



ABSOLUTE NNN SAM'S CLUB GROUND LEASE

LOMBARD, DUPAGE COUNTY, ILLINOIS (CHICAGO MSA)

AFFILIATED BUSINESS DISCLOSURE AND CONFIDENTIALITY AGREEMENT

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CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes

your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to

acres, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

ALL PARCEL LINES ON SITE PLAN AND AERIALS ARE APPROXIMATE.



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THE OFFERING

The CBRE Net Lease Property Group is pleased to extend the opportunity to acquire fee simple interest in an Absolute NNN Sam's Club Ground Lease located in Lombard, DuPage County, Illinois, an affluent west suburb approximately 20 miles west of downtown Chicago. The 20-year corporate lease has over 19 years of term remaining and includes zero landlord responsibilities. Although construction hasn't begun at the site, Sam's Club's lease commenced in January 2018 and they are contractually obligated to pay \$900,000 in annual rent through the end of their 20-year lease term. This provides qualified investors a unique opportunity to create value with the next phase of this vacant land, while collecting cash flows from a corporate guaranteed ground lease.

The site is exceptionally located and highly visible from Butterfield Road and Interstate 88 where traffic counts exceed 46,400 and 177,600 vehicles per day, respectively. The site is also located across the street from Yorktown Center, **a 1.5 million square foot multi-level enclosed mall that attracts 9 million visitors annually and creates a significant draw to the trade area.** Yorktown Center and surrounding developments offer a mix of shopping, an expansive selection of dining, exciting entertainment for all ages, a 4-star Westin Hotel, a new master-planned residential community, and a recently renovated 17-screen AMC Theater.

This investment provides investors with the tremendous opportunity to acquire a high-quality absolute NNN ground lease located in the heart of a dominant retail corridor and an affluent community in one of the nation's premier MSA's.



FINANCIAL OVERVIEW

Offering Price:	\$20,000,000
Cap Rate:	4.50%
Current Annual Rent:	\$900,000
Lease Structure:	Absolute NNN Ground Lease
Land Size:	±11.21 Acres / 488,305 Square Feet
Guarantor:	Sam's West, Inc.
Lease Commencement:	January 31, 2018
Lease Expiration:	January 31, 2038
Lease Term Remaining:	19 Years, 5 Months
Renewal Options:	Seven, 5-year options and one, 2-year option.
Rental Increases:	Flat for the initial term. 5% increases in each option period.
Landlord Responsibilities:	None
Sublease of NiCor Ground Lease:	Tenant is currently leasing an 82.5' strip of land immediately adjacent to, and running parallel with, the south property line along Interstate 88 from Northern Illinois Gas Company (See site plan on Page 10). Please contact Michael Kaider for more information.
ROFR:	In the event that at any time during the term of this Lease, Lessor shall elect to sell all or any portion of the Premises, Lessee is hereby given the right of first refusal to purchase the same in accordance with the procedures set forth in the ground lease.

RENT SCHEDULE:

LEASE YEAR	MONTHLY RENT	ANNUAL RENT
1-20	\$75,000.00	\$900,000.00
Option 1: 21-25	\$78,750.00	\$945,000.00
Option 2: 26-30	\$82,687.50	\$992,250.00
Option 3: 31-35	\$84,571.83	\$1,041,861.96
Option 4: 36-40	\$91,162.92	\$1,093,955.04
Option 5: 41-45	\$95,721.07	\$1,148,652.84
Option 6: 46-50	\$100,507.00	\$1,206,084.00
Option 7: 51-55	\$105,532.33	\$1,266,387.96
Option 8: 56-57	\$110,808.92	\$1,329,707.04

INVESTMENT HIGHLIGHTS

TROPHY ASSET: The opportunity to acquire a trophy Sam's Club ground lease located in Lombard, a well-established west suburb of Chicago, Illinois. The absolute NNN ground lease commenced in January 2018 and has zero landlord responsibilities. Sam's Club has not built a store at this location but they are obligated to pay rent for their 20-year lease term. This provides qualified investors the unique opportunity to acquire an 11.21-acre parcel located in a prime retail location and benefit from a long-term income stream from a corporate tenant as well as multiple options for the future development of the property.

IRREPLACEABLE LOCATION: Sam's Club is located near the most coveted retail intersection in DuPage County and is in the heart of the Butterfield Road retail corridor that stretches two miles from Interstate 355 at the west to Meyers Road to the east. Prominent national box retailers nearby include Best Buy, Dick's Sporting Goods, The Dump, hhgregg, Bed Bath & Beyond, PetSmart, buybuy Baby, Duluth Trading Company, Kohl's, PGA Tour Superstore, Art Van Furniture, and The Home Depot.

EXCEPTIONAL VISIBILITY AND HIGH TRAFFIC COUNTS: Sam's Club is situated with excellent access and visibility just east of the hard corner of Butterfield Road and Highland Avenue (Combined Traffic Count: 59,100 VPD). Furthermore, the site is highly visible from Interstate 88 and proximate to the ingress/egress of Interstate 88 (177,600 VPD) and 355 (129,500 VPD).

