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REAL ESTATE



GK DST - RIVER FOREST GROCERY

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DST (1031) INVESTMENT OPPORTUNITY - 28,220 SF SINGLE TENANT GROCERY ASSET - RIVER FOREST, IL

- This Offering is made only to Accredited Investors per Regulation D, Rule 506b.
- This material is intended for Accredited Investors generally defined as an individual having a net worth of over 1 million dollars exclusive of primary residence, and certain entities with gross assets of greater than 5 million dollars or made up entirely of accredited individuals. If you are unsure if you or your entity is considered accredited, please verify with your CPA and attorney prior to considering an investment.
- There are significant limitations on the ability to sell or transfer interests.
- Securities offered through JCC Capital Markets, LLC and they are not affiliated with any other entities identified in this communication.
- The Internal Revenue Code Section 1031 contains complex tax concepts. You should consult your legal or tax professional regarding the specifics of your particular situation prior to considering an investment. This material is not to be interpreted as tax or legal advice.
- Past performance is not indicative of future results.
- There are material risks associated with investing in real estate, Delaware Statutory Trust (DST) properties and real estate securities. These include illiquidity, tenant vacancies, general market conditions and competition, lack of operating history, the risk of new supply coming to market and softening rental rates, general risks of owning/ operating commercial properties, potential adverse tax consequences, loss of entire investment principal, declining market values, and general economic risks.
- Investors should read the entire PPM carefully, including the “Risk Factors” section of the PPM before investing.
- The Sponsor and their Affiliates will all receive substantial fees and compensation relating to the syndication and sale of interests, as well as relating to the ongoing management and disposition of the Property owned by the DST.
- All real estate and DST investments carry the risk of a complete loss of invested capital and that returns/cash flow/appreciation/ distributions after appreciation are not guaranteed and could be lower than anticipated. Please read the entire Private Placement Memorandum (PPM) for a full discussion of the business plan and risk factors prior to investing. By accepting this material, you agree to keep all terms and provisions of this offering and the lease confidential, and you will not share or disseminate any of the information in this offering or the lease.

TOTAL EQUITY AMOUNT:	\$6,641,040
TOTAL OFFERING AMOUNT:	\$11,831,040
MINIMUM DST INVESTMENT:	\$50,000
LTV:	43.87%
DST ACQUISITION CAP RATE:	5.90%
DEBT:	\$5,190,000 @ 3.62%
FRESH THYME LEASE TERM:	June 3, 2032
LEASE TYPE:	NNN Lease



PROPERTY DETAILS

ADDRESS	7501 W North Ave
LOCATION	River Forest, IL 60305
BUILDING DESCRIPTION	One-Story, Single Tenant 28,220 Sqft
LAND AREA	±2.05 Acres / 89,186 Sqft
PARKING	91 Vehicles (4 Handicap)

PROPERTY SUMMARY



ABOUT FRESH THYME

Fresh Thyme Farmers Market is a full-service, natural and specialty grocer offering a farmer's market concept with nutritious options at an affordable price and the convenience of a neighborhood store. Fresh Thyme's extensive produce department offers organic and local fruits and vegetables. Other products throughout the store include natural meat raised without hormones, seafood, hearty breads, delicious treats from local artisan bakeries, barrels of natural and organic bulk foods, earth-friendly cleaning supplies, and gluten free and dairy free options among many others. The company was founded in 2012 and has had substantial growth throughout the Midwest with 76 locations in 11 states.

ABOUT THE PROPERTY

Fresh Thyme has a prime location along River Forest's retail corridor which has a long-standing history as a grocery location within the community. The 28,220 square foot store sits on 2.05 acres and has plenty of parking with 91 spaces including 4 for handicapped customers. With limited grocers in the immediate proximity, this location is highly desirable. The two closest full-service grocers are more than 1.5 miles west and south of the site. The property is a one-story, single tenant building, occupying a full city block on the south side of North Avenue,

