

NET LEASE INVESTMENT OFFERING

CIRCLE K



CIRCLE-K (Chicago MSA)
12819 W 143rd Street
Homer Glen, IL 60491

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. The owners or direct family members are licensed real estate brokers in the State of Illinois.



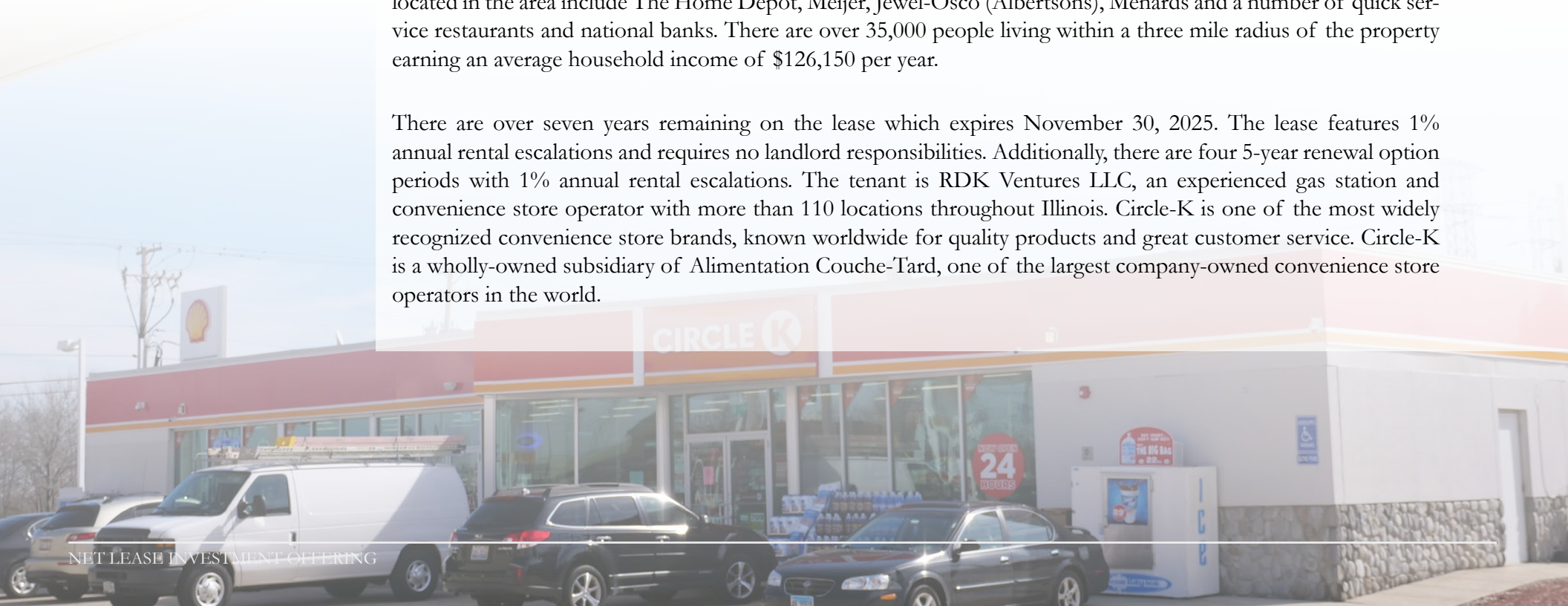
EXECUTIVE SUMMARY:

The Boulder Group is pleased to exclusively market for sale the fee simple interest in a single tenant absolute triple net leased Circle-K gas station located within the Chicago MSA in Homer Glen, Illinois. The property is strategically located at a signalized intersection in a retail corridor. The Circle-K lease expires in November 2025 and features 1% annual rental escalations throughout the primary term and four 5-year renewal option periods. Circle K is an international chain of convenience stores with more than 4,000 locations in 34 states.

