



2610 US Highway 34 | Oswego, IL  
OFFERING MEMORANDUM



LISTED BY

## Braden Crockett

VP & Director

[braden.crockett@matthews.com](mailto:braden.crockett@matthews.com)

DIR: (214) 692-2040

MOB: (714) 345-6206

LIC #01946071 (CA)

## Kyle Matthews

Broker of Record

LIC #471019766 (IL)



**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES

## TABLE OF CONTENTS



**EXECUTIVE OVERVIEW**



**FINANCIAL OVERVIEW**



**TENANT OVERVIEW**



**AREA OVERVIEW**



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# EXECUTIVE OVERVIEW

## INVESTMENT HIGHLIGHTS

- **Strong Return for Quality Hands Off Investment** - Offered for sale at a 6.50% Cap Rate which increases to over a 7.00% Cap Rate with the scheduled fixed increase.
- **Attractive Financing Quotes Available** – Qualified borrowers could achieve well over an 8% Average Cash on Cash Return over the remaining base term of the lease.
- **Priced to sell at appraised value** – Seller motivated for a quick sale.
- **Long Term NNN Lease** – Tenant has 8.5 Years remaining on their lease in which Tenant pays for CAM, Taxes & Insurance allowing for passive ownership in which a Landlord is not burdened by day to day responsibilities.
- **Corporately Operated Build to Suit Location**– Corporate location that was originally hand-picked & developed precisely to Tenant's specifications.
- **Perfect for 1031 Exchange Buyers** - Recent 3rd Party Reports Completed–
- **Clean Phase 1 Environmental, Property Survey, Appraisal & full lease documents available** to buyer upon LOI. Potentially a huge cost savings to a buyer.
- **Attractive Brick Construction** – Recently Built in 2008.
- **New Proto-type Footprint** consisting of 10 Bays on an oversized 1.42 Acre Lot.
- **Strong Hedge Against Inflation** with  $\pm 8\%$  Rental Increases in the primary term & options.

# EXECUTIVE OVERVIEW

## LOCATION HIGHLIGHTS

- **Affluent Demographics** - Average Income in the 1,3,5 - mile radius of \$118k, \$100k & \$97k; respectively.
- **Close Proximity to Chicagoland** – Oswego is an affluent suburb about 30 miles east of Chicago.
- **Strong Population Demographics** that cater to Tenant's core consumer - Over 200,000 Customers in a 5-Mile Radius.
- **Located within Major Retail Corridor** - Strategically located in the direct center of the Major Retail Power Center with nearly 1.7M square feet of Retail. This corridor is home to national tenants such as Meijer, Hobby Lobby, Home Depot, Target, Walmart, Aldi, Pets Smart, IHOP, Chick-Fil-A, Buffalo Wild Wings, TJ Maxx, Ross, Michaels, Dicks, Kohl's, PetSmart, Long Horn Steak House, Panda Express, Best Buy, & More.

## TENANT HIGHLIGHTS

- **Credit Tenant** – Parent Company Bridgestone has an Investment Grade Credit Rating of “A” by S&P. With nearly \$25 Billion in tire sales in 2017, Bridgestone has secured the title as the #1 Tire Maker in the world every year for at least the past decade giving their retail operations a strategic advantage.
- **Dominant Industry Leading Tenant** – The Tenant (Bridgestone Retail Operations, LLC) operates the largest network of company-owned automotive service providers in the world.
- **National Recognized Brand with more than 2,200 tire and vehicle service centers across the United States** — including Firestone Complete Auto Care, Tires Plus, Hibdon Tires Plus and Wheel Works store locations.
- **Highest Market Share in Midwest Region** – According to Tire Business, Firestone ranks #1 in market share as determined by the number of locations which is 25% more than 2nd.



# FINANCIAL OVERVIEW



**\$4,038,000**  
LIST PRICE



**\$262,509**  
NOI



**6.50%**  
CAP RATE

## BUILDING INFO

Address	2610 US Highway 34 Oswego, IL
Year Built	2008
GLA of Building	±7,753 SF
Lot Size	±1.42 Acres



## TENANT SUMMARY

Tenant Trade Name	Firestone Inc.
Tenant	BFS Retail & Commercial Operations, LLC (Corporate Lease)
Type of Ownership	Fee Simple
Lease Type	NNN
Lease Expiration Date	1/31/2028
Term Remaining	±8.5 Years
Options	Four (4), Five (5) Year Options
Increases	±8% Every 5 Years
Taxes, CAM, Insurance & Parking Lot Maintenance	Tenant Responsibility
Roof & Structure, & Replacement of Parking Lot	Landlord Responsibility

