grille is a premier fine dining restaurant brand renowned for its dry-aged steaks, award-winning wine list, and professional service. Each location is uniquely designed, featuring African mahogany paneling and Art Deco chandeliers. The brand currently operates 79 locations across 25 states, the District of Columbia, and Mexico.

A subsidiary of Darden Restaurants, Inc. (NYSE: DRI), Capital Grille benefits from the backing of the largest full-service dining company in North America. Darden operates more than 2,100 restaurants across its portfolio, including Olive Garden, LongHorn Steakhouse, Ruth's Chris Steak House, Cheddar's, and Eddie V's. Darden has a market capitalization of over \$24 billion, a BBB/Stable S&P rating, and annual revenues exceeding \$12 billion.



The Capital Grille Lombard, IL

Beacon Hill

WESTIN
HOTELS & RESORTS

Target

NILUS FIT

JCPenney

AMC
THEATRES

CHAMPS
SPORTS

Bath
& Body
Works

VON MAUR

H&M

DAVE AND
BUSTERS
D&B

THE
CAPITAL
GRILLE



MSA Overview

03



Location Overview

The property is in DuPage County, the second-largest county in the Chicago MSA with a population of ±940,000 and the second-highest household income in Illinois. Lombard and neighboring Downers Grove are affluent suburbs with excellent connectivity—20 miles west of downtown Chicago, 11 miles southwest of O'Hare International Airport, and 15 miles northwest of Midway International Airport.

Capital Grille benefits from exceptional visibility along Butterfield Road, the dominant retail corridor in the western suburbs. The corridor features top-tier retailers such as Best Buy, Dick's Sporting Goods, Kohl's, PGA Tour Superstore, Home Depot, and Duluth Trading Company. The property also draws from nearby Oakbrook Center Mall (Nordstrom, Neiman Marcus, Macy's, and Apple) and Danada Square, forming a triad of the region's most powerful shopping destinations.

The trade area is further supported by residential growth, including two new multifamily communities developed by Greystar adjacent to Yorktown Center, bringing 470 new units to the market.