The 3,879 square foot building sits on a 0.77 acre parcel at the signalized intersection of 143rd Street and Bell Road. The intersection experiences traffic counts of 30,900 vehicles per day. The property has excellent visibility and easy interchangeable access along both thoroughfares. 143rd Street is undergoing an expansion project to alleviate daily traffic congestion. The project, expected to commence in 2020, will widen the highway through Homer Glen from a two to four-lane thoroughfare.

The property is located within close proximity to multiple residential communities, businesses and schools. Retailers located in the area include The Home Depot, Meijer, Jewel-Osco (Albertsons), Menards and a number of quick service restaurants and national banks. There are over 35,000 people living within a three mile radius of the property earning an average household income of \$126,150 per year.

There are over seven years remaining on the lease which expires November 30, 2025. The lease features 1% annual rental escalations and requires no landlord responsibilities. Additionally, there are four 5-year renewal option periods with 1% annual rental escalations. The tenant is RDK Ventures LLC, an experienced gas station and convenience store operator with more than 110 locations throughout Illinois. Circle-K is one of the most widely recognized convenience store brands, known worldwide for quality products and great customer service. Circle-K is a wholly-owned subsidiary of Alimentation Couche-Tard, one of the largest company-owned convenience store operators in the world.



INVESTMENT HIGHLIGHTS:

- Located within the Chicago MSA
- 1% annual rental escalations in primary term and renewal option periods
- Absolute triple net with zero landlord responsibilities
- Exceptional visibility and easy access
- Positioned in an affluent residential community
- Hard corner of a signalized intersection
- Over 35,000 people living within a three mile radius of the property earning an average household income of \$126,150 per year
- Retailers located in the immediate area include The Home Depot, Meijer, Jewel-Osco (Albertsons), Menards and a number of quick service restaurants and national banks



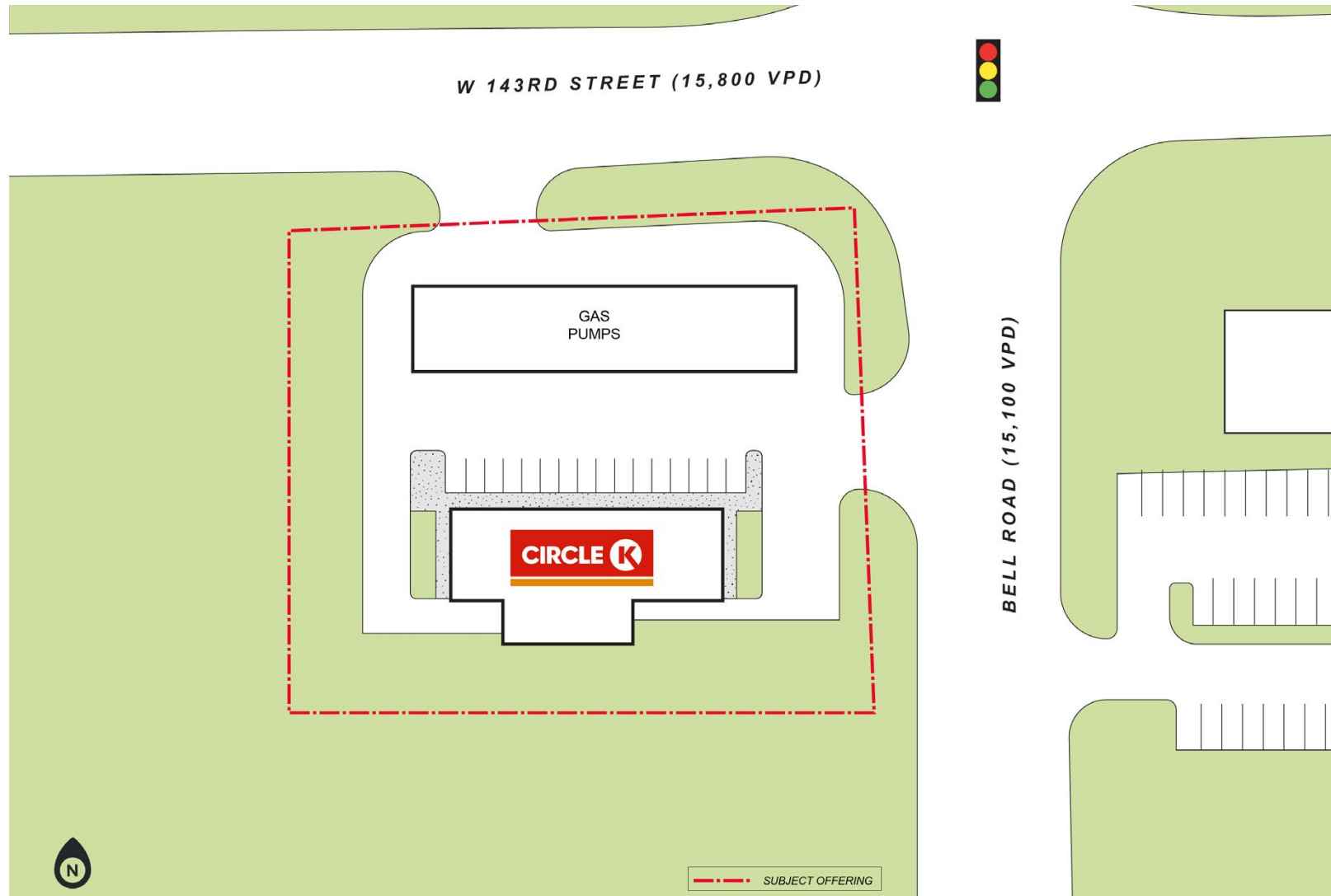
PROPERTY OVERVIEW:

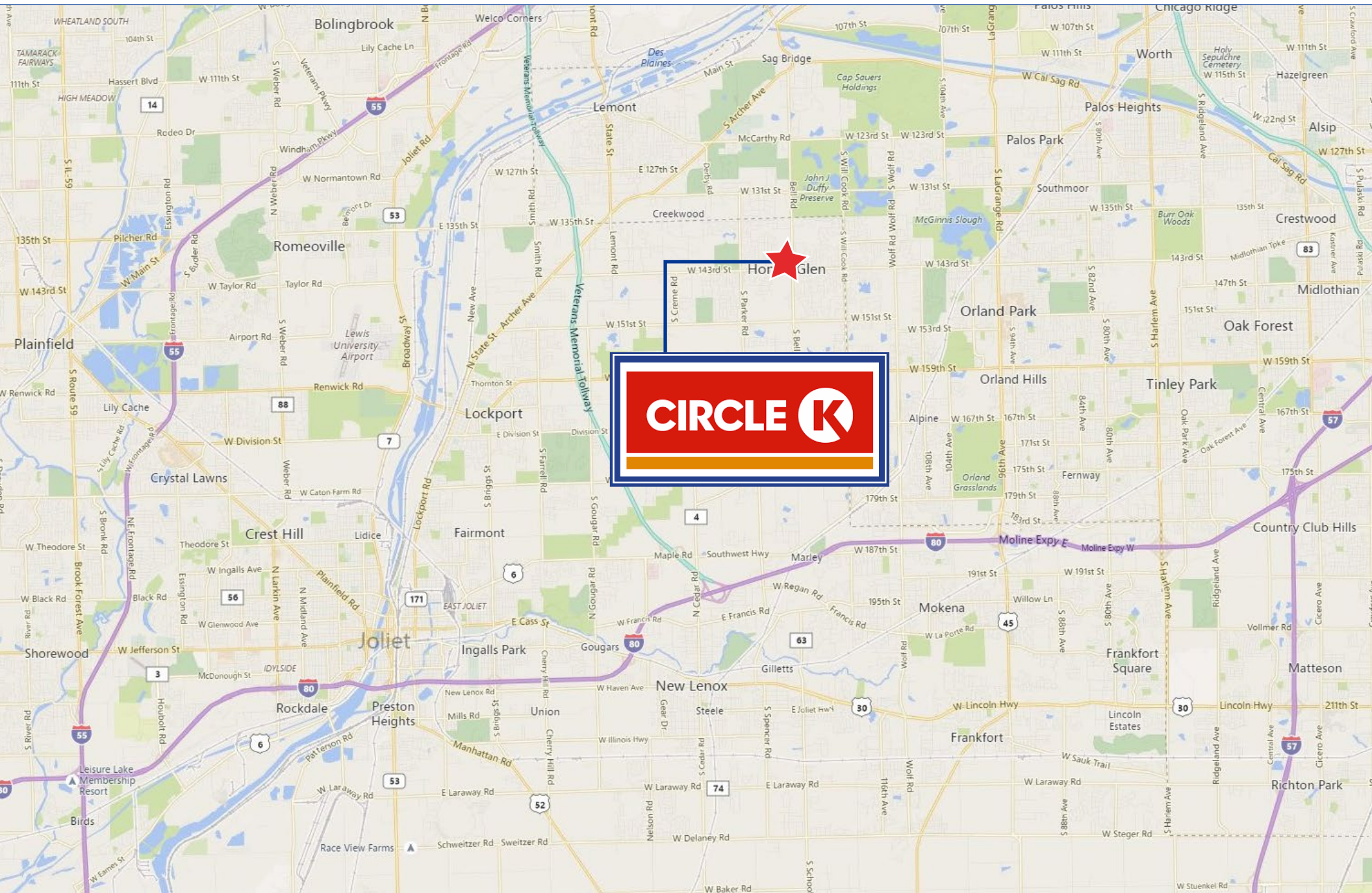
Price:	\$2,363,636
Cap Rate:	6.60%
Net Operating Income:	\$156,000
Rental Escalations:	1% Annually
Renewal Options:	Four 5-Year
Lease Commencement Date:	December 1, 2015
Lease Expiration Date:	November 30, 2025
Tenant:	RDK Ventures LLC d/b/a Circle-K
Year Renovated / Renovated:	1996 / 2015
Lease Type:	NNN - No Landlord Responsibilities
Building Size:	3,879 SF
Land Size:	0.77 Acres*
Property Address:	12819 W 143rd Street, Homer Glen, IL 60491

