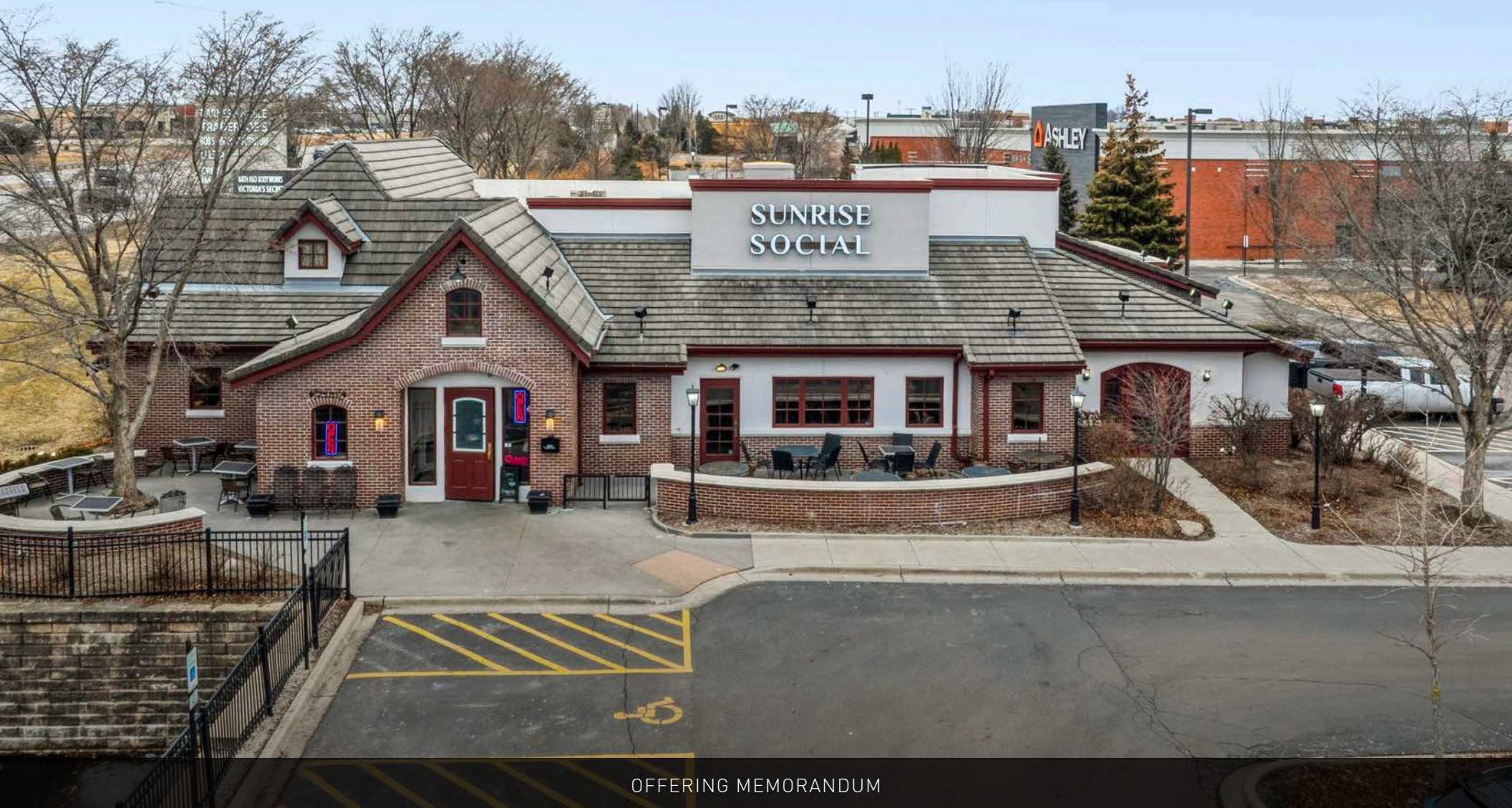


SUNRISE SOCIAL CAFÉ – TRADER JOE'S OUTPARCEL

2561 COUNTY LINE RD, ALGONQUIN, IL 60102 (CHICAGO MSA)

OUTPARCEL TO ALGONQUIN COMMONS, #1 VISITED RETAIL CENTER WITHIN A 15-MILE RADIUS



OFFERING MEMORANDUM

Outparcel to Algonquin Commons, #1 Visited Retail Center within a 15-Mile Radius (5.2M+ Annual Visitors)



