



ATI PHYSICAL THERAPY

1275 N Covenant St. | Bourbonnais, IL | 60914-8210

Deborah K. Vannelli, CCIM | 612.376.4475 | deb@upland.com

Keith A. Sturm, CCIM | 612.376.4488 | keith@upland.com

Amanda C. Leathers | 612.436.0045 | amanda@upland.com

50 South 6th Street | Suite 1418

Minneapolis, MN | 55402

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal, financial and other advisors must request and carefully review all legal, financial and other documents related to the property and tenant. While past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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- ATI Physical Therapy is a nationally-recognized rehabilitation provider specializing in research-based physical therapy, workers' compensation rehab, employer worksite solutions, sports medicine, home health, and a variety of specialty therapies.
- ATI currently operates over hundreds of clinics nationally to serve over 400,000 patients annually.
- 8 year, NN Lease, with 2% annual rent increases.
- Exceptional visibility and easy access with traffic counts in front of the property averaging 16,400 vehicles daily on North Covenant Street.
- 1-mile average household income over \$89,873 and 5-mile population of 69,116.
- Retailers nearby include, Arby's, ALDI, Olive Garden, Walmart Supercenter, DICK'S Sporting Goods, Buffalo Wild Wings, Kohl's, Target, White Castle, Panera Bread, Best Buy and many more.
- Bourbonnais is a village located in Kankakee County Illinois settled 45 miles south of Chicago sits along the Interstate-57 corridor in a scenic valley.

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INVESTMENT SUMMARY

PRICE	\$2,649,500
CAP	6.75%
NOI	\$178,841.40
RENT/SF	\$25.40
PRICE/SF	\$376.30
RENT ADJUSTMENTS:	2% Annual
YEAR 14:	\$178,841.40
YEAR 15:	\$182,432.28
YEAR 16:	\$186,093.60
YEAR 17:	\$189,825.36
YEAR 18:	\$193,627.56
YEAR 19:	\$197,500.08
YEAR 20:	\$201,443.04
YEAR 21:	\$205,456.44
YEAR 22:	\$209,540.16

PROPERTY INFORMATION

ADDRESS 1275 N Covenant St
Bourbonnais, IL 60914-8210

LEASE INFORMATION

LEASE TYPE	NN
LEASE TERM REMAINING	8.9 Years as of
	Two 5-year
RENEWAL OPTIONS	w/ 2.00% Annual Inc.
RENT COMMENCEMENT	April 1, 2006
LEASE EXPIRATION	Dec. 31, 2028

PROPERTY INFORMATION

BUILDING SIZE	7,041 SQ FT.
LOT SIZE	0.6 Acres
COUNTY	Kankakee
YEAR BUILT	2005



LEASE NOTES:

Tenant has operated at this location for **13 years** and recently extended the Lease for **10 years** with 8 years remaining.

Landlord responsible for repair and replacement of Roof, Structure and Parking Lot.

Landlord pays taxes and Tenant reimburses on a monthly basis.

Landlord responsible for contracting snow removal, lawn care, fire and sprinkler, trash and HVAC maintenance and replacement. All are reimbursed through CAM by tenant.

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2019 POPULATION	9,031	39,481	69,116
2024 POPULATION	8,964	38,824	67,564
2019 MEDIAN HOUSEHOLD INCOME	\$72,795	\$63,901	\$55,501
2019 AVERAGE HOUSEHOLD INCOME	\$89,873	\$83,660	\$73,422

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2019 and 2024.

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PROPERTY	ATI Physical Therapy
TENANT	Athletic Therapeutic Institute Of Naperville, LLC.
REVENUES	Private
NET WORTH	Private
S&P RATING	Non-Rated



ATI Physical Therapy was founded in 1996, after opening the first clinic in Willowbrook, Illinois they realized there was an opportunity to provide a new and unmatched level of service to injured workers. Focused on their vision for aggressive rehabilitation through strength training and conditioning, ATI developed new and superior treatment protocols and techniques.

At ATI, they are driven by their mission, to achieve it, they look for phenomenal individuals who are bright, creative, dedicated and energetic. The Mission is as follows: To exceed customer expectations by providing the highest quality of care in a friendly and encouraging environment. They value: teamwork, communication, quality of care and friendly factor. Offering communities the benefits of a large corporate network, while delivering services and support with a local focus. ATI is elevating awareness of health and wellness. Assisting children in need through the ATI Foundation, which provides funding and help with medical complications and physical impairments.

Recognized for Outstanding Quality, ATI was named “Best Physical Therapy Practice in the Nation” by ADVANCE magazine. ATI is one of the first physical therapy companies in the country to achieve URAC Core Accreditation, a mark of distinction that recognizes their commitment to quality healthcare. In 2013– ATI company was ranked in the “Top 150 National Workplaces.” A few years later in 2016, ATI enters Alaska, Arizona, California, Iowa, Nebraska, Oregon and Texas, and continues to focus on exceeding customer expectations in over 600 clinics and 24 states nationwide, a cornerstone of the company’s mission state, and in the hearts and minds of everyday employee, ever day.

