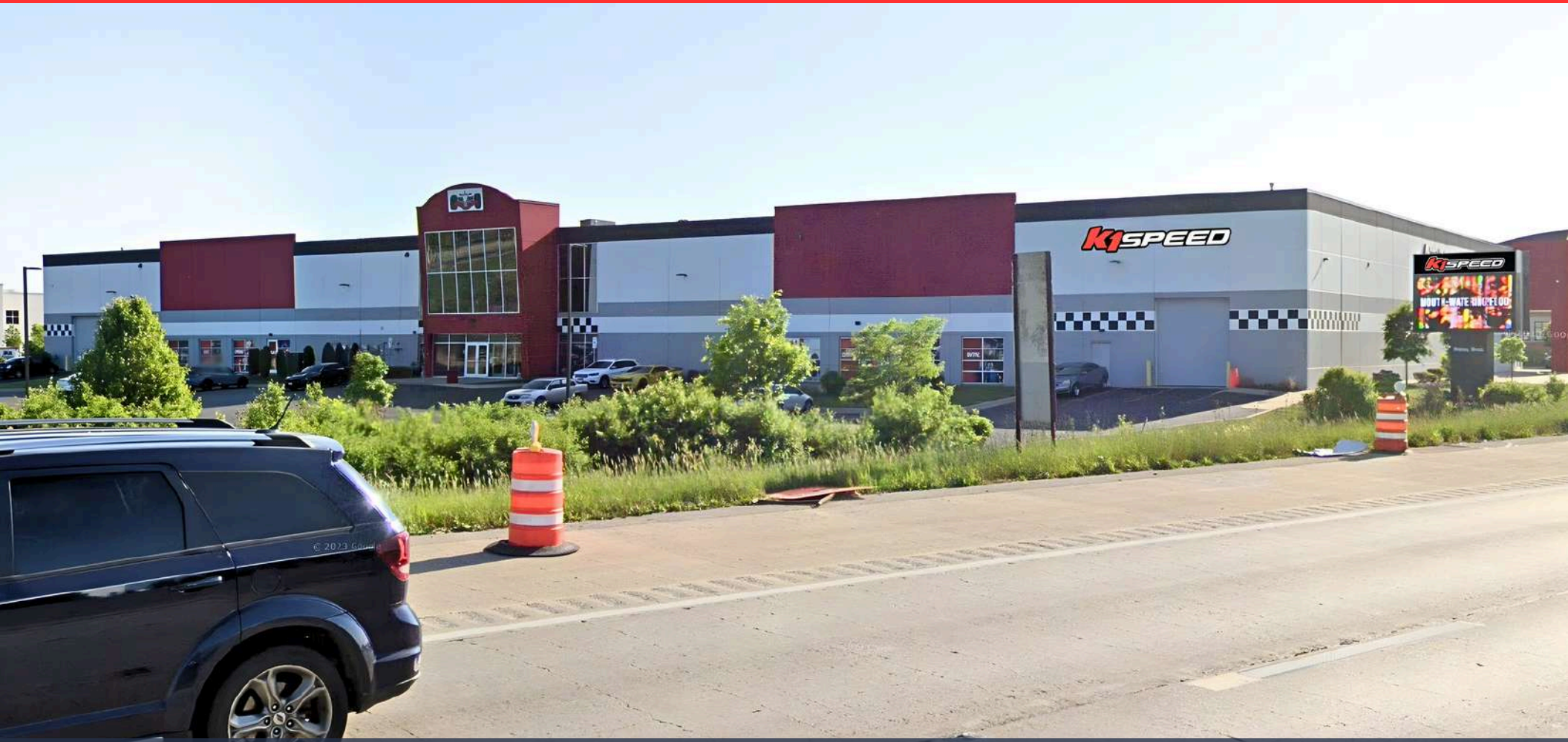
OFFERING MEMORANDUM

16+ YEARS REMAINING ON NNN LEASE WITH 3% ANNUAL INCREASES



K1 SPEED MOKENA

8580 Spring Lake Dr. Mokena (Chicago MSA), IL 60448

CAST
CAPITAL PARTNERS

8580 Spring Lake Dr.
Mokena (Chicago MSA), IL 60448

~~$11,000,000~~

$10,600,000
PRICE

7.0%
GOING-IN CAP RATE

9.0%
AVERAGE CAP OVER LEASE TERM

$742,836
NOI

WWW.K1SPEED.COM/MOKENA-LOCATION.HTML

INVESTMENT SUMMARY

LEASE TYPE	NNN
YEAR BUILT / RENOVATED	2017/2018
BUILDING SIZE	74,800 SF
LAND AREA	3.99 AC

INVESTMENT HIGHLIGHTS

Long-Term Income Stream NNN lease with 16+ years remaining, providing stable cash flow through December 31, 2042.