DOMINANT RETAIL CORRIDOR: Sam's Club is ideally located within proximity to two prominent retail corridors that stretch four miles from Interstate 355 at the west to Route 83 to the east. The Butterfield Road and Oakbrook Center retail corridors encompasses five million square feet of retail GLA and are anchored by two of suburban Chicago's leading regional malls. Yorktown Center, a 1.5 million square foot multi-level enclosed mall anchored by JCPenney and VonMaur, is located directly across from Sam's Club. Oakbrook Center, a two-million-square-foot open-air regional mall, is located three miles east of Sam's Club at the eastern edge of the subject retail corridor.

HUGE DAYTIME POPULATION: The Sam's Club Ground Lease is situated in the East-West Tollway office corridor (41 million square feet of office space) that creates a surge in its daytime population with over 218,000 workers within a five-mile radius of the Property. This dominant office corridor creates a surge in the area's daytime population that greatly benefits the area.

INCREASING DENSIFICATION: The trade area's daytime population is also strengthened by residential growth in the area. There are currently two multi-family projects being developed by Greystar adjacent to Yorktown Center's ring road that are scheduled to open in Fall 2018 and will bring 470 new units to the market.

INFILL UPSCALE DEMOGRAPHICS: The primary three-mile trade area has an excellent, dense, and affluent demographic profile, with a population of 87,042 residents. The trade area includes the communities of Downers Grove, Elmhurst, Hinsdale, Lombard, Oak Brook, Oakbrook Terrace, Villa Park, and Westmont. This affluent area has an average household income of \$107,347 – 33% higher than the U.S. national average.

DUPAGE COUNTY SUBMARKET: Sam's Club is situated at the border of two affluent communities – Lombard and Downers Grove – approximately 20 miles west of downtown Chicago, 11 miles southwest of O'Hare International Airport, and 15 miles northwest of Midway International Airport. DuPage County is the second largest county in the Chicago MSA with a total population of 940,072 and has the second highest income in the state of Illinois. Additionally, one of the primary benefits to a location in DuPage County has long been its highly competitive real estate tax advantage for commercial assets.

AERIAL VIEW LOOKING NORTHEAST



TENANT PROFILE

Sam's Club, a division of Wal-Mart Stores Inc., is a membership warehouse club which serves millions of members through samsclub.com and nearly 600 locations across the United States and Puerto Rico. Sam's Club also has locations in Brazil, China, and Mexico. The average Sam's Club is approximately 136,000 square feet.

Sam's Club stocks their stores with the right products, purchased in large quantities in order to pass the savings to its members. The company also reduces costs by maintaining a simple shopping environment, often displaying merchandise on shipping pallets to move new items in quickly. Sam's Club members benefit from exclusive savings as well as free shipping on many items, savings on fuel, prescriptions, and more. In addition to leading national brands, Sam's Club carries Member's Mark, an exclusive, premium-quality private brands.

The company was founded by Sam Walton in 1983 and the first club opened in Midwest City, Oklahoma in 1983. Today, the company is headquartered in Bentonville, Arkansas and employs thousands of associates. For fiscal year ending January 31, 2017, Sam's Club's total revenue was \$57 billion.

Wal-Mart Stores, Inc. (NYSE: WMT) is the world's largest retailer, with over \$500 billion in annual sales. The company currently operates more than 11,700 stores under 65 banners in 28 countries and eCommerce websites. Wal-Mart currently ranks #1 on the Fortune 500 list and #24 on Forbes Global 2000.



136,000

AVERAGE
CLUB SIZE



1983

YEAR
FOUNDED



Headquarters

BENTONVILLE,
ARKANSAS



600
CLUB
LOCATIONS



\$57 Billion

TOTAL
REVENUE



SamsClub.com

COMPANY
WEBSITE

SITE PLAN



PROPERTY HIGHLIGHTS

SUMMARY OF IMPROVEMENTS									
Location:	SEC of Butterfield Road and Fairfield Avenue Lombard (DuPage County), Illinois 60148								
Site Size:	± 11.21 Acres / 488,305 Square Feet								
Site Shape:	Irregular								
PIN:	06-29-402-017 06-29-402-007 06-29-402-022 06-29-402-014 06-29-402-030 06-29-402-031								
Zoning:	OPD - Office District Planned Development								
Access:	Primary access is provided via Fairfield Avenue off of Butterfield Road.								
Frontage/ Visibility:	±535 feet of frontage on Butterfield Road ±1,035 feet of frontage on Interstate 88								
Flood Zone:	According to the flood hazard maps published by the FEMA, the site is within Zone X as indicated on Community Map Panel No. 17043C0607H dated December 16, 2004. Zone X, an area that is determined to be outside the 100-and 500-year flood plains.								
Surrounding Land Uses:	A mix of retail and office buildings surround the Property as well as multi-family developments and residential subdivisions.								
Traffic Counts:	<table border="1"> <tr> <td>Interstate 88:</td> <td>177,600 VPD</td> </tr> <tr> <td>Butterfield Road:</td> <td>46,400 VPD</td> </tr> <tr> <td>Highland Avenue:</td> <td>12,700 VPD</td> </tr> <tr> <td>Meyers Road:</td> <td>18,400 VPD</td> </tr> </table>	Interstate 88:	177,600 VPD	Butterfield Road:	46,400 VPD	Highland Avenue:	12,700 VPD	Meyers Road:	18,400 VPD
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Meyers Road:	18,400 VPD								



SAM'S CLUB TRADE AREA

Sam's Club is located near the most coveted retail intersection in DuPage County and is in the heart of the Butterfield Road retail corridor that stretches two miles from Route 355 at the west to Meyers Road to the east. Sam's Club is across from Yorktown Center which anchors the corridor. Yorktown Center is a 1.5 million square foot multi-level enclosed mall featuring over 150 retailers and 20 restaurants. The mall is anchored by Von Maur and JCPenney. Additional retailers at the mall include H&M, Gap, Forever 21, Francesca's, LOFT, Victoria's Secret, Marshalls and HomeGoods.

