



Circle K

\$2,475,000 | 6.50% CAP

12819 143rd Street, Homer Glen, IL 60491

- ✓ Absolute Triple Net Lease With 4+ Years Remaining
- ✓ Located in the Chicago MSA
- ✓ Situated on a Hard Corner of a Signalized Intersection
- ✓ Positioned in an Affluent Residential Community
- ✓ 1% Annual Rental Escalations in Primary Term and Renewal Option Periods

Circle K is a highly sought-after net lease C-store tenant. Investors are attracted to their fully passive NNN leases which are backed by an investment grade corporate guarantee from the parent company Alimentation Couche-Tard Inc.



INVESTMENT OVERVIEW

CIRCLE K HOMER GLEN, IL



CONTACT FOR DETAILS

Eric Alderman

Associate
(214) 915-8893

ealderman@securenetlease.com

Bob Moorhead

Managing Partner
(214) 522-7200

bob@securenetlease.com

IL Broker of Record: Matt Chambers

License #: 481.000413

\$2,475,000

6.50% CAP

NOI

\$160,798.92

Building Area

±3,879 SF

Land Area

±0.90 AC

Year Built

1996 / 2015

Lease Type

Absolute Triple Net
(NNN)

Occupancy

100%

- ✓ Set on an intersection that experiences a traffic count of over 30,000 vehicles per day.
- ✓ Property has excellent visibility and easy interchangeable access along both thoroughfares.
- ✓ Over 35,000 people living within a three-mile radius of the property earning an average household income of \$126,150 per year.
- ✓ Retailers located in the immediate area include Walmart Supercenter, The Home Depot, Meijer, Jewel-Osco (Albertsons), Menards as well as a number of other quick service restaurants and national banks.
- ✓ 143rd Street is undergoing an expansion project that will widen the highway through Homer Glen from a two-lane to a four-lane thoroughfare.
- ✓ The property is located within close proximity to multiple residential communities, businesses and schools.
- ✓ 2nd Largest Convenience Store Operator in the World, Alimentation Couche-Tard; \$51.4 Billion in Annual Revenue and Rated BBB By S&P

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE
NET LEASE

TENANT OVERVIEW

CIRCLE K HOMER GLEN, IL

Circle K

Lessee: N/A

Guarantor: Circle K dba 'RDK Ventures LLC'

REVENUE

\$130 M

CREDIT RATING

BBB

STOCK TICKER

ATD

TOTAL LOCATIONS

15,000+ in
North America



<https://www.circlek.com/>

Circle K has been a successful convenience store operator for over 60 years and is a highly sought after net lease C-store tenant. Investors are attracted to their **fully passive NNN leases** which are backed by an investment grade corporate guarantee from the parent company Alimentation Couche-Tard Inc.

Circle K stores also feature strong intrinsic real estate as they are almost always **located at highly trafficked intersections**. Furthermore, because many Circle K stores feature gasoline, investors can take advantage of accelerated depreciation on building improvements. As of February 3, 2019, Couche-Tard has **9,933 convenience store** across North America operating under one of their various brands.

The Couche-Tard network also consists of **2,709 stores in Europe** and licensing agreements add another **2,100 stores around the globe**. The parent company of Circle K - Alimentation Couche-Tard Inc. - is the **largest independent convenience store operator** (regardless of petroleum integration) in terms of number of company-operated stores in **North America**.

It has four main store brands: **Couche-Tard, Kangaroo Express, Mac's and Circle K**. Recently, Couche-Tard acquired Topaz, Ireland's **largest convenience and fuel retailer**. Couche-Tard is making a **continuous effort** to rebrand all of their existing locations under the Circle K banner, except for the Couche-Tard retail brand locations in the province of **Quebec** due to specifics of that market.

GUARANTOR OVERVIEW

RDK Ventures LLC

On January 6th, 2010, Couche-Tard created along with Shell Oil Products US ("Shell"), a joint venture, RDK Ventures LLC ("RDK"), to operate **100+ convenience stores** in the greater Chicago metropolitan area of the United States.

The stores are operated by Couche-Tard's Midwest Division under the Circle K banner, with Shell branded products continuing to be marketed and sold.

RDK Ventures LLC is an experienced gas station and convenience store operator with more than 110 locations throughout Illinois.

