



MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



ARLINGTON DOG HOUSE

GRAND FRAME



ARLINGTON HEIGHTS, IL



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MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

EXECUTIVE OVERVIEW

LOCATION DETAILS

- » Arlington Heights is a suburb of Chicago that is located 25 miles northwest of downtown and is 8 miles away of O'Hare International Airport
- » Strong demographics with a population of 305,000 in a 5 mile radius
- » Median household income in 1,3, and 5 mile radius far over the national average
- » Arlington Heights is the most populous community in the United States that is incorporated as a "village"
- » Unemployment in Arlington Heights (2.6%) is significantly lower than the state average (4.9%)
- » Arlington Heights is home to Arlington Park Race Track that host the Arlington Million, a Breeders Cup qualifying event
- » Site is located on Arlington Heights Rd with 26,200 VPD

TENANT DETAILS

Enterprise Rent-A-Car

- » Investment Grade Tenant - Standard & Poor's BBB+ Credit Rating
- » Enterprise Rent-A-Car is a subsidiary of Enterprise Holdings (EHI) with a revenue of \$22.3 billion in 2017
- » Enterprise Holdings operates 9,900 rental car locations worldwide under Enterprise Rent-A-Car, National and Alamo Rent-A-Car
- » Forbes ranked Enterprise Holdings as one of America's largest private companies
- » E-Commerce proof tenant
- » Enterprise Rent-A-Car has been ranked first in rental car satisfaction 9 out of the last 11 years

Grand Frame

- » The Chicago-land's picture framing specialist
- » Has been at tenant at this location since 1974 and has been in business for 1974
- » Top three picture framing business in the state and has been voted "Best in Framing" twice by the Daily Herald Readers
- » E-Commerce proof tenant
- » Grand Frame has been the featured cover story in Decor Magazine multiple times

Arlington Dog House

- » Northwest Suburbs premier destination for dog daycare, grooming and boarding
- » Top Pick by Daily Herald in 2017 for best Dog Daycare
- » Been a tenant at the location for over 10 years and has a special use permit for this specific space
- » E-Commerce proof tenant
- » The only dog boarding and daycare in Arlington Heights

LEASE DETAILS

Enterprise Rent-A-Car

- » NN corporate lease, tenant is responsible for taxes and insurance
- » 2 year remaining on the current lease
- » Three, 3-year options with 6% rental increase at each option
- » Newly installed roof last year
- » Building was completely redone down to the studs 12 years ago

Grand Frame

- » Gross Lease with 8 year remaining on the current lease
- » One, 5-year option with a 10% increase at option
- » Tenant is responsible for exterior and interior of premise including heating, ventilation, air conditioning, plumbing, electrical, all building components

Arlington Dog House

- » Gross Lease with 2.5 years remaining on the current lease
- » One, 5-year option with 13.5% increases at option
- » Tenant is responsible for exterior and interior of premise including heating, ventilation, air conditioning, plumbing, electrical, all building components

FINANCIAL OVERVIEW

ENTERPRISE RENT-A-CAR

215 S Arlington Heights Rd

ARLINGTON HEIGHTS, IL 60005

GRAND FRAME

209 S Arlington Heights Rd

ARLINGTON HEIGHTS, IL 60005

ARLINGTON DOG HOUSE

213 S Arlington Heights Rd

ARLINGTON HEIGHTS, IL 60005



\$1,710,709

LIST PRICE



7.75%

CAP RATE



\$132,580

ANNUAL RENT



±8,984 SF

GLA



±0.94 AC

LOT SIZE

ENTERPRISE RENT-A-CAR LEASE SUMMARY

| | |
|-------------------------|--|
| TENANT TRADE NAME | Enterprise Rent-A-Car Drive-In |
| LEASE GUARANTOR | Enterprise Leasing Company of Chicago, LLC |
| LEASE TYPE | NN |
| LEASE COMMENCEMENT DATE | September 23rd, 2008 |
| LEASE TERM | 2 Years |
| INCREASES | 6% Every Option |
| OPTIONS | Three 3-Year Options |

