60 HAMPTON ROAD

Morris, Illinois 60450

OFFERING MEMORANDUM

ABSOLUTE NNN INVESTMENT

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60 HAMPTON ROAD
Morris, Illinois

EXECUTIVE SUMMARY

Cushman & Wakefield of California, Inc., as the exclusive advisor to the seller, is pleased to present the absolute net lease investment opportunity in the fee simple interest of an IHOP restaurant located at 60 Hampton Road in Morris, Illinois.

The Property is subject to a ten (10) year NNN Lease that commenced in November of 2021 with ten percent (10%) rental increases every five (5) years throughout the remainder of the Primary Term and at each of the four (4) 5-year Options to Extend.

Address	60 Hampton Road • Morris, IL 60914
Ownership	Fee Simple
Purchase Price	$1,011,499
NOI	$73,536
Pro-Forma NOI	$80,890 | Nov 1st, 2026
Cap Rate	7.27%
Pro-Forma Cap Rate	8.00% | Nov 1st, 2026
Building Size (SF)	5,008
Lot Size (Acres)	0.75
Price PSF Building	$201.98
Price PSF Land	$30.96
Rent PSF	$14.68
Pro-Forma Rent PSF	$16.15
Year Built	1998
Effective Age/Remaining Life*	10 years/30 years
APN	02-28-426-002
Zoning	B2 - Community Shopping District B3 - Commercial District
Parking Spaces	71

*As of most recent Appraisal dated 2016

INVESTMENT HIGHLIGHTS

- Purchase Price Well Below Replacement Cost

Absolute NNN Lease — Zero Landlord Responsibilities

- Approximately 5.5 Years Remaining and four 5-Year Options to Extend
- 10% Rental Increase Nov. 1st, 2026 and Increases Every 5 Years throughout Remainder of Primary Term and Options to Extend
- The Subject Property is located approximately 0.32 miles from Interstate 80, which experiences traffic counts in the amount of ±37,000 vehicles per day
- A Costco distribution center — which employs more than 400 people — is located immediately behind the Subject Property

60 HAMPTON ROAD
Morris, Illinois

LEASE SUMMARY

LEASE ABSTRACT	
Tenant	Six-Unit IHOP Franchisee
Lease Structure	Absolute NNN
Building Size	5,008 SF
Annual Rent	$73,536
Pro-Forma Rent	$80,890
Annual Rent PSF	$14.68
Rental increases	10% every 5 years commencing in Year 6
Commencement Date	November 1, 2021
Primary Term	10 years
Remaining Term	5.5 Years
Options to Extend	Four 5-year Options
Guarantor	Raza Morris, LLC (single unit entity)
Right of First Refusal	No
Taxes	Tenant Responsibility
Repairs & Maintenance	Tenant Responsibility
Utilities	Tenant Responsibility
Insurance	Tenant Responsibility
Landlord Responsibilities	None
Assignment	Other than an assignment to Franchisor (which shall not require prior consent) with Landlord's prior written consent, which is not to be unreasonably withheld provided the proposed Assignee is approved by Franchisor as a Franchisee to operate the store. Tenant shall remain jointly and severally liable for the obligations of Tenant upon making any permitted assignment.
Alterations	With Landlord's prior written consent for structural and other improvements with an aggregate cost in excess of $250,000. Non-structural alterations shall not require Landlord's consent to the extent the cost does not exceed $250,000.

LEASE YEAR	BASE RENT	INCREASE	CAP RATE
5	$73,536		7.27%
6	$80,890	10.00%	8.00%
7	$80,890		8.00%
8	$80,890		8.00%
9	$80,890		8.00%
10	$80,890		8.00%
PRIMARY TERM TOTAL	**$435,090**	**AVERAGE**	**7.63%**
Option 1 Total	$444,893	10.00%	8.80%
Option 2 Total	$489,382	10.00%	9.68%
Option 3 Total	$538,320	10.00%	10.64%
Option 4 Total	$592,152	10.00%	11.71%
CUMULATIVE TOTAL	**$2,836,875**	**AVERAGE**	**10.21%**

Additional Due Diligence Materials Are Available Upon The Execution Of An Electronic NDA. ***Click Here For Access***

