

CONFIDENTIAL OFFERING MEMORANDUM

# BioLife Plasma Services & Planet Fitness

## Recent Renovation · Internet Resistant Tenants

225 W. Roosevelt Road // Villa Park, IL 60181 (Chicago MSA)



**BioLife**  
PLASMA SERVICES



### EXCLUSIVELY OFFERED BY:

#### **BRAD TEITELBAUM**

Vice President / Broker  
312.275.3116  
brad@baumrealty.com

#### **GRAHAM GOLD**

Associate / Broker  
312.275.3124  
graham@baumrealty.com

#### **BAUM REALTY GROUP, LLC**

1030 W. Chicago Avenue, Suite 200  
Chicago, IL 60642  
www.baumrealty.com

# Offering Summary



Baum Realty Group, LLC has been exclusively retained by ownership to sell the BioLife Plasma Services and Planet Fitness two-tenant property located at 225 W. Roosevelt Road in Villa Park, IL (Chicago MSA). An investor will enjoy excellent asset appreciation because of extremely attractive rent increases for both tenants, including 10% every 3 years for Planet Fitness and 2% annual escalations for BioLife. 504 feet of frontage and monument signage along the highly trafficked Roosevelt Road provide superior exposure to 55,000 VPD with multiple access points for customers. The site is situated between two major north / south highways in the area, I-355 (143,000 VPD) and IL-83 (89,000 VPD) providing customers with convenient access to the site and high traffic exposure. Approximately 1.5 miles south is the Lombard / Oak Brook super regional office and retail market featuring 17M SF of combined inventory including two top performing malls, Oakbrook Center and Yorktown Center.

PRICE:	\$7,459,560
CAP RATE:	6.80%
NOI:	\$507,250

LEASE TYPES: **Net Lease - Limited Landlord Responsibilities**

TERM REMAINING: **BioLife – ±10 Years  
Planet Fitness – ±9 Years**

RENT INCREASES: **BioLife – 2% annual  
Planet Fitness – 10% every 3 years in primary term**

BUILDING SIZE: **±38,250 Square Feet**

LAND SIZE: **±3.75 Acres**

PARKING: **±242 Spaces**

YEAR RENOVATED: **2018 / 2019**







# Investment Highlights

## LONG-TERM LEASES WITH ATTRACTIVE RENT ESCALATIONS

BioLife Plasma and Planet Fitness have 10 years and 9 years remaining, respectively, on their net-leases with limited landlord responsibilities and attractive primary term rent increases. BioLife has 2% annual increases and Planet Fitness features 10% rent increases in years 4 and 7 of the primary term providing excellent asset appreciation. The leases allow the landlord to charge management fees to the tenants creating an option to have a 3rd party manager or an avenue for extra income on the asset.

## INTERNET RESISTANT TENANTS

BioLife Plasma and Planet Fitness are unaffected by the rising threat of e-commerce providing a positive long-term outlook and secure tenant mix at the shopping center.

## INVESTMENT GRADE CREDIT ANCHOR TENANT

Baxalta Inc. guarantees the BioLife Plasma lease and holds an investment grade credit rating of Baa2 / Stable with Moody's. The guarantor has revenue approaching \$6 billion providing excellent financial security for the shopping center's anchor tenant.

## PROXIMATE TO OAK BROOK / LOMBARD TRADE AREA

1.5 miles south is one of the Midwest's premier suburban office and retail markets featuring a combined 17M SF of inventory anchored by two top malls in the Chicagoland area, Oakbrook Center and Yorktown Center.

## GROWING FITNESS BRAND OPERATOR

Planet Fitness (NYSE: PLNT) is the franchisor and has experienced rapid growth over the past four years by approximately doubling their number of locations and member count to 1,742 and 12.5 million, respectively, with plans to open an additional 500 gyms over the next three years. Planet Fitness has achieved 48 consecutive quarters of system-wide same store sales growth and net income of \$103mm in 2018.

## STRATEGIC POSITIONING ALONG ROOSEVELT ROAD

BioLife and Planet Fitness are situated on a 3.75 acre parcel with 504' of frontage and pylon signage along Roosevelt Road providing massive traffic exposure of 55,000 VPD. Roosevelt Road connects two major north / south highways in the area, I-355 (143,000 VPD) and IL-83 (89,000) giving customers easy access to the site.

## ESTABLISHED RETAIL MARKET

Roosevelt Road is a bustling retail corridor comprised of 2.7M SF of retail space between I-355 and IL-83. The corridor features a plethora of national retailers and complimentary users which drive traffic counts in the area including Mariano's, Hobby Lobby, Jewel-Osco, Starbucks, Walgreens, McDonald's, CVS, Burlington, ALDI, Pete's Fresh Market, Taco Bell, Bank of America, and more.

## LIMITED COMPETITION

BioLife Plasma has superior market positioning compared to its competition (inline, no visibility) in the market. Additionally, there is only one plasma donation center within a 5-mile radius of the site, allowing the BioLife to capitalize on the surrounding population density.

## RECENT RENOVATION

The property was renovated in 2018 / 2019, including a new roof, sealing and restriping the parking lot, and new HVAC units limiting a buyer's short term CAPX and maintenance exposure.

## AFFLUENT CHICAGO MSA DEMOGRAPHICS

More than 97,400 residents with an average household income in excess of \$110,210 and a daytime population of 144,000 within 3 miles of the site, providing an affluent customer base for the retailers.

## DUPAGE COUNTY LOCATION

The property is located in DuPage County providing an advantageous business environment for the tenants and landlord compared to Cook County due to lower property taxes.



