

OFFERING MEMORANDUM HOME DEPOT

7200 Woodward Ave, Woodridge, IL 60517



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CONFIDENTIALITY DISCLAIMER

Landmark Commercial Real Estate Services, LLC ("BROKER") has been retained by the Owner to sell the 100% fee simple title of this asset. The Broker is the exclusive agent for the sale of this asset. The Broker has prepared the Property Information with information provided by the Owner, from sources deemed to be reliable. The Potential Purchaser will conduct its own due diligence of The Property, independently and without reliance upon BROKER of the Owner. Information furnished herein, the Offering Memorandum (the "OM") is intended solely for the Potential Purchaser and its affiliates ("Recipients") for its review of the acquisition of the Home Depot at 7200 Woodward Ave, Woodridge, IL 60517 ("Property").

All information in the OM ("Confidential Information") shall be deemed confidential. Confidential Information shall not include any information which is generally available to the public or which becomes available to the Recipients on a non-confidential basis from a source that is or was under no obligation not to disclose such information.

In consideration of Broker and disclosure of the confidential information, the recipient shall not at any time, attempt in any manner to deal directly in any manner or circumvent Broker.

Unless otherwise agreed in writing or required by law, the Recipients will not use, disclose, or reveal any Confidential Information for any purpose other than in connection with the proposed transaction to any persons or entities other than those employees, officers, directors, bankers, advisors, representatives, or agents (collectively, "Representatives") who clearly need such access to perform their employment, fiduciary or contractual duties to the Recipient and to actively and directly participate in the evaluation of the Confidential Information. Additionally, Recipients shall not directly contact anyone directly associated with the Property without the express written consent of the Owner or Broker.

Recipients agree not to contact or initiate contact with the Tenants, at any time, either directly or indirectly. Unless such approval is specifically granted in written from the Owner or Broker.

This agreement shall be governed by the laws of the Michigan, and in any action brought to enforce the terms hereof, Recipients hereby irrevocably consents to jurisdiction and venue in the Circuit Court for the County of Oakland, State of Michigan, or the United States District Court, whichever the Owner may elect. The invalidity or unenforceability of any provision of this agreement as applied to a particular occurrence or circumstance shall not affect the validity of or enforceability of any of the other provisions of this agreement or the applicability of such provisions as the case may be. This agreement shall inure to the benefit of and may be enforced by the Owner and its successors and assigns and shall be binding on the Recipients, its officers, directors, partners, agents, members, representatives and successors in interest. If any portion of this agreement becomes the subject of litigation or arbitration, the prevailing party in such suit or proceeding shall be entitled to reimbursement for its reasonable costs, expenses and attorney's fees incurred, including those incurred in connection with any appeals. A copy of this agreement delivered by facsimile transmission shall be binding on both parties.

Cooperating Broker Policy

Unless otherwise agreed in writing, neither Owner nor BROKER will pay a brokerage fee to, or share a brokerage commission with Recipient (the "Potential Purchaser"), or a related and/or affiliated party to such Recipient, attempting to act as a cooperating broker. In addition, neither the Owner nor BROKER will pay a brokerage fee to, or share a brokerage commission with, a cooperating broker representing the Recipient. The Recipient may elect to be have a cooperating broker represent them in the transaction at their own expense, unless otherwise agreed in writing by BROKER.

OFFERING SUMMARY

PROPERTY DETAILS

Address:	7200 Woodward Ave, Woodridge, IL
Year Built:	1994
Building Size:	110,552 SF
Land Size:	11.46 acres
Zoning:	B-2S
Ownership:	Fee Simple

LEASE DETAILS

Tenant:	Home Depot U.S.A., Inc.
Lease Type:	NN
Lease Execution Date:	3/1/1994
Lease Expiration Date:	3/31/2023
Notice to Extend Date:	9/30/2022
Options:	Nine (9) five (5) year options remain
LL Responsibilities:	Capital expenses including roof/parking lot replacement
CAM/Tax/Ins Reimbursement:	Tenant shall pay its prorata share of costs.
Caps on CAM/Tax/Ins Reimbursement:	None
Co-Tenancy:	None
Tenant Termination Rights:	None
Percentage Rent:	None