60 HAMPTON ROAD
Morris, Illinois

PROPERTY PHOTOS

60 HAMPTON ROAD
Morris, Illinois

PROPERTY PHOTOS

60 HAMPTON ROAD
Morris, Illinois

AERIAL VIEW

60 HAMPTON ROAD
Morris, Illinois

SURROUNDING RETAILERS

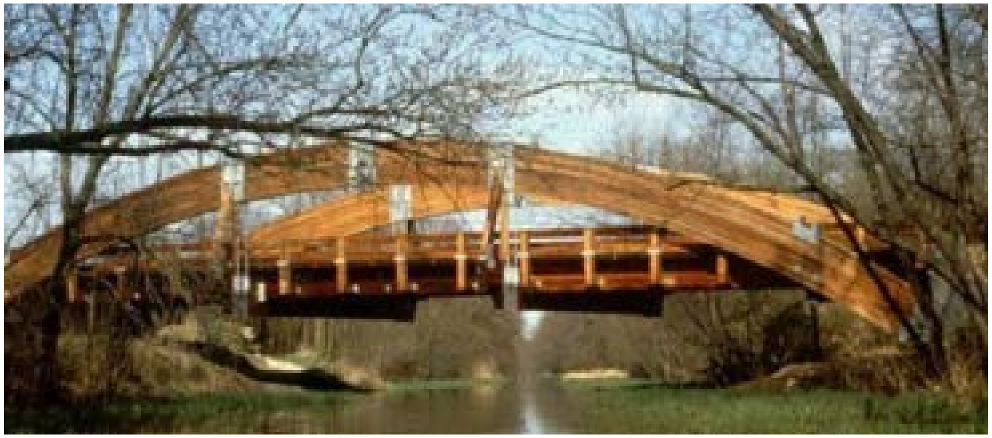
SURROUNDING RETAILERS

60 HAMPTON ROAD
Morris, Illinois

SURROUNDING RETAILERS

60 HAMPTON ROAD
Morris, Illinois

LOCATION OVERVIEW



LOCATION HIGHLIGHTS

- The Subject Property is located approximately 0.32 miles from Interstate 80, which experiences traffic counts in the amount of ±37,000 vehicles per day
- A Costco distribution center — which employs more than 400 people — is located immediately behind the Subject Property

POPULATION	**1 MILE**	**3 MILES**	**5 MILES**
Estimated Population 2025	1111	15475	18424
Projected Population 2030	1104	15384	18284
Median Age	41.3	40.9	41.5
HOUSEHOLDS			
Estimated Households 2025	529	6621	7782
Projected Households 2030	537	6701	7864
2025 Average Household Size	2.1	2.31	2.34
INCOME			
Average 2025 Household Income	$75,277	$98,339	$104,690
Projected 2030 Household Income	$80,309	$106,070	$112,882
Growth Projection 2025 - 2030	0%	0%	0%

TOP REGIONAL EMPLOYERS	**EMPLOYEES**
Walmart Supercenter	500
Walmart Bakery	400
Costco Distribution Center	200
Saratoga Consolidated School District	200
Saratoga Community Consolidated School District No 60C	200
TA Travel Center	140
Menards	137
Jewel-Osco	103
Walnut Grove Retirement Community	100
North Central Behavioral Health Sys-tems Inc	65
Turtle's Tap	65
Greenway GMC	59