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BOURBONNAIS, ILLINOIS



This ATI Physical Therapy property is conveniently located on North Convent Street where traffic counts average over 16,400 vehicles per day. Just east of the property lies Interstate 57, one the main roads into the city, where traffic counts average over 30,400 vehicles per day. Major retailers in the surrounding area include: Walmart Supercenter, ALDI Foods, Discount Tire, DICK's Sporting Goods, Buffalo Wild Wings, The UPS Store, Arby's, Casey's, Target, Starbucks, Panera Bread and many more.

Located just 45 miles south of Chicago, the village of Bourbonnais sits along the Interstate-57 corridor in the scenic Kankakee River Valley. Best known as the summer home of the Chicago Bears since 2001 and the Olivet Nazarene University which was established back in 1907. The Village of Bourbonnais boasts beautiful landscapes and natural resources which offer local residents and visitors an array of recreational activities throughout the year. The Village of Bourbonnais welcomes you to explore the wide array of events, attractions, destinations, award-winning education and

history the town has to offer. The Kankakee River State Park which is listed on the Federal Clean Streams Register, is the focus of the park's popularity. Fishing the Kankakee River is great for landing smallmouth bass, channel catfish and northern pike. There also is a great campsite for camping enthusiasts. Another fun activity for the family to take part in is the Diamond Point Park & Splash Pad, consisting of four multi-purpose fields, two baseball fields, playground, picnic areas, sand volleyball and much more. Or take the family and head to the Willowhaven Park & Nature Center— a play centered discovery museum with displays from around North America. There are an array of activities to take part in from over 1 mile of hiking trails, a playground, 9 hole disc golf, wildflower gardens, over 3 acres dog park, and endless ponds which are all open for catch and release year round. As the Chicago metropolitan area continues to build out, predictions forecast that the southland will see population growth as much as 175 percent and employment growth of as much as 225 percent over the next 15 to 20 years.

RIVER OF KANKAKEE RIVER STATE PARK



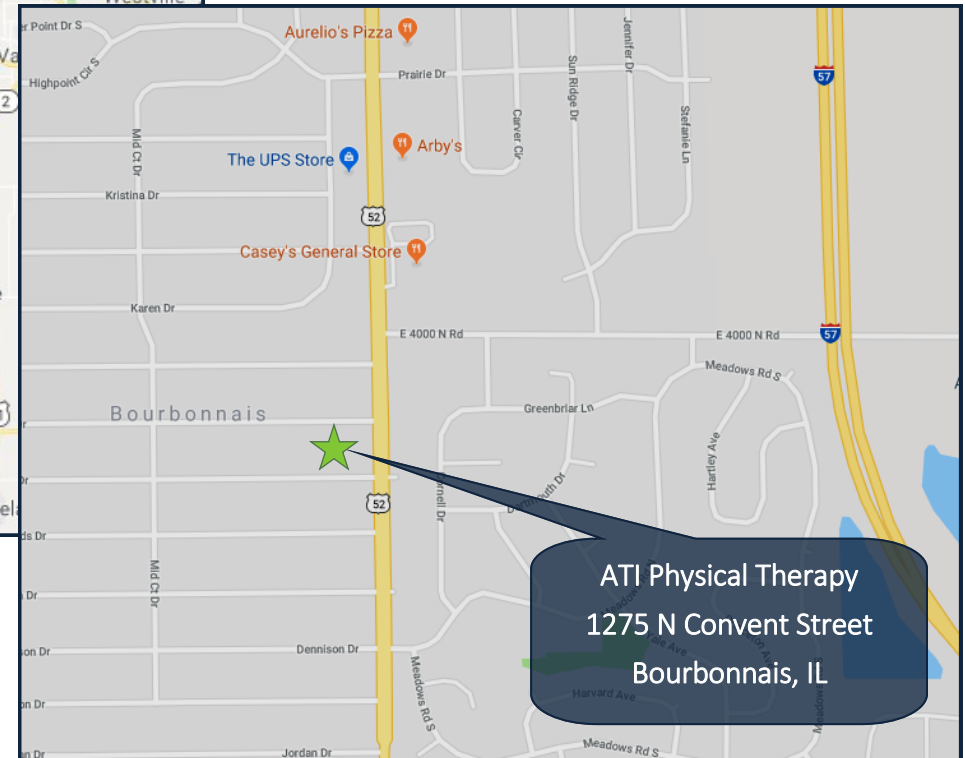
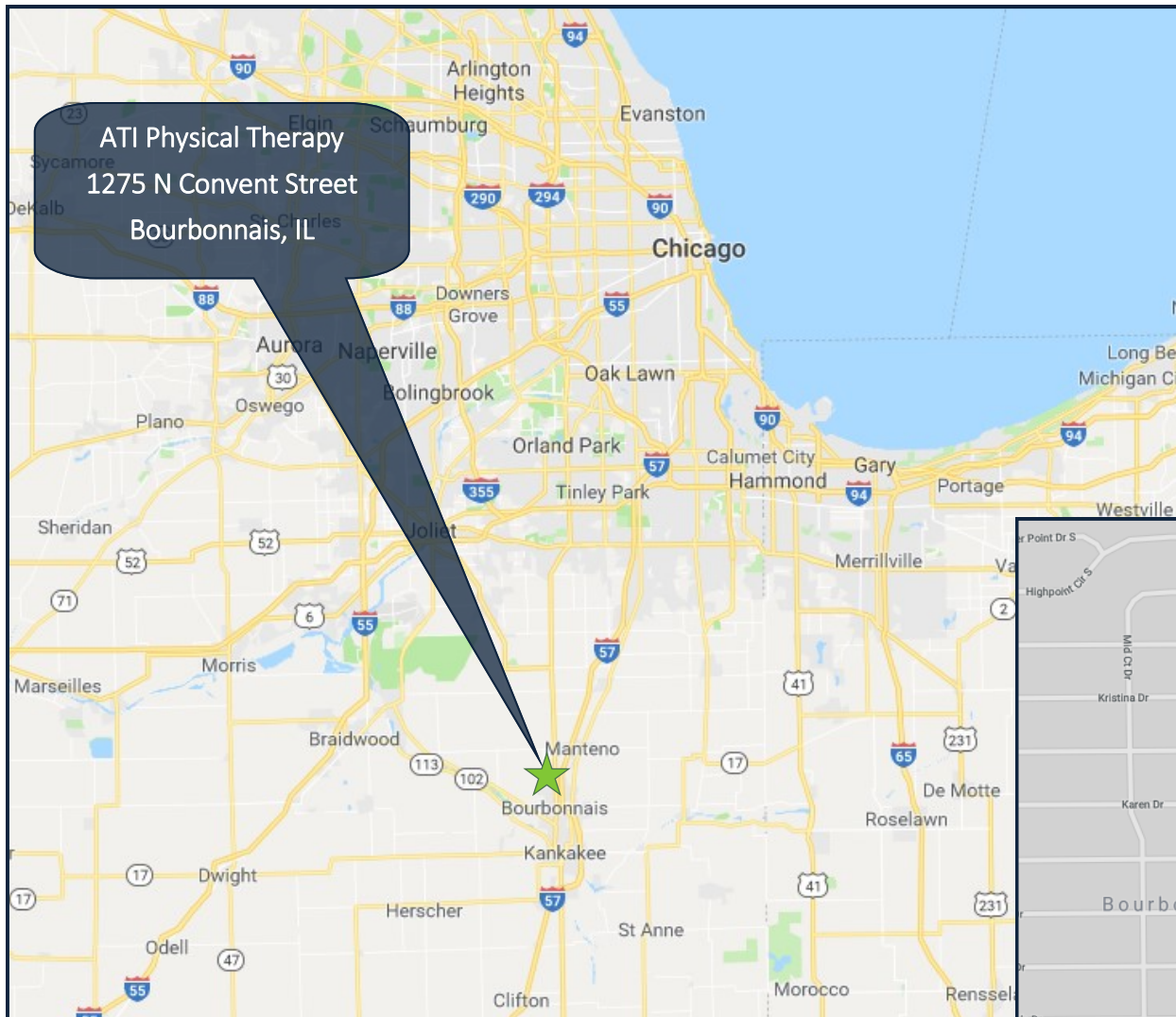
DIAMOND POINT PARK & SPLASH PAD



