

## NET LEASE INVESTMENT OFFERING



Firestone  
2437 Randall Rd  
Carpentersville, IL (Chicago MSA)





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**DISCLAIMER  
STATEMENT:**

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.





**EXECUTIVE  
SUMMARY:**

The Boulder Group is pleased to exclusively market for sale a free standing single tenant net leased Firestone property located within the Chicago MSA. The property was built in 2009, where Firestone has been successfully operating for approximately 10 years. There are 6.5% rental escalations in each renewal option.

The 7,653 square foot building is well located in a dominant retail corridor along a primary north-south thoroughfare (33,900 VPD). The property is near other retailers including Woodman's Food Market, Menards, Walmart Supercenter, Target, Meijer, Life Time Fitness, Home Depot, Costco, Lowe's, Jewel-Osco and Dick's Sporting Goods. Additionally, the property is near Harry D Jacobs High School (2,191 students) which drives continual traffic to the trade corridor. There are 144,418 people living within five miles of the property and the average household income is \$131,665 within three miles.

There are approximately 6 years remaining on the Firestone lease which expires October 31, 2024. Firestone is an American tire company founded by Harvey Firestone in 1900. The lease is guaranteed by Bridgestone Retail Operations (BSRO). BSRO is headquartered in Nashville, TN, and operates the largest network of company-owned automotive service providers in the world. There are nearly 2,200 tire and vehicle service centers across the United States (Firestone Complete Auto Care, Tires Plus and Wheelworks).



**INVESTMENT  
HIGHLIGHTS:**

- Located within the Chicago MSA
- Property was a built to suit in 2009, where Firestone has been successfully operating for approximately 10 years
- 6.5% rental escalation in each renewal option
- Well located in a dominant retail corridor along a primary north-south thoroughfare (33,900 VPD)
- Located near other retailers including Woodman's Food Market, Menards, Walmart Supercenter, Target, Meijer, Life Time Fitness, Home Depot, Costco, Lowe's, Jewel-Osco and Dick's Sporting Goods
- Affluent area with average household income in excess of \$131,000 within three miles of the property
- Over 140,000 people living within five miles of the property
- Bridgestone Retail Operations operates the largest network of company-owned automotive service providers in the world with nearly 2,200 tire and vehicle service centers across the United States



**PROPERTY  
OVERVIEW:**

Price:	\$4,000,000
Cap Rate:	7.22%
Net Operating Income:	\$288,952*
Rental Escalations:	6.5% each option period
Renewal Options:	Four 5-Year
Lease Expiration Date:	10/31/2024
Tenant:	Bridgestone Retail Operations LLC
Lease Type:	NN (Roof, Structure & Parking Lot Replacement)
Building Size:	7,653 SF
Land Size:	48,000 SF

*\*Based on the November 2019 net operating income. Seller will provide a credit to the buyer at closing for the rent differential.*





