

THREE OAKS
RECREATION AREA

**31-ACRE MIXED USE
REDEVELOPMENT AREA**

271 UNIT, RESIDENTIAL DEVELOPMENT
WITH HOTEL, 43,000 SF GROCERY STORE,
ART PARK, AND MORE



14 30,800 VPD



**VOSKANIAN
INVESTMENT
GROUP, INC.**

OFFERING MEMORANDUM

5755 E. NORTHWEST HWY
CRYSTAL LAKE, IL 60014



**VOSKANIAN
INVESTMENT
GROUP, INC.**

A KW Commercial Affiliated Company

*"Creating Value and Bringing Institutional Level
Marketing to the Individual Investor"*

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CA BRE License #01526505, 01293659, 01434190

CONFIDENTIALITY AND DISCLAIMER

The information contained in this Offering Memorandum ("Memorandum") is proprietary and strictly confidential; it is intended to be reviewed only by the party receiving it from Broker and should not be made available to anyone else without the written consent of Broker. By retention or use of this Memorandum, you agree that its contents are confidential, that you will hold it in the strictest confidence, and that you will not disclose any of its contents contrary to these terms.

This Memorandum has been prepared to provide summary, unverified information to establish a preliminary level of interest in the subject property ("Property"). The information in this Memorandum has been obtained from sources Broker believes to be reliable; however, Broker has not conducted sufficient investigation to make any warranty or representation whatsoever including but not limited to the accuracy or completeness of the information, veracity or accuracy of the information, condition of the Property or its compliance or lack of compliance with applicable governmental requirements, developability, suitability or financial performance of the Property, income or expenses for the Property, the size and square footage of the Property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State or 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 occupancy of the Property.

The Memorandum has selected information relating to the Property and does not purport to be an all - inclusive representation regarding the Property or to contain all or part of the information which prospective investors may require to evaluate the purchase of the Property. Additional information and an opportunity to investigate the Property will be made available to interested and qualified prospective purchasers. All information is based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of Broker, therefore, all information is subject to material variation. The information contained herein is not a substitute for a thorough due diligence investigation. Interested parties are expected to review all information of whatever nature independently and not rely on the contents of this Memorandum in any manner.

The Property owner ("Owner") expressly reserves the right, at its sole discretion, to reject any or all offers to purchase the Property, and/or to terminate discussions at any time with or without notice. The Owner shall have no legal commitment or obligation unless and until written agreement(s) have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.



PROPERTY SUMMARY

ADDRESS	5755 E. Northwest Hwy Crystal Lake, IL 60014
BUILDING SF	6,250
LOT SIZE	1.45 Acres
YEAR BUILT	2008
PARKING SPACES	138
COUNTY	McHenry



FINANCIAL SUMMARY

SALE PRICE	\$4,550,000
PRICE/SF	\$728
CAP RATE	6.65%
NOI	\$302,500*

* goes into effect 8/2025.
Seller will credit the buyer the
difference at closing

INVESTMENT HIGHLIGHTS

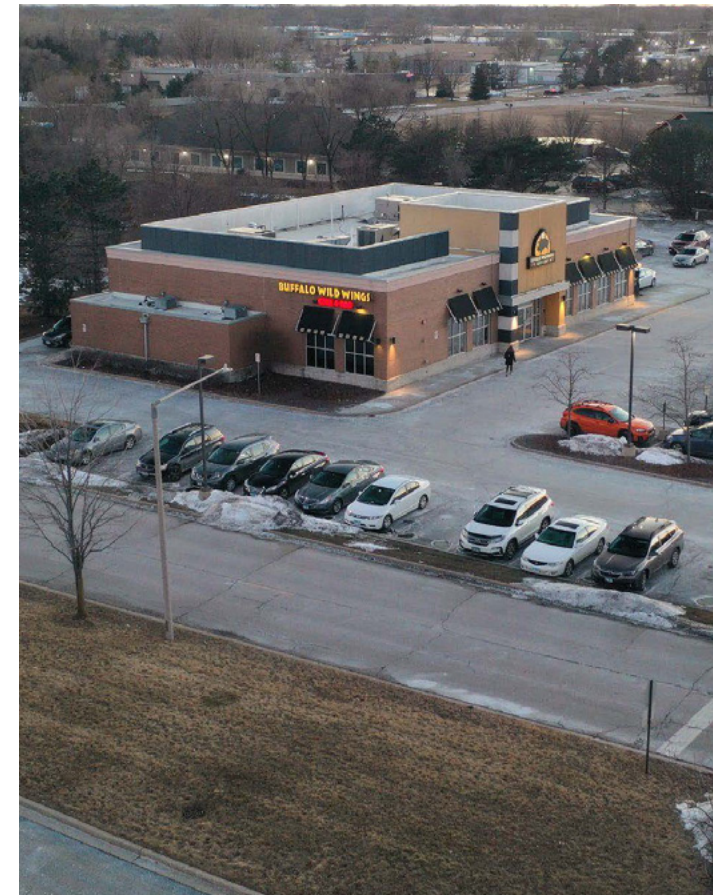
- Absolute NNN lease with no landlord responsibilities!
- 30,800 average daily traffic count on Northwest Highway!
- 31-acre mixed use development project, purchased and started in 2nd quarter of 2024 directly adjacent to the subject property. This master planned community includes a 271-unit residential development, Art Park, Hotel, Grocery Store and Shops!
- 37 miles northwest from Downtown Chicago!