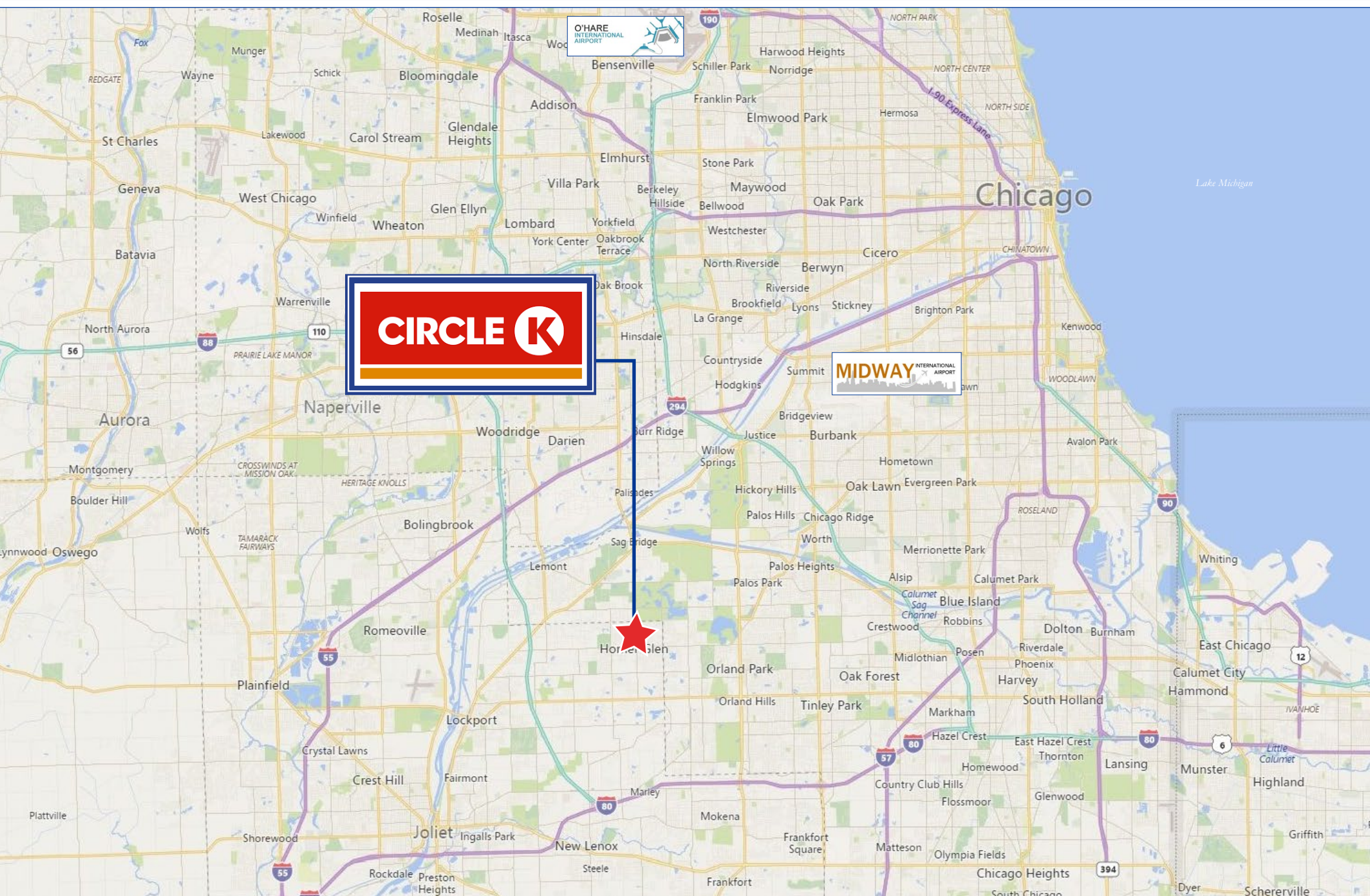
** Estimated Land Size*











**DEMOGRAPHIC
REPORT:**

Population	1-Mile	3-Mile	5-Mile
Total Population	7,719	35,051	97,018
Total Households	2,612	11,722	34,515

Income	1-Mile	3-Mile	5-Mile
Median Household Income	\$105,997	\$104,260	\$96,441
Average Household Income	\$117,336	\$126,150	\$119,444



**MARKET
OVERVIEW:**

Homer Glen, Illinois

Homer Glen, incorporated in April 17, 2001, is strategically positioned in northeastern Will County, 25 miles southwest of downtown Chicago. Homer Glen is an upscale suburban gem offering a unique blend of open space, beautiful residential developments and vibrant commercial corridors with significant commercial growth potential. The median income in the Village of Homer Glen is over \$99,000. Homer Glen is one of Will County's largest municipalities, currently encompassing more than 22 square miles.



Homer Glen is home to a variety of local businesses and nationally recognized brands. Economic development activity is occurring in the Village's primary east-west oriented commercial corridors of 143rd Street and 159th Street (both roadways have interchanges with Interstate 355) and the north-south oriented connecting arterial, Bell Road. The State of Illinois and Will County are preparing to invest over \$100 million in planned road improvements to widen all 3 primary commercial corridors to 4-lanes. These roadway improvements, needed to accommodate projected traffic increases, will further enhance Homer Glen's attractiveness for development. The Interstate 355 Veteran's Memorial Tollway South Extension links Interstate 55 south to Interstate 80 on the western edge of the community. The Comprehensive Plan envisions that area for upscale business parks. These business parks are expected to provide job opportunities and help build tax revenues.