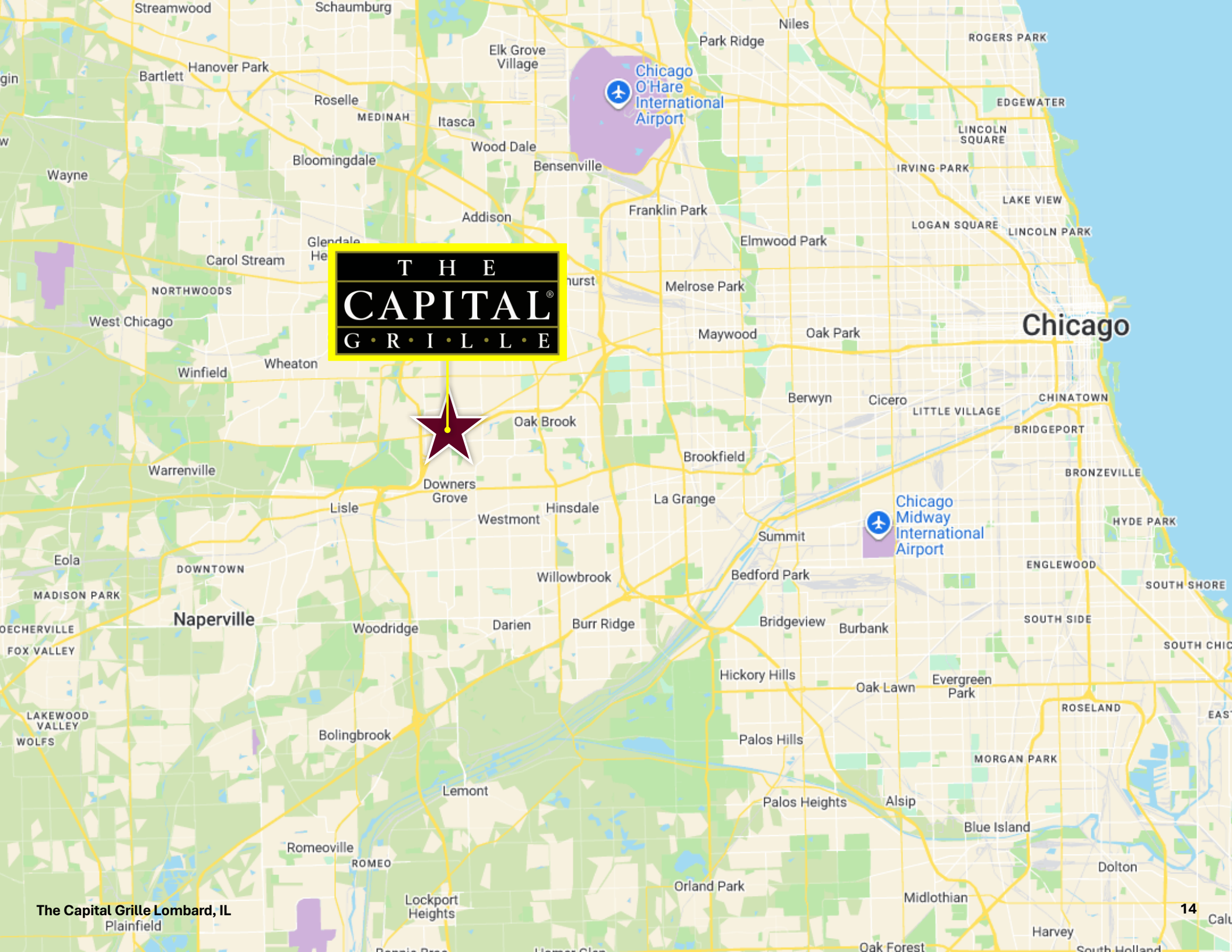
Business Snapshot

The Chicago metropolitan area is one of the largest business hubs in the United States, home to 35+ Fortune 500 headquarters and a diverse economy spanning finance, technology, healthcare, logistics, and manufacturing. The region benefits from O'Hare International Airport, the nation's second-busiest airport by passenger volume, and Chicago Midway International Airport, both providing direct global connectivity. Suburban DuPage County, where Lombard is located, has become a highly desirable location for corporate campuses and regional offices, attracting major employers such as Navistar, Dover Corporation, Edward-Elmhurst Health, and Paylocity. This strong corporate presence, combined with the area's dense population base of over 9 million residents in the metro, drives steady retail demand and supports the long-term strength of the Yorktown Shopping Center trade area.

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The Capital Grille Lombard, IL
Plainfield



Industries

Home to an Impressive Array of
Businesses Segments

Lombard and the surrounding DuPage County economy are anchored by strong and diverse sectors, including healthcare, education, retail, logistics, and professional services. The community benefits from proximity to major regional employment hubs in Oak Brook, Downers Grove, and Naperville, where Fortune 500 companies and large corporate campuses drive consistent demand. Looking ahead, the region is positioning itself for growth in technology, life sciences, advanced manufacturing, financial services, and transportation innovation, supported by access to O'Hare International Airport, a highly educated workforce, and ongoing redevelopment initiatives at Yorktown Center.

The Capital Grille is located in Lombard, Illinois, an affluent western suburb approximately 20 miles west of downtown Chicago. Lombard is located in the heart of DuPage County which has the second highest income in the state of Illinois. Capital Grille will draw the majority of its customer base from what we have identified as the asset's primary trade area, defined as a three-mile radius from the Property. The boundaries of this trade area are defined primarily by the surrounding population concentrations and major thoroughfares. Additionally, the prominence Property's location within the corridor and the substantial shopper traffic that it generates greatly benefits Capital Grille allowing it to also draw its patrons from an expanded trade area.

Trade Area

Within the 3-mile trade area is an estimated population of 87,524, with population growth from 2000 at 3.3%. This steady growth is projected to continue over the next five years.

Residents within 3-miles of the center are affluent with an average household income of \$108,820, which 1.35 times the national average of just over \$80,675.

Residents in the area are well educated. Within a 3-mile radius, 50% have a Bachelor's Degree or higher, 21% have a Graduate or Professional Degree

The average home value within the 3-mile trade area is \$390,207, median home value is \$303,314. Both figures are substantially higher than the national average and median home value of \$286,484 and \$207,344 respectively

Trade Area at a Glance

Capital Grill is situated in the in the East-West Tollway office corridor that creates a surge in its daytime population with over 113,000 workers within just a three mile radius of the property and over 217,000 employees within its five-mile extended trade area. The corridor straddles Interstate 88 (I-88) that runs parallel to and just south of Butterfield Road. The corridor includes approximately 41 million square feet of corporate office space and runs from Oak Brook at the east to Naperville at the west. Prominent employers based in the corridor include BMO Harris Bank, Met Life, JPMorgan Chase, Advocate Health Care, Blue Cross & Blue Shield of Illinois, and the Hub Group.

The corridor was a primary impetus for the residential development that occurred in all of the surrounding west suburban communities in the 1980–2000 time frame. The trade area continues to experience strong growth and development. Currently, there are two multi-family projects being developed by Greystar just north of Yorktown Center. The developments are scheduled to open in Fall 2018 and will bring 470 new units to the market. The Elan is a four-story 295-unit building which will contain studio, 1, 2, and 3-bedroom floor plans and feature over 8,000 square feet of community amenities. The Overture is a seven-story 175-unit building that will contain 1 and 2-bedroom floor plans as well as 12,000 square feet of amenity space. The residential densification, along with the aforementioned retail developments located in the Butterfield Road Retail Corridor, creates a surge in the area's daytime population that greatly benefits the restaurants traffic.



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