LEASE DETAIL

LEASE TYPE	NNN
LEASE EXPIRATION DATE	8/2/2030
REMAINING TERM	6.5 Years
BASE RENT ESCALATIONS	10% Every 5 Years
ROOF + STRUCTURE	Tenant Responsible
OPTION PERIODS REMAINING	Four 5-Year Options
OPTION TO TERMINATE	No
OPTION TO PURCHASE	No
RIGHT OF FIRST REFUSAL	No
PERCENTAGE RENT CLAUSE	No



BRAND OVERVIEW



Buffalo Wild Wings is an American casual dining restaurant and sports bar franchise that specializes in Buffalo wings and sauces. They over 1,300 locations in 8 global markets with a combined \$4.0 billion in system sales.

In November 2017, Roark Capital Group and The Arby's Company announced its plan to purchase the chain for \$2.4 billion plus debt. The deal was completed in February 2018 with the Arby's name changed to Inspire Brands and set up as a holding parent company. In addition to Buffalo Wild Wings, they own the brands Arby's, Sonic Drive-In, Jimmy John's, Mister Donut, Dunkin' Donuts, and Baskin-Robbins, which have a combined 32,600 locations and a combined \$32.5 billion in system sales.



CITY OVERVIEW

Crystal Lake is a community of 40,000 people located 50 miles northwest of Chicago. The city has easy access to several major highways/interstates, the Union Pacific rail line, and O'Hare International Airport.

Crystal Lake is a regional leader in the areas of planning, growth management and municipal services. Crystal Lake offers residents a variety of excellent, high-quality programs and services at one of the lowest municipal tax rates in the area.

Crystal Lake is a growing hub for healthcare and medical services, including representation from all major medical groups such as Advocate Northwestern and now home to the Mercyhealth hospital and multi-specialty medical campus.

The city has a variety of housing options, including apartments, condos, single-family homes and active adult (55+) communities. Housing continues to grow with The Springs (a luxury apartment complex), Church Street Apartments, Woodlore Estates (a new Lennar subdivision), The Enclave (99-unit rental apartments and townhomes in Downtown Crystal Lake), and Redwood (304 ranch-style rental townhomes).

Those looking for an active lifestyle are attracted to Crystal Lake due to its access to nature and excellent quality of life. There are over 1,600 acres of parks and open space, including the Three Oaks Recreation Area and the 230-acre Crystal Lake which is popular for fishing, boating, swimming and skating in the winter.

Crystal Lake has two of the best public school systems in the region; Elementary School District 47 and Community High School District 155. Citizens are also served by the parochial grade schools of Saint Thomas and Immanuel Lutheran, and Faith Lutheran High School of McHenry County. McHenry County College is on Crystal Lake's northern border.

Crystal Lake's vibrant, historic downtown is home to over 170 businesses that include restaurants, specialty stores, and services which are within easy walking distance of each other. Readers of the Northwest Herald have voted Crystal Lake as the "Best Downtown Shopping District in McHenry County" and is host to many popular family-oriented events.