## ANNUALIZED OPERATING DATA

Year	Monthly Rent	Annual Rent	Cap Rate	Increases
Current- 1/31/2023	\$21,876	\$262,509	6.50%	-
2/1/2023-1/31/2028	\$23,626	\$283,510	7.02%	8.00%
1st Option:	\$25,516	\$306,191	7.58%	8.00%
2nd Option:	\$27,557	\$330,686	8.19%	8.00%
3rd Option:	\$29,762	\$357,141	8.84%	8.00%
4th Option:	\$32,143	\$385,712	9.55%	8.00%

\*Property was originally on a ground lease. 3rd and 4th Options are estimated based upon 10% increases to the ground lease rate every 5 years. Lease states a fixed rate for the building + fair market value for a ground lease.



# TENANT OVERVIEW



## The Offering

PROPERTY NAME	
Property Address	Firestone 2610 US Highway 34 Oswego, IL
SITE DESCRIPTION	
Number of Stories	One
Year Built	2008
Lot Size	±1.42 AC
Type of Ownership	Fee Simple
Landscaping	Professional
Topography	Generally Level

## Tenant Overview

» Company Name	» Year Founded	» Headquarters
Firestone	1900	Nashville, TN
» Ownership	» Industry	» S&P Credit Rating
Public	Automotive	A

The Firestone Tire and Rubber Company is an American tire company founded by Harvey Samuel Firestone in 1900 to supply pneumatic tires for wagons, buggies, and other forms of wheeled transportation common in the era. Firestone soon saw the huge potential for marketing tires for automobiles. The company was a pioneer in the mass production of tires. Firestone is a subsidiary of Bridgestone Retail Operations, LLC (BSRO), which operates the world's largest chain of company-owned auto care and tire stores, with four retail brands and 2,200 stores nationwide.

**\$32.9 B**  
Revenue

**±40,000**  
Employees

**±22,000**  
Locations Worldwide











# AREA OVERVIEW

## DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2019 ESTIMATE	9,666	72,564	219,897
2024 PROJECTION	10,024	74,295	225,490
GROWTH: 2010-2019	9.95%	5.96%	6.58%
GROWTH: 2019-2024	3.70%	2.38%	2.54%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2019 ESTIMATE	3,244	23,238	66,702
2024 PROJECTION	3,345	23,663	68,140
GROWTH: 2010-2019	8.21%	4.36%	5.43%
GROWTH: 2019-2024	3.11%	1.83%	2.16%
INCOME	1-MILE	3-MILE	5-MILE
2019 AVERAGE HH INCOME	\$134,754	\$108,171	\$107,840



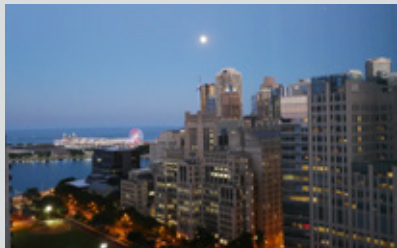
# Oswego, Illinois

Oswego is located in northeastern Kendall County on the Fox River. It is bordered to the north by Boulder Hill and Montgomery. Downtown Oswego is home to historic buildings and homes, as well as shops and restaurants.

The village of Oswego launched a project to enhance and restore the historic downtown district. This project included significant infrastructure and streetscape improvements, such as the installation of brick pavers, sidewalks, landscaping, and decorative streetlights and benches. Hudson Crossing Park, located along the Fox River, opened in October 2004 where many children and families enjoy the scenery. The Waubensee Creek Promenade, which stretches from Main Street to the new park, is the final phase of the downtown enhancements.



- » **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. Chicago has one of the world's largest and most diversified economies, with more than four million employees and generating an annual gross regional product (GRP) of over \$575 billion, which is more than countries like Sweden and Norway. Having been listed as an alpha global city by the Global Cities Index, it is a key player in every sector from risk management innovation and information technology to manufacturing and health services.



- » **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.





## 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.



## 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.



## 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.



## Magnificent Mile

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.

## CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Firestone** located at **2610 US Highway 34, Oswego, IL 60543** (“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.





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LIC #01946071 (CA)

**Kyle Matthews**

Broker of Record

LIC #471019766 (IL)

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