HOBBY LOBBY

THE FRESH MARKET
HALF PRICE BOOKS

BIAGGI'S
RESISTANCE ITALIANO

TWIN PEAKS
COUNTRY STORES & GARDEN CENTER

ON THE BORDER

The Tile Shop

BONEFISH GRILL

five BELOW
DSW Bath & Body Works
DESIGNER SPACE WAREHOUSE
AMERICAN EAGLE

Ashley
HOMESTORE

SUNRISE SOCIAL
BREAKFAST & LUNCH

DICK'S SPORTING GOODS
ROSS DRESS FOR LESS
OLD NAVY DISCOUNT
BOB'S FURNITURE

TRADER JOE'S
BARNES & NOBLE
NORDSTROM
rack ULTA BEAUTY

LONGHORN
STEAKHOUSE

JARED
The Galleria Of Jewelry

NOTHING BUT CAKES
crumbl cookies

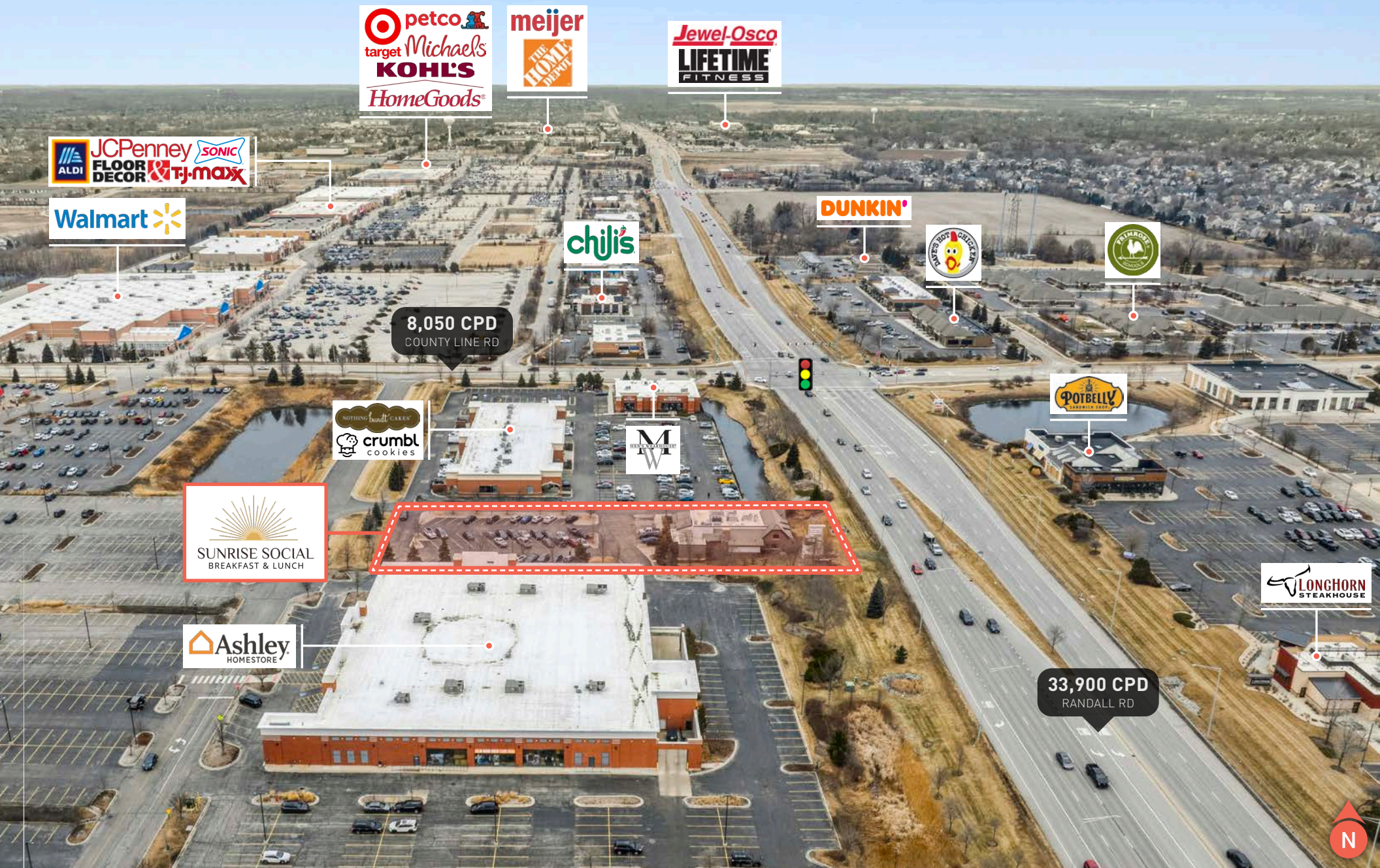
POTBELLY
BAKERY SHOP

33,900 CPD
RANDALL RD

M
MILK & HONEY

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Outparcel to Algonquin Commons, #1 Visited Retail Center within a 15-Mile Radius (5.2M+ Annual Visitors)



Outparcel to Algonquin Commons, #1 Visited Retail Center within a 15-Mile Radius (5.2M+ Annual Visitors)



ALGONQUIN MEADOWS BY LENNAR
±250 Single-Family Homes & Townhomes

Deli & You
MARKET

LUCKY STRIKE
ENTERTAINMENT

Pickle Haus

golden corral

La-Z-boy

LONGHORN
STEAKHOUSE

sleep **number.**

Cane's
CREAK PASTRY

BELLE TIRE

FIRST WATCH
THE DAYTIME CAFE
CHIPOTLE
MEXICAN GRILL

COOPER'S HAWK
WINEY & RESTAURANT

Portillo's
HOT DOGS, BEEF, BURGERS, SHAKES

BIAGGI'S