Yorktown Center has undergone a dramatic make-over in recent years which included both architectural/cosmetic improvements and a host of upgrades across its tenancy. The mall attracts an affluent and growing trade area with over 9 million visitors annually. Yorktown Center and surrounding developments offer a mix of shopping, an expansive selection of dining, exciting entertainment for all ages, a 4-star Westin Hotel, a new master-planned residential community and a recently renovated 17-screen AMC Theater.

There are multiple additional significant retail developments, in community and single-tenant formats, located in proximity to Sam's Club. Prominent national box retailers include Best Buy, Dick's Sporting Goods, The Dump, hgregg, OfficeMax, Bed Bath & Beyond, PetSmart, buybuy Baby, Duluth Trading Company, Kohl's, PGA Tour Superstore, Art Van Furniture and The Home Depot. Sam's Club is easily accessible to Interstate 88 and 355 and its exceptional location benefits from a central location in this high shopper traffic retail corridor.

OAKBROOK CENTER CORRIDOR

The next nearest retail corridor surrounds the intersection of 22nd Street and Route 83. The corridor is anchored by Oakbrook Center regional mall and is located approximately three and a half miles east of Sam's Club. Oakbrook Center is a two million square foot upscale, open-air regional mall owned and operated by GGP. The mall features more than 160 high-end, specialty shops and includes top retailers such as Crate & Barrel, Louis Vuitton, Michael Kors, Peloton, and Tiffany & Co. among others. The mall is anchored by Nordstrom, Macy's, Neiman Marcus, Lord & Taylor and Sears as well as a luxury AMC Theater. Other national retailers in this corridor along 22nd Street include Costco, DSW, Nordstrom Rack, Ulta, Old Navy, TJ Maxx, Home Depot, Party City, and REI. Including the mall, the sub-corridor encompasses over 4.1 million square feet of retail GLA.

DANADA CORRIDOR

Five miles to the west of Sam's Club at the intersection of Naperville Road and Butterfield Road is the Danada retail corridor. This corridor has approximately one million square feet of retail GLA and is anchored by four major shopping centers: Rice Lake Square, Danada Square East, Danada Square West, and Town Square Wheaton. Anchor tenants in this corridor feature Whole Foods, Jewel-Osco, TJ Maxx, HomeGoods, Party City, PetSmart, Stein Mart, and Studio Movie Grill. Other national retailers include Tuesday Morning, Gap, Chico's, Ulta Beauty, Banana Republic, Jo-Ann Fabrics, Walgreens, and Aldi.

Collectively, the three retail corridors that straddle Butterfield Road and 22nd Street form the most prominent and dominant shopping destination in Chicago's western suburbs and, with its two regional malls, attract shoppers from the entire Chicago MSA and northwest Indiana.

SAM'S CLUB TRADE AREA

SIGNIFICANT DAYTIME POPULATION

Sam's Club is situated in the East-West Tollway office corridor that creates a surge in its daytime population with over 117,000 workers within just a three-mile radius of the property and over 218,000 employees within its five-mile extended trade area. The corridor straddles Interstate 88 (I-88) that runs parallel to and just south of Butterfield Road. The corridor includes approximately 41 million square feet of corporate office space and runs from Oak Brook at the east to Naperville at the west. Prominent employers based in the corridor include BMO Harris Bank, Met Life, JPMorgan Chase, Advocate Health Care, Blue Cross & Blue Shield of Illinois, and the Hub Group.

The corridor was a primary impetus for the residential development that occurred in all of the surrounding west suburban communities in the 1980–2000 time frame. The trade area continues to experience strong growth and development. Currently, there are two multi-family projects being developed by Greystar just north of Yorktown Center. The developments are scheduled to open in Fall 2018 and will bring 470 new units to the market. The Elan is a four-story 295-unit building which will contain studio, 1, 2 and 3-bedroom floor plans and feature over 8,000 square feet of community amenities. The Overture is a seven-story 175-unit building that will contain 1 and 2-bedroom floor plans as well as 12,000 square feet of amenity space. The new residential densification, along with the aforementioned retail developments located in the Butterfield Road Retail Corridor, creates a surge in the area's daytime population that greatly benefits the restaurants traffic.

SAM'S CLUB PRIMARY TRADE AREA

Sam's Club is located in Lombard, Illinois, an affluent western suburb approximately 22 miles west of downtown Chicago. Lombard is located in the heart of DuPage County which has the second highest income in the state of Illinois. DuPage County has also long been known within the Chicago market for its highly competitive real estate tax advantage for commercial properties located within the county versus competing assets in Cook County. Sam's Club will draw the majority of its customer base from what we have identified as the asset's primary trade area, defined as a three-mile radius from the Property. The boundaries of this trade area are defined primarily by the surrounding population concentrations and major thoroughfares. Additionally, the prominence Property's location within the corridor and the substantial shopper traffic that it generates greatly benefits Sam's Club allowing it to also draw its patrons from an expanded trade area.

