



NET LEASE INVESTMENT OFFERING



BP (GROUND LEASE) INVESTMENT GRADE (S&P: A-)
245 RANDALL ROAD
SOUTH ELGIN, IL (CHICAGO MSA)



TABLE OF CONTENTS

OFFERING SUMMARY

Executive Summary	1
Investment Highlights	2
Property Overview	3

LOCATION OVERVIEW

Photographs	4
Aerial	5
Site Plan	6
Map	7

MARKET OVERVIEW

Market Overview	8
Demographics	10

TENANT SUMMARY

Tenant Profile	11
----------------------	----



EXECUTIVE SUMMARY

The Boulder Group is pleased to exclusively market for sale a single tenant BP ground lease located within the Chicago MSA in South Elgin, Illinois. The ground-leased property has four years remaining and features four 5-year renewal options with 12.5% increases at each option period. This investment requires no landlord responsibilities and carries a corporate guaranty from investment grade rated BP Products North America, Inc. (S&P Credit Rating: A-)

The 4,224 square foot property benefits from its location at the signalized hard corner of Randall Road (29,600 VPD) and Gyor Ave. The BP is located in a thriving retail corridor with Jewel-Osco Walgreens, Culver's, Kohl's, TJ Maxx, Giordano's, Outback Steakhouse, Panera, Petco, Chipotle, Best Buy, Home Depot, McDonald's, Ross Dress for Less, Target, LA Fitness and many other national tenants. Additionally, this location boasts a Dunkin Donuts drive-thru on site and is easily accessible from US Highway 20 (31,000 VPD). There are over 55,000 people living within three miles of the property with an average household income of \$118,008.

BP plc is a multinational oil and gas company headquartered in London, England. It is one of the world's seven oil and gas "supermajors", whose performance in 2012 made it the world's sixth-largest oil and gas company, the sixth-largest energy company by market capitalization and the company with the world's 12th-largest revenue (turnover). As of 31 December 2018, BP had operations in 78 countries worldwide.



INVESTMENT HIGHLIGHTS

- Located in an affluent suburb within the Chicago MSA
- BP is an investment grade rated tenant (S&P: A-)
- Corporate guaranty
- Ground lease presents no landlord responsibilities
- 12.5% rental escalations in each renewal option
- Dunkin Donuts drive thru on site
- Positioned at the hard corner of a signalized intersection (29,600 VPD)
- Located in a thriving retail corridor with Jewel-Osco Walgreens, Culver's, Kohl's, TJ Maxx, Giordano's, Outback Steakhouse, Panera, Petco, Chipotle, Best Buy, Home Depot, McDonald's, Ross Dress for Less, Target, LA Fitness and many other national tenants
- Over 55,000 people living within three miles of the property with an average household income of \$118,008