ANNUALIZED OPERATING DATA

| DATE | MONTHLY RENT | ANNUAL RENT | INCREASES |
|---------------------|--------------|-------------|-----------|
| 1/1/2018-12/31/2021 | \$4,048.35 | \$48,580.20 | - |
| 1/1/2021-12/31/2023 | \$4,291.25 | \$51,495.01 | 6% |
| 1/1/2024-12/31/2026 | \$4,548.73 | \$54,584.71 | 6% |
| 1/1/2027-12/31/2029 | \$4,821.65 | \$57,859.80 | 6% |



±1,925 SF

GLA



±0.38 AC

LOT SIZE



1976/2008

YEAR BUILT/RENOVATE

GRAND FRAME LEASE SUMMARY

| | |
|-------------------------|-------------------------|
| TENANT TRADE NAME | Grand Frame Inc. |
| LEASE GUARANTOR | Grand Frame Inc. |
| LEASE TYPE | Gross |
| LEASE COMMENCEMENT DATE | April 1, 2017 |
| LEASE TERM | 8 Years |
| INCREASES | 10% increases at option |
| OPTIONS | One 5-Year Options |



±8,984 SF
GLA



±0.56 AC
LOT SIZE



1954
YEAR BUILT

ANNUALIZED OPERATING DATA

| DATE | MONTHLY RENT | ANNUAL RENT |
|-------------------|--------------|-------------|
| Current-3/31/2027 | \$3,000.00 | \$36,000.00 |
| 4/1/2027-4/1/3032 | \$3,300.00 | \$39,600.00 |

ARLINGTON DOG HOUSE LEASE SUMMARY

| | |
|-------------------------|-------------------------|
| TENANT TRADE NAME | Arlington Dog House |
| LEASE GUARANTOR | Arlington Dog House |
| LEASE TYPE | Gross |
| LEASE COMMENCEMENT DATE | May 1, 2016 |
| LEASE TERM | 2.5 Years |
| INCREASES | 10% increases at option |
| OPTIONS | One 5-Year Options |

ANNUALIZED OPERATING DATA

| DATE | MONTHLY RENT | ANNUAL RENT |
|-------------------|--------------|--------------|
| Current-4/30/2021 | \$7,500.00 | \$90,000.00 |
| 5/1/2021-5/1/2026 | \$8,700.00 | \$104,400.00 |

GRAND FRAME & ARLINGTON DOG HOUSE

| ANNUAL EXPENSES | |
|-----------------------|-------------|
| Real Estate Taxes | \$36,000.00 |
| Insurance | \$3,900.00 |
| Estimated CAM | \$1,100.00 |
| Management Fees | \$1,000.00 |
| Total Annual Expenses | \$42,000.00 |

SURROUNDING TENANT MAP





TENANT OVERVIEW



Enterprise Rent-A-Car is an American car rental company headquartered in Clayton, Missouri, United States in Greater St. Louis. In addition to car rental, Enterprise also oversees commercial fleet management, used car sales, and commercial truck rental operations. Today, their massive network means Enterprise is the largest transportation solutions provider. They offer car and truck rentals, as well as car sharing and car sales. Enterprise is in over 85 countries with more than 7,600 locations.

Enterprise is now a household name for frequent travelers, road trippers and those with a car in the shop. We're a brand that's recognized as a worldwide leader in the car rental industry. We value employees and customers as much as a member of the family. Today Enterprise continues to drive success through a simple, yet powerful set of beliefs to become a leader in car rental, serving all of your transportation needs.