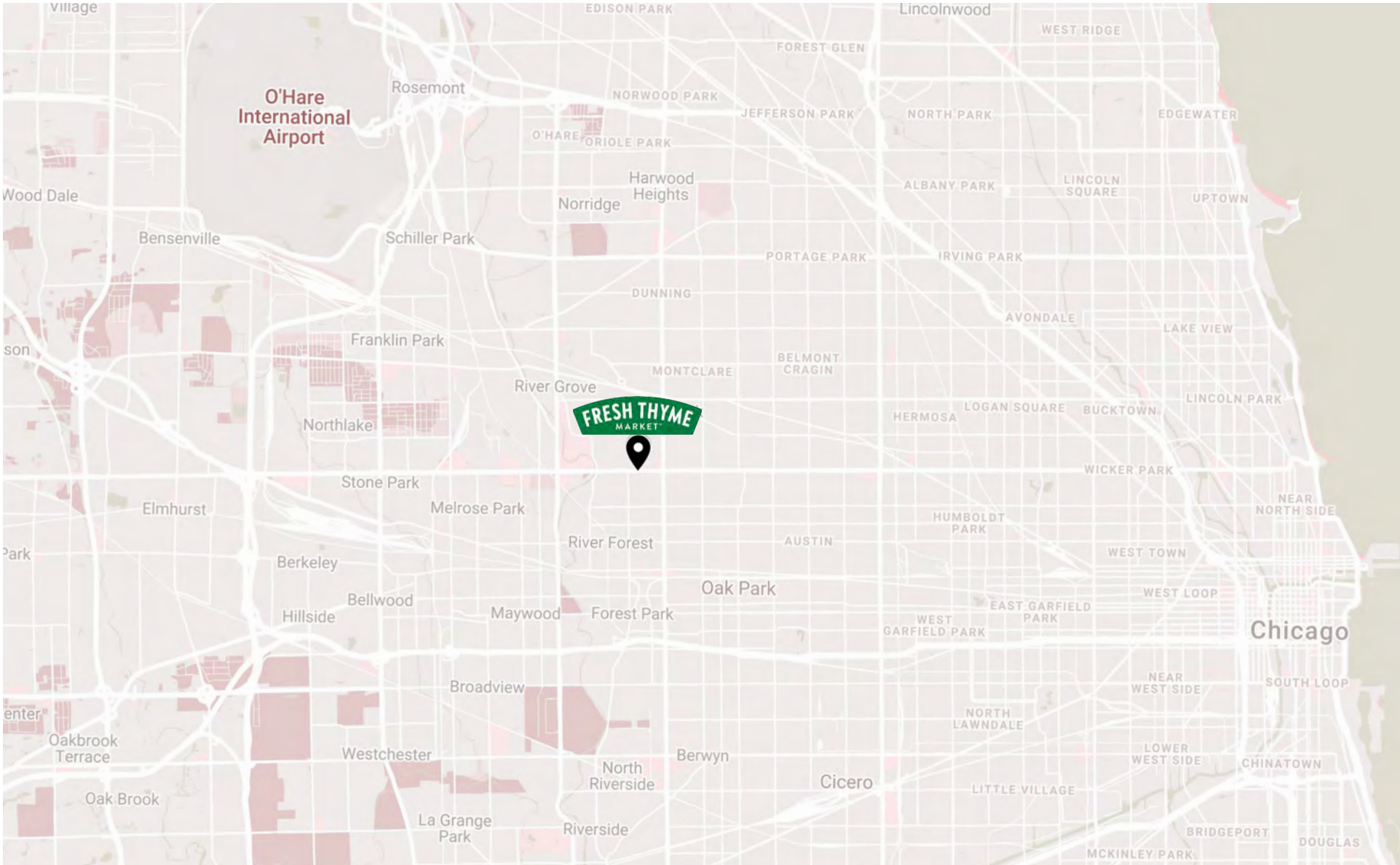
a primary east-west thoroughfare within the Chicago MSA, with over 38,900 vehicles passing the site each day. The property is positioned between Jackson Avenue on the west and Monroe Avenue to the east with full access to the parking lot from either roadway, providing a steady flow of traffic in and out of the site.

ABOUT THE LEASE

The original 15-year lease has approximately 11 years of term remaining and four options to extend for five additional years each and includes rent increases of \$1.50 per square foot every five years. The lease has a Meijer Companies, Ltd. guaranty for the first five years of the base term (guaranty expires June 21, 2022). The tenant is responsible for utilities, insurance and taxes.

ABOUT RIVER FOREST

River Forest, Illinois is located approximately ten miles west of downtown Chicago. It is an urban-suburban mixed-use community with many neighborhood amenities. The immediate trade area is affluent with 23,000 residents earning an average household income of \$130,000. When expanded to two miles from the Property, the population expands to 107,000 residents earning an average household income of \$108,000.





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