RENT SCHEDULE

Current – 3/31/2023:	\$693,493/yr	\$57,791/mo
Nine (9) five (5) year options:	\$693,493/yr	\$57,791/mo

INVESTMENT HIGHLIGHTS

EXTREMELY SOUGHT AFTER CREDIT

- Home Depot (NYSE: HD) is one of the country's strongest brands with over **2,200 stores** and **400,000 employees**. Home Depot has an annual revenue of over \$108B and continues to be the world's largest home improvement retailer.
- Investment grade tenant: **S&P Rated A Credit**
- Lease is corporately guaranteed by Home Depot USA

EXCELLENT LOCATION & VISIBILITY. MULTIPLE POINTS OF ACCESS.

- The subject property sits just west of I-335 (**134,468 CPD**) and is the first shopping center drivers encounter heading west off of exit 15.
- The strip center also has excellent access off **75th Street (32,298 CPD)** as well as **Woodward Ave (16,503 CPD)**.

ROBUST DEMOGRAPHICS

- The surrounding area possess a very strong demographic base with:
 - 251,602 estimated population** and **\$118,408 average household income** within a five mile radius of the shopping center.
 - 77.6%** of people are **college educated** within a five mile radius of the shopping center.

PRICING

NOI:	\$693,493
Cap Rate:	6.50%
Pricing:	\$10,669,123



HOME DEPOT



The Home Depot is the world's largest home improvement retailer with nearly 400,000 associates and more than 2,200 stores in the U.S., Canada and Mexico. The typical store today averages 105,000 square feet of indoor retail space, interconnected with an e-commerce business that offers more than one million products for the DIY customer, professional contractors, and the industry's largest installation business for the Do-It-For-Me customer. Home Depot proudly sells 35,000+ different products in their stores. The company's headquartered in Atlanta, Georgia and is a member of the S&P 100.

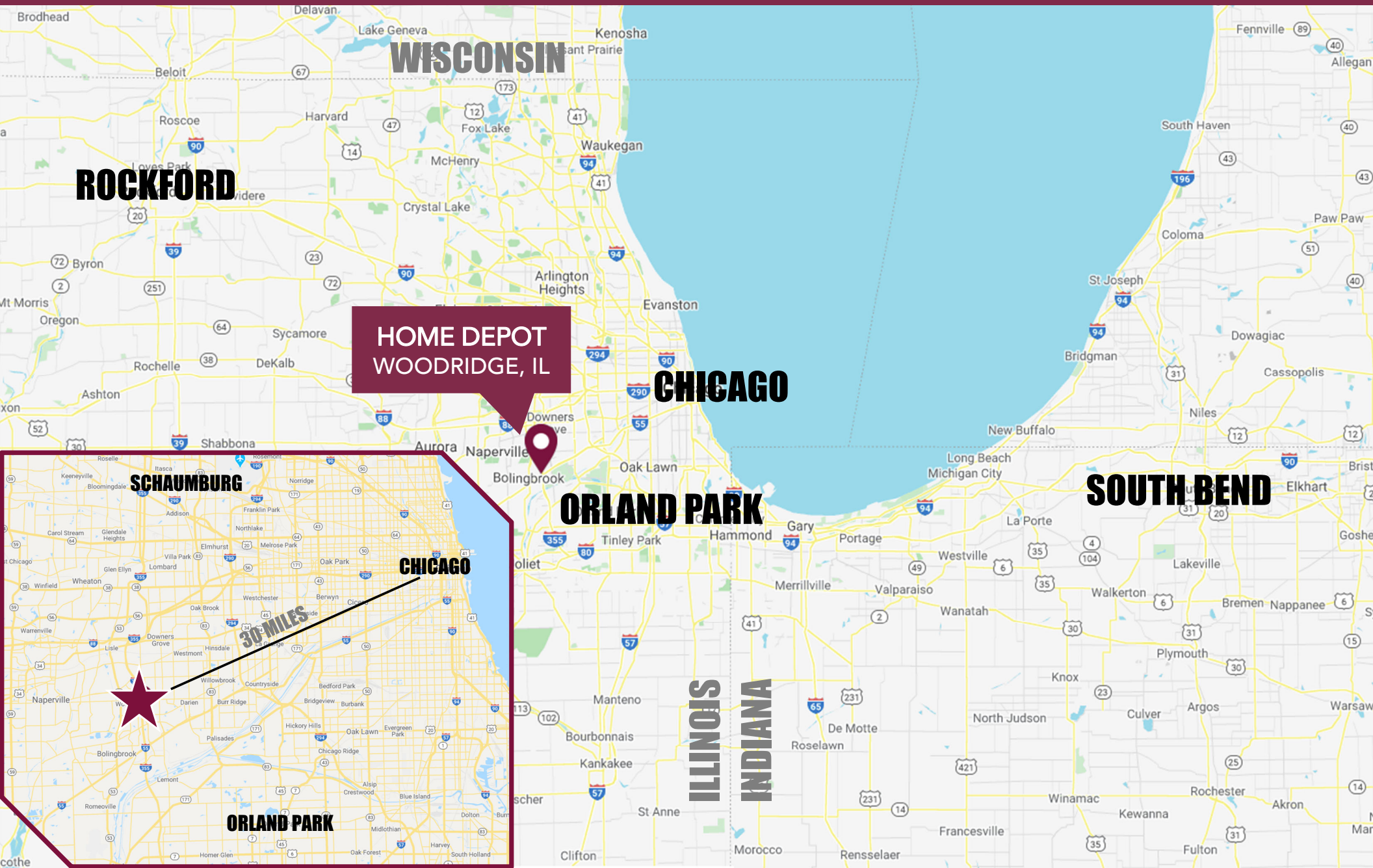
FOUNDED:	1978
HEADQUARTERS:	Atlanta, GA
STOCK TICKER:	NYSE: HD
2018 REVENUE:	\$108.2B
2018 NET INCOME:	\$15.52B
2018 TOTAL ASSETS:	\$44.0B