±7,600
LOCATIONS

±20.9B
REVENUE

CLAYTON, MO
HEADQUARTERED

AREA OVERVIEW



ARLINGTON HEIGHTS, IL

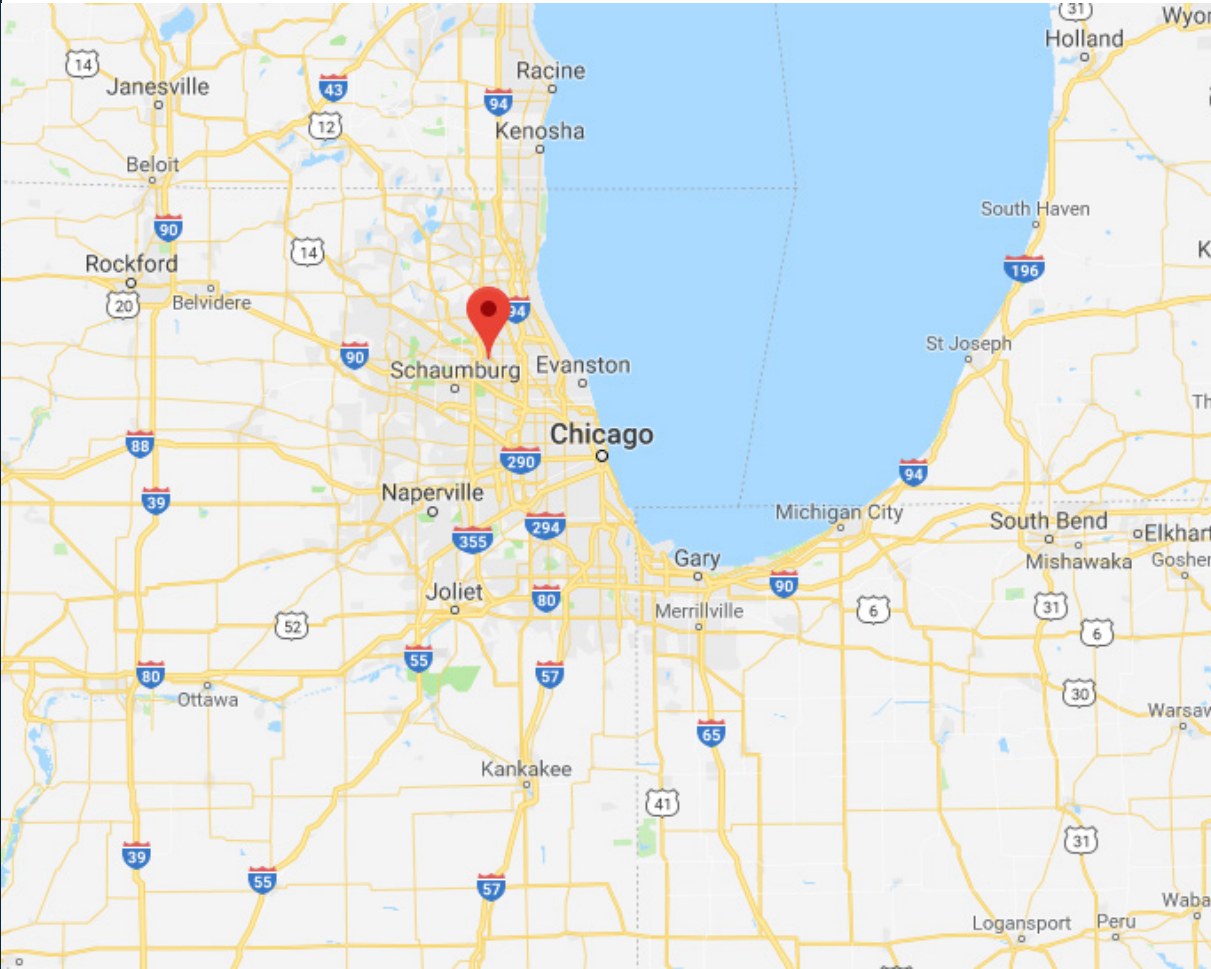
The Village is one of the top 15 largest municipalities in Illinois, featuring a unique blend of old and new. It's a progressive community that people are proud to call home and where young families like to establish their roots for generations to come. It's a community that offers vibrancy and interest.

Arlington Heights is an attractive destination for homebuyers, shoppers, businesses and visitors with its dynamic economy, award-winning schools, library, park district, a highly acclaimed Northwest Community Hospital.

Since its beginnings in the 1800s, Arlington Heights remains a steady, reliable, efficient and fiscally responsible community with an overriding goal to be responsive to the needs of residents and businesses.