TOTAL LOCATIONS

110+



IN THE NEWS

CIRCLE K HOMER GLEN, IL

Circle K Navigates COVID-19, M&A

ANGEL ABCEDE , MARCH 23, 2020 (CSP DAILY NEWS)

The second-largest c-store chain in America is bracing for the worst regarding ongoing government mandates surrounding the COVID-19 pandemic. At the same time, the company continues to pursue a major chain in Australia, executives report.

Speaking on a March 18 earnings call, Brian Hannasch, **president and CEO of Alimentation Couche-Tard**, parent of the Circle K chain, said the company has the tools to face “**financial volatility**.” He said the Laval, Quebec-based chain has “good cash liquidity, a very healthy balance sheet and solid contingency plans.”

Meanwhile, Hannasch spoke briefly on the company's proposal to buy Caltex, an Australian **integrated downstream** company. In mid-February, Couche-Tard made a “revised nonbinding indicative offer” to the board of Caltex to acquire **100% of Caltex for a price of \$35.25** per share in Australian currency.

Net earnings were \$1.8 billion for the first three quarters of fiscal 2020 compared with \$1.5 billion for the comparable period of fiscal 2019, an increase of 15.3%, said Claude Tessier, chief financial officer of Couche-Tard.

“While it does not guarantee an agreement will be reached or transaction will be concluded, we are now **actively engaged** in due diligence to work with Caltex,” Hannasch said. “Couche-Tard is focused on strategically developing our Asia Pacific **presence to drive** continued **growth** in that region in the future.”

In terms of its performance for its **third fiscal year**, Circle K's U.S. network saw an increase in same-store merchandise revenue of **3% compared** with the same quarter last year. Across its global network, the chain is seeing “positive benefits driven by the successful rebranding activities [and] **continued improvements** to our offerings, as well as various initiatives to drive traffic into our stores.”

EXPLORE ARTICLE



Circle K's Global Rebranding Effort Marches Across North America

MELISSA KRESS, MARCH 31, 2020 (CONVENIENCE STORE NEWS)

Alimentation Couche-Tard Inc. checked Europe off its Circle K global rebranding to-do list and is well on its way to doing the same for North America.

“We are now in the **fourth year** of the global rebranding project. Following the completion of our work in Europe, we now have more than **85 percent** of our North American sites displaying the new Circle K brand,” **President and CEO** Brian Hannasch reported during the company's third-quarter **fiscal year 2020** earnings call, **held March 17**.

“As one drives across the network in the U.S. and Europe and parts of Canada, we are now proudly showing the unified Circle K brand across the majority of our markets,” Hannasch explained.

Additionally, Couche-Tard is seeing traction with “**meaningful reverse synergies**” from its integration of Holiday Stationstores, according to the chief executive. The company added the **Midwest c-store chain** to its portfolio when it acquired Holiday Cos. in late 2018.

“In particular, we scaled Holiday's labor program on a new IT platform, which we now have rolled out across our entire U.S. network,” Hannasch said. “Combining a **best-in-class labor model** with a labor schedule is allowing us to optimize our investment in people and make sure we have the right capacity to meet our customers' needs.”

Additionally, **Holiday and Circle K are swapping marketing** tools.

EXPLORE ARTICLE



LEASE OVERVIEW

CIRCLE K HOMER GLEN, IL

Initial Lease Term	10 Years with 4+ Years Remaining
Rent Commencement	November 1st, 2015
Lease Expiration	October 31st, 2025
Lease Type	Triple Net (NNN)
Rent Increases	1% Every Year
Current Rent	\$160,798.92

Option Periods	Four 5-Year Options
Option 1 Commencement – Starting Rent	November 1st, 2025 – October 31 st , 2030
Option 2 Commencement – Starting Rent	November 1st, 2030 – October 31 st , 2035
Option 3 Commencement – Starting Rent	November 1st, 2035 – October 31 st , 2040
Option 4 Commencement – Starting Rent	November 1st, 2040 – October 31 st , 2045
Rental Increase	1% Every Year

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ERIN HILLS PARK

YANGAS PARK

CENTENNIAL ELEMENTARY SCHOOL
(482 STUDENTS)

W 143RD STREET
± 16,502 VPD

PNC

MENARDS

Firestone
COMPLETE AUTO CARE

McDonald's
Advance Auto Parts
Jewel Osco
CHIPOTLE MEXICAN GRILL

Pizza Hut
ups
DISCOUNT TIRE

THE HOME DEPOT
Wendy's
Pepper's

meijer

DUNKIN' DONUTS

Walgreens

CVS pharmacy

ALDI

SUBWAY

TACO BELL
DOLLAR TREE
O'Reilly AUTO PARTS

SHERWIN WILLIAMS

CIRCLE K

DUNKIN' DONUTS

CIRCLE K

SHELL

CIRCLE K
SUBJECT PROPERTY
12819 W. 143RD ST.