LOCATIONS	TOTAL EMPLOYMENT
2,285	400,000

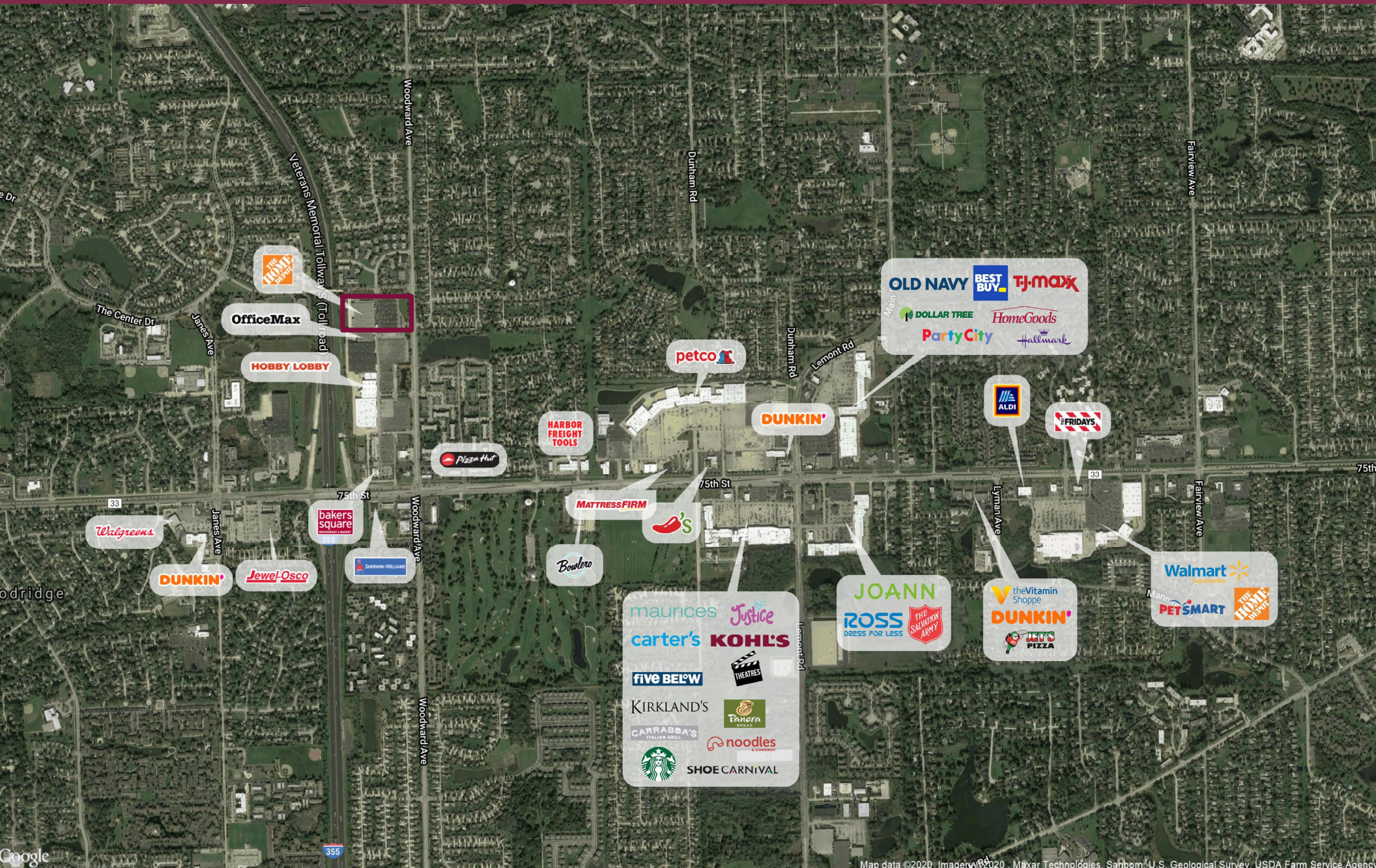




LOCATION MAP



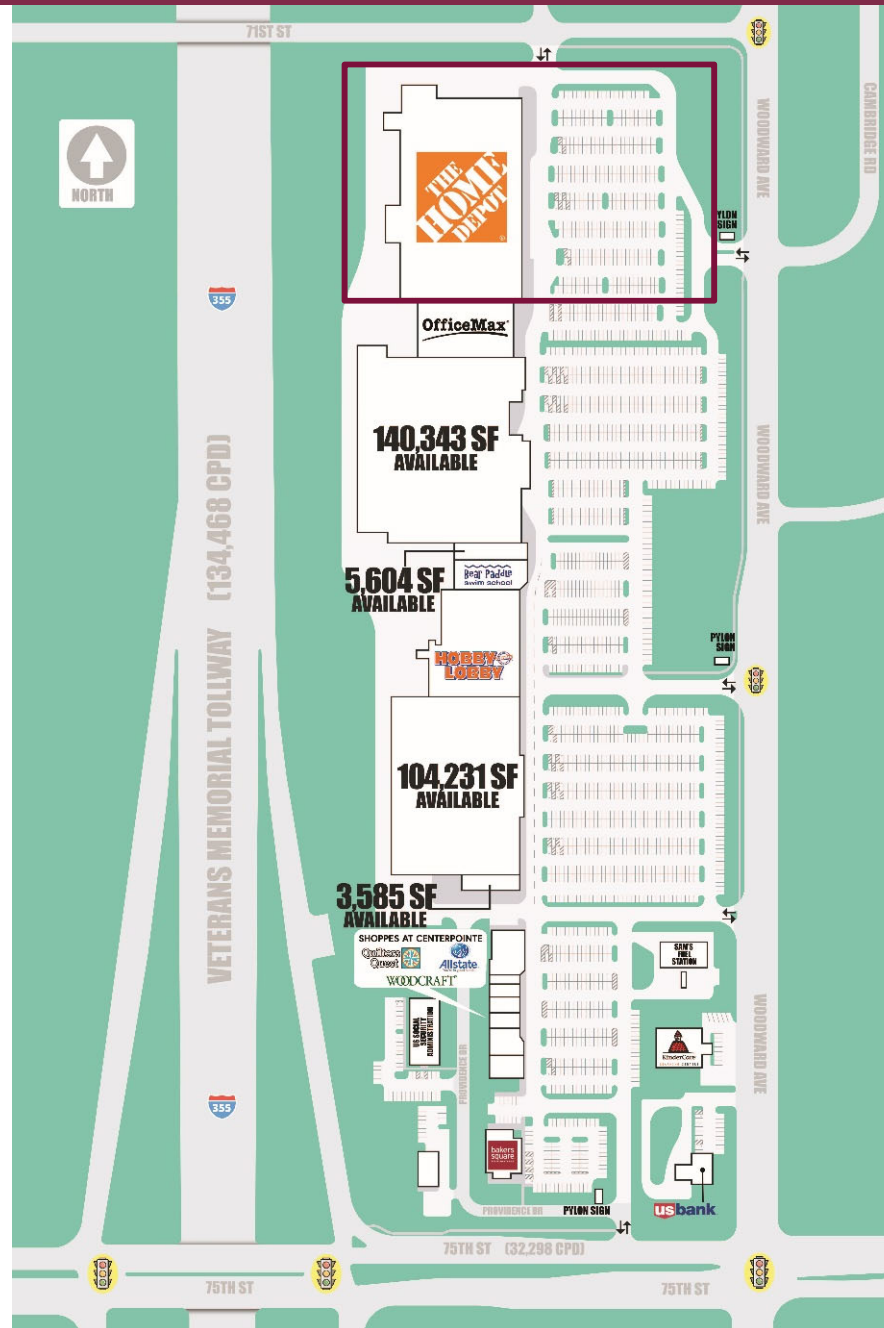
MARKET AERIAL



SUBJECT PROPERTY



SITE PLAN



BEING A RESUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS, TOGETHER WITH PHASE 1, PHASE 2A, PHASE 2B, PHASE 3A, PHASE 3C AND PHASE 3D IN THE REVISED FINAL PLAN AND PLAT OF PLANNED UNIT DEVELOPMENT OF CENTERPOINTE OF WOODBRIDGE RECORDED NOVEMBER 16, 1994 AS DOCUMENT R04-222442 IN DUPAGE COUNTY, ILLINOIS.



CHICAGO, IL

DENSE POPULATION

- **Chicago** is the most populous city in Illinois, as well as the third most populous city in the United States.
- With an estimated population of 2,705,994 (2018), it is the most populous city in the Midwest.
- The metropolitan area, at nearly **10 million people**, is the third-largest in the United States.