RESTAURANTE ITALIANO

POTBELLY
CANDY & BAKERY

ON THE BORDER

TWIN PEAKS
CRAFT BEER & BOTTLED BEER

The Tile Shop

JARED
The Galleria Of Jewelry

33,900 CPD
RANDALL RD

M
MARKET

Ashley
HOMESTORE

NOTHING BUT CAKES
crumbl
cookies

SUNRISE SOCIAL
BREAKFAST & LUNCH



BOULDER RIDGE
COUNTRY CLUB



33,900 CPD
RANDALL RD



THE GOLF CLUB
OF ILLINOIS



Jewel-Osco
 sam's club
 MENARDS
 target
 BEST BUY
 ALDI
 HOBBY LOBBY

COSTCO WHOLESALE
 Jewel-Osco
 TRADER JOE'S
 Walmart
 petco
 ExtraSpace Storage
 REGAL
 McDonald's LAIFITNESS

Advocate
 Good Shepherd Hospital

THE HOME DEPOT
 LIFETIME FITNESS
 Jewel-Osco
 Costco
 AMC
 Lowe's
 meijer
 WHOLESALE THEATRES

TRADER JOE'S
 target
 Walmart
 JCPenney
 KOHL'S
 ALDI
 Ashley
 DICK'S SPORTING GOODS
 NORDSTROM
 DSW
 rack

SUNRISE SOCIAL
 BREAKFAST & LUNCH

amazon
 Fulfillment Center



JUDSON
 UNIVERSITY
 ±1,200 Students

Cabela's
 Marriott
 TARGET
 STAR
 PET SMART
 MAIN EVENT
 NOW Arena
 ARHAUS

AMC THEATRES
 Ascension
 Saint Alexius
 Starbucks
 COUNTRY
 HYATT PLACE

WHOLE FOODS MARKET
 BARNES & NOBLE
 ROSS
 LIFETIME FITNESS
 IKEA
 TRADER JOE'S
 The Container Store
 AMC THEATRES
 PGA TOUR SUPERSTORE
 FOUR POINTS BY SHERATON
 DICK'S SPORTING GOODS
 COSTCO WHOLESALE
 NORDSTROM
 BEST BUY
 target