ILLINOIS 7

HERITAGE PARK

CULVER PARK

BENGTSON'S PUMPKIN FARM AND FALL FEST

DUNKIN' DONUTS

Speedway

S BELL ROAD
± 15,100 VPD

TWIN LAKES PARK

ARBOR LAKE PARK

WOLF ROAD
± 14,833 VPD

HOMER JR HIGH SCHOOL
(861 STUDENTS)

LAMERS PARK

HADLEY MIDDLE SCHOOL
(854 STUDENTS)

STOCK + FIELD

CITGO

State Farm

W 159TH STREET
± 18,770 VPD

ILLINOIS 7

U-HAUL

STONEBRIDGE PARK

PARKER Self Storage

enterprise

CIRCLE K
SHELL

ANYTIME FITNESS

jiffy lube

ACE Hardware

Speedway

Starbucks

McDonald's

BMW

6

DOLLAR TREE

SITE OVERVIEW

CIRCLE K HOMER GLEN, IL

 Year Built | 1996 / 2015

 Building Area | $\pm 3,879$ SF

 Land Area | ± 0.90 AC

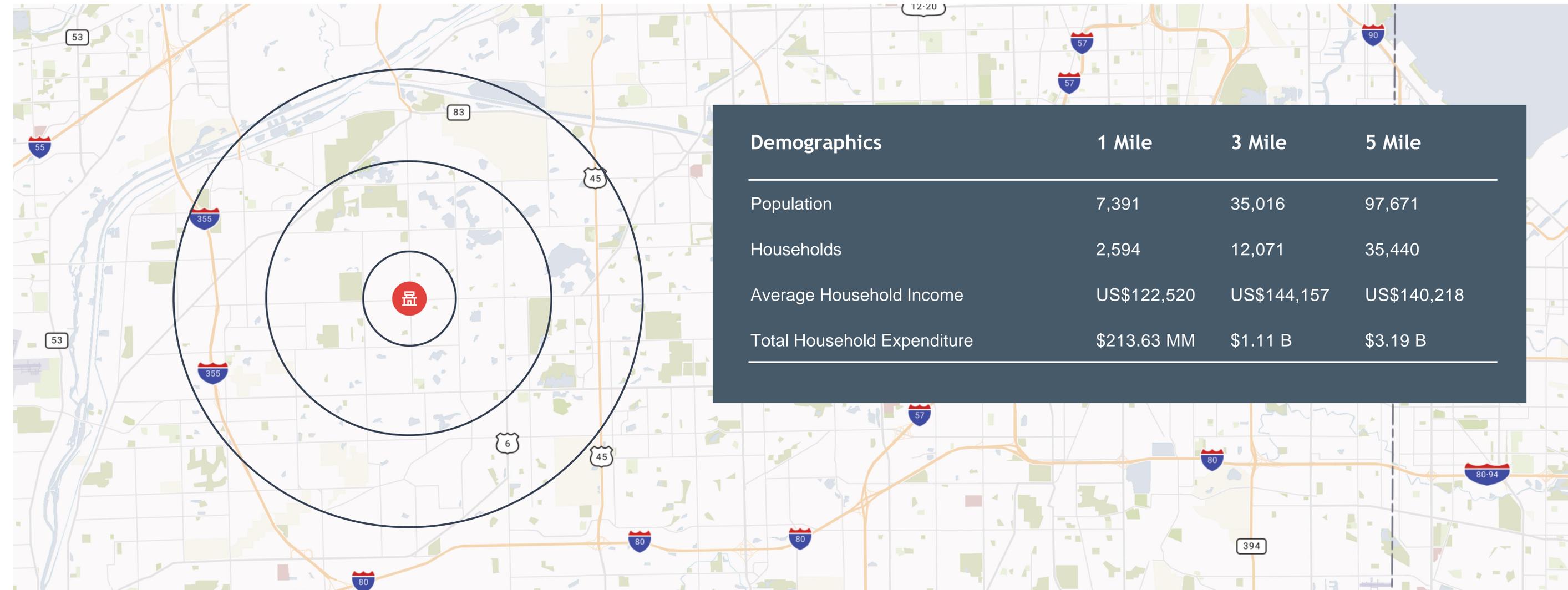
NEIGHBORING RETAILERS

- Dollar Tree
- O'Reilly Auto Parts
- Aldi
- The Home Depot
- Meijer
- Menards
- Jewel-Osco
- Advance Auto Parts
- Walgreens
- CVS



