

NET LEASE INVESTMENT OFFERING



Captain D's (Corporate)
649 Carlyle Avenue
Belleville, IL 62221 (St. Louis MSA)

THE
Boulder
GROUP

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**DISCLAIMER
STATEMENT:**

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

**EXECUTIVE
SUMMARY:**

The Boulder Group is pleased to exclusively market for sale a single tenant net leased Captain D's property located within the St. Louis MSA in Belleville, Illinois. The property is strategically located along Carlyle Avenue, Belleville's primary east-west thoroughfare. There are over 4 years remaining on the Captain D's lease which expires on December 31, 2021. This is a proven location for Captain D's as evident by their long operating history and multiple lease extensions. The lease is corporately guaranteed.

The 3,105 square foot Captain D's restaurant is strategically located along Carlyle Avenue in a main retail corridor. Carlyle Avenue is the primary east-west thoroughfare in the trade area. The Captain D's has excellent visibility to the 22,500 vehicles per day that travel along Carlyle Avenue. Retailers located in the immediate area include Schnucks, Walgreens, AutoZone, Goodwill, Sherwin-Williams and a number of national banks and other quick service restaurants. Scotts Air Force Base is located east of the Captain D's heavily contributing to the Belleville economy. The population receives a boost from military and federal civilian personnel, defense contractors, and military retirees. There are over 51,500 people living within a three mile radius of the property.

The Captain D's lease has over 4 years remaining expiring in December 2021. The Captain D's has operated at the location since 1988. The lease is triple net and features zero landlord responsibilities. The Captain D's is corporately guaranteed. Captain D's owns, operates and franchises restaurants in the United States specializes in fish and seafood dishes.