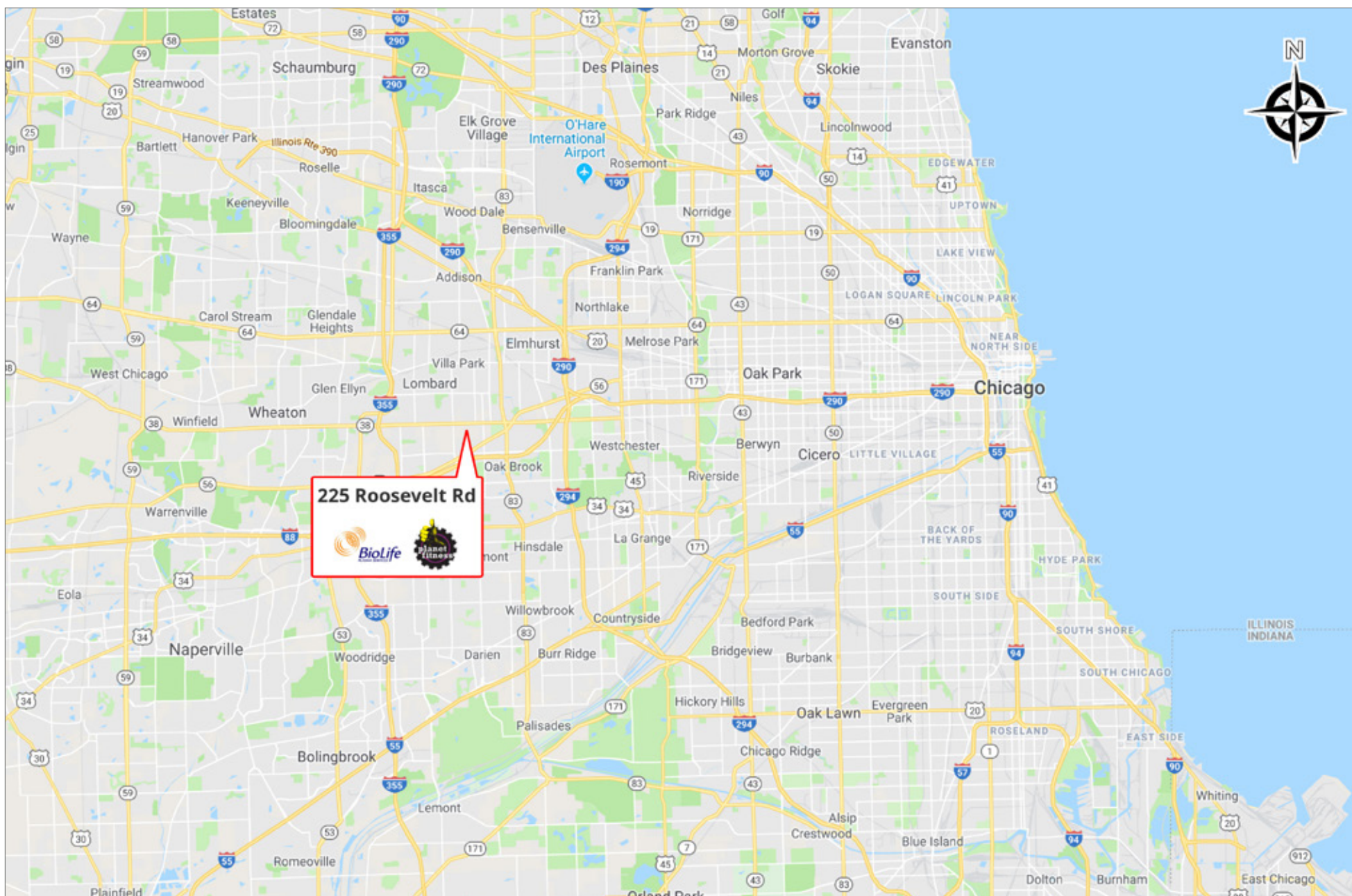












# Property Information

BioLife Plasma Services and Planet Fitness are located in Villa Park, IL approximately 19 miles west of downtown Chicago. The ±38,250 square foot building is situated on 3.75 acres and was recently renovated to accommodate BioLife Plasma Services and Planet Fitness.

Roosevelt Road is a highly trafficked thoroughfare in the market that connects two major north / south arteries in the suburban Chicago area, I-83 and I-355. Additionally, the property features approximately 504 feet of frontage along Roosevelt Road providing excellent visibility and exposure to 55,000 VPD.

The property is located within a dense retail corridor consisting of approximately 2.7 million square feet of retail space featuring complimentary tenants such as Mariano's, Hobby Lobby, Jewel-Osco, Starbucks, Walgreens, McDonald's, CVS, Burlington, ALDI, Pete's Fresh Market, Taco Bell, Bank of America, and more. The property

benefits from an affluent demographic in the immediate area consisting of 97,400 residents with an average household income in excess of \$110,210 and a daytime population of 144,000 within 3 miles of the site.

The Oak Brook / Lombard super regional trade area is 1.5 miles south of the site and is one of the Midwest's top office and retail markets with a combined 17 million SF of inventory. Oakbrook Center and Yorktown Center anchor the four mile retail corridor bounded by I-355 to the west and IL-83 to the east which provide strong traffic counts and excellent access to the area. The trade area features an incredible tenant roster including Apple, Target, Costco, Nordstrom, Kohl's, Michaels, The Home Depot, T.J. Maxx, Nieman Marcus, P.F. Changs, Gibson's, Maggiano's, Wildfire, The Capital Grille, Shake Shack, and many more.