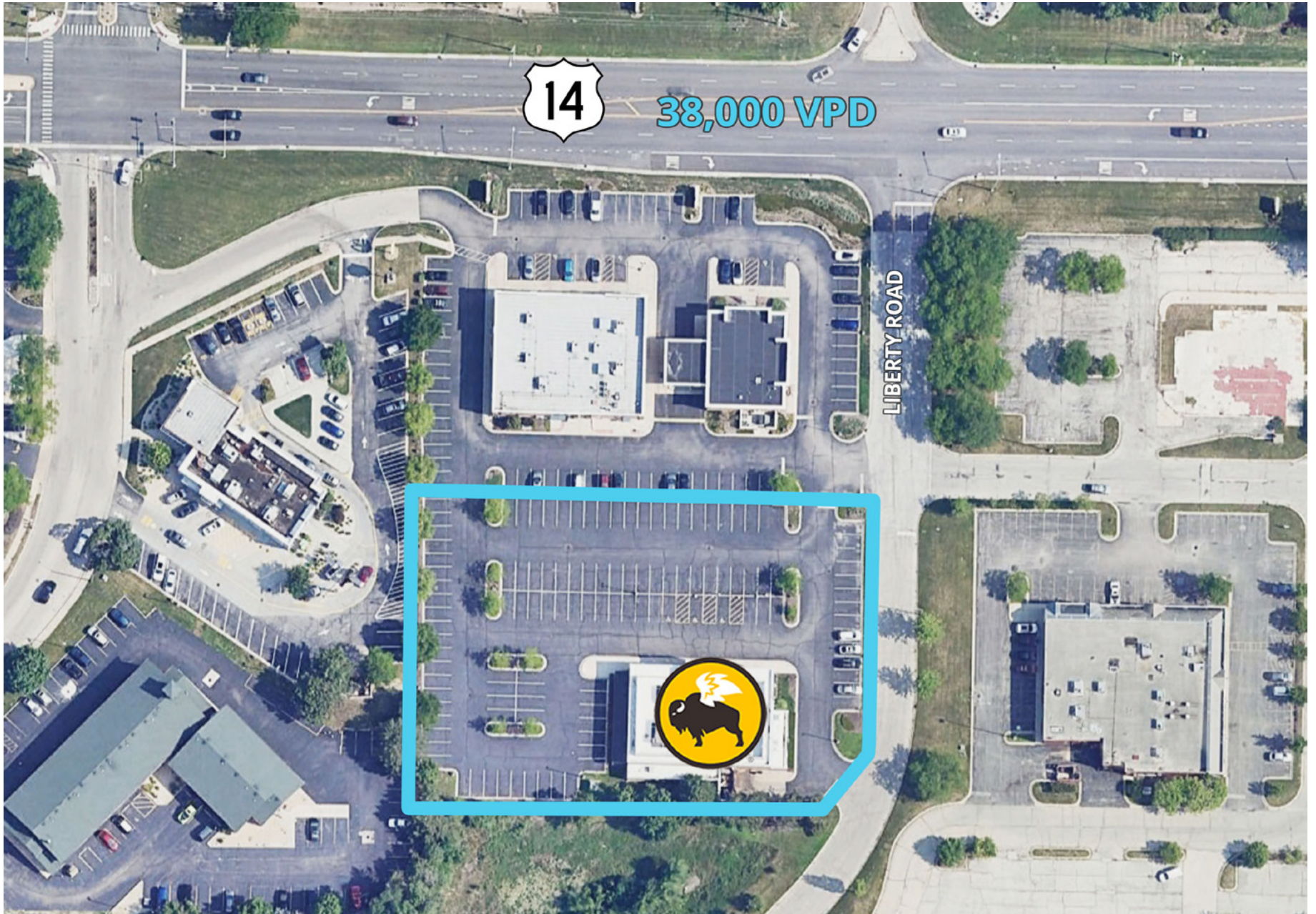
CRYSTAL COURT SHOPPING CENTER REDEVELOPMENT



Fiduciary Real Estate Development, Inc. is redeveloping 31 acres directly adjacent to the site. Crystal Court Shopping Center will feature a mixture of commercial and retail uses, hospitality, multifamily housing and senior living.