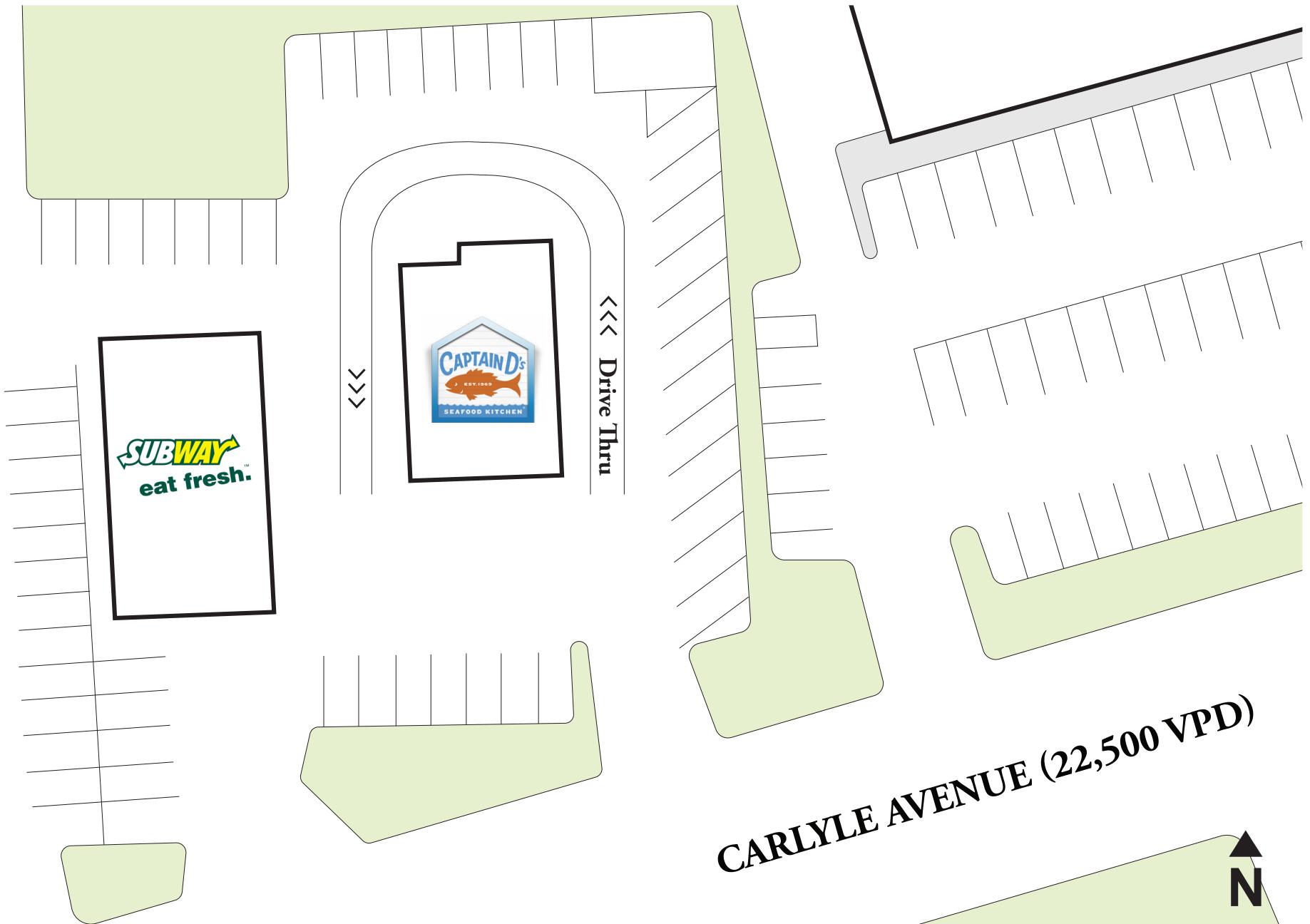
**INVESTMENT
HIGHLIGHTS:**



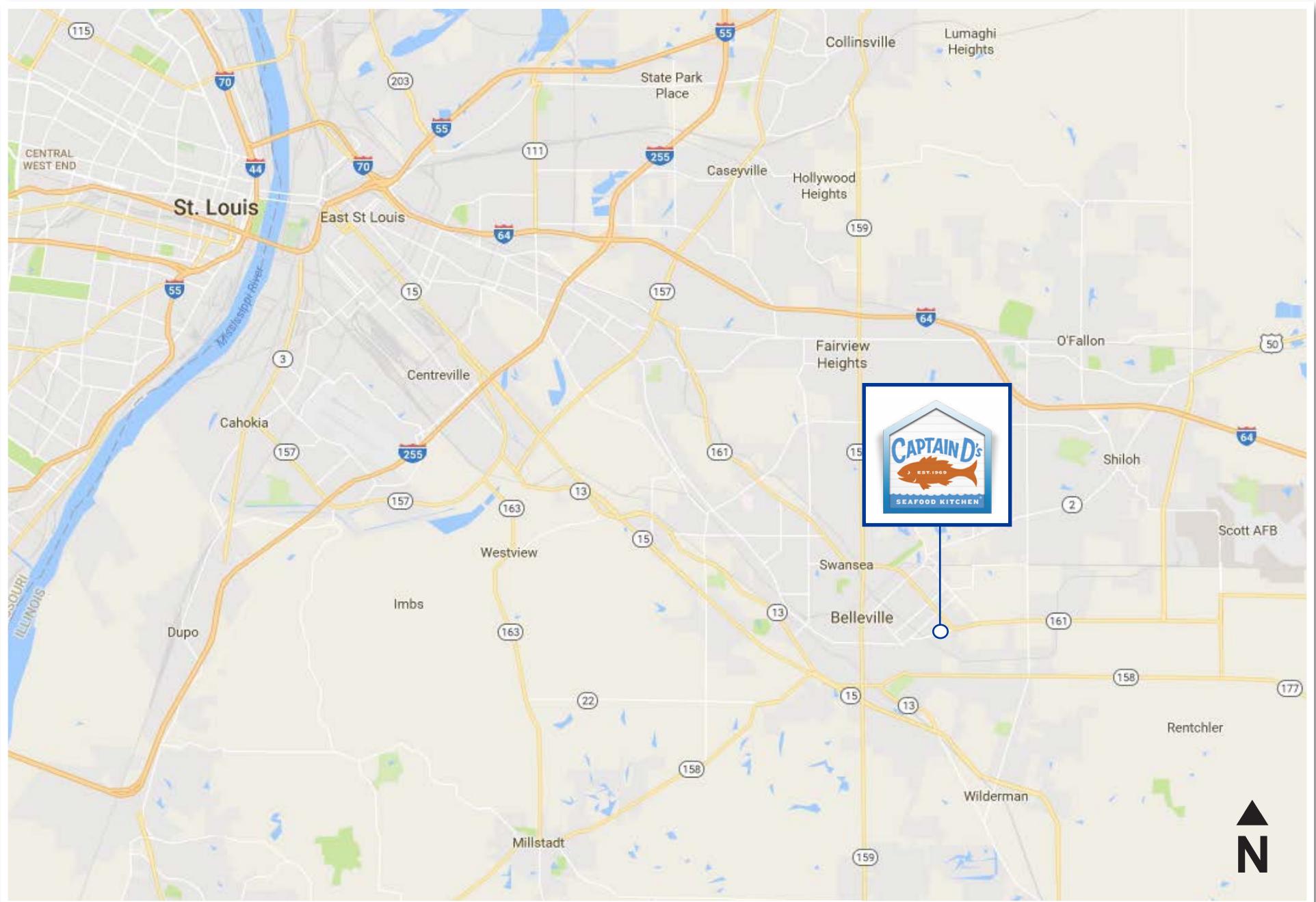
- Proven location as evident by long operating history (since 1988)
- Located within the St. Louis MSA
- Absolute triple net with zero landlord responsibilities
- Corporate guarantee
- Drive-thru location
- Located along a primary east-west thoroughfare
- Over 51,500 people living within a three mile radius of the property
- Benefits from its position within a main retail destination that features Schnucks, Walgreens, AutoZone, Goodwill, Sherwin-Williams and a number of national banks and other quick service restaurants

