

**Beef-a-Roo Fast Casual +**

**Rockford, IL**

*Drive Thru – Carry Out – Sit Down – Curbside Pickup – DoorDash - Grubhub*



**Confidential**

April 26, 2021



# Investment Highlights



All pictures are of existing locations

**Location:** 1680 N. Alpine Rd., Rockford, IL 61107

**Property Type:** Beef-a-Roo Fast Casual - Corporate owned

*Drive-Thru, Sit-Down, Carry-Out, Curbside Pickup  
DoorDash, Grubhub*

**Investment Type:** A Reverse Build-to-Suit Project

**Absolute Triple-Net (NNN) Lease Investment Property**

**Zero Landlord Responsibilities**

**Investment:** \$ 2,425,550

**1<sup>st</sup> Year Annual Rent:** \$ 187,980

**Monthly Rent of \$ 15,665 begins at Closing**

**Entry Cap Rate:** 7.75 %

**Annual Rent Increases:** 1.5 %

**Single Tenant:** Beef-a-Roo, Inc. [beefaroo.com](http://beefaroo.com)

**Lease:** Tenant will execute a brand new 20-year lease at closing

**General Contracting & Construction Management:** SFV Services [sfvservices.com](http://sfvservices.com)

**Opening:** November 2021

**1<sup>st</sup> Year Projected Sales:** \$ 2.4 Million

**Building:** 3,200 SF

**Land:** 0.75 Acre

**Ownership Type:** Fee Simple (land and building)

# Tenant Overview – Beef-a-Roo, Inc.



## A BIT OF HOMEGROWN HISTORY

Our company was founded in 1967. We started out with a Wild West theme, hence the name Beefaroo. Our menu mainstay was freshly cooked and sliced to order hot beef sandwiches. A lot has changed in almost 50 years. While we still are a Northern Illinois based company, we have an extensive menu with standout salads, crispy fries and onion rings, and our very famous cheddar fries. Of course, we still have our signature roast beef! In a world of fine fast food, we think we stand out-from our enticing vegetarian items to our meal ending "mint" delivery!

If you are looking to add Beefaroo as a corporate caterer or to help with your next family or social event, please contact us. Catering is delivered in our clean and speedy vans!

We are glad you have visited us on the web. We invite you to join us in person next time you are in the Rockford region! If you need to take home a souvenir of your visit, or send a gift, consider looking at our merchandise page for available gear! Unfortunately, we can't mail Cheddar Fries!



**Beef a Roo currently operates 7 locations in Northern Illinois - See the Full Menu and Gluten Free Menu at [www.beefaroo.com](http://www.beefaroo.com) !**



All pictures are of existing locations.

# Financial Highlights

January - December 2020



	<u>Total Income</u>	<u>Net Ordinary Income</u>
<b>Beef-a-Roo Inc. (Consolidated)</b>	<b>\$ 18,239,327</b>	<b>\$ 815,927</b>
Rockford, IL - Auburn St.	\$ 2,400,222	\$ 134,262
Rockford, IL - Lexus Drive	\$ 3,061,095	\$ 182,492
Rockford, IL - South Alpine	\$ 2,956,780	\$ 429,099
Loves Park, IL - E. Riverside Blvd.	\$ 2,859,538	\$ 314,898
Loves Park, IL - North Second St.	\$ 2,206,181	\$ 193,278
Machesney Park, IL	\$ 2,351,156	\$ 294,305
Roscoe, IL	\$ 2,404,352	\$ 434,855

All pictures are of existing locations



**Area Photos – Beef-a-Roo Fast Casual – 1680 N. Alpine Rd., Rockford, IL 61107**

# Demographic Highlights

The Beef-a-Roo at 1680 N. Alpine Rd. in Rockford, IL will be a pad site at the Highcrest Plaza shopping center and will be centrally located within Zip Code 61107. Demographic highlights for that commercial trade area are:

Total Population: 29,911

Total Daytime Population: 27,769

Total Population Living in Family Households: 22,562

Daytime Worker Population: >13,000

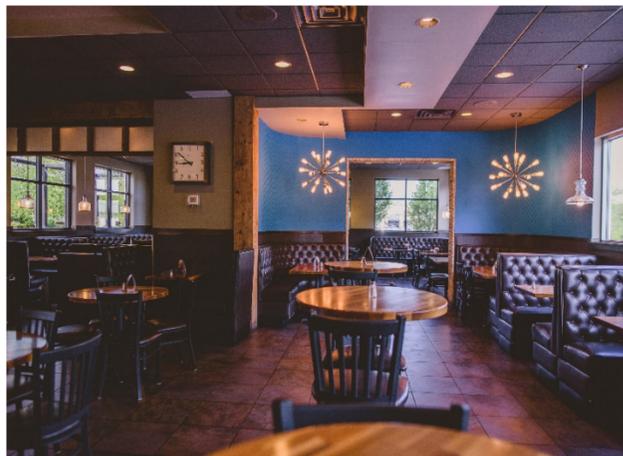
Total Households: 12,962

Total Family Households: 7,808

Average Household Income: (2020) \$ 83,241 (2025 Projected) \$ 92,109

Average Disposable Income: \$ 62,178

Traffic Counts on N. Alpine Rd. are in excess of 22,000 vehicles per day.



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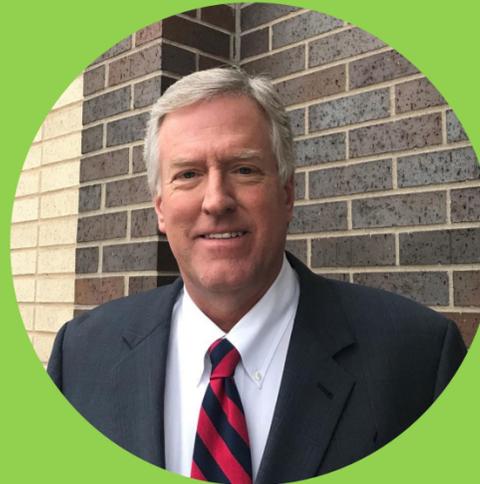
## Beef-a-Roo, Inc.

- Selects the Site and Completes the Site Due Diligence and Feasibility Analysis
- Negotiates and Executes the Purchase and Sale Agreement to Acquire the Site
- Manages the Closing of the Acquisition of the Site
- At Closing, executes the 20-Year Absolute Triple Net (NNN) Lease with Zero Landlord Responsibilities as Tenant
- Finalizes the Engineering Drawings and Architectural Designs and Plans
- Finalizes the Entitlements and Permits
- Supervises all Site Development and Construction of Building Renovations
- General Contracting & Construction Management are provided by SFV Services [sfvservices.com](http://sfvservices.com)
- Supervises all Construction Draws pursuant to the Construction Budget, Construction Schedule, and Conditions approved by the Investor prior to Closing
- Supervises the Finish Out to Beef-a-Roo Specifications
- Obtains the Certificate of Occupancy
- Trains New Staff
- Celebrates Grand Opening



## The Investor

- At the Closing of the Purchase of the Site, Funds the Purchase Price of the Land through the Title Company
- At Closing, obtains fee simple ownership of the Land and Building and executes the 20-Year Absolute Triple Net (NNN) Lease with Zero Landlord Responsibilities as Landlord
- Deposits the Remainder of the Investment into a Designated Project Account to Fund all Construction Draws pursuant to the Construction Budget, Construction Schedule, and Conditions approved by the Investor prior to Closing
- Receives Monthly Rent Payments Beginning at the Closing of the Land Purchase



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**This property is offered in conjunction with a Broker of Record licensed in Illinois.**

**All Information in this Memorandum is Subject to Revision Prior to Acceptance  
of an LOI or Execution of a Purchase and Sale Agreement**