



FIFTH THIRD BANK ABSOLUTE NNN GROUND LEASE

2660 US-34, Oswego, IL 60543

*Outparcel to
Prairie Market Shopping Center*



Colliers
INTERNATIONAL



Fifth Third Bank (NASDAQ: FITB)
- Rated "BBB" by S&P's



INVESTMENT OVERVIEW

Fifth Third Bank - We are pleased to offer to qualified investors an opportunity to purchase a single tenant asset that is 100% leased to Fifth Third Bank (corporate) on an original 20 year lease with 10 years remaining. The subject property is positioned in the main retail trade hub of Oswego, IL as an outparcel to Prairie Market which contains major anchor tenants such as Kohl's, Walmart Supercenter, Hobby Lobby, Dick's Sporting Goods, and is shadow anchored by Meijer, Target, Home Depot, and more.

With 10 years remaining and 10% rental increases every 5 years including options (4-5 year options); this is a excellent opportunity to acquire an investment grade credit tenant - rated "BBB" by S&P's - on a long term NNN lease (tenant maintains its own premises) with strong supporting real estate fundamentals.

PRICING DETAILS



\$4,469,000
LIST PRICE

TAXES
NNN



\$248,050
NET OPERATING
INCOME

INSURANCE
NNN



5.55%
CAP RATE

CAM
NNN

LEASE ABSTRACT

Tenant Trade Name	Fifth Third Bank
Lease Start	September 1, 2008
Lease Expiration	September 30, 2028
Lease Term	20
Term Remaining	10
Base Rent	\$248,049.96
Rental Adjustments	10% Rental Increases Every 5 Years 10/1/2023: \$272,855.04
Option Periods	4 - 5 Year Options 10% Increase Every 5 Years 10/1/2028: \$300,140.52 10/1/2033: \$330,154.56 10/1/2038: \$363,170.04 10/1/2043: \$399,487.00
Lease Type	NNN Lease
Roof & Structure	Tenant Responsible





PARCEL DETAILS	
Bldg. Size	4,266 SF
Land Size	1.26 Acres
Parking Spots	35 Spaces

INVESTMENT HIGHLIGHTS

FIFTH THIRD BANK - INVESTMENT GRADE CREDIT TENANT

- Investment Grade Credit Tenant (NASDAQ: FITB) - Rated “BBB” by S&P’s
- 20 Year Original Term – 10 Years Remaining – 4-5 Year Options
- Attractive Inflation Hedge – 10% Rental Increases Every 5 Years
- NNN Lease - Tenant Maintains its Own Parcel - Minimal LL Responsibilities
- Fifth Third Bank – Over 18,125 Employees - 1,200 Branches
- Total Assets Over \$142 Billion - Total Revenue - \$6.6 Billion

OUTPARCEL TO PRAIRIE MARKET

- Prairie Market – Premier Shopping Destination for Oswego, IL
- Heavily Trafficked Location – Over 28,000 VPD
- Major Surrounding Anchor Tenants – Kohl’s, Walmart Supercenter, Target, Hobby Lobby, The Home Depot, Dick’s Sporting Goods, Meijer and More
- Positioned Near Oswego East High School - Over 2,400 Students
- Close Proximity to Rush Copley Medical Center
 - Only Level 3 Neonatal ICU in Kane County
 - Over 75,000 Patients Treated Each Year
- Strong Demographics – 226,558 Residents in Trade Area
- Affluent Neighborhood – \$106,060 AHHL in Trade Area





TENANT OVERVIEW

Fifth Third Bank is a bank headquartered in Cincinnati, Ohio, at Fifth Third Center. It is the principal subsidiary of Fifth Third Bancorp, a bank holding company. The bank operates 1,200 branches and 2,469 automated teller machines in Ohio, Kentucky, Indiana, Michigan, Illinois, Florida, Tennessee, West Virginia, Georgia, and North Carolina. It also owns 4.9% of Worldpay Inc.



The company is ranked 389th on the Fortune 500. It is on the list of largest banks in the United States. The name “Fifth Third” is derived from the names of both of the bank’s two predecessor companies, Third National Bank and Fifth National Bank, which merged in 1908.

