

INVESTMENT  
OPPORTUNITY

# RANALLI'S

## IS COMING TO DOWNERS GROVE

### THE PROVEN CHICAGO NEIGHBORHOOD PIZZA BAR IS EXPANDING

After more than a decade of success in Lincoln Park and the West Loop, Four Corners is excited to bring its third Ranalli's location to downtown Downers Grove.

Located at 5200 Main Street, the restaurant will feature indoor and outdoor dining, a full-service bar, private event space, carryout and delivery, and the same welcoming neighborhood atmosphere that has made Ranalli's a Chicago favorite.



**INDOOR &  
OUTDOOR DINING**



**FULL-SERVICE  
BAR**



**LARGE PRIVATE  
EVENT SPACE**



**CARRYOUT &  
DELIVERY**

### WHY DOWNERS GROVE?

Downers Grove has become one of Chicagoland's premier suburban destinations, known for its walkable downtown, thriving restaurant scene, historic Tivoli Theatre, and strong residential growth. The community is home to major employers, including Advocate Good Samaritan Hospital, with additional investment planned through Lurie Children's future pediatric hospital campus.

With convenient Metra access, a vibrant business district, and continued growth, we believe Downers Grove is the ideal location for the next Ranalli's.





## THE OPPORTUNITY

### INVESTMENT HIGHLIGHTS

#### INVESTMENT PER UNIT

**\$56,250**

#### OWNERSHIP

Each unit represents a 1% ownership interest in the Limited Partnership.

#### PROFIT DISTRIBUTION

Investors receive **90% of profits until capital return**, then **60% of profits indefinitely**.

#### ELIGIBILITY

Available to accredited investors.

### WHY RANALLI'S?

- **Over 12 years** of operating success
- **2 Successful Chicago Locations**
- **Proven** neighborhood restaurant model
- Designed for **dine-in, carryout, delivery, and private events**
- **Experienced ownership and management team**

## LEARN MORE

Explore renderings, floor plans, and additional project information by visiting:

**[RANALLISDOWNERSGROVE.COM](https://ranallisdownersgrove.com)**

For investment inquiries, please contact:

**[INVEST@4CBARS.COM](mailto:INVEST@4CBARS.COM)**