

NET LEASE INVESTMENT OFFERING



- Brand new construction
- New 20 year lease with rental escalations
- Irreplaceable location in one of Chicago's most dense retail corridors
- 276,160 people with average household income of \$103,299 within 5 miles
- Chicago MSA



PDQ (GL)
1320 N Meacham Road
Schaumburg, IL 60173 (Chicago MSA)

THE
Boulder
GROUP

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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 recently constructed single tenant PDQ ground lease located within the Chicago MSA in Schaumburg, Illinois. The new twenty year PDQ lease features 10% rental escalation every five years and four 5-year renewal options. The ground lease has zero landlord responsibilities.

The PDQ property is strategically located across from Woodfield Mall, which is the largest mall in Illinois and attracts over 27 million visitors annually. Woodfield Mall has more than 2 million square feet of retail shops, restaurants, and family-friendly amenities. Retailers at the mall include Nordstrom, JCPenney, Macy's, Lord & Taylor, Lululemon and Apple. The PDQ property is ideally situated along North Meacham Road (36,000 VPD) and is just off of Interstate 90 (157,100 VPD) and Interstate 290 (136,300 VPD). Other retailers in the immediate area include IKEA, Costco, Kohl's, Life Time Fitness, Target, Whole Foods, AMC and Dick's Sporting Goods. Additionally, there are 276,160 people living within five miles of the property and the average household income is \$103,299.

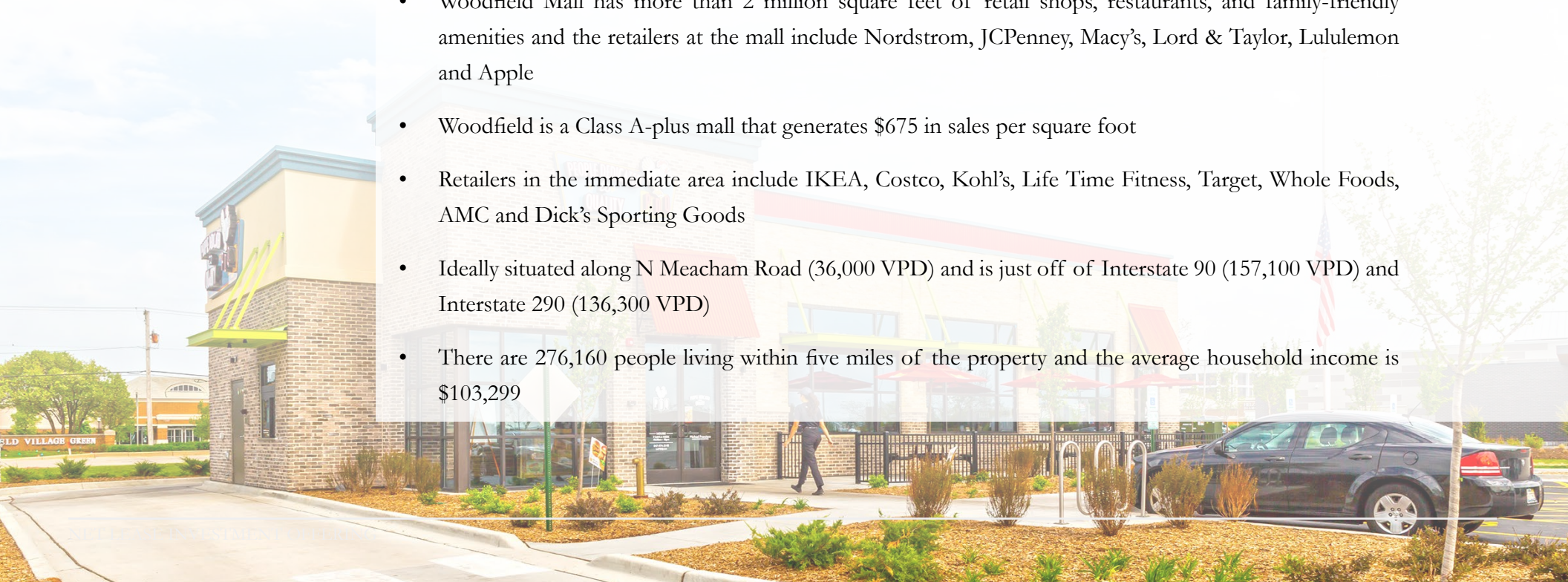
The PDQ property was constructed in 2017. The property is located in Schaumburg, which is approximately 30 miles outside Chicago and 10 miles west of O'Hare International Airport. Schaumburg is a premier suburban business destination in Illinois and is home to the world headquarters of Motorola Solutions and the new 40-acre corporate campus of Zurich North America.