STRONG ECONOMIC BASE

- The Chicago area has one of the highest gross domestic products (GDP) in the world, **generating \$680 billion in 2017**.
- 2018 Metro Chicago **annual retail sales were over \$127.9B**.
- The city has one of the world's most diversified and balanced economies, not being dependent on any one industry, with no single industry employing more than 14% of the workforce.

TOURISM

- The Windy City welcomes **57.6M international and domestic visitors** each year.



3.90%

UNEMPLOYMENT RATE
(as of July 2019)



619,168

PEOPLE
(5-mile radius)



\$69K

AVG. HH INCOME
(5-mile radius)



Downtown Chicago



Navy Pier

DUPAGE COUNTY



COMPANY	# OF EMPLOYEES
Dover Corp.	29,000
Treehouse Foods	13,489
Navistar International	12,300
Univar	8,600
Knowles Corp.	7,900
AAR Corp.	4,600
Hub Group Inc.	4,377
Dupage Medical Group	4,095
McMaster-Carr Supply Co.	4,000
CTS Corp.	3,222

DUPONT COUNTY

DOVER CORPORATION

- Dover Corporation is an American conglomerate manufacturer of industrial products. Founded in 1955 in New York City, Dover is now based in Downers Grove, IL and employs more than **26,000 people** worldwide.
- Dover is a constituent of the S&P 500 index and trades on the NYSE under "DOV". Dover is ranked **360th** on the **Fortune 500**.



Dover Corporate Headquarters – Downers Grove, IL

TREEHOUSE FOODS INC.

- Located in Oak Brook, IL, Treehouse Foods Inc. is a multinational food processing company specializing in producing private label packaged foods. Created in 2005 and consisting entirely of acquisitions, in 2010 the company had sales of **\$2B** and **employed over 4,000 people at 20 facilities**.