Elgin Community College
 ±10,500 Students

NORDSTROM
 lululemon
 JCPenney
 macy's
 Apple
 Red Robin
 ANTHROPOLOGIE
 WOODFIELD MALL



Executive Summary

2561 County Line Rd, Algonquin, IL 60102

FINANCIAL SUMMARY

Price	\$2,431,400
Cap Rate	8.00%
Est. Building Size	7,554 SF
Net Cash Flow	8.00% \$194,515.56
Year Built	2007
Lot Size	1 Acre

LEASE SUMMARY

Lease Type	Double-Net (NN) Lease
Tenant	Savant Restaurant Group Inc.
Guarantor	Personal Guarantees ⁽¹⁾
Roof & Structure	Tenant Responsible
Lease Commencement Date	December 22, 2025
Lease Expiration Date	December 21, 2035
Lease Term	10 Years
Rental Increases	3% Annually
Renewal Options	1, 5 Year Options ⁽²⁾

FOOTNOTES:

(1) The Lease is personally guaranteed by Nilay Patel, James M. O'Connor, and Teri N. O'Connor

(2) Option rent shall be based on Fair Market Value. However, in no event will option rent be lower than the base rent applicable at the end of the initial term, plus 3%.

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
Current – 12/21/2027	\$194,515.56	8.00%
12/22/2027 – 12/21/2028	\$200,351.03	8.24%
12/22/2028 – 12/21/2029	\$206,361.56	8.49%
12/22/2029 – 12/21/2030	\$212,552.40	8.74%
12/22/2030 – 12/21/2031	\$218,928.98	9.00%
12/22/2031 – 12/21/2032	\$225,496.85	9.27%
12/22/2032 – 12/21/2033	\$232,261.75	9.55%
12/22/2033 – 12/21/2034	\$239,229.60	9.84%
12/22/2034 – 12/21/2035	\$246,406.49	10.13%

Base Rent	\$194,515.56
Net Operating Income	\$194,515.56
Total Return	8.00% \$194,515.56



Property Description



INVESTMENT HIGHLIGHTS

- » **Brand New 10-Year Lease with 3% Annual Rental Increases - 6 Unit Operator**
- » Sunrise Social Cafe is a Contemporary Breakfast and Lunch Restaurant that Recently Relocated to Algonquin and Held its Grand Opening in December 2025
- » **Located in Algonquin Commons, an Outdoor Shopping Mall with 60+ Stores, 10+ Restaurants, and Over 5.2 Million Annual Visitors**
- » Densely Populated Trade Area in the Chicago MSA - 150,159 Residents within 5 Miles
- » **Affluent Trade Area - Average Household Income Exceeds \$154,000 in the Immediate Area**
- » Excellent Frontage Along Randall Road, Visible to ±33,900 Cars per Day
- » **Situated in the Randall Road Corridor, the Premier Shopping, Dining, and Entertainment District in the Northwest Suburbs of Chicago, Featuring 4 Major Shopping Centers and Several of Big-Box Anchored Outlot Sites**
- » Immediate Proximity to Algonquin Meadows by Lennar, a New Housing Community that will Include ±250 Single-Family Homes and Townhomes



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

2030 Projection	5,558	54,944	151,824
2025 Estimate	5,452	53,973	150,159
Growth 2025 - 2030	1.96%	1.80%	1.11%

Households

2030 Projections	2,205	19,910	53,699
2025 Estimate	2,130	19,456	52,848
Growth 2025 - 2030	3.50%	2.33%	1.61%

Income

2025 Est. Average Household Income	\$154,211	\$145,916	\$136,197
2025 Est. Median Household Income	\$138,286	\$126,324	\$116,806