DEMOGRAPHICS

| POPULATION | 1-MILE | 3-MILE | 5-MILE |
|-------------------------------|-----------|-----------|-----------|
| 2019 Estimate | 18,468 | 119,367 | 303,842 |
| 2024 Projection | 18,408 | 118,538 | 303,050 |
| HOUSEHOLDS | 1-MILE | 3-MILE | 5-MILE |
| 2019 Estimate | 7,721 | 48,284 | 121,092 |
| 2024 Projection | 7,743 | 48,197 | 121,350 |
| INCOME | 1-MILE | 3-MILE | 5-MILE |
| 2019 Average Household Income | \$139,971 | \$114,166 | \$109,739 |



CHICAGO, IL

Situated on the southwestern shore of Lake Michigan, the City of Chicago covers an area of 60,000 hectares and sits 176 meters above sea level. Chicagoland is an informal name for the metropolitan area associated with the city of Chicago and its suburbs and has no official definition. The region is often considered to include areas beyond its corresponding MSA, as well as portions of the greater CSA.



ECONOMY



The city is an efficient economic powerhouse, home to more than 400 major corporate headquarters, including 31 in the Fortune 500.

As a multicultural city that thrives on the harmony and diversity of its neighborhoods, Chicago embodies the values of America's heartland-integrity. It is this level of diversification that has resulted in Chicago being rated as having the most balanced economy in the United States. Additionally, its central location allows Chicago to be at the center of global trade, transit, and data networks.

FORTUNE 500 COMPANIES BASED IN THE AREA



HIGHER EDUCATION



Chicago has been a world center of higher education and research with several universities inside its city limits. Most notably, Northwestern University and the University of Chicago are two top universities that call the city home.

Northwestern University is a large, private research university based in Evanston with a comprehensive doctoral program. Attracting over \$650 million in sponsored research each year, Northwestern has the eighth largest university endowment in the country.

The University of Chicago is one of the world's leading and most influential institutions of higher learning. Its main campus is located seven miles south of downtown Chicago in the Hyde Park and Woodlawn neighborhoods. The University of Chicago has many prominent alumni, including 92 Nobel laureates that have been affiliated with the university as professors, students, faculty or staff.

POINTS OF INTEREST



NAVY PIER

Navy Pier is Chicago's lakefront treasure on the shoreline of Lake Michigan. The pier encompasses more than fifty acres of parks, gardens, shops, restaurants, family attractions and exhibition facilities. Drawing nearly nine million visitors annually, Navy Pier is one of the most visited attractions in the entire Midwest.

Adjacent to downtown and one block east of Rush Street, the Magnificent Mile is an upscale section of Chicago's Michigan Avenue, which runs from the Chicago River to Oak Street in the Near North Side. Several of the tallest buildings in the country lie in this district, such as the John Hancock Center and the Trump International Hotel and Tower. Serving as the main thoroughfare between Chicago's Loop business district and Gold Coast, the Magnificent Mile contains a mixture of high-end department stores, restaurants, luxury retailers, residential and commercial buildings, financial services companies and hotels, primarily catering to tourists and the affluent.



MAGNIFICENT MILE



WILLIS TOWER

Still commonly referred to as Sears Tower, the Willis Tower is the second-tallest building in the United States. This bustling community of business, tourism and culture offers breathtaking views of the city from its Skydeck. Visitors can experience the Ledge, all-glass balconies that allow visitors to look through the glass floor to the street 1,353 feet below.



JOHN HANCOCK CENTER

The John Hancock Center is currently the eighth-tallest building in the country. Equipped with a restaurant and lounge on the 95th floor, the Observatory (360 Chicago), and America's highest indoor swimming pool, the John Hancock Center appeals to residents and tourists alike. From the restaurant, diners can take in views of the city.



MILLENNIUM PARK

Located in the Loop community area of the city, Millennium Park is a 25 acre public park that offers awe-inspiring landscape, breathtaking architecture and an iconic collection of public art, such as the iconic Chicago Bean. It is Chicago's premier green space and presents dozens of free events for residents.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Multiple Tenants** located in **215, 213, 211, 209 S Arlington Heights Rd Arlington Heights, IL 60005** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



ARLINGTON DOG HOUSE

GRAND FRAME, LLC



ARLINGTON HEIGHTS, IL



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