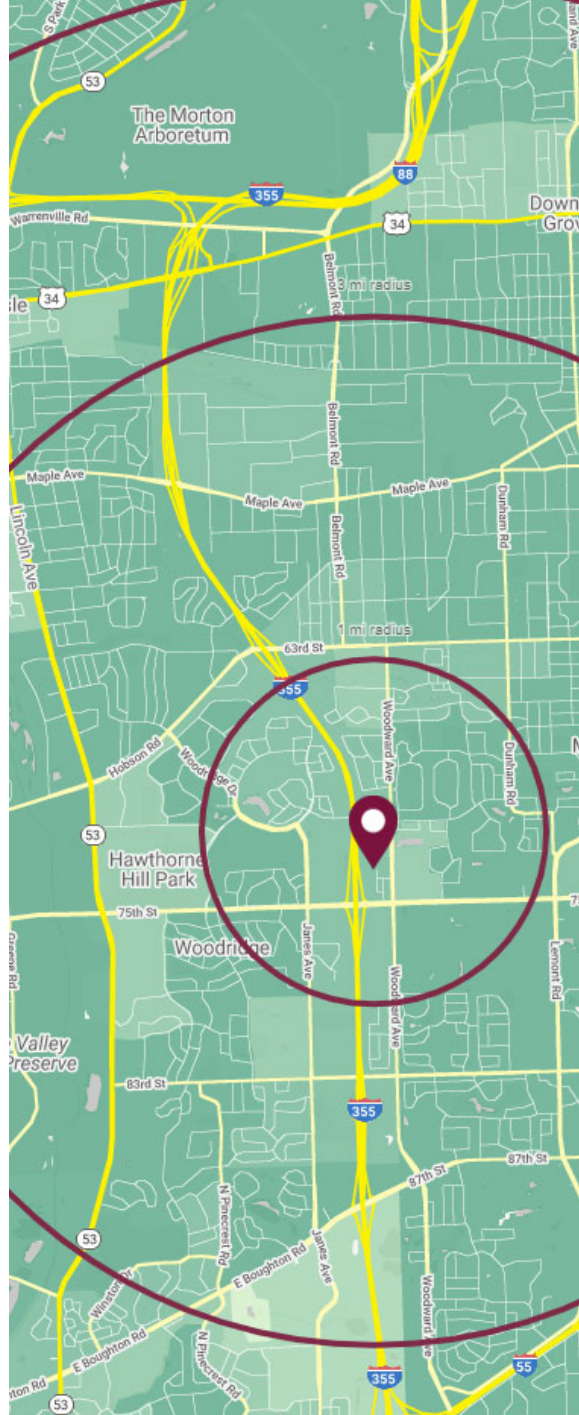
Knowles Corporate Headquarters – Itasca, IL

KNOWLES CORPORATION

- Knowles Corporation (NYSE: KN) is a market leader and global provider of advanced micro-acoustic, audio processing, and precision device solutions serving the mobile consumer electronics, communications, medical, defense, automotive, and industrial markets.

DEMOGRAPHICS

WOODRIDGE, IL



POPULATION

	1 MILE	3 MILE	5 MILE
2019 Estimated Population	15,919	98,320	251,602
2024 Projected Population	15,775	97,346	250,387
2010 Census Population	16,308	97,597	247,065
2000 Census Population	18,045	99,365	248,353
Projected Annual Growth 2019 to 2024	-0.2%	-0.2%	-
Historical Annual Growth 2000 to 2019	-0.6%	-	-

HOUSEHOLDS

2019 Estimated Households	6,401	40,245	99,799
2024 Projected Households	6,512	40,961	101,876
2010 Census Households	6,323	38,666	94,867
2000 Census Households	6,539	37,638	92,845
Projected Annual Growth 2019 to 2024	0.3%	0.4%	0.4%
Historical Annual Growth 2000 to 2019	-0.1%	0.4%	0.4%