**PROPERTY ADDRESS:**  
**225 W. ROOSEVELT ROAD,**  
**VILLA PARK, IL (CHICAGO MSA)**

**COUNTY:**  
**DUPAGE**

**BUILDING SIZE:**  
**±38,250 SQUARE FEET**

**TOTAL LOT SIZE:**  
**±3.75 ACRES**

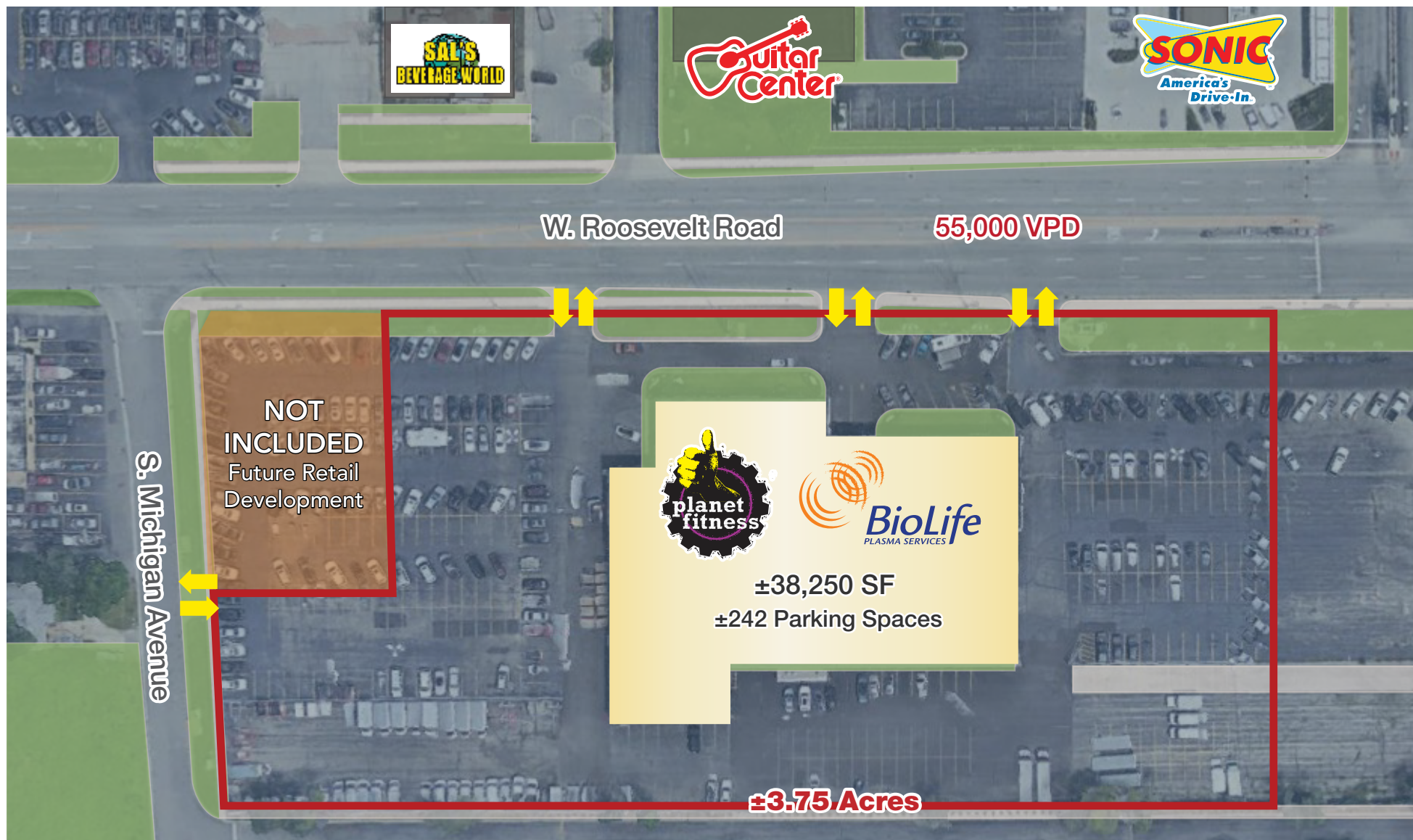
**PARKING SPACES:**  
**±242 STALLS**

**YEAR RENOVATED:**  
**2018 / 2019**





# Site Plan





# In-Place Operating Proforma

Tenant	SF	Rent / SF	Annual Rent
BioLife Plasma Services (Baxalta)	18,250	\$ 13.00	\$ 237,250
Planet Fitness (Franchisee)	20,000	\$ 13.50	\$ 270,000
<b>Total</b>	<b>38,250</b>	<b>\$ 13.26</b>	<b>\$ 507,250</b>
<i>Gross Rental Income</i>		<i>\$ 13.26</i>	<i>\$ 507,250</i>
<i>Reimbursable Expenses</i>			
Real Estate Taxes		\$ 1.96	\$ 75,000
Snow Removal		\$ 0.47	\$ 18,000
Management Fee		3.00%	\$ 15,218
Parking Lot Utilities		\$ 0.31	\$ 12,000
Insurance		\$ 0.26	\$ 10,000
Parking Lot Cleaning & Maintenance		\$ 0.26	\$ 10,000
Water		\$ 0.13	\$ 5,000
Landscaping		\$ 0.13	\$ 4,800
Repairs & Maintenance		\$ 0.10	\$ 4,000
Fire Life Safety		\$ 0.10	\$ 4,000
<b>Total Reimbursements</b>		<b>\$ 4.13</b>	<b>\$ 158,018</b>
<i>Potential Gross Revenue</i>		<i>\$ 17.39</i>	<i>\$ 665,268</i>
<i>Effective Gross Revenue</i>		<i>\$ 17.39</i>	<i>\$ 665,268</i>
<i>Expenses</i>			
Real Estate Taxes		\$ 1.96	\$ 75,000
Snow Removal		\$ 0.47	\$ 18,000
Management Fee		3.00%	\$ 15,218
Parking Lot Utilities		\$ 0.31	\$ 12,000
Insurance		\$ 0.26	\$ 10,000
Parking Lot Cleaning & Maintenance		\$ 0.26	\$ 10,000
Water		\$ 0.13	\$ 5,000
Landscaping		\$ 0.13	\$ 4,800
Repairs & Maintenance		\$ 0.10	\$ 4,000
Fire Life Safety		\$ 0.10	\$ 4,000
<b>Total Operating Expenses</b>		<b>\$ 4.13</b>	<b>\$ 158,018</b>
<b>In-Place Net Operating Income</b>		<b>\$ 13.26</b>	<b>\$ 507,250</b>



