



FORMER QSR PORTFOLIO

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TABLE OF CONTENTS



- **EXECUTIVE SUMMARY**

- Executive Summary & Offering Summary
- Investment Highlights
- Portfolio Location Map

- **PORTFOLIO OVERVIEW**

- Location Maps
- Portfolio Summary

- **PORTFOLIO INFORMATION**

- Tenant Overview
- Retail Maps
- Demographics

- **DISCLAIMER**

EXECUTIVE SUMMARY

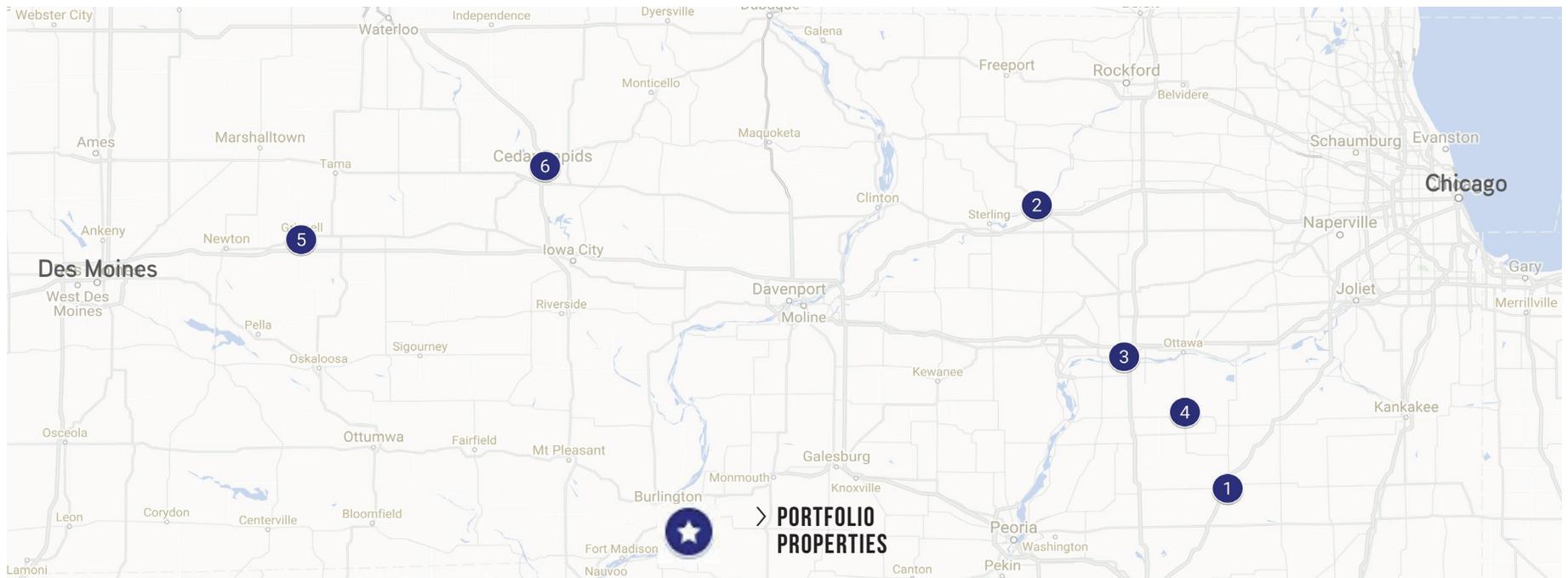
Offering Memorandum



EXECUTIVE SUMMARY

Colliers International is pleased to present 6 to be vacated KFC properties located in Central Illinois and Iowa. This is a great opportunity to take advantage of prime real estate on the prime retail corridor in the respective markets. A buyer can take advantage of a fast food location and the corresponding infrastructure to reduce capital expenditures.

These sites can be purchased individually or collectively.



PORTFOLIO LOCATIONS

#	ADDRESS	CITY	STATE	ACRES	SF	YEAR BUILT	SALE PRICE
1	1036 W Reynolds St	Pontiac	IL	0.66	2,592 SF	1999	\$400,000
2	737 N Galena Ave	Dixon	IL	0.83	2,635 SF	1998	\$400,000
3	145 3rd St	LaSalle	IL	0.58	2,355 SF	2009	\$400,000
4	1613 N Bloomington St	Streator	IL	0.61	2,640 SF	2007	\$400,000
5	229 West Street	Grinnell	IA	0.57	2,213 SF	1976	\$350,000
6	1341 1st Ave SE	Cedar Rapids	IA	0.58	3,859 SF	1990	Closed