PDQ is a fast casual chain of chicken restaurants based in Tampa, Florida and there are 71 restaurants today. It was founded by Bob Basham, a former Outback Steakhouse founder, and Nick Reader, CEO of MVP Holdings and former CFO of the Tampa Bay Buccaneers. PDQ offers hand-battered chicken tenders, made-to-order chicken and turkey sandwiches, fresh-cut fries, hand-spun milkshakes, salads, and other food items, made using homemade sauces and dressings with all-natural ingredients.



INVESTMENT HIGHLIGHTS:

- Located within the Chicago MSA
- Ground lease with zero landlord responsibilities
- New 20 year lease
- Brand new construction
- 10% rental escalations every five years
- Schaumburg enjoys \$2.9 billion in retail sales a year
- Strategically located across from Woodfield Mall which is the largest mall in Illinois and attracts over 27 million visitors annually
- Woodfield Mall has more than 2 million square feet of retail shops, restaurants, and family-friendly amenities and the retailers at the mall include Nordstrom, JCPenney, Macy's, Lord & Taylor, Lululemon and Apple
- Woodfield is a Class A-plus mall that generates \$675 in sales per square foot
- Retailers in the immediate area include IKEA, Costco, Kohl's, Life Time Fitness, Target, Whole Foods, AMC and Dick's Sporting Goods
- Ideally situated along N Meacham Road (36,000 VPD) and is just off of Interstate 90 (157,100 VPD) and Interstate 290 (136,300 VPD)
- There are 276,160 people living within five miles of the property and the average household income is \$103,299



PROPERTY OVERVIEW:

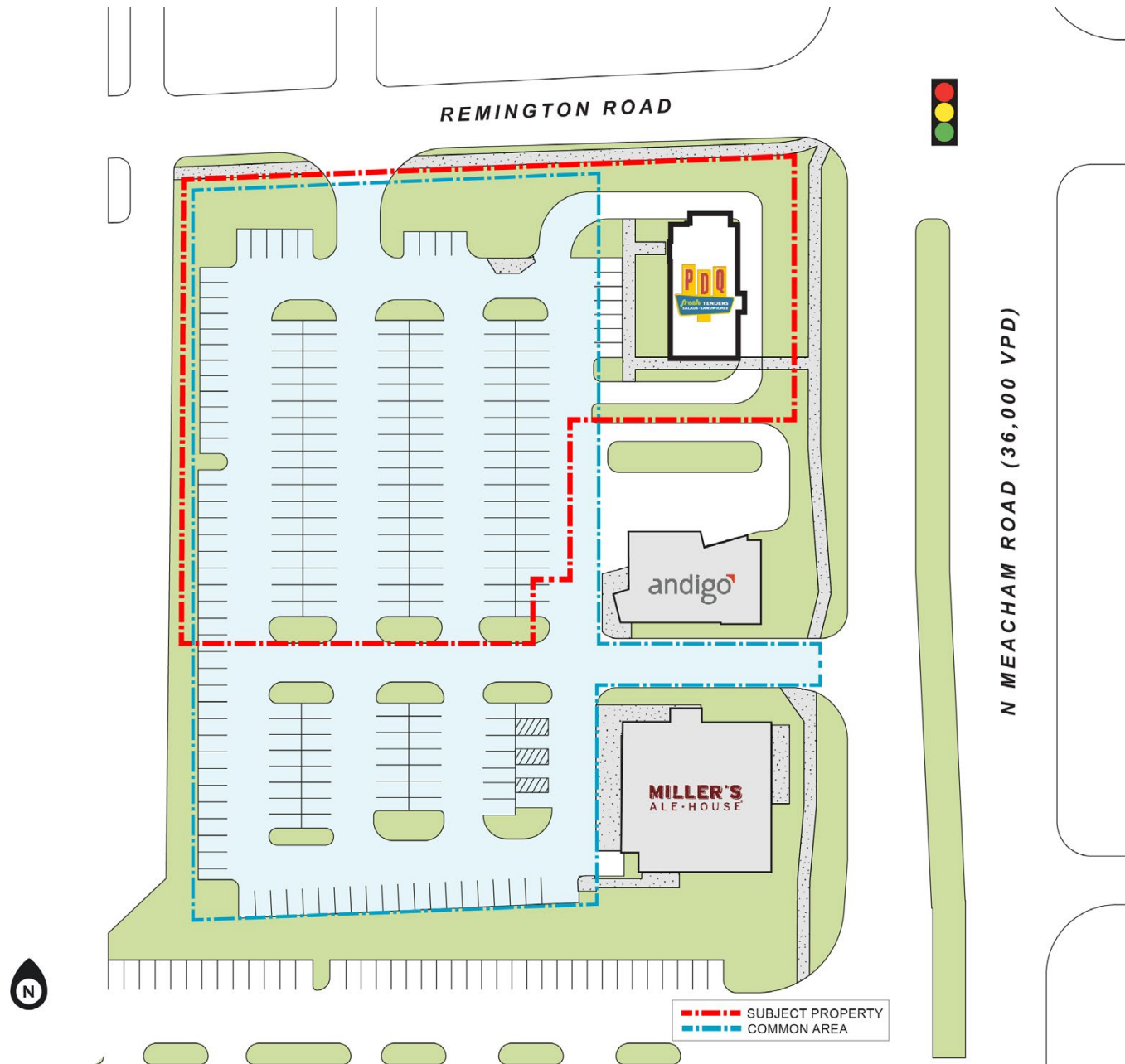
Price:	\$4,176,991
Cap Rate:	5.65%
Net Operating Income:	\$236,000
Rent Commencement Date:	October 15, 2017
Lease Expiration Date:	October 31, 2037
Rental Escalations:	10% every 5 years
Renewal Options:	Four 5-Year
Tenant:	MVP Schaumburg Opco, LLC – d.b.a PDQ
Guarantor:	Captiva MVP Restaurant Partners, LLC (Corporate)
Year Built:	2017
Lease Type:	Ground Lease – No Landlord responsibilities*
Building Size:	2,782 SF
Land Size:	1.78 AC