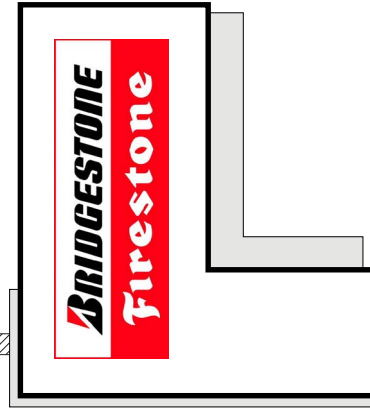


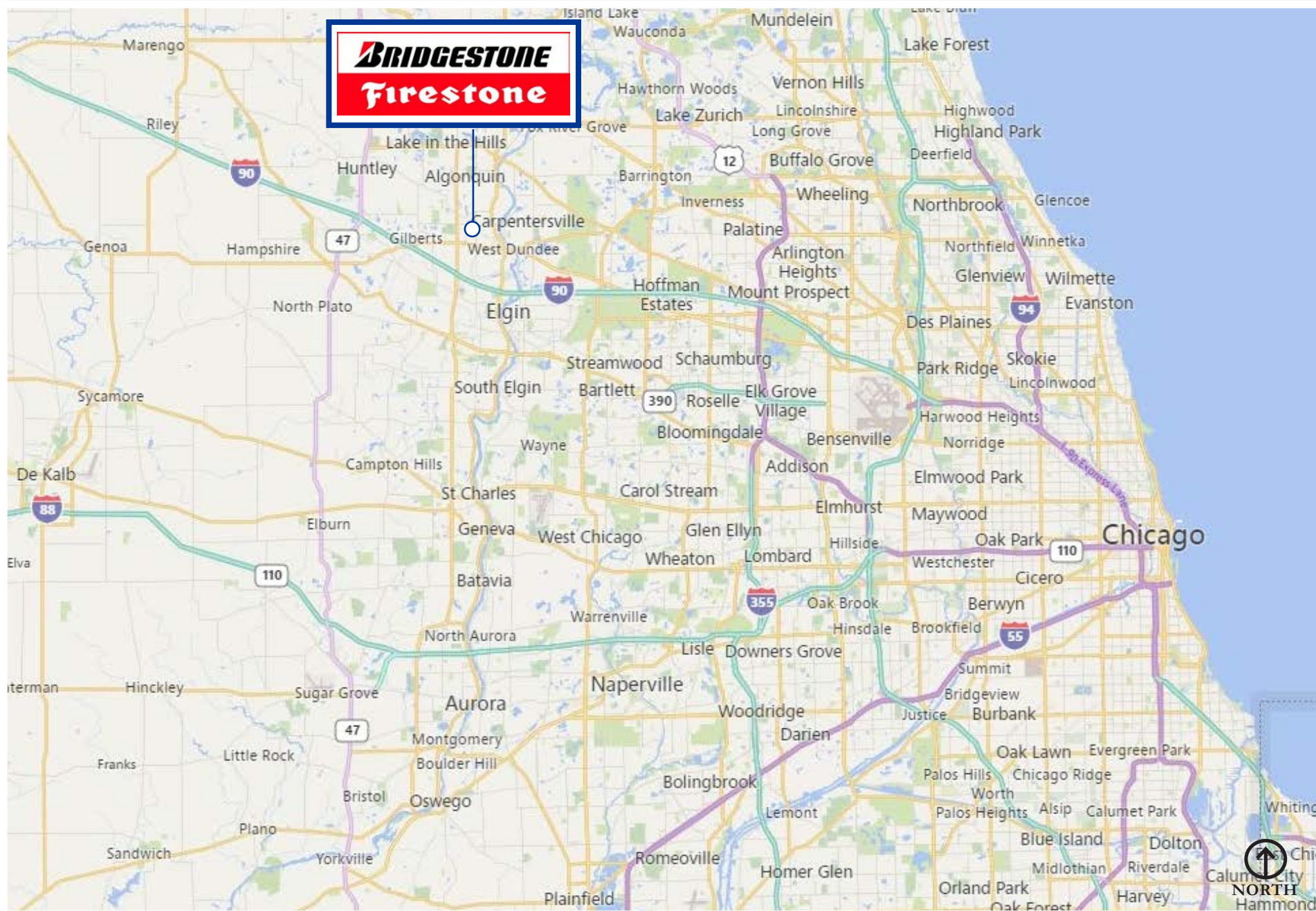




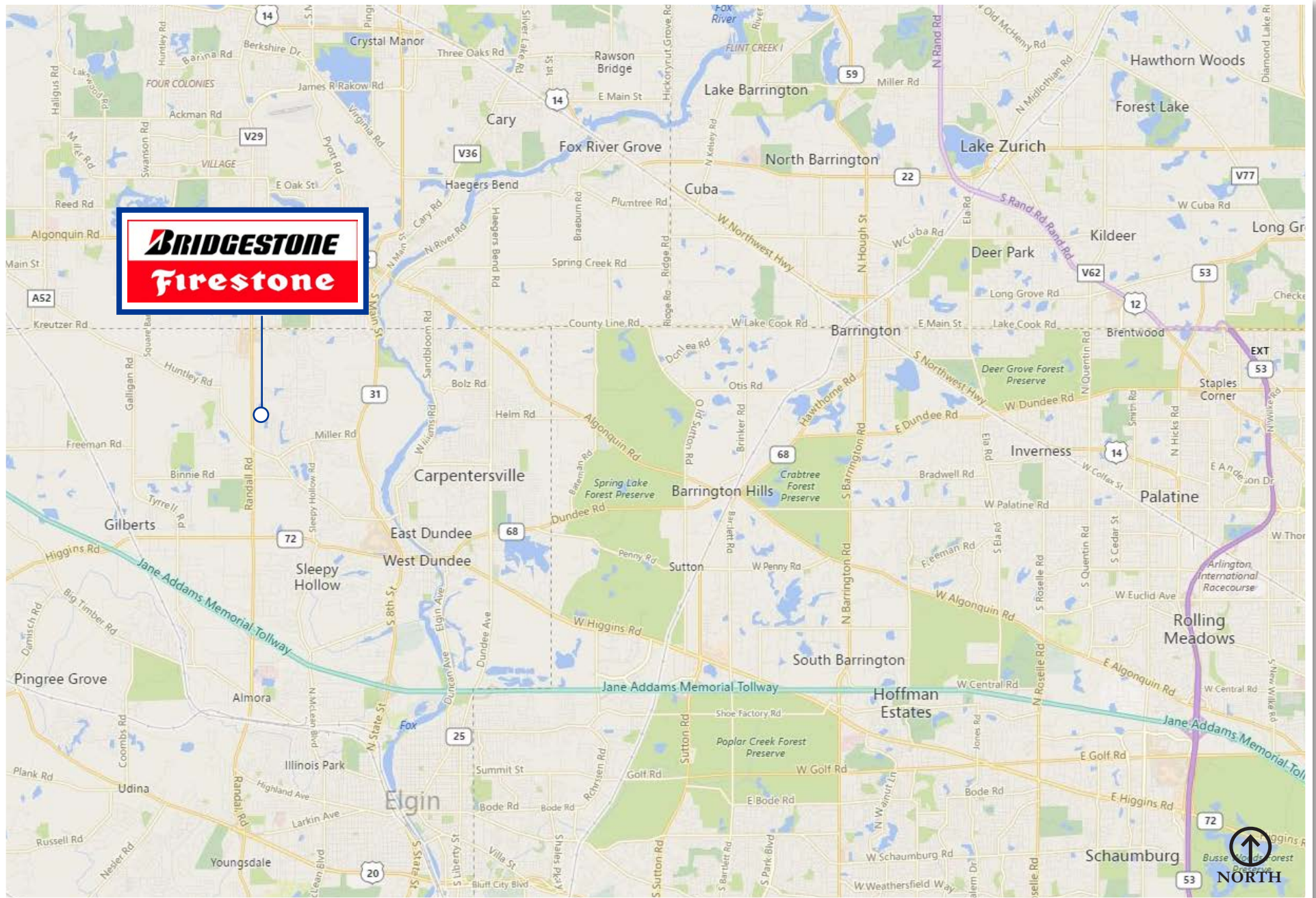
RANDALL ROAD (33,900 VPD)

ACCESS ROAD















**TENANT  
PROFILE:**

**Firestone Tire and Rubber Company** is an American tire company founded by Harvey Firestone in 1900 to supply pneumatic tires for wagons, buggies, and other forms of wheeled transportation common in the era. In 1988, the company was sold to the Japanese Bridgestone Corporation.

In 2004, created Firestone Complete Fleet Care was created to cater to the needs of vehicle fleet owners. Offering more maintenance bays than any other fleet service provider in the world, Firestone Complete Fleet Care provides purchasing programs featuring competitive prices, centralized invoices and nationwide warranties at nearly 5,000 service locations across the country.