PORTFOLIO INFORMATION

Offering Memorandum



1 1036 W REYNOLDS ST, PONTIAC, IL

Terms of Sale

OFFERING PRICE: \$400,000
 YEAR BUILT: 1999
 BUILDING SIZE: +/- 2,592 SF
 LOT SIZE: +/- 0.66



Current Population (2019)	Projected Population (2024)	Average Household Income	Households	Median Age
12,002	11,724	\$63,295.59	4,586	39.09
* Based on 3 Mile Radius				

2 737 N GALENA AVE, DIXON, IL

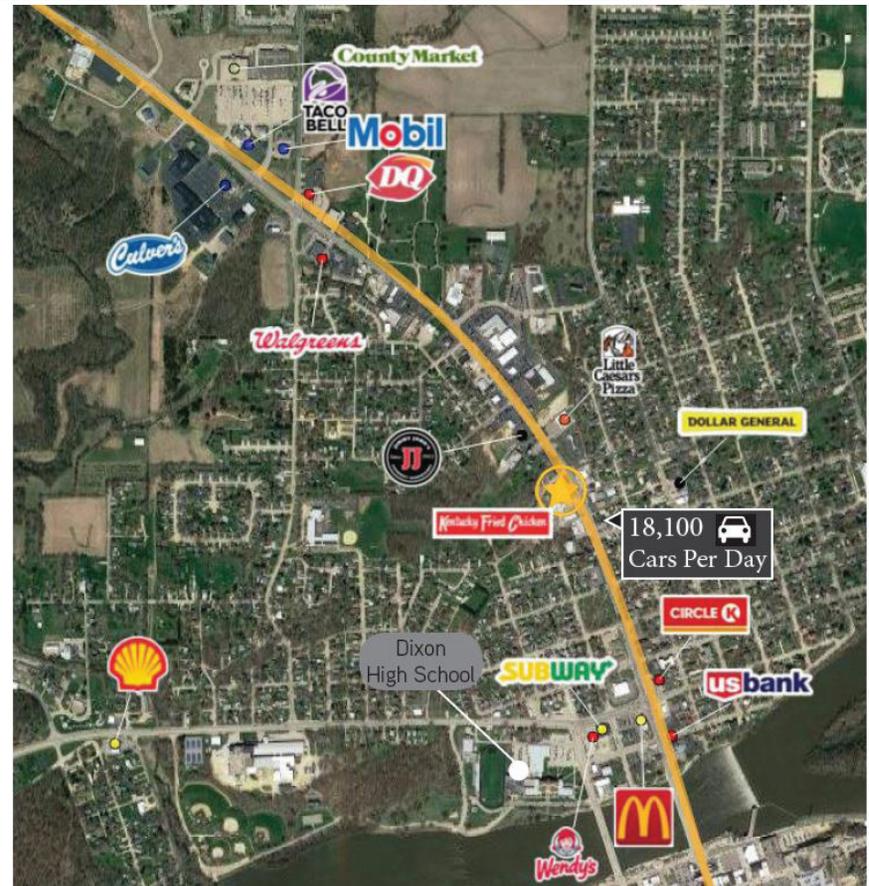
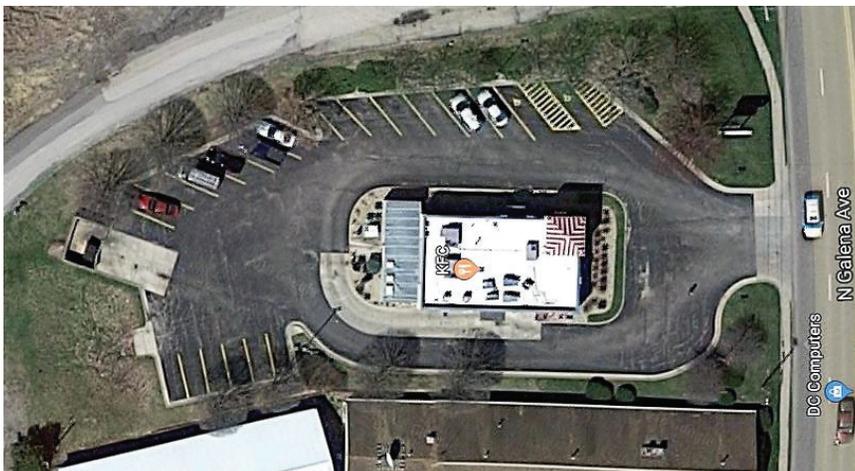
Terms of Sale