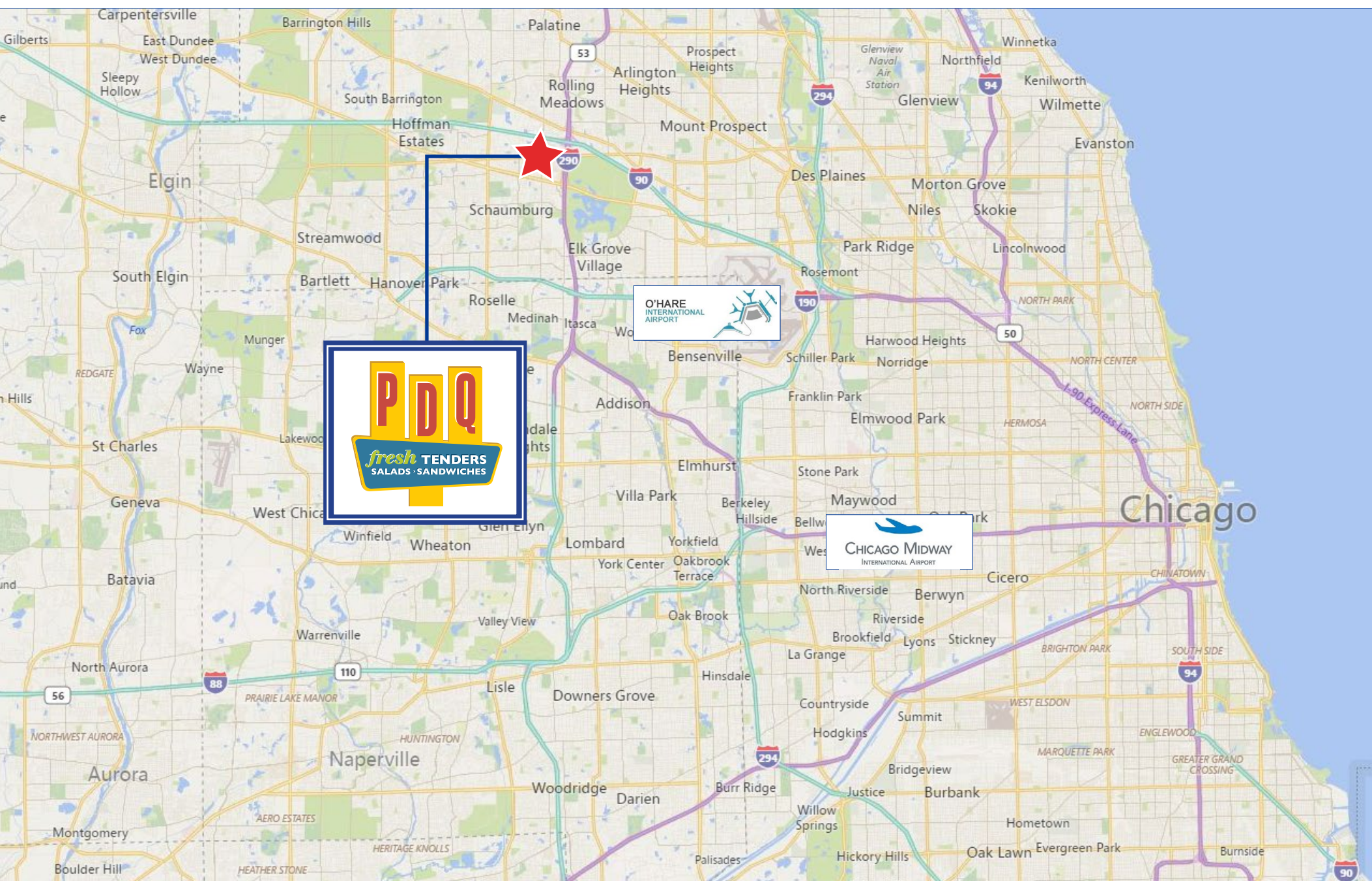
** The PDQ property owner will be the maintaining owner of the common area and be responsible for administering CAM*