RACE

2019 Est. White	68.2%	74.7%	73.5%
2019 Est. Black	9.6%	8.2%	8.3%
2019 Est. Asian or Pacific Islander	14.8%	11.2%	11.8%
2019 Est. American Indian or Alaska Native	0.4%	0.2%	0.2%
2019 Est. Other Races	7.1%	5.7%	6.2%

INCOME

2019 Est. Average Household Income	\$98,589	\$114,692	\$118,408
2019 Est. Median Household Income	\$81,703	\$91,066	\$93,207
2019 Est. Per Capita Income	\$39,687	\$46,974	\$47,009

BUSINESS

2019 Est. Total Businesses	456	3,073	9,662
2019 Est. Total Employees	3,905	31,796	114,442

OUR TEAM

**FOUNDED IN DETROIT. BUILT NATIONWIDE.
8 MILLION SQUARE FEET AND OVER \$1 BILLION SOLD**



DANIEL H. KUKES

PRINCIPAL | dkukes@landmarkcres.com

Daniel Kukes is a Principal and Co-Founder of Landmark Investment Sales. Daniel specializes in the sale of retail shopping centers, medical office, and single tenant net lease investment properties across all property types. He currently represents some of the nation's largest institutional real estate funds, private equity group, and high net worth investors in acquiring and listing investment properties all over the country. Since 2010, Daniel has closed deals totaling over 8,000,000 SF valued at over \$1,000,000,000. Daniel joined Landmark in 2009 as an Associate Broker. He began his real estate career at NAI Farbman where he focused on shopping center leasing and retail tenant representation. After five years at NAI Farbman, Daniel joined DAP Investments as a partner responsible for retail development, acquisitions and leasing. While there, he developed several single tenant and shopping center projects in Michigan and Illinois. Daniel is a graduate of Michigan State University with a Bachelor of Arts degree in Pre-Law & Society.



MAXWELL E. LIPPITT

SENIOR ASSOCIATE | maxlippitt@landmarkcres.com

Maxwell Lippitt graduated from Michigan State University in 2016 with a Bachelor of Science degree in Economics. Max was an intern in Landmark's Investment Sales department during the summer of 2015. Upon graduating, Max became an associate broker at CBRE specializing in the disposition of single tenant medical, retail, and office properties. While at CBRE, Max researched, sourced, and tracked thousands of investment properties while building strong relationships with a wide variety of property owners all across the country. At Landmark, he will continue his growth as an Investment Sales Broker providing unique opportunities to buyers and sellers while offering exceptional service.



KEVIN J. BAKER

PRINCIPAL | kbaker@landmarkcres.com

Kevin Baker is a Principal and Co-Founder of Landmark Investment Sales. Kevin specializes in the sale of retail shopping centers and single tenant net lease investment properties across all property types. He currently represents some of the nation's largest institutional funds, private equity funds, and high net worth investors in listing investment properties all over the country. Since 2010, Kevin has closed deals totaling over 8,000,000 SF valued at over \$1,000,000,000. Prior to 2010, Kevin worked extensively at Landmark as a broker specializing in tenant representation and landlord representation completing in excess of 100 lease & sale transactions. Kevin joined Landmark in 2005 as a Sales Associate. Prior to Landmark, Kevin attended Michigan State University and University of Michigan-Dearborn where he studied finance. Kevin began his real estate career in 2001 when he founded Baker Real Estate Holdings, specializing in acquisition and management of a student housing portfolio at Michigan State University.



JASON GREENSPAN

DIRECTOR | jgreenspan@landmarkcres.com

Jason Greenspan graduated from the University of Michigan in 2012 with a Bachelor of Arts degree in Political Science and Sociology. Jason also received a Juris Doctor in 2015 from Michigan State University College of Law where he concentrated in business and corporations. He passed the Michigan Bar Examination in July 2015. Starting in 2011, and while in law school, Jason interned at Landmark Investment Sales identifying, sourcing, and underwriting investment grade properties. With law school behind him and six years of experience in real estate investment sales, Jason has participated in the closing of over \$150,000,000 and continues to source investment opportunities across the country. Jason specializes in the representation of buyers and sellers of institutional grade single tenant properties, high profile unanchored retail centers, grocery anchored centers, and power centers.