OFFERING PRICE: \$400,000

YEAR BUILT: 1998

BUILDING SIZE: +/- 2,635 SF

LOT SIZE: +/- 0.83



Icon	Current Population (2018)	Projected Population (2023)	Average Household Income	Households	Median Age
	17,330	17,052	\$69,386.65	6,496	41.23

* Based on 3 Mile Radius

3 145 3RD ST, LASALLE, IL

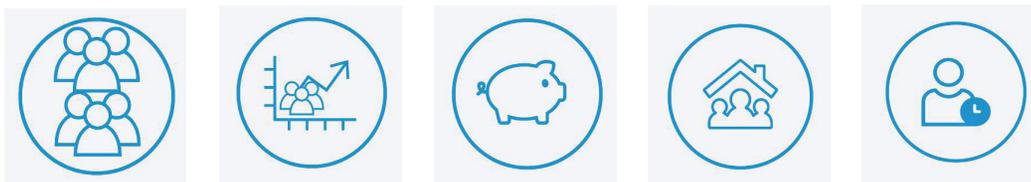
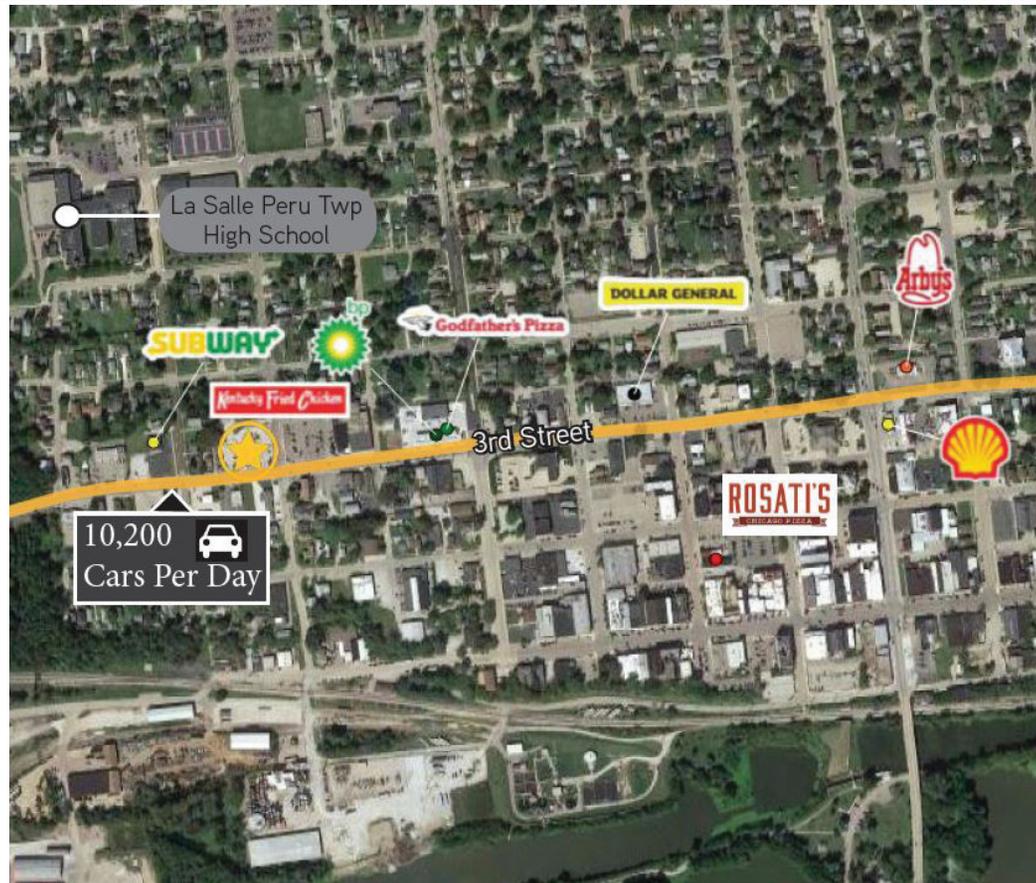
Terms of Sale