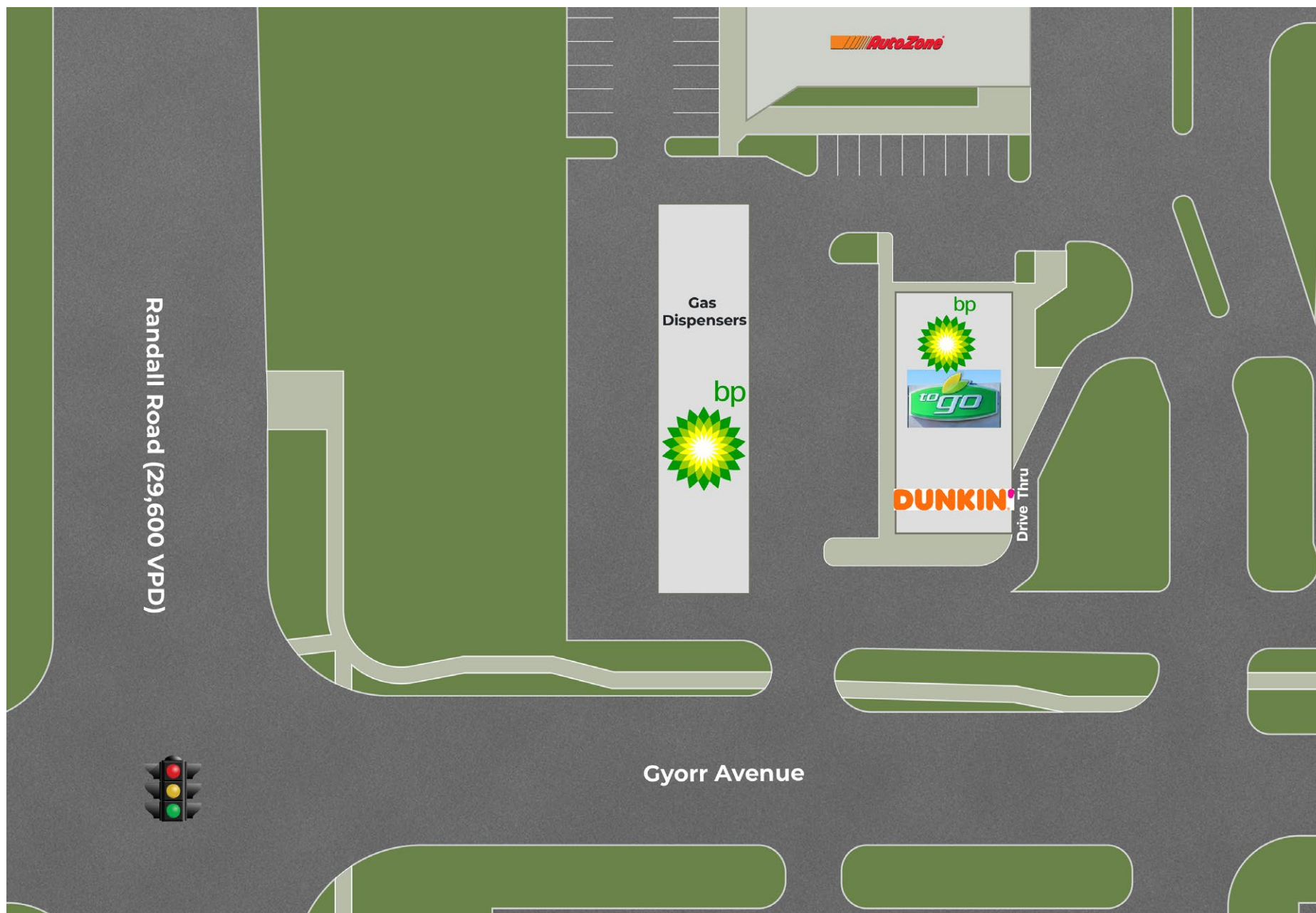
PROPERTY OVERVIEW

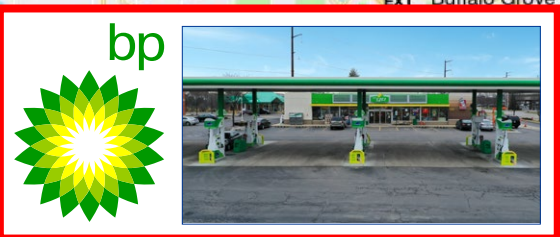
Price:	\$3,549,333
Cap Rate:	6.00%
Net Operating Income:	\$212,960
Guarantor:	BP Products North America, Inc.
Credit Rating (S&P):	A-
Lease Expiration:	April 30, 2024
Renewal Options:	Four 5-Year
Rental Escalations:	12.5% in each option
Year Built:	2004
Lease Type:	Ground Lease
Building Size:	4,224 SF
Land Size:	1.54 Acres











DEMOGRAPHICS

POPULATION

	1-Mile	3-Mile	5-Mile
Total Population:	8,101	55,706	133,790
Total Households:	2,560	18,698	43,824

INCOME

	1-Mile	3-Mile	5-Mile
Average Household Income:	\$121,186	\$118,008	\$111,390



VILLAGE OF SOUTH ELGIN, ILLINOIS

South Elgin is a village in Kane County, Illinois, United States. The population was 21,985 at the 2010 census and estimated to be 23,447 in 2018. South Elgin is located in eastern Kane County in the Fox River Valley. It is bordered to the north by the city of Elgin and to the east by the village of Bartlett. South Elgin sits on both sides of the Fox River. In 2007, Money magazine named South Elgin as one of 100 entries in its “America’s Best Places to Live” edition and again in 2011.



CITY OF 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 57 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 \$630.3 billion.

The city of Chicago also hosts 12 Fortune Global 500 companies and 17 Financial Times 500 companies. The city claims one Dow 30 company: aerospace giant Boeing, which moved its headquarters from Seattle to the Chicago Loop in 2001. Two more Dow 30 companies, Kraft Foods and McDonald's are 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.

In 2014, Chicago attracted 50.17 million domestic leisure travelers, 11.09 million domestic business travelers and 1.308 million overseas visitors. These visitors contributed more than \$13.7 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 fifty largest cities in the United States.

www.cityofchicago.org



BP

BP (formerly The British Petroleum Company and BP Amoco) is a multinational oil and gas company headquartered in London, England. It is one of the world's seven oil and gas "supermajors", whose performance in 2012 made it the world's sixth-largest oil and gas company, the sixth-largest energy company by market capitalization and the company with the world's 12th-largest revenue (turnover). It is a vertically integrated company operating in all areas of the oil and gas industry, including exploration and production, refining, distribution and marketing, petrochemicals, power generation and trading. It also has renewable energy interests in biofuels, wind power and solar technology.

As of 31 December 2018, BP had operations in nearly 80 countries worldwide, produced around 3.7 million barrels per day (590,000 m³/d) of oil equivalent, and had total proven reserves of 19.945 billion barrels (3.1710×10⁹ m³) of oil equivalent. The company has around 18,700 service stations worldwide. Its largest division is BP America in the United States. BP has a primary listing on the London Stock Exchange and is a constituent of the FTSE 100 Index. It has secondary listings on the Frankfurt Stock Exchange and the New York Stock Exchange.

Website:	www.bp.com
Standard & Poor's Rating:	A-
Stock Symbol:	NYSE: BP
Revenue:	\$303 Billion
Headquarters:	London, United Kingdom

CONFIDENTIALITY & DISCLAIMER

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.

EXCLUSIVELY LISTED BY:



RANDY BLANKSTEIN
President
847-562-0003
randy@bouldergroup.com

JOHN FEENEY
Senior Vice President
847-562-9280
john@bouldergroup.com

The Boulder Group
3520 Lake Avenue, Suite 203
Wilmette, Illinois 60091

www.bouldergroup.com