Tenant Overview



SUNRISE SOCIAL
BREAKFAST & LUNCH



2561 COUNTY LINE RD, ALGONQUIN, IL
Address



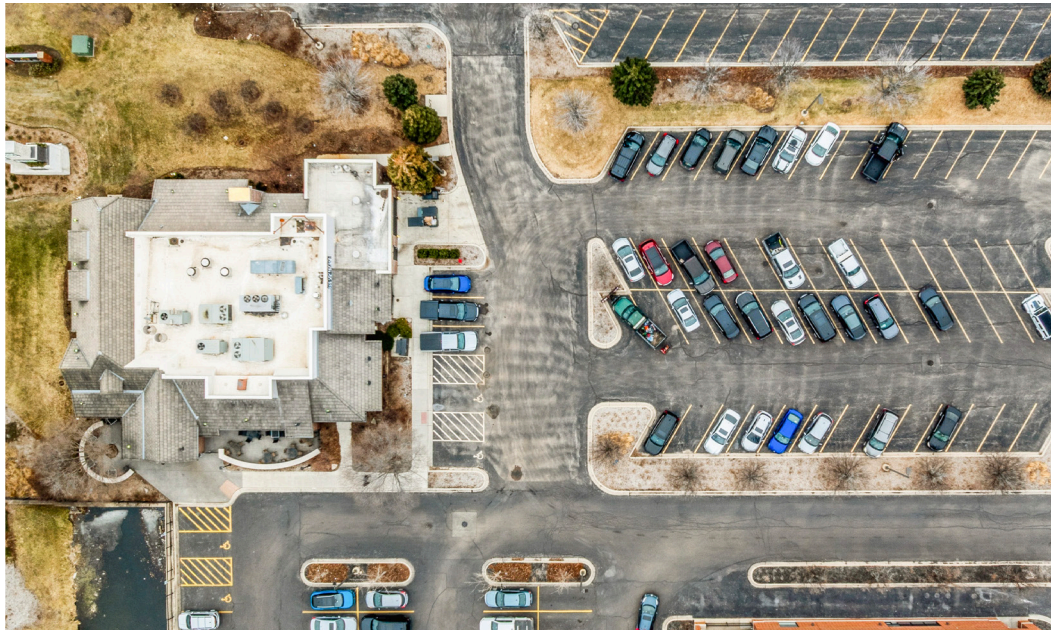
WWW.SUNRISESOCIALCAFES.COM
Website

Sunrise Social is a family-owned contemporary breakfast and lunch restaurant that recently relocated to the Algonquin Commons shopping center in Algonquin, IL. The restaurant held its grand opening celebration in late December 2025.