Homer Glen has been ranked the #1 safest places to live in Illinois by Movoto. Movoto praised Homer Glen's all-around safety, noting "...there's simply no better option" than Homer Glen. This "Safest Community in Illinois" honor is due to Homer Glen residents being committed to sustaining a safe community and to the ongoing good work of our Sheriff's Department staff.

homerglenil.org



MARKET OVERVIEW:



Chicago, Illinois

Chicago is the most populous city in the Midwestern United States and the third most populous city in the United States with 2,700,000 residents. Chicago is the county seat of Cook County, the second largest county in the United States. The Chicago MSA is the third most populated metropolitan area in the United States with 9,580,567 residents. The MSA covers over 1,300 square miles and six counties.

The Chicago metropolitan area is home to the corporate headquarters of 66 Fortune 1000 companies, including Boeing, McDonald's, Motorola, Discover Financial Services and United Airlines. Chicago is a major hub for industry, telecommunications and infrastructure and O'Hare International Airport is the second busiest airport in the world in terms of traffic movement.

The metro is a major financial center in North America, and is home to the largest futures exchange in the United States, the CME Group. Chicago is third in the world on the Global Financial Centers Index which ranks the competitiveness of financial centers based on people, business environment, market access, infrastructure and general competitiveness. As of 2016, Chicago had the third largest gross metropolitan product in the United States at \$640 billion.

The city of Chicago also hosts 12 Fortune Global 500 companies and 17 Financial Times 500 companies. The city claims two Dow 30 company: aerospace giant Boeing, which moved its headquarters from Seattle to the Chicago Loop in 2001 and McDonald's, who's in the process of moving their headquarters from the Chicago suburbs to the Chicago West Loop. One additional Dow 30 companies, Kraft Foods is in the Chicago suburbs, as are Sears Holdings Corporation and the technology spin-offs of Motorola. The headquarters of United Continental Holdings, are in the United Building and its operations center and its United Airlines subsidiary are in the Willis Tower in Chicago.

Chicago attracts over 50 million domestic leisure travelers, 11 million domestic business travelers and 1.5 million overseas visitors. These visitors contributed more than \$14 billion to Chicago's economy. Upscale shopping along the Magnificent Mile and State Street, thousands of restaurants, as well as Chicago's eminent architecture, continue to draw tourists. The city is the United States' third-largest convention destination. A 2011 study by Walk Score ranked Chicago the fourth most walkable of the fifty largest cities in the United States.

www.cityofchicago.org

TENANT OVERVIEW:

Circle K

Circle K is an international chain of convenience stores. Circle K has become one of the most widely recognized convenience store brands, known worldwide for quality products and great customer service. Entrepreneur Fred Hervey purchased three Kay's Food Stores in El Paso, Texas, in 1951. Hervey renamed the stores as "Circle K Food Stores, Inc." rather than "Kay". He grew the Circle K chain into neighboring New Mexico and Arizona, which has been the company's home base since 1957 (Hervey would go on to serve two terms as mayor of El Paso).

In 1999, a franchise program was introduced to support operators looking to build a business with a leading convenience store brand. In 2003, Circle K was acquired by Alimentation Couche-Tard and has developed into a global brand represented in over 20 countries. Since 2016, Circle K has been in the process of upgrading its self-branded gas stations with new pumps manufactured by Gilbarco Veeder-Root with color screens, EMV, and contactless capability. There are over 8,000 Circle-K locations throughout the world with more than 4,000 locations in 34 U.S. States.

The tenant of the Homer Glen location is RDK Ventures LLC, an experienced gas station and convenience store operator with more than 110 locations throughout Illinois.

Website:	www.circlek.com
Founded:	1951
Number of Locations:	8,000+
Headquarters:	Tempe, Arizona
Parent Company:	Alimentation Couche-Tard





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