BANK SERVICES



CHECKING ACCOUNTS
SAVINGS ACCOUNTS

CREDIT CARDS

BUSINESS LOANS
MORTGAGE



FIFTH THIRD BANK

Type	Public Company
Traded As	NASDAQ: FITB S&P 500 Component
Industry	Banking
Founded	June 17, 1858; 160 Years Ago (as Bank of the Ohio Valley)
Headquarters	Cincinnati, Ohio
Number of locations	1,200 (2018)
Area served	Ohio, Kentucky, Indiana, Illinois, Michigan, Tennessee, West Virginia, Florida, Georgia, North Carolina
Net Income	\$2.194 Billion (2017)
Total Assets	\$142.193 Billion (2017)
Number of employees	18,125 Employees

OVER 52 MILLION
People Visit Chicago Annually

CHICAGO MSA

Chicago, IL has a population of 2.7M people with a median age of 34.4 and a median household income of \$53,006. The largest universities in Chicago, IL are University of Illinois at Chicago, with 7,070 graduates, DePaul University, with 6,531 graduates, and DeVry University-Illinois, with 5,673 graduates.

The median property value in Chicago, IL is \$243,900, and the homeownership rate is 43.7%. Most people in Chicago, IL commute by Drove Alone, and the average commute time is 33.4 minutes. The average car ownership in Chicago, IL is 1 car per household.

ECONOMY

The economy of Chicago, IL employs 1.35M people. The economy of Chicago, IL is specialized in Transportation & Warehousing; Professional, Scientific, Tech Services; and Management of Companies & Enterprises, which employ respectively 1.48; 1.34; and 1.34 times more people than what would be expected in a location of this size. The largest industries in Chicago, IL are Healthcare & Social Assistance (179,765), Professional, Scientific, Tech Services (148,297), and Educational Services (124,792), and the highest paying industries are Management of Companies & Enterprises (\$69,629), Utilities (\$67,090), and Professional, Scientific, Tech Services (\$62,966).

MARKET OVERVIEW

Chicago's local economy is healthy and a multitude of retailers' sales numbers continue to climb. Vacancies are below their historical average aided by minimal new development. Both grocery-anchored shopping centers and stand alone single-tenant properties with good local demographics have been able to maintain strong occupancies and pricing power in lease negotiations.

Sales activity in 2018 has been primarily focused on single-tenant net lease properties to credit tenants and grocery-anchored shopping centers that appeal to investors due to their better insulated from e-commerce.

Chicago, the 3rd largest city in the U.S., with a population of nearly three million people.



2,716,450
RESIDENTS



50
AWARDS



75
COMMUNITY AREAS



100
NEIGHBORHOODS



8 Major League
SPORTS TEAMS



Over 5,195
RESTAURANTS



CITY OF CHICAGO

Chicago is located on the shores of freshwater Lake Michigan, and is the third most populous city in the U.S.. As of the 2017 census-estimate, Chicago has a population of 2,716,450, which makes it the most populous city in both the state of Illinois and the Midwestern United States. The Chicago metropolitan area has nearly 10 million people, is the third-largest in the United States, the fourth largest in North America, and the third largest metropolitan area in the world by land area.



Positioned along Lake Michigan, the city is an international hub for finance, commerce, industry, technology, telecommunications, and transportation.

- O'Hare International Airport is the one of the busiest airports in the world, and the region also has the largest number of U.S. highways and railroad freight.
- In 2012, Chicago was listed as an alpha global city by the Globalization and World Cities Research Network, and it ranked seventh in the entire world in the 2017 Global Cities Index.
- Chicago has the fourth-largest gross metropolitan product in the world—generating about \$670.5 billion according to September 2017 estimates—ranking it after the metropolitan areas of Tokyo, New York City, and Los Angeles.



Chicago was the second most visited city in the United States with 55 million domestic and international visitors, not far behind the 62 million visitors to New York City in 2017.

The city ranked first place in the 2018 Time Out City Life Index, a global quality of life survey of 15,000 people in 32 cities.

Landmarks in the city include Millennium Park, Navy Pier, the Magnificent Mile, the Art Institute of Chicago, Museum Campus, the Willis (Sears) Tower, the Museum of Science and Industry, and Lincoln Park Zoo.

CHICAGO AWARDS & ACCOLADES

- Chicago named the **TOP METRO** area in the nation for corporate relocation and investment for a fifth consecutive year by Site Selection 2018
- One of the **10 BEST PLACES** to Live, Money Magazine
- City Of Chicago wins **AWARD FOR TECH INNOVATION** Smart 50 Awards honor the 50 most innovative and influential smart cities projects each year from around the globe
- The **10 BEST U.S.** cities to build wealth
- **#1 TOP METRO** in the U.S. for Corporate Investment Site Selection, March 2016
- **#1** North American city for foreign direct investment IBM, Global Location Trends

ABOUT OSWEGO

Oswego is located in Kendall County (50 miles southwest of Chicago), one of the fastest growing counties in the nation. From 1980 to 2010, Kendall County grew at a compound annual growth rate (CAGR) of approximately 4% and is anticipated to grow at a CAGR of approximately 2.0% in the future. Growth in population, in addition to broader economic trends, will continue to drive new residential development in Oswego in the future.