- Approved for 271 Units of High Density Residential / Hotel / Retail / Entertainment
- Stoplight Controlled Access with Multiple Access Points
- Public plaza with outdoor seating
- 43,000 SF grocery store
- Multiple restaurants and shops with outdoor seating
- Art park
- Hotel

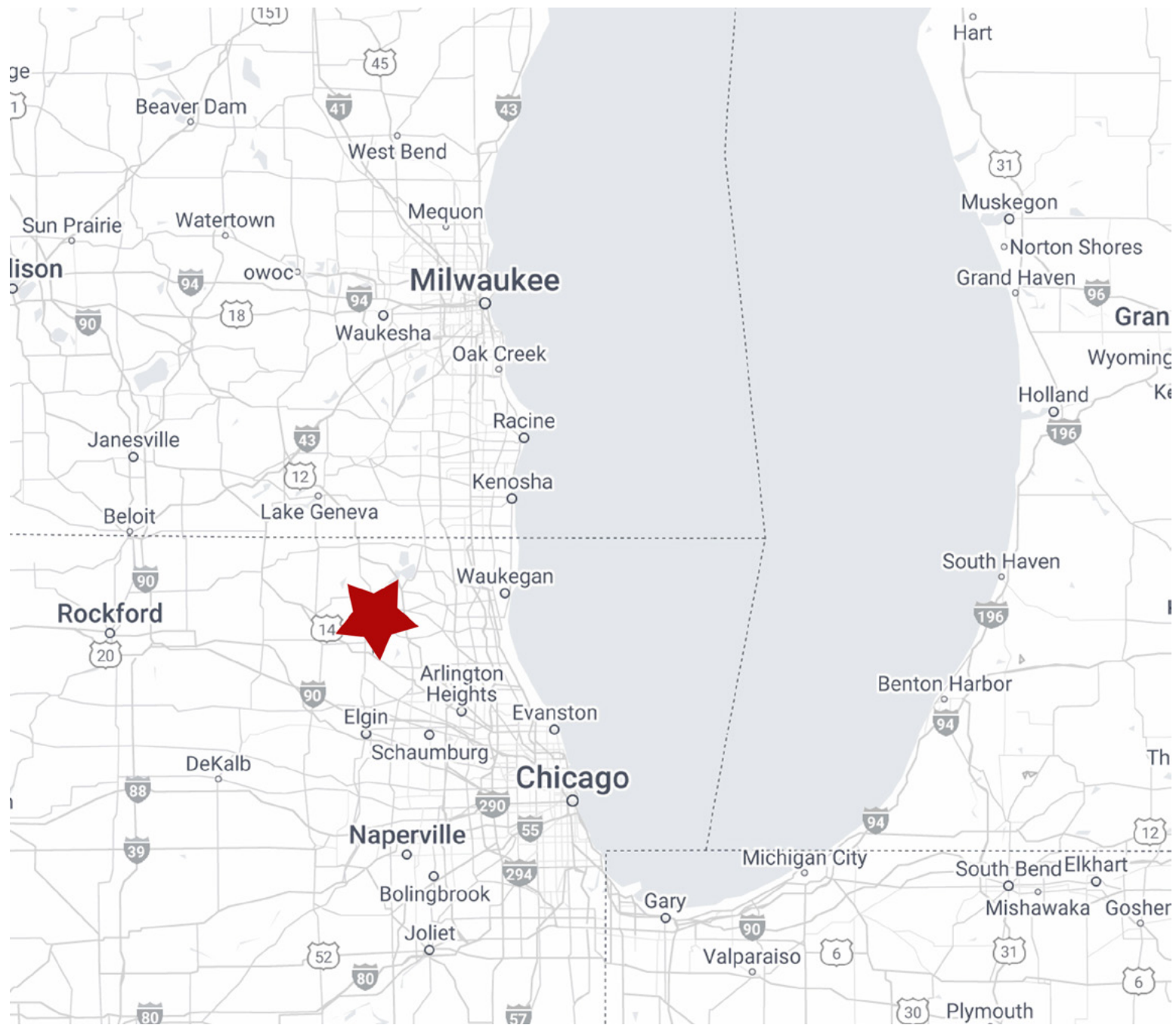
SITE AERIAL



LOCATION AERIAL



AREA MAP

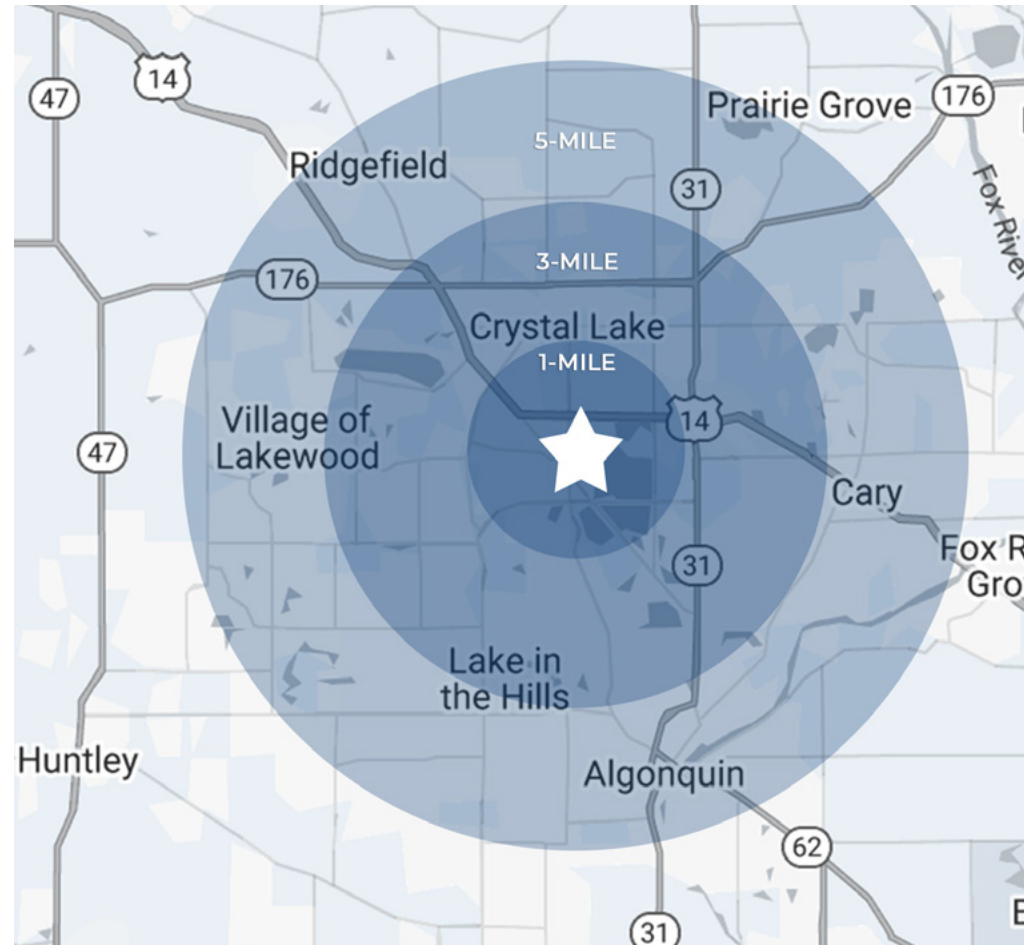


RETAIL AERIAL



DEMOGRAPHICS

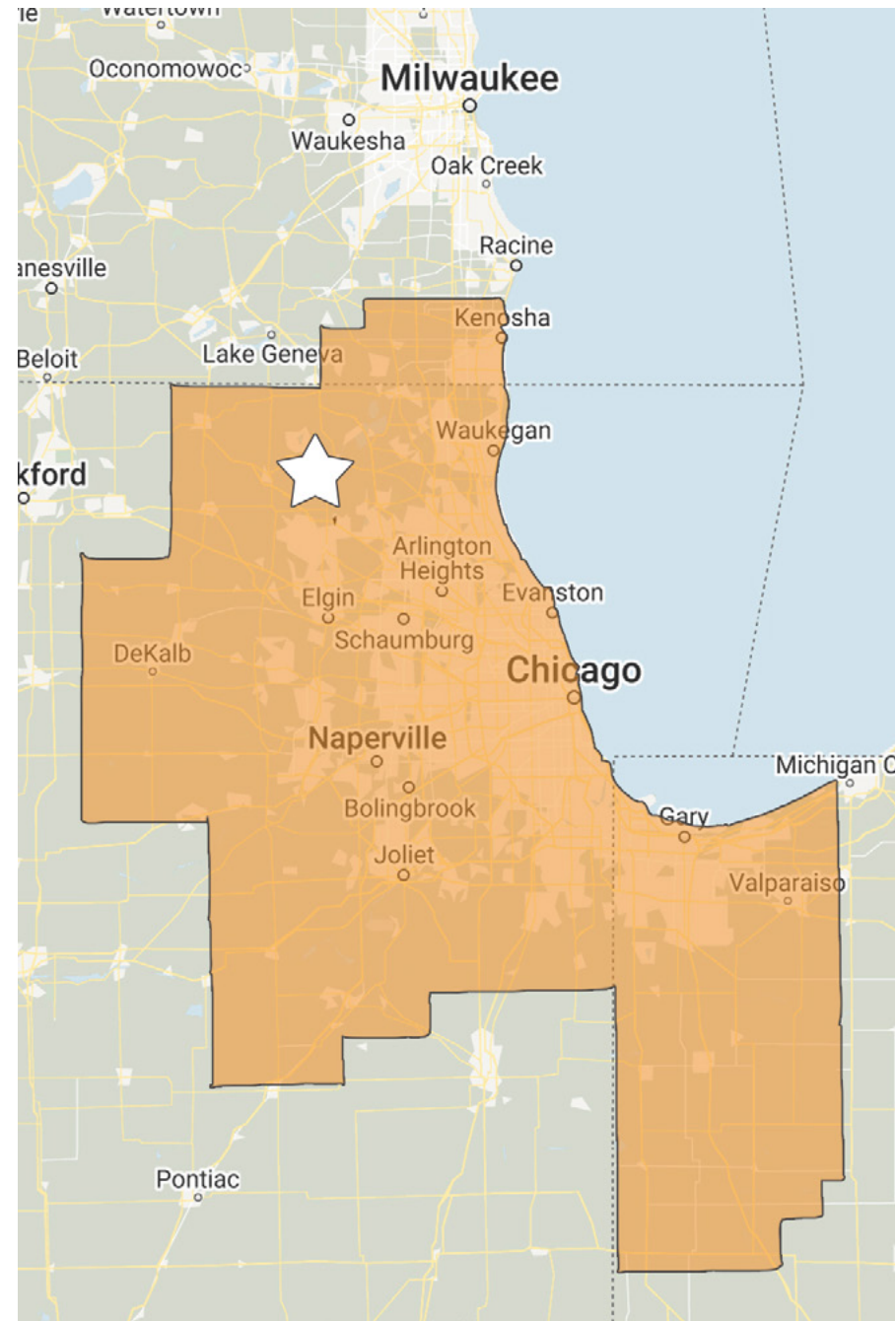
- Absolute NNN lease with no landlord responsibilities!
- Exceptional demographics, with over \$120,000 average household income within a 5 mile radius!
- Directly across from Crystal Point Mall which includes Ross, Best Buy, The Fresh Market, Menards, Hobby Lobby, T.J. Maxx, Planted Fitness, Fresh Thyme Market, and more!