DEMOGRAPHIC REPORT:

Population	3-Mile	5-Mile
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Total Population 80,950 276,160

Total Households 33,348 109,207

Income	3-Mile	5-Mile
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Average Household Income \$98,363 \$103,299



**MARKET
OVERVIEW:**

Schaumburg, Illinois

Located just 30 miles outside Chicago and about 11 miles west of O'Hare International Airport, Schaumburg is the premier suburban business destination in Illinois. In the past 50 years with vision and thoughtful planning, Schaumburg has transformed from a small farming community into a thriving economic center that is home to more business in Illinois than any other community outside of Chicago. The village's businesses provide support to the community's 75,000 residents, 80,000 employees and the northwest suburbs by offering professional and high-quality services and goods.

Schaumburg is home to the Woodfield Mall, the largest mall in Illinois that attracts over 27 million visitors annually. The area has benefitted from the new 40-acre corporate campus of Zurich North America.

www.villageofschaumburg.com



VILLAGE OF SCHAUMBURG



MARKET OVERVIEW:



Chicago, Illinois

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 company: aerospace giant Boeing, which moved its headquarters from Seattle to the Chicago Loop in 2001 and McDonald's, who's in the process of moving there headquarters from the Chicago suburbs to the Chicago West Loop. One additional Dow 30 companies, Kraft Foods is in the Chicago suburbs, as are Sears Holdings Corporation and the technology spin-offs of Motorola. 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 2011 study by Walk Score ranked Chicago the fourth most walkable of the fifty largest cities in the United States.

www.cityofchicago.org

TENANT OVERVIEW:

PDQ

PDQ is a fast casual chain of chicken restaurants based in Tampa, Florida. During the time of its conception, its initials initially stood for “pretty darn quick”, but this was later changed to “people dedicated to quality”. It was founded by Bob Basham, a former Outback Steakhouse founder, and Nick Reader, CEO of MVP Holdings and former CFO of the Tampa Bay Buccaneers.

PDQ offers hand-battered chicken tenders, made-to-order chicken and turkey sandwiches, fresh-cut fries, hand-spun milkshakes, salads, and other food items, made using homemade sauces and dressings with all-natural ingredients.

Type:	Private
Websites:	www.eatpdq.com
Founded:	2011
Number of Locations:	71
Headquarters:	Tampa, Florida





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