# Rent Roll

Tenant	Square Footage	Prorata Share %	Renewal Options Remaining	Start Date	End Date	Rent PSF	Monthly Rent	Annual Rent	% Annual Change
BioLife Plasma Services (Baxalta)	18,250	47.71%	Three, 5 year options with 270 days' notice	Est. 8/1/2019	7/31/2020	\$13.00	\$19,771	\$237,250	N/A
				8/1/2020	7/31/2021	\$13.26	\$20,166	\$241,995	2.0%
				8/1/2021	7/31/2022	\$13.53	\$20,570	\$246,835	2.0%
				8/1/2022	7/31/2023	\$13.80	\$20,981	\$251,772	2.0%
				8/1/2023	7/31/2024	\$14.07	\$21,401	\$256,807	2.0%
				8/1/2024	7/31/2025	\$14.35	\$21,829	\$261,943	2.0%
				8/1/2025	7/31/2026	\$14.64	\$22,265	\$267,182	2.0%
				8/1/2026	7/31/2027	\$14.93	\$22,710	\$272,526	2.0%
				8/1/2027	7/31/2028	\$15.23	\$23,165	\$277,976	2.0%
				8/1/2028	7/31/2029	\$15.54	\$23,628	\$283,536	2.0%
				Option 1					
				8/1/2029	7/31/2030	\$15.85	\$24,101	\$289,206	2.0%
				8/1/2030	7/31/2031	\$16.16	\$24,583	\$294,991	2.0%
				8/1/2031	7/31/2032	\$16.49	\$25,074	\$300,890	2.0%
				8/1/2032	7/31/2033	\$16.82	\$25,576	\$306,908	2.0%
				8/1/2033	7/31/2034	\$17.15	\$26,087	\$313,046	2.0%
				Option 2					
				8/1/2034	7/31/2035	\$17.50	\$26,609	\$319,307	2.0%
				8/1/2035	7/31/2036	\$17.85	\$27,141	\$325,693	2.0%
				8/1/2036	7/31/2037	\$18.20	\$27,684	\$332,207	2.0%
				8/1/2037	7/31/2038	\$18.57	\$28,238	\$338,851	2.0%
				8/1/2038	7/31/2039	\$18.94	\$28,802	\$345,628	2.0%
				Option 3					
				8/1/2039	7/31/2040	\$19.32	\$29,378	\$352,541	2.0%
				8/1/2040	7/31/2041	\$19.70	\$29,966	\$359,592	2.0%
				8/1/2041	7/31/2042	\$20.10	\$30,565	\$366,784	2.0%
				8/1/2042	7/31/2043	\$20.50	\$31,177	\$374,119	2.0%
				8/1/2043	7/31/2044	\$20.91	\$31,800	\$381,602	2.0%
Lease Notes:									
» Landlord may charge a 3% management fee.									
» CAM charges (excluding utilities, snow and ice removal, and landscaping) are capped at 5% annual increases.									
» Tenant responsible for HVAC maintenance, repair, and replacement.									
» Tenant provides year-end financial statements.									
» Estimated lease dates are shown.									
Planet Fitness (Franchisee)	20,000	52.29%	Two, 5 year options with 180 days' notice	2/1/2018	1/31/2021	\$13.50	\$22,500	\$270,000	N/A
				2/1/2021	1/31/2024	\$15.00	\$25,000	\$300,000	11.1%
				2/1/2024	1/31/2028	\$16.50	\$27,500	\$330,000	10.0%
				Lease Notes:					
» CAM charges (excluding taxes, insurance, landscaping, utilities, and snow removal) are capped at 3% annual increases.									
» Tenant responsible for HVAC maintenance, repair, and replacement. Landlord responsible for replacement after year 10.									
» Tenant provides financial statements.									
» Lease does not provide for renewal option rent; determined at the end of primary term between landlord and tenant.									
» Tenant to reimburse landlord for management fee.									



# Lease Abstract

## BIOLIFE PLASMA SERVICES

<b>Tenant:</b>	BioLife Plasma Services L.P.
<b>Guarantor:</b>	Baxalta Inc.
<b>Space Size:</b>	±18,250 Square Feet
<b>Building Size:</b>	±38,250 Square Feet
<b>Lot Size:</b>	±3.75 Acres
<b>Est. Rent Commencement:</b>	8/1/2019
<b>Est. Lease Expiration:</b>	7/31/2029
<b>Current Annual Rent:</b>	\$237,250
<b>Renewal Options:</b>	Three, 5-year options
<b>Rent Increases:</b>	2% annual increases including options
<b>Roof &amp; Structure:</b>	Landlord maintains, repairs, and replaces the roof, foundation, and structure.
<b>Common Area Maintenance Expenses:</b>	Tenant reimburses Landlord for pro rata share of common area expenses. CAM expenses capped at 105% from year prior excluding non-controllable expenses (taxes, snow and ice removal, insurance). Landlord able to charge 3% management fee.
<b>Taxes:</b>	Tenant reimburses Landlord for pro rata share of taxes.
<b>HVAC:</b>	Tenant is responsible for all maintenance, repair, and replacement.
<b>Insurance:</b>	Tenant maintains insurance and pays pro rata share of landlord's insurance costs.
<b>Utilities:</b>	Tenant pays utilities directly and reimburses landlord for pro rata share of common area utility costs.
<b>Financial Reporting:</b>	Tenant agrees to furnish landlord with financial information.

# Lease Abstract

## PLANET FITNESS

<b>Tenant:</b>	PF Villa Park Inc. (franchisee has 6 locations)
<b>Guaranty:</b>	Personal Guaranty from Franchisee
<b>Space Size:</b>	±20,000 Square Feet
<b>Building Size:</b>	±38,250 Square Feet
<b>Lot Size:</b>	±3.75 Acres
<b>Rent Commencement:</b>	2/1/2018
<b>Lease Expiration:</b>	1/31/2028
<b>Current Annual Rent:</b>	\$270,000
<b>Renewal Options:</b>	Two, 5-year options
<b>Rent Increases:</b>	10% in Years 4 and 7 of the primary term
<b>Roof &amp; Structure:</b>	Landlord maintains, repairs, and replaces the roof, foundation, and structure.
<b>Common Area Maintenance Expenses:</b>	Tenant reimburses Landlord for pro rata share of expenses. CAM expenses capped at 103% from year prior excluding non-controllable expenses (taxes, insurance, landscaping, utilities, and snow and ice removal). Tenant to reimburse landlord for management fee.
<b>Taxes:</b>	Tenant reimburses Landlord for pro rata share of taxes.
<b>HVAC:</b>	Tenant is responsible for maintenance, repair, and replacement for years 1-10. Landlord is responsible for replacement after year 10 if tenant regularly maintains the HVAC.
<b>Insurance:</b>	Tenant maintains insurance and pays pro rata share of landlord's insurance costs.
<b>Utilities:</b>	Tenant pays utilities directly and reimburses landlord for pro rata share of common area utility costs.
<b>Financial Reporting:</b>	Tenant agrees to furnish landlord with financial information.



# Tenant Overview

## BIO LIFE PLASMA SERVICES

BioLife Plasma Services is an industry leader in the collection of high-quality plasma that is processed into life-saving plasma-based therapies. Each year, BioLife collects 5 million liters of plasma at one of their state-of-the-art locations throughout the United States which average approximately 15,000 square feet in size and contain 60-72 donor beds.

BioLife contributes approximately \$7 million in capital investment per location with donor reimbursements averaging \$1.5 - \$2 million per location.

Besides contributing life-saving therapeutics, each BioLife facility is vital to their community as the donor fees support local church, civic, and charitable organizations in the area. In turn, the dollars are spent and re-spent at local businesses in the community greatly benefiting the immediate economy.

In 2016, Baxalta was acquired by Shire for \$32 billion and subsequently, in 2019, Takeda then acquired Shire for \$62 billion. Takeda is the largest pharmaceutical company in Asia one of the top 20 largest pharmaceutical companies in the world by revenue with \$16.7 billion in 2017.



