



BANK OF AMERICA (Ground Lease)
20263 N Rand Road
Kildeer, Illinois (Chicago MSA)

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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 single tenant net leased Bank of America property located within the Chicago MSA in Kildeer, Illinois. There are over 12 years remaining on the triple net ground lease and four 5-year renewal options. Additionally, there are 10% rental escalations every five years. Bank of America is an investment grade rated company S&P: A-.

The 2,327 square foot property is located at the corner of a signalized intersection along Rand Road (49,409 VPD), which is a primary north-south thoroughfare. The Bank of America is situated in a thriving retail corridor with Whole Foods, Walmart, Home Depot, Target, Menards, Nike Factory, Nordstrom Rack, Apple, Anthropologie and Dick's Sporting Goods. There are over 200,000 people living within five miles of the property with an average household income of \$129,011.

Bank of America is an outparcel of Kildeer Market Place and is adjacent to Kildeer Village Square. Kildeer Market Place and Kildeer Village square were recently constructed, 100% leased and feature Nike, Nordstrom Rack, Sierra Trading, DSW and Art Van Furniture. The property is located in a dominant retail corridor, which also features Deer Park Town Center (Apple, Anthropologie, Crate & Barrel Lululemon, Pottery Barn and Williams-Sonoma). Deer Park Town Center is one of the most successful lifestyle centers in the Chicagoland area.

Bank of America is a multinational banking and financial services corporation headquartered in Charlotte, North Carolina. It is the second largest bank holding company in the U.S. by assets. Bank of America is publicly traded on the New York Stock Exchange using the symbol "BAC". In addition, it is an investment grade rated tenant with a Standard & Poor's rating of "A-".



INVESTMENT HIGHLIGHTS:

Attractive Lease Structure

- Long term lease with over 12 years remaining
- Zero landlord responsibilities
- 10% rental escalations every five years

Strategic Location

- Located within the Chicago MSA
- Positioned at the corner of a signalized intersection along Rand Road (49,409 VPD) which is a primary north-south thoroughfare
- Attractive demographics
- Over 200,000 people living within a five mile radius with average annual household income of \$129,011 per year
- Retailers located in the immediate area include Walmart, Home Depot, Target, Menards, Nike Factory, Nordstrom Rack, Apple, Anthropologie and Dick's Sporting Goods
- Kildeer Market Place and is adjacent to Kildeer Village Square. Kildeer Market Place and Kildeer Village square were recently constructed, 100% leased

Desirable Market

- Chicago is the most populous metropolitan area in the Midwestern United States
- The area is one of the world's largest and most diversified economies, with more than four million employees and generating an annual gross regional product of over \$561 billion.
- The region hosts more than 400 major corporate headquarters, including 31 in the Fortune 500

PROPERTY OVERVIEW:

Price:	\$5,405,172
Cap Rate:	5.80%
Net Operating Income:	\$313,500
Tenant:	Bank of America, N.A.
Credit Rating:	S&P: A-
Lease Expiration:	January 31, 2032
Renewal Options:	Four 5-Year
Rental Escalations:	10% every 5 years (next escalation: 2/1/2022)
Year Built:	2012
Lease Type:	Ground Lease - NNN*
Building Size:	2,327 SF
Land Size:	1.25 AC

**Admin/management fee not to exceed 10%, 5% non-cumulative cap on controllable CAM (exclusive of insurance, utilities and snow removal)*

















**DEMOGRAPHIC
REPORT:**

Population	1-Mile	3-Mile	5-Mile
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Total Population 2,768 73,920 202,586

Total Households 1,071 27,441 76,996

Income	1-Mile	3-Mile	5-Mile
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Average Household Income \$149,551 \$116,933 \$129,011



**MARKET
OVERVIEW:**

Kildeer, Illinois

Kildeer is a village in southwestern Lake County, Illinois, United States, and a North Shore suburb of Chicago. The population was 3,968 at the 2010 census. It has limited development to custom homes on large lots, and has worked to preserve natural features and open space. Daily commuters to Chicago and other workplaces can use the Metra train station in Palatine, Illinois; others use Illinois Highway 53 to reach Interstate 90.



**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:**

Bank of America

Bank of America, through its subsidiaries, provides various banking and financial products and services for individual consumers, small and middle market businesses, institutional investors, corporations, and governments in the United States and internationally.

The company's Consumer & Business Banking segment offers traditional and money market savings accounts, CDs and IRAs, checking accounts, and investment accounts and products, as well as credit and debit cards; and lending related products and services, working capital management, and treasury solutions. This segment provides its products and services through operating 4,600 retail financial centers, 15,900 ATMs, call centers, and online and mobile banking platforms.

The company was founded in 1874 and is based in Charlotte, North Carolina. It is ranked 2nd on the list of largest banks in the United States by assets. Bank of America is the 26th largest company in the United States by total revenue and was ranked #11 on the Forbes Magazine Global 2000 list of largest companies in the world. Bank of America is publicly traded on the New York Stock Exchange using the symbol "BAC". It is an investment grade rated company with a Standard & Poor's rating of "A-".

Website: www.bankofamerica.com
Standard & Poor's Rating: Investment Grade: A-
Stock Symbol: BAC (NYSE)
Number of Locations: 4,600+
Headquarters: Charlotte, North Carolina

Bank of America





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