OFFERING PRICE: \$400,000

YEAR BUILT: 2009

BUILDING SIZE: +/- 2,355 SF

LOT SIZE: +/- 0.58



Current Population (2018)
21,135

Projected Population (2023)
20,702

Average Household Income
\$63,594

Households
9,013

Median Age
43.52

* Based on 3 Mile Radius

4 1613 N BLOOMINGTON ST, STREATOR, IL

Terms of Sale

OFFERING PRICE: \$400,000

YEAR BUILT: 2007

BUILDING SIZE: +/- 2,640 SF

LOT SIZE: +/- 0.61



Icon	Current Population (2018)	Projected Population (2023)	Average Household Income	Households	Median Age
	17,263	16,720	\$62,111.42	7,161	41.94

* Based on 3 Mile Radius

5 229 WEST STREET , GRINNELL , IA

Terms of Sale

OFFERING PRICE: \$350,000

YEAR BUILT: 1976

BUILDING SIZE: +/- 2,213

LOT SIZE: +/- 0.57



Current Population (2018)
9,487

Projected Population (2023)
9,492

Average Household Income
\$67,006.39

Households
3,680

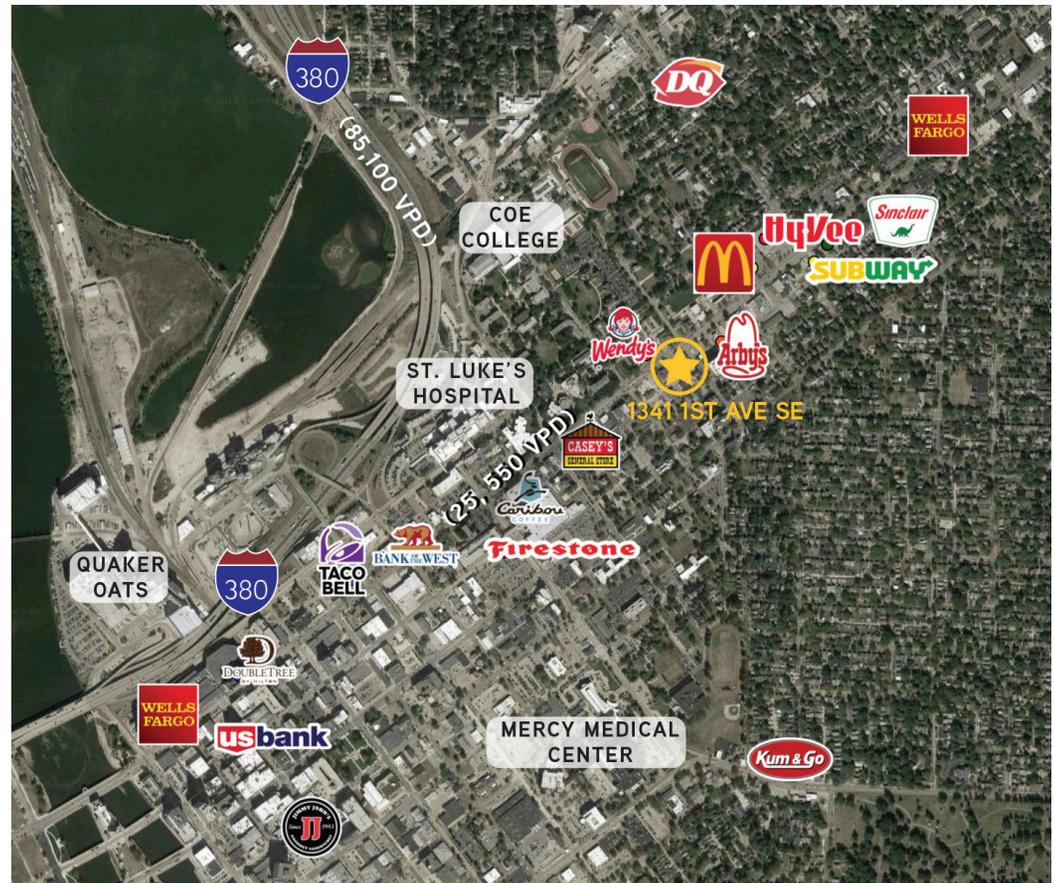
Median Age
35.83

* Based on 3 Mile Radius

Closed

Terms of Sale

OFFERING PRICE: Unpriced
 YEAR BUILT: 1990
 BUILDING SIZE: +/- 3,859 SF
 LOT SIZE: +/- 0.58



Icon	Current Population (2018)	Projected Population (2023)	Average Household Income	Households	Median Age
	73,570	74,639	\$77,834.66	32,665	38.59

* Based on 3 Mile Radius

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- 2) You will hold it and treat it in the strictest of confidence; and
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

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If you wish not to pursue negotiations leading to the acquisition of the Portfolio within Illinois and Iowa or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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