**TENANT:**  
**BIO LIFE PLASMA SERVICES L.P.**

**GUARANTOR:**  
**BAXALTA INC.**

**GUARANTOR REVENUE:**  
**\$5.9 BILLION**

**WEBSITE:**  
**WWW.BIOLIFEPLASMA.COM**

**PARENT COMPANY:**  
**TAKEDA (TYO: 4502)**

**PARENT COMPANY WEBSITE:**  
**WWW.TAKEDA.COM**



**BioLife brings a strong commitment to the communities they operate in.**

### COMMUNITY INVESTMENT

**\$7.5M+**  
Initial Investment  
Building & Land

**\$3M+**  
Annual Donor  
Compensation

Approximately **80% of all donor compensation is spent in the community** at places like local grocery stores, gas stations, and retailers

### JOBS & ENGAGEMENT

**50-80**  
Number of Employees  
Per BioLife Location

**10,000**  
Avg. Annual BioLife  
Community Volunteer Hours

The "Multiplier Effect" - for every direct job in the plasma center, **an additional 2.2 jobs created\*** because of spending related to that job

\* Source: Shaping Infinity 2012 Report - [www.terry.uga.edu](http://www.terry.uga.edu)



**TENANT:**  
**PF VILLA PARK INC.**

**LEASE GUARANTY:**  
**PERSONAL GUARANTY FROM FRANCHISEE**

**PLANET FITNESS TICKER:**  
**NYSE: PLNT**

**TOTAL PLANET FITNESS MEMBERS:**  
**12.5 MILLION**

**TOTAL PLANET FITNESS LOCATIONS:**  
**1,742 GYMS**

**FYE 2018 REVENUE:**  
**\$572 MILLION**

**FYE 2017 NET INCOME:**  
**\$103 MILLION**

**MARKET CAP (APRIL 2019):**  
**\$6.78 BILLION**

**WEBSITE:**  
**WWW.PLANETFITNESS.COM**

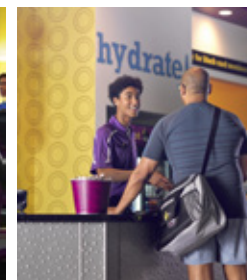
# Tenant Overview

## PLANET FITNESS

Planet Fitness was founded in 1992 and is a publicly held gym operator with more than 1,740 locations in the United States, Canada, and Puerto Rico. Many of the locations are franchise locations and there are 68 locations in Illinois. Planet Fitness operates a low-cost business model with most memberships starting at only \$10 per month. Additionally, the gym operator prides itself on serving novice and casual gym users through a "Judgment Free Zone." This policy aims to make every user feel comfortable in a gym environment.

Planet Fitness has grown dramatically since its inception in 1992. As of the FYE 2018, Planet Fitness had more than 12.5 million members and 1,742 locations compared to 6.1 million members and 918 locations as of the FYE 2014. For the FYE 2018, Planet Fitness reported total revenue of \$572 million, reflecting a compound annual growth rate of 19.6%, or increase of \$293 million since 2014. Additionally, the gym operator has experienced 48 consecutive quarters of system-wide same store sales growth.

PF Villa Park Inc. is Planet Fitness franchisee that currently operates 6 locations with plans to add additional locations in the future. The franchisee has the exclusive franchise rights to DuPage County.





# Chicago Economic Overview

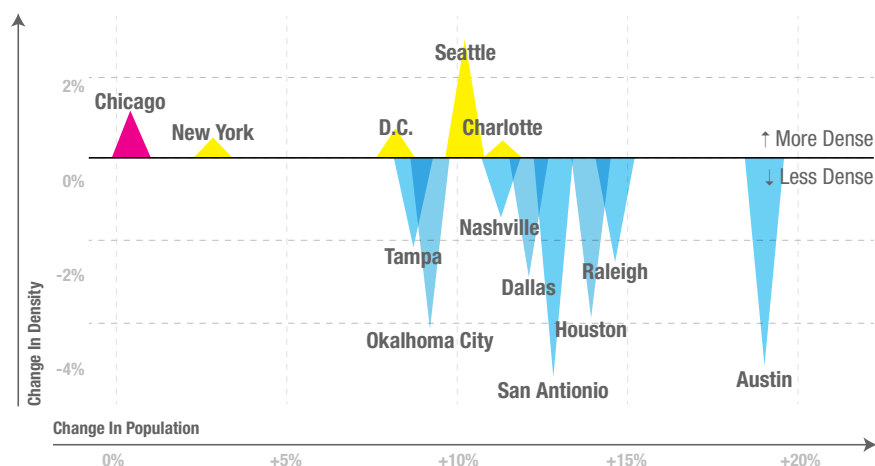
## 3RD LARGEST MSA IN THE U.S.

The Chicago MSA is home to approximately 9.5 million residents, making it the third most populous region in the country, encompassing 16 counties across three states: Illinois, Indiana, and Wisconsin. The city of Chicago is the economic and cultural capital of the Midwest, featuring a vibrant downtown district that is filled with world class businesses, restaurants, retail, residences, and entertainment. The strong economic base, skilled labor pool and diverse background make this 24-hour metropolis one of the most important and influential in the world.



Source: world population review

## POPULATION DENSITY CHANGE IN U.S. METRO AREAS (2010-2016)



## GROWING URBAN CORE

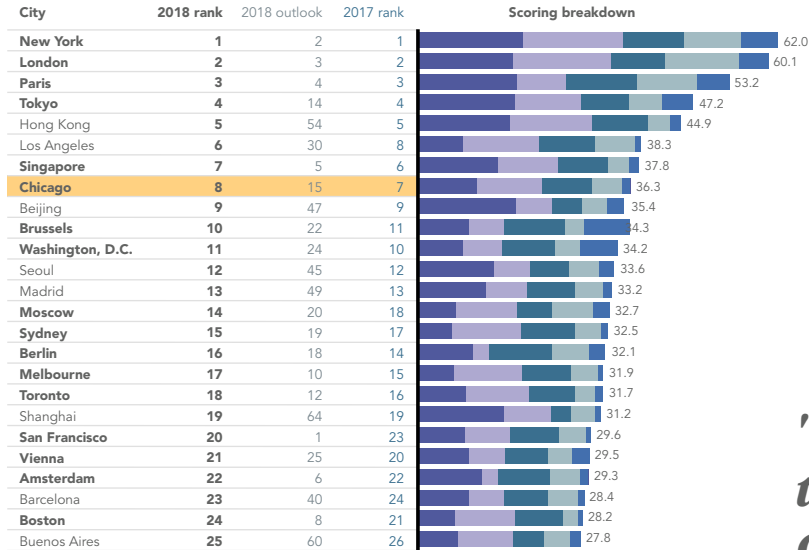
Chicago's urban core and surrounding neighborhoods has become noticeably more dense. In the last several years, according to a report by The New York Times, between 2010 and 2016, Chicago's density has increased by 1.2%.