WILLOWHAVEN PARK & NATURE CENTER



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Upland Real Estate Group, Inc., which was founded in 1995, is a Minneapolis based commercial real estate, brokerage, and investment company, which focuses on passive real investments, 1031 solutions, real estate portfolio diversification, and wealth preservation. Upland offers "big business service" with the attentiveness you expect from a boutique shop.

Our ability to swiftly match buyers with sellers is one of the many reasons Upland Real Estate Group, Inc. is the nation's primary resource for the purchase or sale of net leased, credit investment properties. Many investors and 1031 tax deferred exchange buyers have benefited from the experience and expertise of our team of net leased investment sales specialists.

BENEFITS OF WORKING WITH UPLAND

- Nationally recognized CCIM accredited sales team
- Comprehensive and searchable online database
- Excellent reputations and credibility
- Online Letter of Intent forms
- Access to confidential off-market properties
- Extensive referral network
- Prompt follow-up and attention to detail

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PROVEN SUCCESS RECORD

- Completed in excess of 800 net leased sales transactions totaling over \$2.1 billion
- Combined sales experience of over 60 years
- Specialized in NNN investment market for more than 20 years

Upland's 1031 investment specialists have successfully completed net lease sales transactions with tenants including, but not limited to:

7-Eleven
Advance Auto
Applebee's
Arby's
BJ's Wholesale
Bridgestone/Firestone
Buffalo Wild Wings
Burger King
Camping World
CVS Pharmacy

Dollar General
Family Dollar
Gander Mountain
Goodwill
Jack in the Box
Jiffy Lube
KinderCare Learning Center
Kohl's
McDonald's
National Tire & Battery

O'Reilly Auto Parts
Petco
Sherwin Williams
Starbucks
Taco Bell
Tires Plus
Tractor Supply
Trader Joe's
Valvoline
Walgreens



Front L t R: Amanda Leathers, Keith Sturm, Deb Vannelli, Back L to R: Emily Marsh & Larissa Jackson