- Within the 3-mile trade area is an estimated population of 87,042, with population growth from 2010 at 3.0%. This steady growth is projected to continue over the next five years.
- Residents within 3-miles of the center are affluent with an average household income of \$107,347, which is 1.33 times the national average of just over \$80,675.
- Residents in the area are well educated. Within a 3-mile radius, about 50% have a Bachelor's Degree or higher, 20% have a Graduate or Professional Degree.
- The average home value within the 3-mile trade area is \$386,770, median home value is \$298,852. Both figures are substantially higher than the national average and median home value of \$286,484 and \$207,344 respectively.

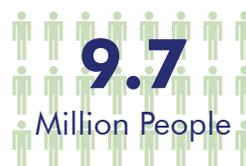
CHICAGO MSA

Chicago is one of the most attractive and dynamic markets in the nation. Chicago boasts an attractive retail market, with the third largest economy in the nation and over \$123.5 billion in annual retail sales (2017 metro Chicago sales; Melaniphy). The market's vibrant business climate, central geographic location, diversified economy and available human resources have helped Chicago achieve a prominent position as a world-class city in finance, international trade, manufacturing, transportation, culture and the arts.

The Chicago MSA has matured into a broad-based and diversified economy that was rated the #1 Largest US Metro for Economic Diversity by Moody's

Investor Services. Chicago has one of the world's largest economies with nearly 4.6 million employees and a gross regional product of more than \$640 billion, which places the Chicago economy as the 22nd largest in the world. Due to this economic diversification, Chicago Tends to experience fewer seasonal and cyclical peaks and valleys and is somewhat insulated against major downturns.

The Windy City, as it has been nicknamed, welcomes in over 52 million international and domestic visitors each year who come to see attractions including Chicago's numerous parks, art galleries, architectural wonders, professional sports teams, universities, and more.



CHICAGO MSA

WHY CHICAGO?

- Chicago has a strong, globally diverse economy larger than that of many countries.
- Chicago's industry mix most closely matches that of the nation, with no single industry employing more than 20% of the workforce.
- Chicago is one of the most cost-effective cities in the world for doing business, ahead of New York and Los Angeles, according to KPMG.
- Chicago's affordable cost of living and world-class cultural and recreational opportunities make it an excellent value for the city's vibrant and diverse workforce.
- Chicago is a central transportation hub with direct flights between more than 200 cities worldwide, and direct connections to six major U.S. Interstates.
- Chicago is hub of international business activity, with more than 1,800 foreign-based companies and more than \$100 billion in foreign direct investment.

DEMOGRAPHICS

The Chicago metropolitan statistical area is home to over 9.68 million residents, making it the third most populous MSA in the nation. The population is projected to grow 1.53% over the next five years to 9.83 million. Residents earn an average household income of \$92,004; more than 8% higher than the state average of \$84,983 and nearly 14% higher than the national average of \$80,675.

TRANSPORTATION

Chicago is one of the primary transportation hubs in the United States. Chicago is home to O'Hare International Airport, the 3rd busiest airport in the nation. According to the Chicago Department of Aviation, in 2016 the airport serviced nearly 78 million passengers to and from 208 destinations around the world via more than 48 passenger carriers. Chicago is also home to Midway International Airport, which serviced more than 22 million passengers via five passenger carriers to 75 destinations in the US, Mexico, Jamaica, the Dominican Republic and Canada.

Several major interconnected expressways and interstate highways pass through the Chicago area. Interstates 80, 88 and 290 are the main east/west routes. Interstates 55 and 57 provide access to the south and southwestern suburban areas. Communities to the north and northwest are accessed via Interstates 90 and 94. North/south travel between the western suburbs is facilitated by Interstates 294 and 355.



CHICAGO MSA

DEEP AND EDUCATED LABOR POOL

The Chicago MSA is well education with 60 colleges and universities in the area. Chicago also has a higher population under the age of 24 than New York, San Francisco, Washington D.C., Los Angeles, Boston, and Philadelphia.

TOP 10 GRADUATE BUSINESS SCHOOLS

RANK	SCHOOL
1 (Tie)	Harvard University, Boston, MA
1 (Tie)	University of Pennsylvania (Wharton), Philadelphia, PA
3	University of Chicago (Booth), Chicago, IL
4 (Tie)	Massachusetts Institute of Technology (Sloan), Cambridge, MA
4 (Tie)	Northwestern University (Kellogg), Evanston, IL
4 (Tie)	Stanford University, Stanford, CA
7	University of California-Berkley (Haas), Berkeley, CA
8	Dartmouth College (Tuck), Hanover, NH
9	Yale University, New Haven, CT
10	Columbia University, New York, NY