The report suggests that the city's population is shifting and refocusing with an influx of younger, more affluent residents moving into areas like the Loop, West Loop, and Wicker Park.

## THE TOP 25 ON THE GLOBAL CITIES INDEX & OUTLOOK

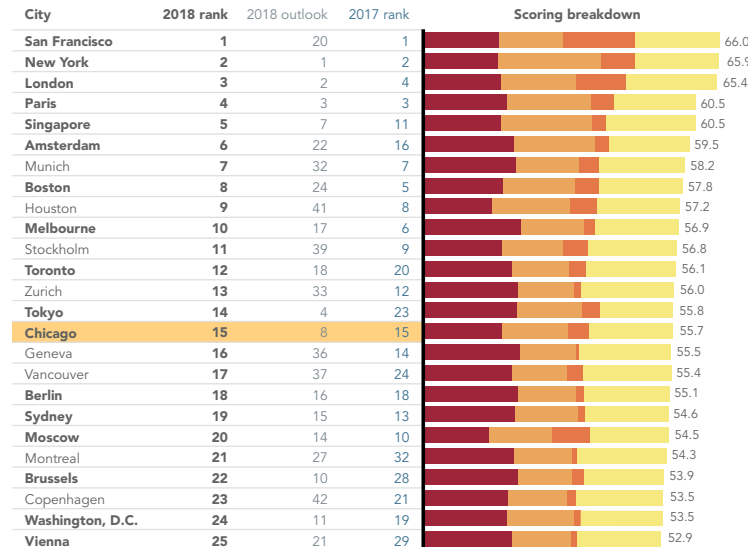
### GLOBAL CITIES INDEX

Note: **Bold** city names indicate top 25 in both Index and Outlook



### GLOBAL CITIES OUTLOOK

Note: **Bold** city names indicate top 25 in both Index and Outlook



The Global Cities Index examines the current performance of cities based on 27 metrics spanning five dimensions: business activity, human capital, information exchange, cultural experience, and political engagement. The Index provides insights into the global reach, performance, and level of development of the world's largest cities.  
Source: A.T. Kearney Global Cities 2018.

### GLOBAL ELITE CITY

Chicago ranks 8th on the A.T. Kearney 2018 Global Cities Index, which examines cities' performance based metrics spanning five dimensions: business activity, human capital, information exchange, cultural experience, and political engagement; and ranks 15th on the Global Cities Outlook, which evaluates their potential. Global Elite Cities—cities in the top 25 on both the Index and the Outlook—are not only performing well, but are also positioned for continued growth and global influence in the future. In 2017, Chicago was one of only 17 cities in the world to make the top 25 of both lists.

*"The Windy City, the Second City, the Dark City – call it what you will, Chicago is the economic and cultural capital of the Midwest."*

Wired Magazine

### WORLD CLASS EDUCATION

The Chicago MSA is home to several world class higher education universities that provide the area with a constant supply of top job talent and disposable income. There are more than 325,000 students in Chicago, with 58,000 in the Loop alone, attending higher education institutions throughout the metropolitan area.

Top universities in the area include Northwestern University, The University of Chicago, Illinois Institute of Technology, Loyola University Chicago, De Paul University, Columbia College Chicago and, University of Illinois at Chicago.



## TECH HUB

Chicago is home to tech industry giants and is a hotbed for privately held startups in the Midwest. Facebook currently occupies 15,000 square feet of office space Downtown and Google occupies 200,000 square feet at 1K Fulton in the West Loop. There was a 15% rise in employment at Chicago's biggest tech companies between 2016 & 2017 and in 2017 alone Chicago saw \$1.94 billion in venture capital investments.

## #1 FOR CORPORATE RELOCATION & INVESTMENT

Chicago remains the #1 ranked metro area for Corporate Relocation and Investment in the US in *Site Selection Magazine*, a title it has held for five consecutive years and Chicago leads all major cities in the Americas for Foreign Direct Investment (FDI) Strategy according to *fDi Magazine*. Chicago ranks #3 on *Inc Magazine*'s list of business hubs for fast-growing companies and KIG CRE reported 30 corporations moving operations from surrounding suburbs leasing over 5.1M square feet in the metro area.



***"Reflecting a melding of corporate and entrepreneurial cultures, Chicago has more than 100 startup incubators and accelerators and more than 300 corporate R&D centers."***

*Site Selection Magazine*



**Fortune 500 Companies With Headquarters In the Chicago MSA**

COMPANY	RANK	REVENUES (\$M)	Location
Walgreens Boots Alliance	19	\$ 118,214	Deerfield
Boeing	27	\$ 93,392	Chicago
State Farm Insurance Cos.	36	\$ 78,331	Bloomington
Archer Daniels Midland	48	\$ 60,828	Chicago
Caterpillar	65	\$ 45,462	Deerfield
Allstate	79	\$ 38,524	Northbrook
United Continental Holdings	81	\$ 37,736	Chicago
Exelon	92	\$ 33,531	Chicago
AbbVie	110	\$ 28,216	North Chicago
Abbott Laboratories	111	\$ 27,390	Abbott Park
Mondelez International	117	\$ 25,896	Deerfield
US Foods Holding	121	\$ 24,147	Rosemont
McDonald's	131	\$ 22,820	Chicago
Sears Holdings	172	\$ 16,702	Hoffman Estates
CDW	189	\$ 15,192	Lincolnshire
Illinois Tool Works	204	\$ 14,314	Glenview
Discover Financial Services	263	\$ 11,545	Riverwoods
Baxter International	283	\$ 10,561	Deerfield
W.W. Grainger	287	\$ 10,425	Lake Forest
LKQ	300	\$ 9,848	Chicago
Tenneco	320	\$ 9,274	Lake Forest
Conagra Brands	321	\$ 9,235	Chicago
Navistar International	342	\$ 8,570	Lisle
Univar	349	\$ 8,254	Downers Grove
Jones Lang LaSalle	356	\$ 7,932	Chicago
Anixter International	357	\$ 7,927	Glenview
Dover	360	\$ 7,830	Downers Grove
R.R. Donnelley & Sons	406	\$ 6,940	Chicago
Packaging Corp. of America	436	\$ 6,445	Lake Forest
Motorola Solutions	443	\$ 6,380	Chicago
TreeHouse Foods	446	\$ 6,307	Oak Brook
Old Republic International	450	\$ 6,263	Chicago
Arthur J. Gallagher	454	\$ 6,160	Rolling Meadows
Ulta Beauty*	471	\$ 5,885	Bolingbrook
Ingredion	478	\$ 5,832	Westchester
Northern Trust	486	\$ 5,716	Chicago