Oswego is served by Rush-Copley Medical Center, a 183-bed hospital offering inpatient and outpatient care and progressive technology. Rush-Copley is a member of the Rush-System for Health. In addition, Edward Hospital has a Immediate Care center in Oswego and Provena Mercy Medical Center is within twenty minutes of Oswego.

Oswego is home to the Fox Bend Golf Course, rated as one of the top twenty public courses in the Chicagoland area. The Illinois Open was held at Fox Bend in 1997 and in 1999. For the ninth year in a row, the pro shop at Fox Bend has been recognized by Golf Digest as one of the top 100 golf shops in America.



Historic Downtown Oswego

Main Street located along the Fox River, historic downtown includes shops, restaurants and the Oswego Public Library. Each year, the Oswego Chamber of Commerce sponsors Christmas Walk, which draws thousands of people from the Fox Valley to downtown.



Rush-Copley Medical Center



Largest community in Kendall County

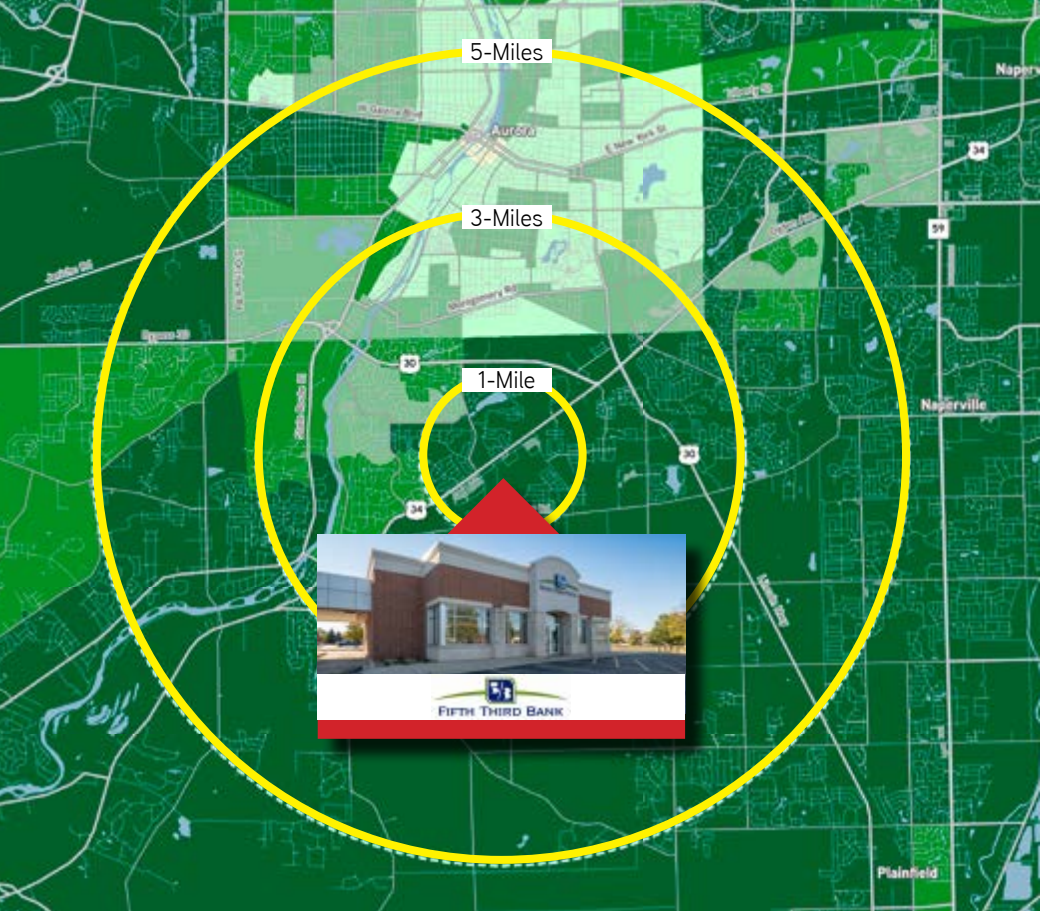
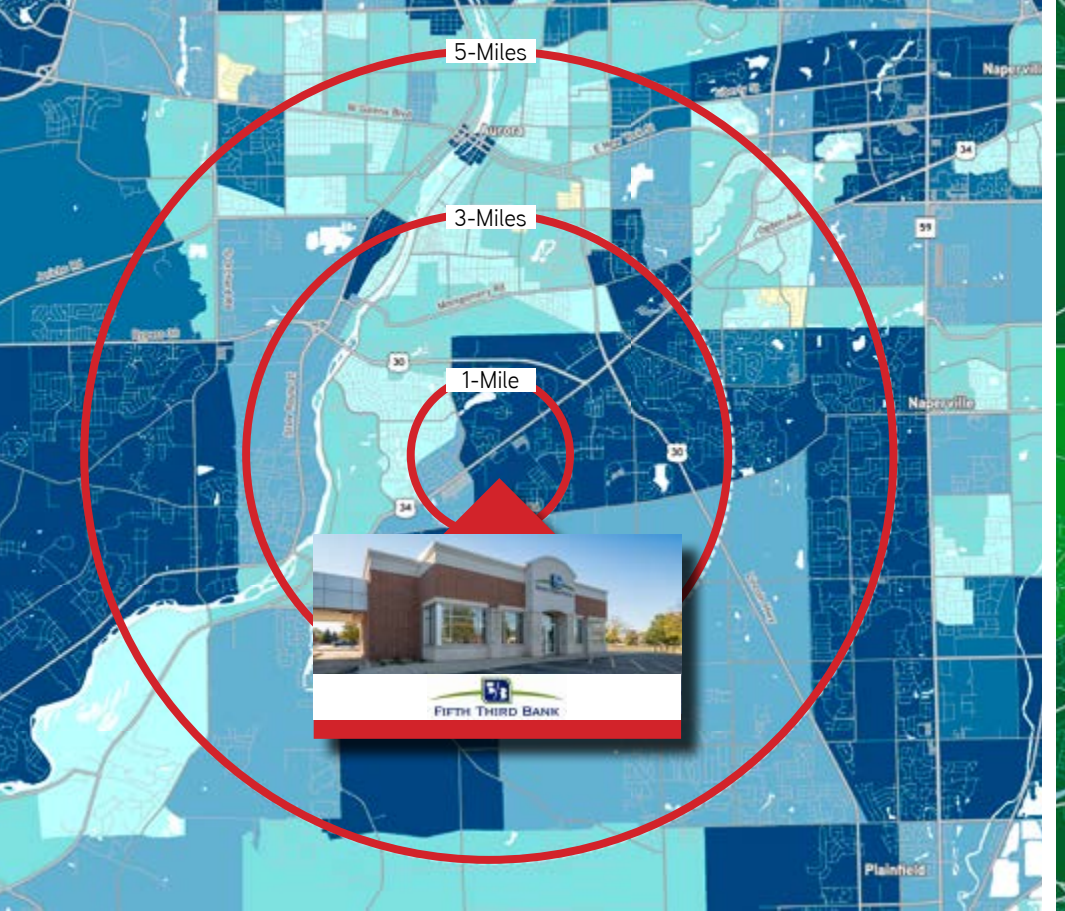
At the border of three “collar counties”: Will, Kane & DuPage. This Four County Area is recognized as one of the fastest growing regions in Illinois and the Midwest.

Today, Oswego has a municipal area of over

14 sq-miles
with a **population over 30,000**

995 acres of Open Space
including **388** acres of Natural Areas
60 Parks, 8 Greenways & 13 miles of Trails

Over **2.8 Million** square feet of retail,
70 restaurants & 2 Hotels



POPULATION	1-MILE	3-MILE	5-MILE
Estimated Population (2018)	9,847	70,257	210,099
Projected Population (2023)	10,503	73,258	215,838



INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income (2018)	\$118,755	\$96,251	\$96,392
Median Household Income (2018)	\$94,171	\$79,111	\$75,713



HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Estimated Households (2018)	3,381	22,906	64,558
Projected Households (2023)	3,603	23,889	66,379



BUSINESS FACTS	1-MILE	3-MILE	5-MILE
Total # of Businesses (2018)	298	1,838	4,699
Total # of Employees (2018)	4,996	21,716	54,128

This Offering Memorandum contains select information pertaining to the business and affairs of Fifth Third Bank - Oswego, IL. It has been prepared by Colliers International. 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 Colliers International. 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 or 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.

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1. The Offering Memorandum and its contents are confidential;
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Owner and Colliers International 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 Fifth Third Bank - Oswego, IL or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

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