Source: US News & World Report, 2017

ALL LOCATED WITHIN THE CHICAGO MSA

LOYOLA UNIVERSITY CHICAGO
Preparing people to lead extraordinary lives

UIC UNIVERSITY OF ILLINOIS AT CHICAGO

DEPAUL UNIVERSITY

THE UNIVERSITY OF CHICAGO



#2 Best City to Get a College Degree
- The A.T. Kearney Global Cities Index

65,000 in downtown Chicago alone

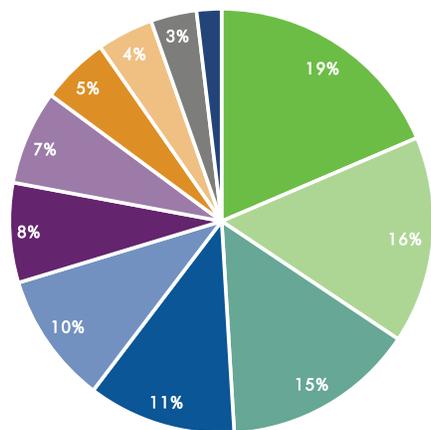
60 Colleges or Universities in the Chicago MSA

325,000 Students

CHICAGO MSA



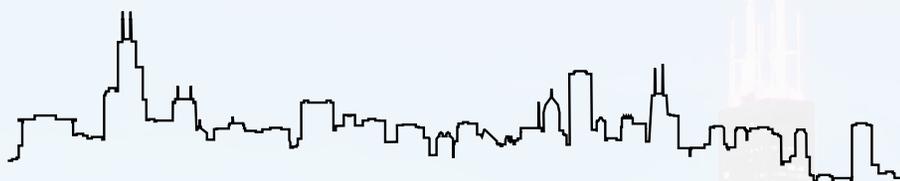
JUNE 2017 ESTIMATED EMPLOYED POPULATION BY OCCUPATION



- Professional & Business Services
- Education & Health Services
- Retail & Wholesale Trade
- Government
- Leisure & Hospitality
- Manufacturing
- Financial Activities
- Transportation & Utilities
- Other Services
- Construction & Mining
- Information

FORTUNE 500 COMPANIES IN THE CHICAGO MSA

RANK	COMPANY	LOCATION	REVENUES (\$M)
17	Walgreens Boots Alliance	Deerfield, IL	\$117,351
24	Boeing	Chicago, IL	\$94,571
45	Archer Daniels Midland	Chicago, IL	\$62,346
83	United Continental Holdings	Chicago, IL	\$36,556
84	Allstate	Northbrook, IL	\$36,534
89	Exelon	Chicago, IL	\$31,360
109	Mondelez International	Deerfield, IL	\$25,923
111	AbbVie	North Chicago, IL	\$25,638
112	McDonald's	Oak Brook, IL	\$24,622
124	US Foods Holding	Rosemont, IL	\$22,919
127	Sears Holdings	Hoffman Estates, IL	\$22,138
135	Abbott Laboratories	Abbott Park, IL	\$20,853
197	Conagra Brands	Chicago, IL	\$14,134
199	CDW	Lincolnshire, IL	\$13,982
202	Illinois Tool Works	Glenview, IL	\$13,599
277	Discover Financial Services	Riverwoods, IL	\$10,497
281	Baxter International	Deerfield, IL	\$10,163
282	W.W. Grainger	Lake Forest, IL	\$10,137
304	LKQ	Chicago, IL	\$9,082
322	Tenneco	Lake Forest, IL	\$8,599
337	Navistar International	Lisle, IL	\$8,111
338	Univar	Downers Grove, IL	\$8,074
359	Anixter International	Glenview, IL	\$7,625
388	R.R. Donnelley & Sons	Chicago, IL	\$6,896
391	Jones Lang LaSalle	Chicago, IL	\$6,804
392	Dover	Downers Grove, IL	\$6,794
427	TreeHouse Foods	Oak Brook, IL	\$6,175
433	Motorola Solutions	Chicago, IL	\$6,038
439	Old Republic International	Chicago, IL	\$5,901
450	Packaging Corp. of America	Lake Forest, IL	\$5,779
456	Ingredion	Westchester, IL	\$5,704
462	Arthur J. Gallagher	Itasca, IL	\$5,595
487	Essendant	Deerfield, IL	\$5,369



CHICAGO ACCOLADES

Top 10 Most Competitive City for Business in the World
The Economist Intelligence Unit

#1 North American City for Foreign Direct Investment
IBM, Global Location Trends, 2017

#1 Top Metro in the U.S. for Corporate Investment
Site Selection, March 2017

Top 21 Best City for Building Wealth
Bankrate.com, 2016

#2 Top Metro in the United States for the Number of Fast Growing
Small Businesses
Inc. 5000 List, 2015