\* New to the Fortune 500 in 2018

Source: Fortune Magazine, June 2018

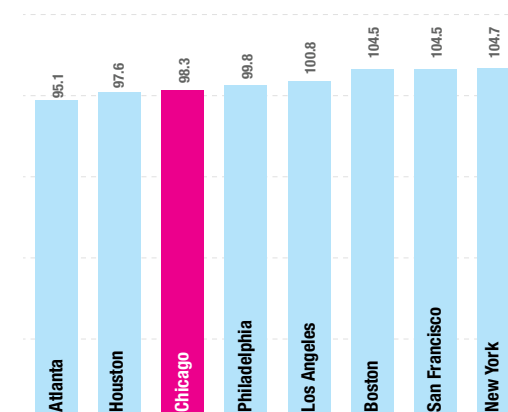
**STRONG, DIVERSE ECONOMY**

Chicago MSA has the 3rd largest Gross Domestic Product in the US, after New York City and Los Angeles, at \$524.6 billion. Chicago also ranks 8th in the world in terms of cities with the highest Gross Product. Additionally, Chicago is the most diversified economy in the US, with no single industry employing more than 14% of the workforce. Chicago's primary industries include Financial Services, Business & Professional Services, Manufacturing, Health Services, and Transportation and Warehousing.



***Chicago is home to over 400 major corporate headquarters, including 36 Fortune 500 companies***

As one of the largest financial centers in North America, the Chicago MSA is home to more than 400 major corporate headquarters, including Walgreens Boots Alliance, Boeing, United Continental Holdings, McDonald's, Discover Financial and Abbott Laboratories, among others. The city is also home to the largest futures exchanges in the US, the CME Group.

**COST OF DOING BUSINESS BY METRO AREA**




## INTERNATIONAL TRAVEL DESTINATION

Chicago's tourism totals have consistently been on the rise in recent years, growth in 2018 was more substantial than normal. A record **57.6 million people visited Chicago in 2018**, nearly a 4.3% increase over 2017's record of 55.2 million. The largest percentage of growth was domestic travel with a 4.4% increase over 2017. International visitor numbers also increased 2.9% over 2017.

The record setting numbers were due, in part, to several initiatives that boosted leisure travel as well as word-of-mouth and high-profile kudos. *Condé Nast Traveler* readers voted Chicago the number 1 big city in the US two years in a row, *Bon Appétit* magazine named Chicago "restaurant city of the year" in 2017, and the *Financial Times* called Chicago "the most architecturally aware city on earth." Part of the boost also came from the city's aggressive pursuit of big-tourist draws including the NFL Draft, the James Beard Foundation Awards and the Laver Cup. The city also bolstered tourism-friendly offerings with attractions like the Riverwalk and, more recently, Art on the Mart. Business travel also contributed to the bump, with an 3.5% in 2018. 59 new major conventions have committed to meet in Chicago in future years.



## DUAL-HUB AIRPORT SYSTEM

O'Hare International Airport and Midway International Airport, the only "dual-hub" airport system in North America, handled **105 million passengers in 2018**. Both airports have direct rail access to Downtown Chicago and modernization projects are happening at both O'Hare and Midway. Most notably O'Hare's \$8.5 billion plan to expand over the next decade which includes a new airfield, terminal, gates, and passenger perks. Midway's improvements are budgeted at \$400 million and include restaurants, upgraded passenger screening, and updated parking infrastructure.

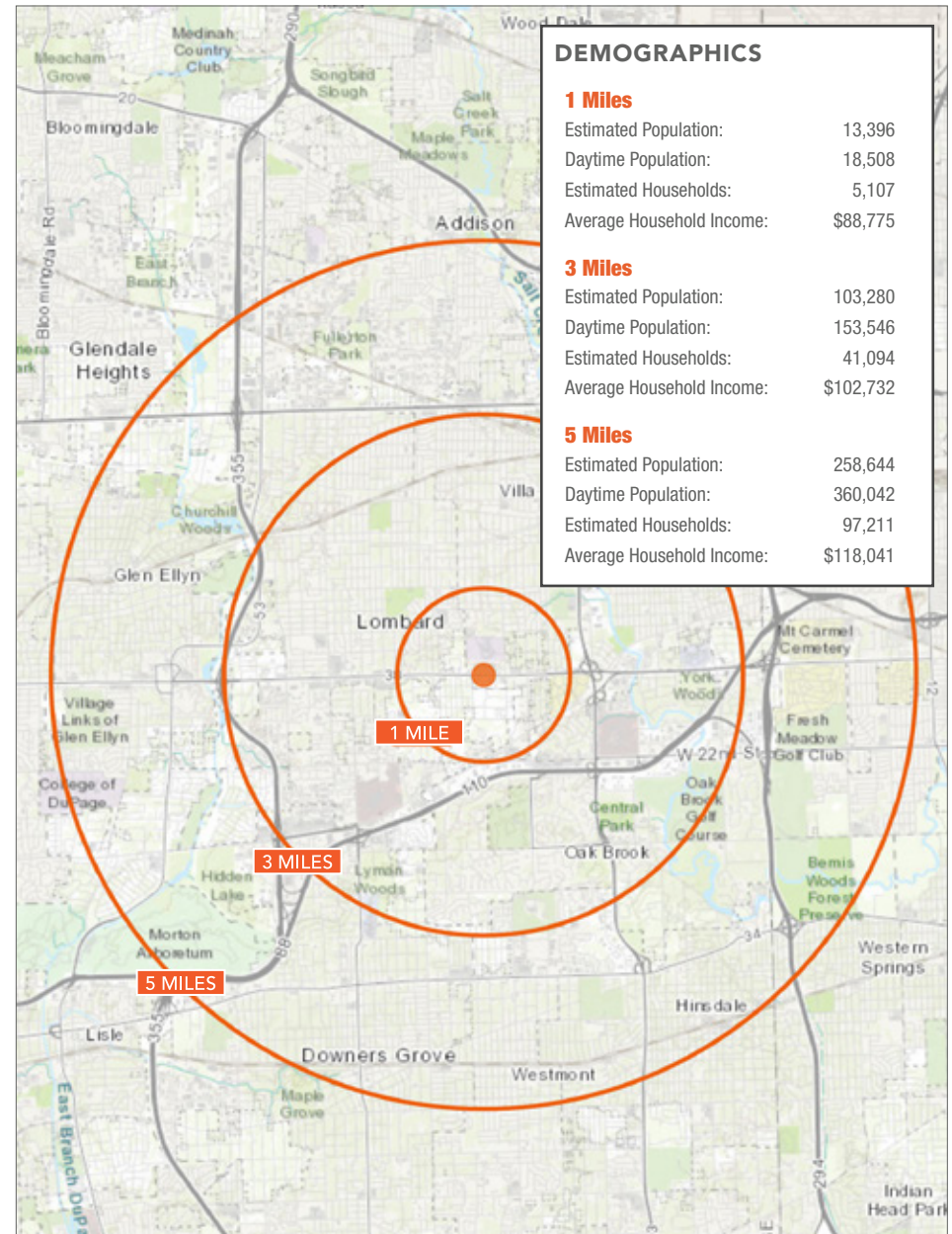
O'Hare is the busiest airport in the world for flight operations and is among the few airports worldwide that rank in the top 20 for both passenger volume and cargo tonnage - two leading indicators of an airport's connectivity and economic strength.