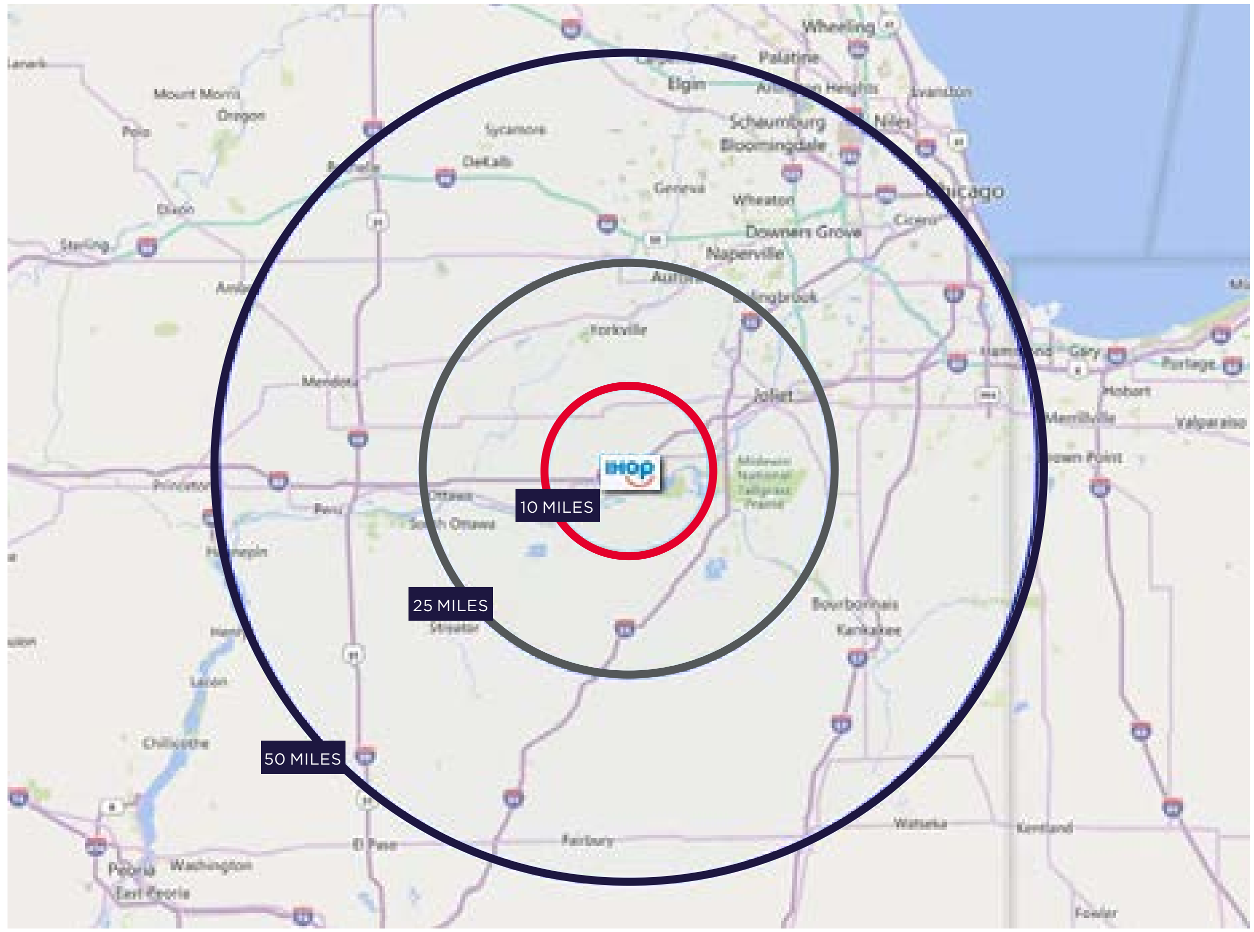
LOCATION OVERVIEW

MORRIS, ILLINOIS

The Subject Property is located in Morris, Illinois, which is approximately 60 miles southeast of Chicago. Morris is a city in Grundy County, Illinois and is included in the larger Chicago-Naperville-Elgin Metropolitan Statistical Area.

Morris' downtown district has been called a "Rockwellian" downtown by the Chicago Tribune and is known for its quaint atmosphere, interesting shops and fine restaurants. Downtown Morris is situated along the I&M Canal and has been included in Chicago Magazine's "50 Great Day Trips" due to its location just an hour's drive from Chicago.

Primary access to the Subject Property is provided by Hampton Road, which is an arterial street off of North Division Street. Interstate 80, which travels east and west connecting Chicago with Des Moines and Iowa City, Iowa, is approximately 0.32 miles south of the Subject Property. The interstate exit is adjacent to the Subject Property and generates traffic counts of ±37,000 cars per day.