Attractive Rent Growth & Inflation Hedge Contractual 3% annual increases grow NOI from $742,836 to $1,192,033 at expiration — ~60% income growth over the hold period.

Compelling Yield with Built-In Upside 7.0% going-in cap rate growing to a 9.0% average over the full lease term — superior to traditional retail alternatives.

Institutional-Quality Guaranty Corporately guaranteed by K1 Speed Inc., a national operator with 100+ U.S. locations.

Exclusive I-80 Digital Billboard Direct Interstate 80 visibility providing irreplaceable signage across one of Chicago's primary east-west corridors.

Strategic Chicago MSA Location One of three K1 Speed locations in metro Chicago, positioned in an affluent southwest suburban corridor with strong regional access.

Experiential Tenant Driving Destination Traffic High-growth location-based entertainment concept with strong repeat visitation and broad demographic appeal.

LEASE PERFORMANCE

Year	Annual	Monthly	Cap Rate
2026	$742,836	$61,903	7.01%
2027	$765,121	$63,760	7.22%
2028	$788,075	$65,673	7.43%
2029	$811,717	$67,643	7.66%
2030	$836,068	$69,672	7.89%
2031	$861,150	$71,763	8.12%
2032	$886,985	$73,915	8.37%
2033	$913,594	$76,133	8.62%
2034	$941,002	$78,417	8.88%
2035	$969,232	$80,769	9.14%
2036	$998,309	$83,192	9.42%
2037	$1,028,258	$85,688	9.70%
2038	$1,059,106	$88,259	9.99%
2039	$1,090,879	$90,907	10.29%
2040	$1,123,606	$93,634	10.60%
2041	$1,157,314	$96,443	10.92%
2042	$1,192,033	$99,336	11.25%

LEASE SUMMARY

TENANT:	K1 Speed
Guaranty:	K1 Speed Inc
Type of Ownership	Fee Simple
Rent Commencement	Jan 1, 2018
Lease Expiration	Dec 31, 2042
Term Remaining	16+ Years
Increases	3% Annually
Options	Two, 5-Year @ FMV

K1 SPEED


25-MILE RADIUS
DESTINATION-DRIVEN
DEMAND
CHICAGO
BROOKEFIELD ZOO CHICAGO
THE MORTON ARBORETUM
CHICAGO MIDWAY INTERNATIONAL AIRPORT
ILLINOIS
INDIANA
WATERFALL GLEN FOREST PRESERVE
PULLMAN NATIONAL HISTORICAL PARK
HORSESHOE HAMMOND - A CAESAR'S REWARD
K1 SPEED
290
355
88
90
55
94
57
80

NATIONAL ENTERTAINMENT PLATFORM

K1 Speed is a leading operator in the rapidly growing location-based entertainment sector, delivering high-traffic, destination-oriented experiences across a national footprint.

- One of three K1 Speed locations servicing the greater Chicago metropolitan area
- Experiential concept driving repeat visitation, long dwell times, and broad demographic appeal
- Significant capital investment makes relocation economically impractical, reinforcing long-term occupancy
- National platform with continued expansion, backed by corporate guaranty from K1 Speed Inc.











DEMOGRAPHICS

124,776
5 MIle Population

45,163
Households

$128,083
Median Household Income

4,000,000+
25 MIle Population

REGIONAL DESTINATION CATCHMENT With 4 million people within a 25-mile radius, K1 Speed Mokena is positioned at the center of one of the most densely populated suburban corridors in the Midwest. As a destination entertainment use, the property draws from a regional catchment far exceeding the immediate trade area, supporting sustained visitation and long-term tenant commitment.

AFFLUENT, STABLE CONSUMER BASE Mokena is a high-income southwest Chicago suburb with a 2024 estimated population of 19,915, median household income of $123,889, and 90.6% owner-occupied housing, supporting strong discretionary spending and long-term residential stability.

EXCELLENT REGIONAL ACCESS Positioned along Interstate 80 with access to U.S. Route 45, U.S. Route 30, Interstate 57, and Metra commuter rail service, the property benefits from strong connectivity and visibility within the broader Chicago MSA.

PROVEN MOTORSPORTS MARKET The southwest Chicago / Joliet corridor is supported by nearby motorsports anchors including Autobahn Motorsports and Route 66 Raceway, reinforcing regional demand for racing-oriented and experiential entertainment uses.


Mokena, IL


Chicago, IL

Property Gallery: www.k1speed.com/mokena-location.html



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