LOCATION OVERVIEW

CIRCLE K HOMER GLEN, IL



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. U.S. Government (49,860)
2. Chicago Public Schools (39,094)
3. City of Chicago (30,340)
4. Cook County, Illinois (21,482)
5. Advocate Health System (18,512)
6. JP Morgan Chase (16,045)
7. University of Chicago (15,452)
8. State of Illinois (14,731)
9. United Continental Holdings (14,000)
10. AT&T Illinois (14,000)
11. Walgreens (12,000)
12. Presence Health (11,959)
13. Chicago Transit Authority (11,100)
14. University of Illinois at Chicago (9,900)

LOCATION OVERVIEW

CIRCLE K HOMER GLEN, IL

Homer Glen

Illinois

 24,592
Population

 \$103,048
Median Household Income



Homer Glen has been ranked "#1 Safest Place to Live in Illinois" by Movoto.

#1

31 Fortune 500 companies are headquartered within the Chicago MSA.

500

The Village of Homer Glen is strategically located in northeastern Will County, 25 miles southwest of downtown Chicago.

The city is known for its unparalleled culture, diversity and quality of life.

Homer Glen is an upscale suburban gem offering a unique blend of open space, beautiful residential developments and vibrant commercial corridors with significant commercial growth potential.

The Chicago metropolitan area has matured into a broad-based and diversified economy that was rated the #1 Largest US Metro for Economic Diversity by Moody's Investor Services.

Chicagoland, the metropolitan area of Chicago and its suburbs, covers 14 counties in the states of Illinois, Indiana and Wisconsin. The region is home to more than 400 major corporate headquarters, including 31 in the Fortune 500. Chicago was ranked the #1 "City for Having it All" by Time Out. With over 26 miles of lakefront and 600 parks, it boasts a wide variety of outdoor activities. Chicago is also home to 62 museums, including The Art Institute of Chicago, The Field Museum of Natural History and The Shedd Aquarium. The city's cost of living is well below its urban peers and remains an attractive location for corporations due to its accessibility and convenience. Chicago's attractive labor pool is in large part driven by the depth of college and university offerings located in the city. Chicago is ranked as having the 3rd largest population of college students with over a half a million students attending school in the metro area.

IN THE NEWS

CIRCLE K HOMER GLEN, IL

Why We Love Chicago, the Best Large City in America

JOSEPH HERNANDEZ, OCTOBER 21, 2019 (CONDE NAST TRAVELER)

What can be written about the city of Chicago that hasn't already been said? In the past, Chicago was a hub connecting the country's coasts, but it became a destination in its own right long ago—which is no surprise to our readers, who voted it the number one large U.S. city in our annual Readers' Choice Awards—for the third year in a row.

Sometimes known as the **Third Coast**, Chicago's **26 miles of Lake Michigan** shoreline can rival some of **California's best**. Don't take our word for it: During the summer, two dozen free beaches double as the city's living room, with locals and travellers coming to cool off, bike, and run—with friends, kids, and dogs in tow.

It was named the best large U.S. city for the third year in a row.

Rising from the former plains of **Illinois** much like L. Frank Baum's Emerald City—indeed, Baum was partly inspired by the White City of the World Columbian Exposition of 1893—**Chicago's skyline is notably iconic**. Closer to downtown's Loop district, you can take in that skyline from the water on the lake itself, or in the skyscraper canyons located along the placid **Chicago River**.

Beyond its curb appeal, the city also is known for its food. Since 2015, it's hosted the **James Beard Foundation Awards**—and will for the next half-decade—for good reason. Factor in the proximity to Midwest farms, a **multicultural milieu**, and boundary-pushing talent, and you've barely touched the surface of the city's food scene. At any time of day, you can find high-end art on a plate at Alinea and Yugen, or grab gut-busting street food like the iconic hotdog or Chicago beef. Chicago's immigrant communities are in constant conversation with each other (it's home to buzzing Korean, Mexican, Chinese, Thai, and Puerto Rican enclaves), with **foods crossing borders** and diners benefiting from the cultural exchange.