The Subject Property is located immediately west of a Costco distribution center which employs over 400 people. A Days Inn & Suites by Wyndham is located on the parcel to the Subject Property's north, and an Amoco gas station is to its east. Other major retailers in the immediate vicinity include a WalMart Supercenter, Menard's, Aldi, Pilot Travel Center, Holiday Inn Express & Suites, Travel Centers of America Truck Stop, Maurice's and AMC Theaters. Saratoga Elementary School, Saratoga School District, Grundy County Farm Bureau and Morris Illinois Secretary of State Facility are all also located within ±0.5 miles of the Subject Property as well.

IHOP & DINE BRANDS—UPDATED SYSTEM SNAPSHOT (2025)

BRAND & SYSTEM OVERVIEW

- **Parent Company:** Dine Brands Global, Inc.
- **Primary Brands:** IHOP®, Applebee's®, Fuzzy's Taco Shop®

IHOP SYSTEM SIZE

- **Total IHOP Units (U.S. & Territories): 1,630 locations as of year-end 2025**
  - Predominantly franchised, with a limited number of company-operated units
  - Includes traditional free-standing restaurants, inline/endcap locations, and select dual-branded formats

DEVELOPMENT & GROWTH PROFILE

- IHOP remains one of the largest full-service family dining brands in North America
- Continued focus on:
  - Freestanding 2,700 SF prototype restaurants
  - Infill and redevelopment opportunities
  - Select dual-branded IHOP/Applebee's concepts in targeted markets

STORE DEVELOPMENT ECONOMICS (PER UNIT)

- **Estimated Total Development Cost: $2.7 million – $4.2 million per restaurant**
  - Includes construction, equipment, fixtures, signage, technology, and pre-opening costs
  - Excludes land acquisition costs where applicable
- Cost range varies based on:
  - Prototype size and format
  - Site conditions and geography
  - Labor and material market conditions

INVESTMENT TAKEAWAY

- Scalable, proven brand with national recognition
- Long-standing franchise system backed by a public parent company
- Well-defined development cost range supports underwriting across multiple real estate and capital structures

DISCLAIMER

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express any further interest in the purchase of the **460 HAMPTON ROAD** (“the Property”).

This Offering Memorandum was prepared by Cushman & Wakefield of California, Inc. (“Cushman & Wakefield”) and has been reviewed by representatives of the owners of The Property (“the Ownership”). It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that prospective purchasers may desire. It should be noted that all information provided is for general reference purposes only in that such information is based on assumptions relating to the general economy, competition, and other factors beyond the control of Ownership and, therefore, is subject to material variation. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither Ownership nor Cushman & Wakefield nor any of their respective officers have made any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, any of its contents, or any other materials provided as a courtesy to facilitate prospective purchaser’s own investigations of the Property, and no legal commitments or obligations shall arise by reason of this Offering Memorandum, its contents or any further information provided by Cushman & Wakefield regarding the Property.

It is essential that all parties to real estate transactions be aware of the health, liability and economic impact of environmental factors on real estate. Cushman & Wakefield does not conduct investigations or analyses of environmental matters and, accordingly, urges its clients to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCB’s and other contaminants or petro-chemical products stored in underground tanks) or other undesirable materials or conditions are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the Property.

Various laws and regulations have been enacted at the federal, state and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present.

Ownership and Cushman & Wakefield expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice. Ownership shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written commitment to purchase the Property has been fully executed, delivered and approved by Ownership and any conditions to Ownership’s obligations thereunder have been satisfied or waived. Except for representations and warranties expressly set forth in such definitive, executed purchase and sale agreement, Ownership makes and will make no representations and warranties regarding the Property and any prospective purchaser must rely entirely on its own investigations and those of its agents and consultants.

By receipt of this Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence, and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of Ownership nor will you use this Offering Memorandum or any of its contents in any fashion or manner detrimental to the interest of Ownership or Cushman & Wakefield.

The terms and conditions stated in this section will relate to all of the sections of the Offering Memorandum as if stated independently therein. If, after reviewing this Offering Memorandum, you have no further interest in purchasing the Property at this time, kindly return this Offering Memorandum to Cushman & Wakefield at your earliest possible convenience. Photocopying or other duplication is not authorized.

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Morris, Illinois 60450

Offering Memorandum | Absolute NNN Investment

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