**PROPERTY
OVERVIEW:**


Price:	\$929,030
Cap Rate:	6.60%
Net Operating Income:	\$61,316
Rental Escalations:	5% Every 5-Years
Renewal Options:	None
Lease Commencement Date:	December 22, 1988
Lease Expiration Date:	December 31, 2021
Tenant:	Captain D's
Year Built	1988
Lease Type:	NNN
Building Size:	3,105 SF
Land Size:	21,217 SF









**TENANT
PROFILE:**

Captain D's owns, operates and franchises restaurants in the United States. It specializes in fish and seafood dishes, including freshly prepared entrees, hand-battered fish fillets, grilled fish, and shrimps. The first Captain D's restaurant opened in Donelson, Tennessee, in 1969 under the name "Mr. D's". The restaurant formally changing its name to Captain D's in 2002. Captain D's owns, operates and franchises over 520 restaurants in 26 states. The restaurant chain's headquarters is located in Nashville, Tennessee.

Captain D's has won the Nation's Restaurant News "MenuMasters Award" in the category of "Best Menu Revamp." and has experienced a major brand turnaround, with over 18 quarters of same store sales growth. The success has also brought about a renewed interest in franchising, as existing and new Captain D's franchisees have begun opening new restaurants. Captain D's is owned by Centre Partners, a leading middle market private equity firm.

Website:	www.captainds.com
Founded:	1969
Number of Locations:	520+
Headquarters:	Nashville, Tennessee
Parent:	Centre Partners



**LOCATION
OVERVIEW:**

Belleville is a city in St. Clair County, Illinois with a population of more than 42,000 people. It is the eighth-most populated city outside the Chicago Metropolitan Area and the most populated city south of Springfield in the state of Illinois. It is the county seat of St. Clair County and the seat of the Roman Catholic Diocese of Belleville and the National Shrine of Our Lady of the Snows. Belleville is the most populated city in the Metro-East region of the St. Louis Metropolitan Area and in Southern Illinois. Due to its proximity to Scott Air Force Base, the population receives a boost from military and federal civilian personnel, defense contractors, and military retirees.

Belleville, meaning “Beautiful City” in French, was incorporated as a village in 1819 and became a city in 1850. The Belleville Philharmonic Society was formed in 1866, making it the second oldest philharmonic orchestra in the country. Belleville has three St. Louis MetroLink stations connecting it to St. Louis and the network via light rail. Illinois State Highways 15, 159, 177, 13 and 161 all pass through Belleville. Belleville is also adjacent to Interstate highways 64 and 255. Belleville’s area airports are Scott Air Force Base and MidAmerica St. Louis Airport, and the nearest major airport with regular scheduled commercial passenger service is Lambert St. Louis International Airport.

<http://www.belleville.net/>



**LOCATION
OVERVIEW:**

St. Louis is an independent city and major U.S. port in the State of Missouri, built along the western bank of the Mississippi River, on the border with Illinois. The city has an estimated 2015 population of 315,685 and is the cultural and economic center of the Greater St. Louis area (home to 2,916,447 people), making it the largest metropolitan area in Missouri and the 19th-largest in the United States.



The city of St. Louis was founded in 1764 by French fur traders Pierre Laclède and Auguste Chouteau, and named after Louis IX of France. In 1764, following France's defeat in the Seven Years' War, the area was ceded to Spain and retroceded back to France in 1800. In 1803, the United States acquired the territory as part of the Louisiana Purchase.

The economy of metro St. Louis relies on service, manufacturing, trade, transportation of goods, and tourism. Its metro area is home to major corporations, including Anheuser-Busch, Express Scripts, Centene, Boeing Defense, Emerson, Energizer, Panera, Enterprise, Peabody Energy, Ameren, Ralcorp, Monsanto, Scottrade, Edward Jones, Go Jet, Purina and Sigma-Aldrich. St. Louis has also become known for its growing medical, pharmaceutical and research presence.

St. Louis has 2 professional sports teams: the St. Louis Cardinals of Major League Baseball and the St. Louis Blues of the National Hockey League. The city is commonly identified with the tall Gateway Arch in Downtown St. Louis.

<https://explorestlouis.com/>



**DEMOGRAPHIC
REPORT:**


Population	1 Mile	3 Mile	5 Mile
Total Population	10,058	51,557	95,854
Total Households	4,403	20,915	39,177

Income	1 Mile	3 Mile	5 Mile
Median Household Income	\$47,098	\$51,211	\$54,308
Average Household Income	\$58,067	\$67,798	\$71,196





Randy Blankstein
President
847.562.0003
randy@bouldergroup.com

Jimmy Goodman
Partner
847.562.8500
jimmy@bouldergroup.com

666 Dundee Road, Suite 1801
Northbrook, IL 60062

www.bouldergroup.com

THE
Boulder 
GROUP