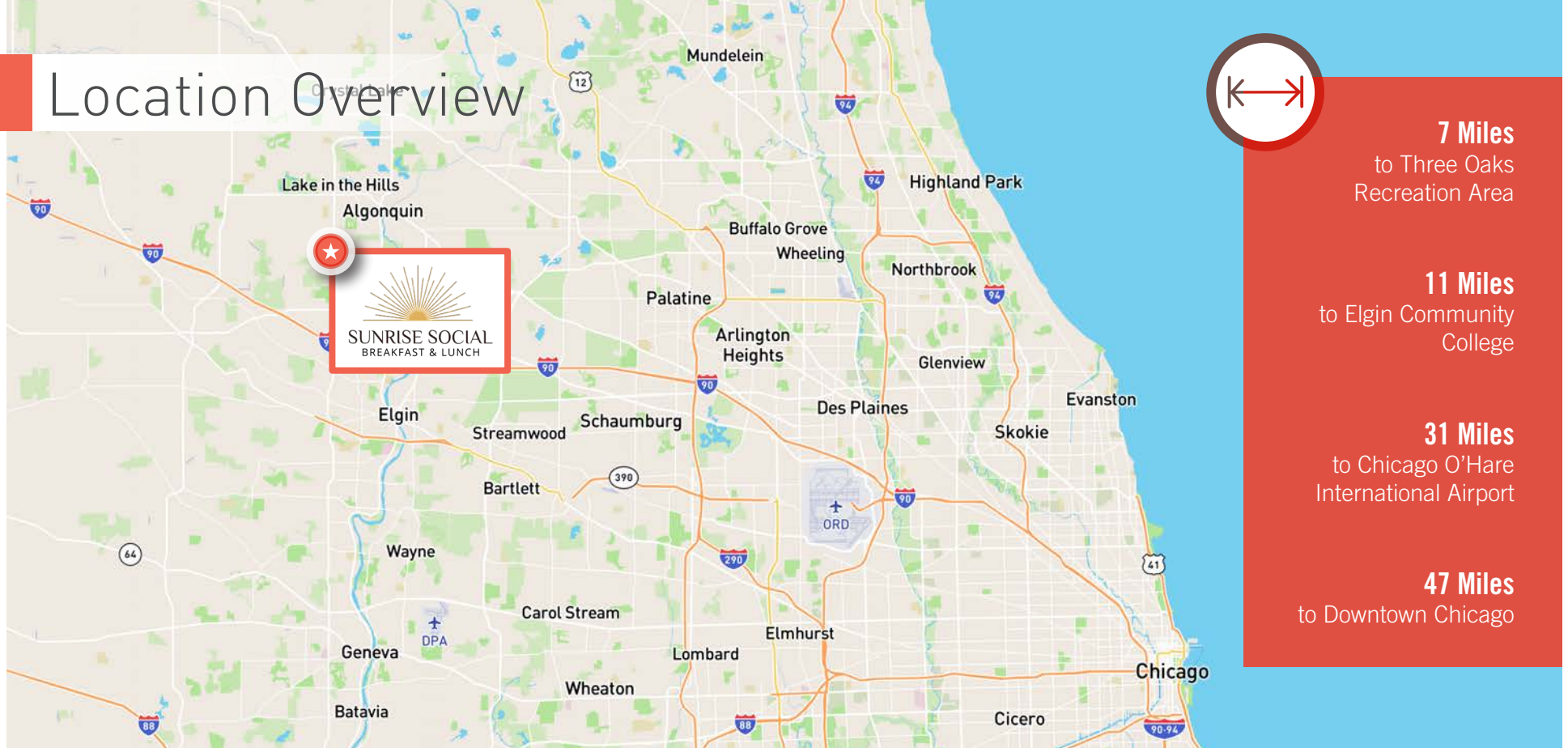
Sunrise Social serves classic breakfast dishes and signature drinks, with a focus on fresh ingredients. The menu includes classic favorites, like the Breakfast Burrito, Biscuits and Gravy, Country Fried Steak, and Breakfast Sliders. Other menu offerings include a vast selection of crepes, belgian waffles, french toast, pancakes, omelets, scramblers, skilletts, egg combos, eggs benedict, salads, paninis, sandwiches, and burgers. Sunrise Social also offers a private event space for weddings or celebrations and a catering menu.

The tenant, Savant Restaurant Group, Inc., is a family-owned operator with six restaurant concepts in the Chicago metro: Piero's Pizza in Highland Park, Taylor Street in Geneva and Naperville, Juicy-O in Downers Grove, Rosati's Pizza in Plainfield, and Sunrise Social Cafe in Algonquin.

Property Photos



Location Overview



Algonquin is a village in McHenry and Kane Counties, Illinois. It is a suburb of Chicago and is located approximately 40 miles northwest of Chicago's main business district. The Village of Algonquin offers a highly engaged business environment and a high quality of life married with a government that is responsive, sustainably-minded and fiscally responsible.

CHICAGO METROPOLITAN AREA

Chicago-Naperville-Elgin is one of the largest metros in the nation. The Chicagoland area is bounded to the east by Lake Michigan, expands over a 5,000-square-mile region in northeastern Illinois and extends into Wisconsin and Indiana. The metro houses 9.6 million people and comprises 14 counties. The city of Chicago contains 2.7 million residents. Movement back into downtown

Chicago is gaining headway as employers increasingly push for in-person work attendance, while progressing tourism levels support activity in the urban core.

The metro has one of the biggest economies in the nation, and is buoyed by its distribution, finance, manufacturing operations and growing high-technology sectors. The area is a major global tourist and convention destination. Typically, more than 50 million people visit the metro annually and support nearly 500,000 jobs in the leisure and hospitality sector. Backed by some of the nation's more well-regarded universities, the workforce is considered one of the most diverse and well trained among major United States metros. Illinois trails only New York City, Texas and California in total corporate headquarters. There are over 30 Fortune 500 companies based locally.

[exclusively listed by]

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the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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