EXPLORE ARTICLE



Millennials are largest age group in Cook County, census shows, but will they stay?

ELVIA MALAGON AND TESSA WEINBERG, JUNE 21, 2018 (CHICAGO TRIBUNE)

You can mock them for their love of avocado toast but there are more millennials than any other age group in Chicago and the Cook County suburbs, newly released population figures show.

U.S. Census Bureau data released this week indicates those aged **25 to 34** years old represent the **largest chunk** of **Cook County's** population. That age range covers most, but not all of the generation commonly known as millennials, defined by Pew Research Centre as those born from **1981 to 1996**, who would now be **22 to 37 years old**.

And millennials are no different, favoring life in the city and nearby suburbs close to public transportation, bars and other nightlife.

Twenty- and 30-somethings have flocked to **urban areas** for years, lured by jobs and a variety of amenities, experts say. And millennials are no different, favouring life in the city and nearby **suburbs** close to public transportation, bars and other nightlife.

"The influx of growth of young people, that's likely to continue," said Janet Smith, a professor at the University of Illinois at Chicago. "We anticipate that for a couple of reasons (including) the **growing globalization and technology**."

If **Amazon** taps Chicago for its **second headquarters**, that would draw even more millennials as well as other skilled workers, she said.

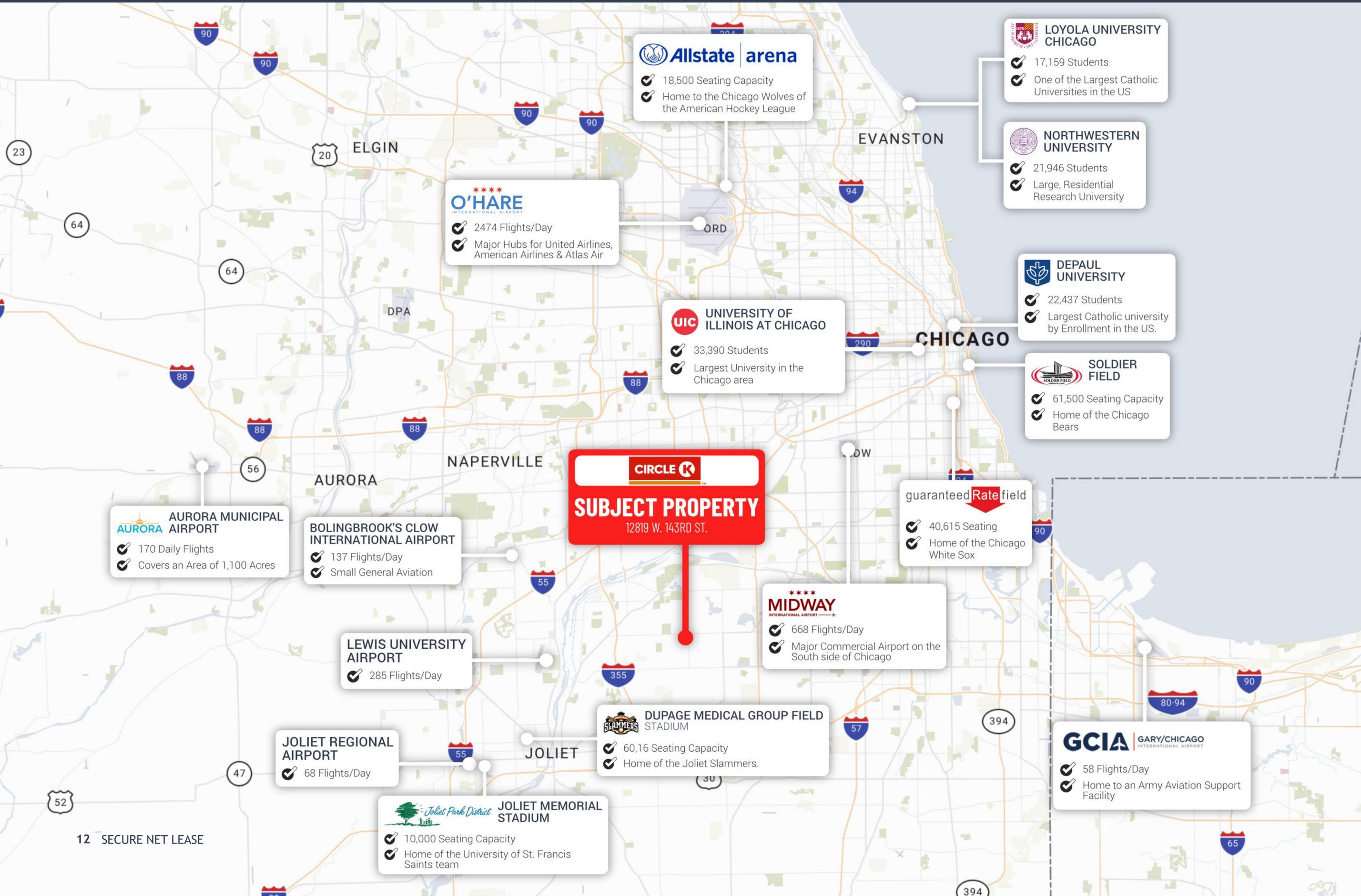
People who are 25 to 34 years old account for just shy of **850,000** of the county's **5 million residents**, the just-released 2017 census figures show. But like the overall population of Chicago and Cook County, the number of millennials in Cook County is falling, data shows. The county **lost 20,093 residents in 2017**, including an estimated 3,182 aged 25 to 29, census data show.