## DEMOGRAPHIC SUMMARY

2000-2010 Census, 2018 Estimates with 2023 Projections

		1 mile	3 miles	5 miles
Population	2018 Estimated Population	13,396	103,280	258,644
	2023 Projected Population	13,929	104,746	261,356
	2010 Population (U.S. Census)	12,862	101,110	254,176
	2000 Population (U.S. Census)	13,756	102,649	253,990
	% Projected Growth 2018-2023	4.00%	1.40%	1.00%
	% Historical Growth 2000-2018	-2.60%	0.60%	1.80%
	2018 Median Age	38.7	41.3	41.2
Households	2018 Estimated Households	5,107	41,094	97,211
	2023 Projected Households	5,355	41,771	98,346
	2010 Total Households (U.S. Census)	4,904	40,185	95,566
	2000 Total Households (U.S. Census)	5,143	39,326	94,551
	% HH Projected Growth 2018-2023	4.90%	1.60%	1.20%
	% HH Historical Growth 2000-2018	-0.70%	4.50%	2.80%
Income	2018 Average Household Income	\$88,775	\$102,732	\$118,041
	2018 Median Household Income	\$70,146	\$77,744	\$84,531
	2018 Per Capita Income	\$34,923	\$41,438	\$44,741
Business	2018 Total Businesses	986	6,432	15,533
	2018 Total Employees	13,394	107,475	236,337
	2018 Estimated Daytime Population	18,508	153,546	360,042
Education (Age 25+)	2018 Adult Population (Ages 25+)	9,391	74,073	179,786
	2018 Elementary (Grade Level 0 to 8)	3.90%	2.30%	2.90%
	2018 Some High School (Grade Level 9 to 11)	3.20%	3.40%	3.70%
	2018 High School Diploma	15.50%	16.80%	16.10%
	2018 Some College/No Degree	20.70%	20.10%	19.20%
	2018 Associate Degree	7.90%	6.90%	6.50%
	2018 Bachelor Degree	31.10%	29.20%	29.30%
	2018 Graduate Degree	15.80%	19.70%	20.70%
Race & Ethnicity	% Any College	75.40%	75.90%	75.70%
	2018 White Population	63.90%	76.80%	78.20%
	2018 Black/African American Population	8.10%	5.00%	5.60%
	2018 Asian Population	18.30%	11.60%	8.40%
	2018 American Indian/Alaska Native Population	0.30%	0.20%	0.20%
	2018 Pacific Islander Population	0.00%	0.00%	0.00%
	2018 Other Race	6.80%	4.10%	5.20%
	2018 Population of Two or More Races	2.60%	2.40%	2.30%
	2018 Hispanic Population	53.70%	58.20%	56.20%

Source: Esri, Esri and Infogroup, U.S. Census





# Confidentiality Disclosure

Baum Realty Group, LLC ("Baum") has been retained as the exclusive broker by the Owner of Record ("the Owner") of 225 W. Roosevelt Road, Villa Park, IL 60181 in connection with the sale of certain properties ("the Property") as described in this Offering Memorandum.

This Offering Memorandum has been prepared by Baum for use by a limited number of parties, and does not purport to provide a necessarily accurate summary of the physical or economic aspects of the Property or any of the documents related thereto, nor does it purport to be all inclusive or to contain all of the information which prospective investors may need or desire further, the Offering Memorandum is limited to the matters set forth therein. All budgets or projections have been developed by Baum and Owner, and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Baum and therefore are subject to variation. Each of Baum and Owner makes no representation as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Baum and its employees, and Owner, and its trustees, officers, and employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or omissions from the Offering Memorandum or any other written or oral communication transmitted or made available to the recipient. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property Owner as of the date of preparation of the Offering Memorandum.

Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors.

Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers regarding the property, and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the property unless and until such offer is approved by Owner and the Board of Trustees of Owner and a written agreement for the purchase of the Property has been fully executed, delivered and approved by Owner and its legal counsel, and any conditions to Owner's obligations hereunder have been satisfied or waived.

This Offering Memorandum and the contents, except such information that is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Offering Memorandum, you acknowledge that you have executed, and have agreed to be bound by, the Confidentiality Agreement with Baum and Owner.

CONFIDENTIAL OFFERING MEMORANDUM

# BioLife Plasma Services & Planet Fitness

## Recent Renovation · Internet Resistant Tenants

225 W. Roosevelt Road // Villa Park, IL 60181 (Chicago MSA)



**BioLife**  
PLASMA SERVICES



### EXCLUSIVELY OFFERED BY:

#### **BRAD TEITELBAUM**

Vice President / Broker  
312.275.3116  
brad@baumrealty.com

#### **GRAHAM GOLD**

Associate / Broker  
312.275.3124  
graham@baumrealty.com

#### **BAUM REALTY GROUP, LLC**

1030 W. Chicago Avenue, Suite 200  
Chicago, IL 60642  
www.baumrealty.com