TOP EMPLOYERS

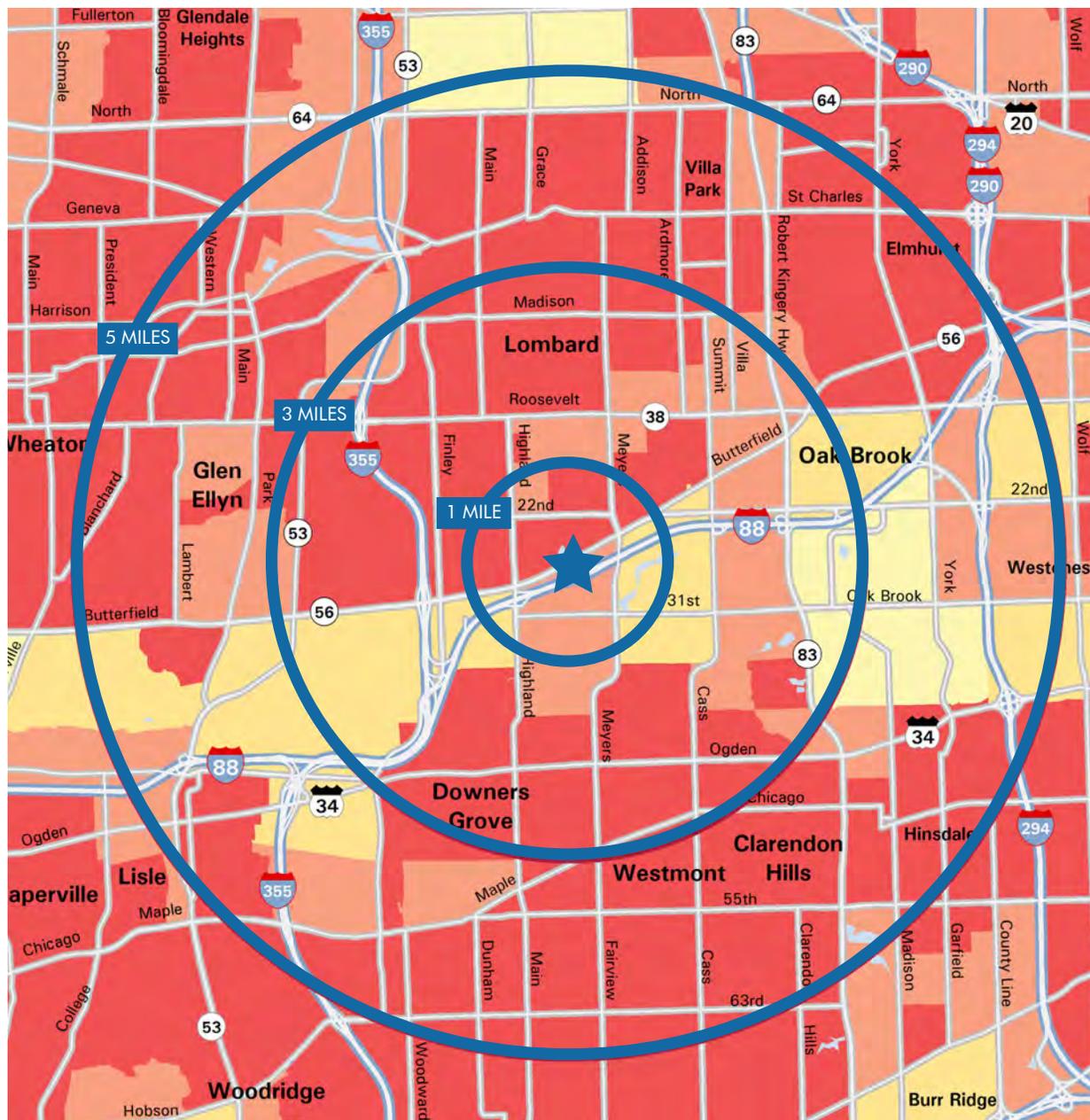
COMPANY	TOTAL EMPLOYEES
Advocate Health Care System	19,049
Northwestern Memorial Healthcare	16,667
University of Chicago	16,583
JPMorgan Chase & Co.	15,701
Confidential	13,240
United Continental Holdings Inc.	12,994
Walgreens Boots Alliance Inc.	12,751
Northwestern University.....	10,847
Presence Health	10,225
Wal-Mart Stores Inc.....	10,220
Abbott Laboratories.....	9,860
Jewel-Osco Stores	9,660
University of Illinois.....	9,566
American Airlines	9,520
Rush University Medical Center	9,402
Chicago Transit Authority.....	9,373
AT&T	9,200
University of Chicago Medical Center	9,161
Allstate Insurance Co.....	7,670
Employco USA Inc.	7,657