EXPLORE ARTICLE



CHICAGO-NAPERVILLE-ELGIN

CIRCLE K HOMER GLEN, IL



Allstate arena

- ✓ 18,500 Seating Capacity
- ✓ Home to the Chicago Wolves of the American Hockey League

O'HARE INTERNATIONAL AIRPORT

- ✓ 2474 Flights/Day
- ✓ Major Hubs for United Airlines, American Airlines & Atlas Air

LOYOLA UNIVERSITY CHICAGO

- ✓ 17,159 Students
- ✓ One of the Largest Catholic Universities in the US

NORTHWESTERN UNIVERSITY

- ✓ 21,946 Students
- ✓ Large, Residential Research University

DEPAUL UNIVERSITY

- ✓ 22,437 Students
- ✓ Largest Catholic university by Enrollment in the US.

UIC UNIVERSITY OF ILLINOIS AT CHICAGO

- ✓ 33,390 Students
- ✓ Largest University in the Chicago area

SOLDIER FIELD

- ✓ 61,500 Seating Capacity
- ✓ Home of the Chicago Bears

CIRCLE K SUBJECT PROPERTY 12819 W. 143RD ST.

guaranteed Rate field

- ✓ 40,615 Seating
- ✓ Home of the Chicago White Sox

MIDWAY INTERNATIONAL AIRPORT

- ✓ 668 Flights/Day
- ✓ Major Commercial Airport on the South side of Chicago

AURORA MUNICIPAL AIRPORT

- ✓ 170 Daily Flights
- ✓ Covers an Area of 1,100 Acres

BOLINGBROOK'S CLOW INTERNATIONAL AIRPORT

- ✓ 137 Flights/Day
- ✓ Small General Aviation

LEWIS UNIVERSITY AIRPORT

- ✓ 285 Flights/Day

JOLIET REGIONAL AIRPORT

- ✓ 68 Flights/Day

DUPAGE MEDICAL GROUP FIELD STADIUM

- ✓ 60,16 Seating Capacity
- ✓ Home of the Joliet Slammers.

JOLIET MEMORIAL STADIUM

- ✓ 10,000 Seating Capacity
- ✓ Home of the University of St. Francis Saints team

GCIA GARY/CHICAGO INTERNATIONAL AIRPORT

- ✓ 58 Flights/Day
- ✓ Home to an Army Aviation Support Facility

CALL FOR ADDITIONAL INFORMATION

Dallas

Office

10000 N Central Expressway
Suite 200
Dallas, TX 75231
(214) 522-7200

Los Angeles

Office

123 Nevada Street
El Segundo, CA 90245
(424) 224-6430

CALL FOR ADDITIONAL INFORMATION

Eric Alderman

Associate
(214) 915-8893

ealderman@securenetlease.com

Bob Moorhead

Managing Partner
(214) 522-7200

bob@securenetlease.com