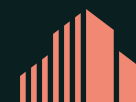




*Marketing
Brochure*

La
Borra
del **Café**

204 S. WASHINGTON ST.
NAPERVILLE, IL



**CUSHMAN &
WAKEFIELD**

PRICE
\$2,978,650

CAP RATE
6.00%

YEAR 1 NOI
\$178,719

LEASE TERM
15 YEARS

LEASE TYPE
NN



La Borra del Café

PROPERTY SUMMARY

Address:	204 S Washington St
City, State:	Naperville, IL
Building Size:	5,213 +/- SF
Year Built / Renovated:	1970/2021
Site Size:	0.07 +/- AC
PIN(s):	07-13-431-014
Frontage:	114' on Jefferson Ave, 36' on Washington St
Stories:	2
Zoning:	B-5 - Downtown Core District
Zoning Description:	Commercial Service District
Future Land Use Description	Mixed Use
Parking:	None

TENANCY SUMMARY

TENANT	SF	LEASE TERM	
		START	END
COMMERCIAL			
La Borra Del Café	2,613	8/1/2021*	7/31/2036*
		Annual Rent \$143,715	
3% annual rental increases			
RESIDENTIAL			
1-BR Residential Unit 1	650	Annual Rent \$13,800	
1-BR Residential Unit 2	650	Annual Rent \$13,800	
1-BR Residential Unit 3	650	Annual Rent \$13,800	
1-BR Residential Unit 4	650	Annual Rent \$13,800	
Total:	5,213		
Occupancy:	100%		

*Commencement estimated to be 8/1/2021; Underwriting assumes rent begins day 1 of model and Seller will credit back any difference between close of escrow and actual commencement

Cushman & Wakefield | Marketing Brochure



Tenant Overview

LA BORRA DEL CAFÉ is an international coffee retailer with over 70 locations in Mexico and five in the United States. La Borra's mission is to bring the finest Mexican coffee across borders, with all beans roasted in-house and sourced directly from Mexican farmers. In addition to coffee, La Borra serves a variety of drinks, snacks, fresh baked goods, and meals inspired by Mexico. All La Borra Cafes host community-focused events such as book clubs or art fairs to represent the town in which they are located. La Borra was able to keep all team members through the COVID-19 pandemic and utilized delivery platforms and their online store to sustain jobs. They currently plan to open 10 locations in 2021 and another 20 in 2022. La Borra has received numerous accolades such as a nomination by The Economist for "Fastest Growing Café in Western Mexico", a Best Franchisee in the World nomination, and was the recipient of the 2016 Adolf Horn Young Entrepreneur of the Year Award. In 2021, La Borra was recognized by Select USA for positive investment in the United States, leading to job creation and economic growth.

Sources: www.hoovers.com; www.laborracafe.com

BASIC FINANCIAL INFORMATION

Business Type	Fast Casual Restaurant
Entity Type	Private
Fiscal Year-End	December
2019 Sales	\$5.7M

TENANT OVERVIEW

Tenant Size	2,613
Lease End	7/31/36
Website	laborracafe.com
Number of Locations	70+ in Mexico; 5 in US