Source: Crain's Chicago Business Book of Lists, 2018

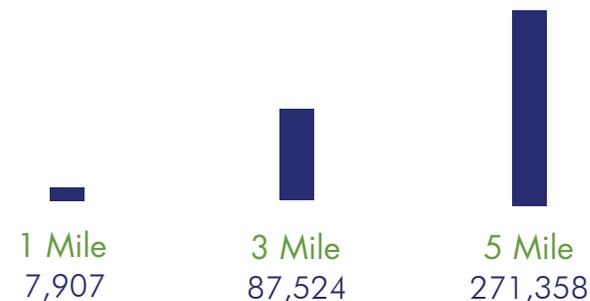
AERIAL VIEW LOOKING EAST



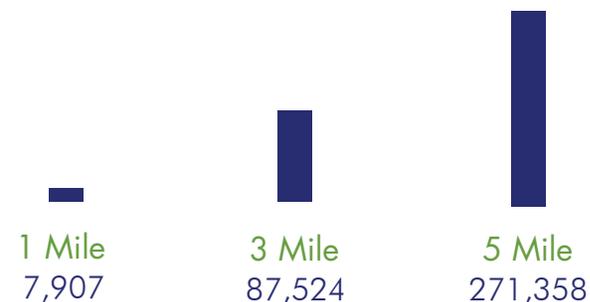
POPULATION CONCENTRATION MAP



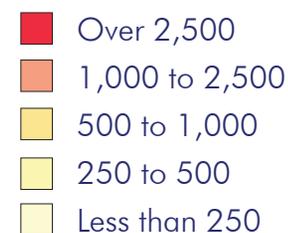
2017 POPULATION



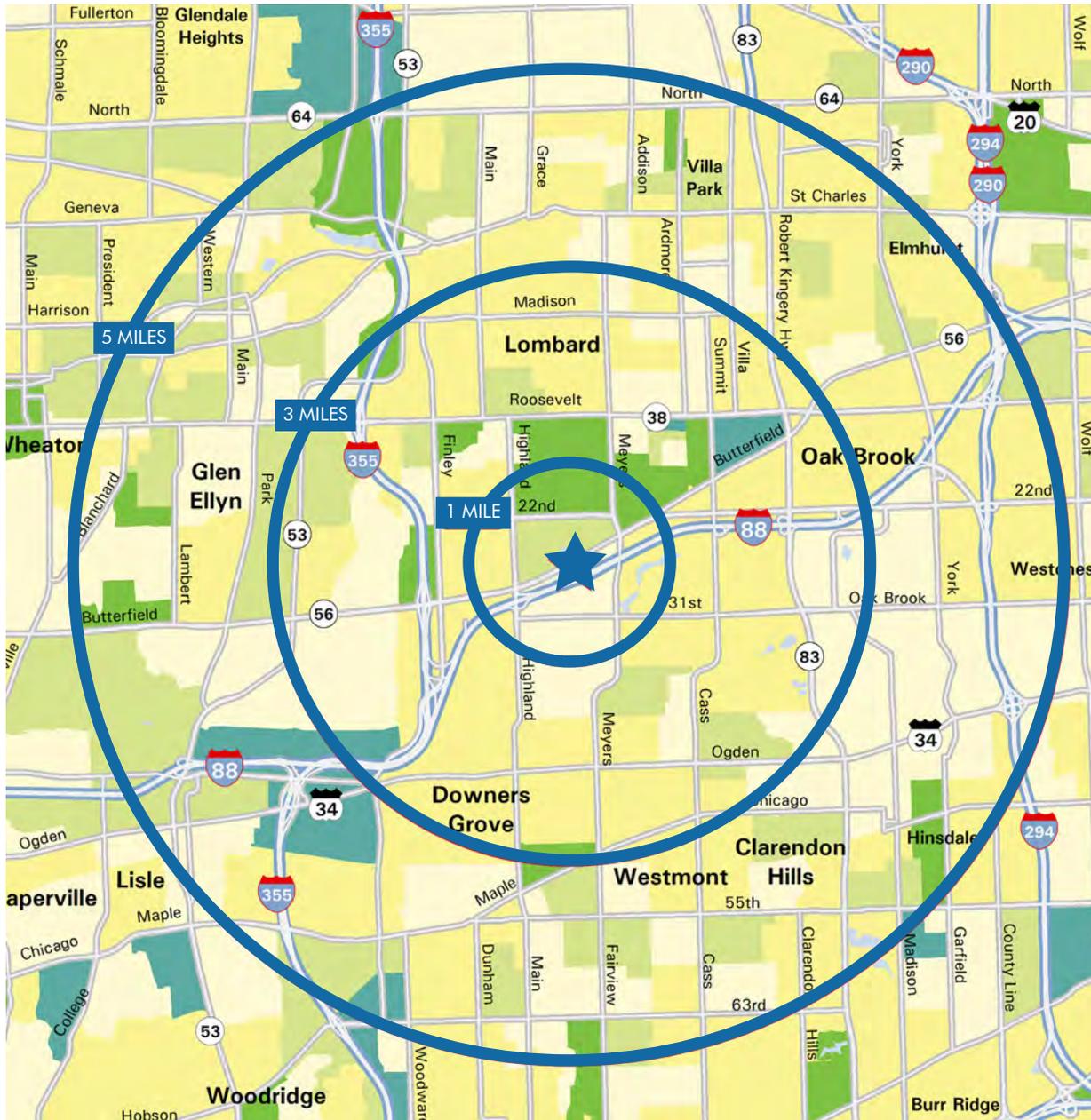
DAYTIME POPULATION



POPULATION PER SQUARE MILE—2017



POPULATION GROWTH MAP



**POPULATION GROWTH
2010 - 2017**

1 Mile
7,907

3 Mile
87,524

5 Mile
271,358



**PROJECTED POPULATION
GROWTH 2017 - 2022 (%)**

1 Mile
7,907

3 Mile
87,524

5 Mile
271,358



**POPULATION GROWTH
2010 - 2017 (%)**

1 Mile
7,907