- In the center of 'Restaurant Row' that includes: Starbucks, IHOP, Raising Cane's, Panera, Wendy's, KFC, Panda Express, and many more within 3/4 of a mile!



2021	1-Mile	3-Mile	5-Mile
Population	3,735	55,918	129,562
Households	1,322	20,361	45,848
Families	836	14,772	34,920
Avg HH Size	2.82	2.73	2.82
Owner Occupied Housing	899	16,268	38,808
Rent Occupied Housing	423	4,093	7,041
Median Age	36	39.3	39.3
Median HH Income	\$60,526	\$89,031	\$97,456
Avg HH Income	\$80,752	\$110,268	\$120,795

CHICAGO MSA

- Chicago is the third largest metro in the United States
- Also known as the Greater Chicagoland area, it is bounded by Lake Michigan, northeastern Illinois, into Wisconsin and Indiana
- Comprises over 14 counties with over 9.5 million people; 2.7 million of those in Chicago alone
- Large, diverse employment base: the Chicago metro area employs 4.4 million workers in an array of industries



RENT SCHEDULE

BASE TERM	TERM	ANNUAL RENT	ANNUAL RENT/SF	MONTHLY RENT	MONTHLY RENT/SF
	8/3/2020-8/2/2025	\$275,000	\$44.00	\$22,917	\$3.67
	8/3/2025-8/2/2030	\$302,500	\$48.40	\$25,208	\$4.03
OPTION ONE	8/3/2030-8/2/3035	\$332,750	\$53.24	\$27,729	\$4.44
OPTION TWO	8/3/2035-8/2/2040	\$366,025	\$58.56	\$30,502	\$4.88
OPTION THREE	8/3/2040-8/2/2045	\$402,628	\$64.42	\$33,552	\$5.37
OPTION FOUR	8/3/2045-8/3/2050	\$442,890	\$70.86	\$36,908	\$5.91

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