In 2005, the retail operation introduced a new name, Firestone Complete Auto Care, and new layout for its retail stores to enhance the entire customer experience. Today, Bridgestone Retail Operations is headquartered in Nashville, Tenn., and operates the largest network of company-owned automotive service providers in the world — nearly 2,200 tire and vehicle service centers across the United States — including Firestone Complete Auto Care, Tires Plus, and Wheelworks.

Website:	<a href="http://www.firestone.com">www.firestone.com</a>
Type:	Subsidiary
Founded:	1900
Number of Employees:	40,000
Headquarters:	Nashville, Tennessee



**TENANT  
PROFILE:**

**Bridgestone Corporation** is a multinational auto and truck parts manufacturer founded in 1931 by Shojiro Ishibashi in the city of Kurume, Fukuoka, Japan. The name Bridgestone comes from a calque translation and transposition of ishibashi, meaning “stone bridge” in Japanese.

Bridgestone Corporation is engaged in developing, manufacturing and marketing tires and diversified products. The Company operates through two segments: Tires and Diversified Products. The Company’s Tires segment offers tires for passenger cars, trucks, buses, motorcycles, construction and mining vehicles, aircraft, and motor cycles, as well as tubes, wheels and related accessories. The Tires segment also includes the retreading business, and automotive maintenance services. The Company’s Diversified Products segment offers various categories of products, including chemical products, industrial products, automotive components, construction materials, electronic equipment, sporting goods and bicycles. Many of these products are made from rubber or rubber-derived materials. The Company has over 170 manufacturing plants in approximately 30 countries around the world. It sells products in over 150 countries across the world. As of 2017, the company is the largest manufacturer of tires in the world, followed by Michelin (France), Goodyear (United States), Continental (Germany) and Pirelli (Italy).

In 1988, Bridgestone purchased the Firestone Tire and Rubber Company of Akron, Ohio. Placing considerable financial and personnel resources into rebuilding Firestone after the purchase, Bridgestone achieved surplus annual profits for the year 1992 with BFE (Bridgestone Firestone Europe) and again in 1993 with BFS (Bridgestone Firestone USA). The Firestone Tire and Rubber Company and Bridgestone Tire Company Ltd. USA were amalgamated in 1990 and became “Bridgestone Firestone North American Holdings Ltd”. The North American subsidiary of Bridgestone Corporation is now named Bridgestone Americas, Inc. The tire division is Bridgestone Americas Tire Operations, LLC. Bridgestone Americas opened a \$100 million technical center in Akron in 2012.

Website:	www.bridgestone.com
Type:	Public Company
Founded:	1900
Number of Employees:	143,616
Market Cap:	\$14.7 billion
Credit Rating (S&P):	A
Headquarters:	Kyobashi, Tokyo, Japan





## LOCATION OVERVIEW:

**Carpentersville** is a village in Kane County, Illinois, United States. The population was 37,691 at the 2010 census.

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

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

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

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

Chicago attracts over 50 million domestic leisure travelers, 11 million domestic business travelers and 1.5 million overseas visitors. These visitors contributed more than \$14 billion to Chicago's economy. Upscale shopping along the Magnificent Mile and State Street, thousands of restaurants, as well as Chicago's eminent architecture, continue to draw tourists. The city is the United States' third-largest convention destination. A 2017 study by Walk Score ranked Chicago the sixth most walkable of the fifty largest cities in the United States.



[www.cityofchicago.org](http://www.cityofchicago.org)

**DEMOGRAPHIC  
REPORT:**

Population	1 Mile	3 Mile	5 Mile
Total Population	8,174	40,414	144,418
Total Households	2,620	13,441	47,077

Income	1 Mile	3 Mile	5 Mile
Average Household Income	\$131,770	\$131,665	\$106,204







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