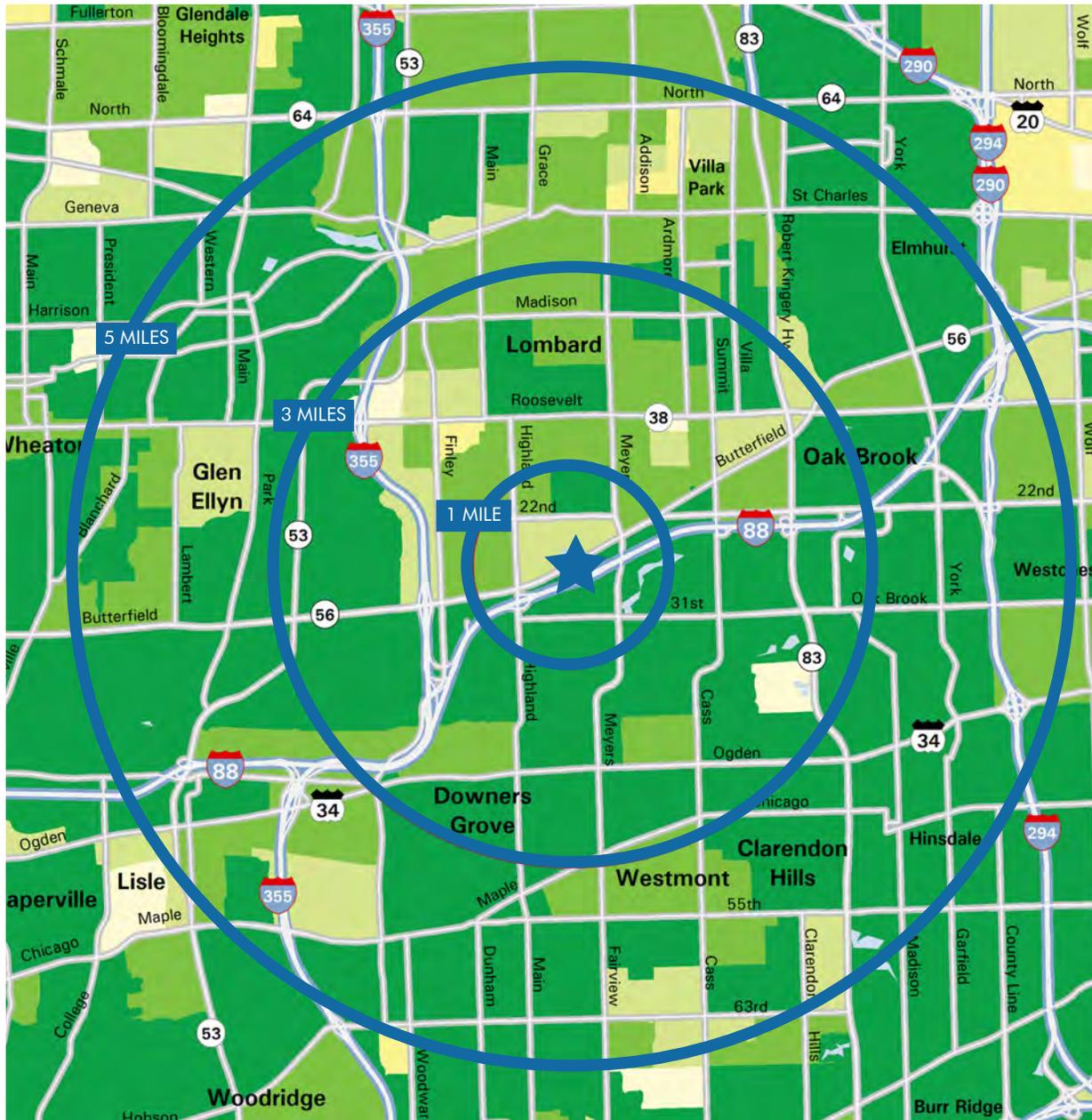
3 Mile
87,524

5 Mile
271,358

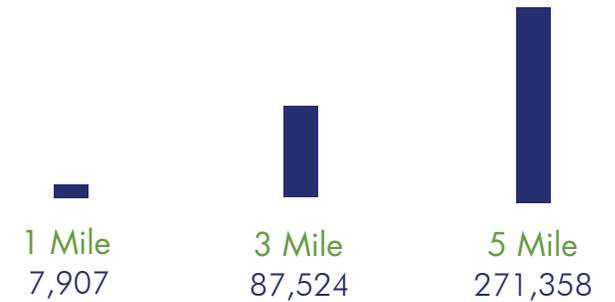
POPULATION GROWTH— 2010-2017

- Over 15%
- 10% to 15%
- 5% to 10%
- Up to 5%
- Loss or No Growth

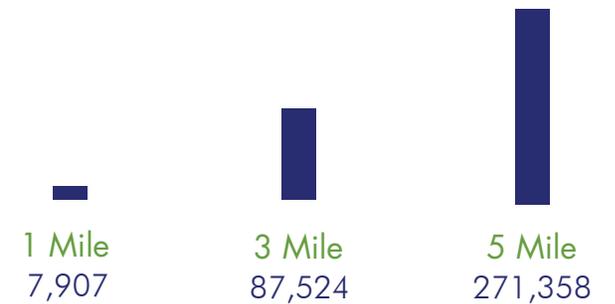
HOUSEHOLD INCOME MAP



AVERAGE HOUSEHOLD INCOME



HOUSEHOLDS EARNING OVER \$100,000 ANNUALLY



AVERAGE HOUSEHOLD INCOME—2017

- Over \$100,000
- \$75,000 to \$100,000
- \$60,000 to \$75,000
- \$50,000 to \$60,000
- Less than \$50,000

ABSOLUTE NNN SAM'S CLUB GROUND LEASE

LOMBARD, DUPAGE COUNTY, ILLINOIS (CHICAGO MSA)

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