



2311 Mannheim Rd | Melrose Park, IL 60164

OFFERING MEMORANDUM

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AREA OVERVIEW



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OFFERING MEMORANDUM

INVESTMENT HIGHLIGHTS

- **Strong Demographics** – Property is located in a dense market with 374,000 residents within a 5-mile radius and an average income of \$90,362.
- **Passive Investment** – Property operates on an absolute NNN lease with zero landlord responsibilities.
- **Attractive Increases** – 2% annual increases in the current term and option periods.
- **Industry Leader** – Gerber Collision & Glass is one of the largest collision operators in the country with 600+ Locations. They are a subsidiary of The Boyd Group (BYD.TO), a publicly-traded company on the Toronto Stock Exchange.
- **Potential Upside** – Property has a small unused office suite with street frontage and private access giving a potential investor the ability to immediately increase an already attractive return.





FINANCIAL OVERVIEW



\$1,578,000
LIST PRICE



\$106,548
NOI



6.75%
CAP RATE



±13,308
GLA

BUILDING INFO

Address

2311 Mannheim Rd
Melrose Park, IL 60164

Lot Size (Acres)

±38,325 SF (±0.88 Acres)

Year Built

1961

APN

12-33-108-001, 12-33-108-012,
12-33-108-011

TENANT SUMMARY

Name	Gerber Collision & Glass
Ownership	Fee Simple
Guarantor	Corporate
Lease Type	NNN
Roof and Structure	Tenant Responsibility
Term Remaining	±4 Years 7 Months
Lease Expiration Date	11/30/25
Increases	2% Annually
Options	3-5yr

ANNUALIZED OPERATING DATA

Period	Monthly Rent	Annual Rent	Rent/SF	Cap Rate
1/1/2021 - 12/31/2021	\$8,879.01	\$106,548.13	\$8.01	6.75%
1/1/2022 - 12/31/2022	\$9,056.59	\$108,679.09	\$8.17	6.89%
1/1/2023 - 12/31/2023	\$9,237.72	\$110,852.67	\$8.33	7.02%
1/1/2024 - 12/31/2024	\$9,422.48	\$113,069.73	\$8.50	7.17%
1/1/2025 - 11/30/2035	\$9,610.93	\$115,331.12	\$8.67	7.31%

DEBT QUOTE

Loan quote provided by Matthews™ based on market conditions at this time. Actual rates and terms will vary based on market conditions at closing.

LTV: 65.00%

RATE: 3.850%

AMORTIZATION: 25

JESSE LILLARD

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GERBER COLLISION & GLASS

LEASE ABSTRACT

Tenant	Gerber Collision & Glass
Lease Gaurantor	Corporate (The Boyd Group)
Lease Commencement	10/1/12
Rent Commencement	11/1/12
Lease Expiration	11/30/25
Original Lease Term	13 Years
Lease Term Remaining	4 Years 7 Months
Option Periods	Three (3), Five (5) year options
Current Annual Base Rent	\$106,548.00
Rental Increases	2% Annually
Maintenance	Tenant shall maintain the Premises in good condition and repair and shall make all needed repairs
Roof/Structure Responsibility	Tenant responsibility
Insurance	Tenant responsibility
Real Estate Taxes	Reimbursed by Tenant
Utilities	Tenant responsibility
Right of First Offer	None
Right of First Refusal	None

TENANT OVERVIEW



The Offering

PROPERTY NAME	Gerber Collision & Glass
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Property Address	2311 Mannheim Rd Melrose Park, IL 60164
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SITE DESCRIPTION

Number of Stories	One
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Year Built	1961
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GLA	±13,308 SF
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Lot Size	±38,325 SF (±0.88 Acres)
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Type of Ownership	Fee Simple
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Tenant Overview

Founded in 1937 by Phil Gerber, Gerber Collision & Glass has provided quality auto collision and glass repair service for more than 80 years. What started as a single auto glass and trim shop in Chicago has grown to one of the largest auto collision and glass repair companies in North America.

All Gerber locations have achieved the highest training level recognized in the collision industry, the I-CAR Gold Class Professionals® designation. Gerber uses advanced equipment like its resistance welders, which produce factory-quality welds, and it repairs vehicles safely and quickly, using computerized vehicle measuring systems and the latest technical data services.

DOWNTOWN CHICAGO

± 17 MILES AWAY



INDUSTRIAL
SECTOR



WINSTON PLAZA



W FULLERTON AVE
± 10,000 VPD



VIOLETA CAKE DECORATIONS
& BAKING SUPPLIES



O'HARE KITCHENETTE MOTEL

O'HARE MOTOR CARS

N MANNHEIM RD
± 40,000 VPD

O'HARE INTERNATIONAL AIRPORT

± 17 MILES AWAY

MANHEIM
MIDDLE SCHOOL

Firestone

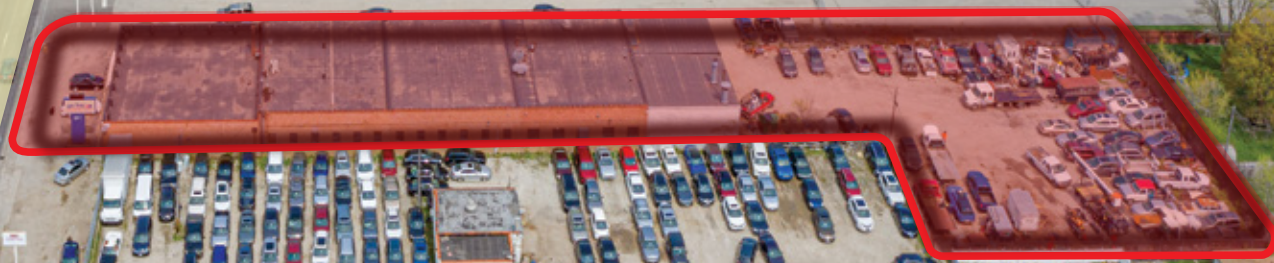


W FULLERTON AVE
± 10,000 VPD

TOUCHLESS CAR WASH

VIOLETA CAKE DECORATIONS
& BAKING SUPPLIES

N MANHEIM RD
± 40,000 VPD



AREA OVERVIEW

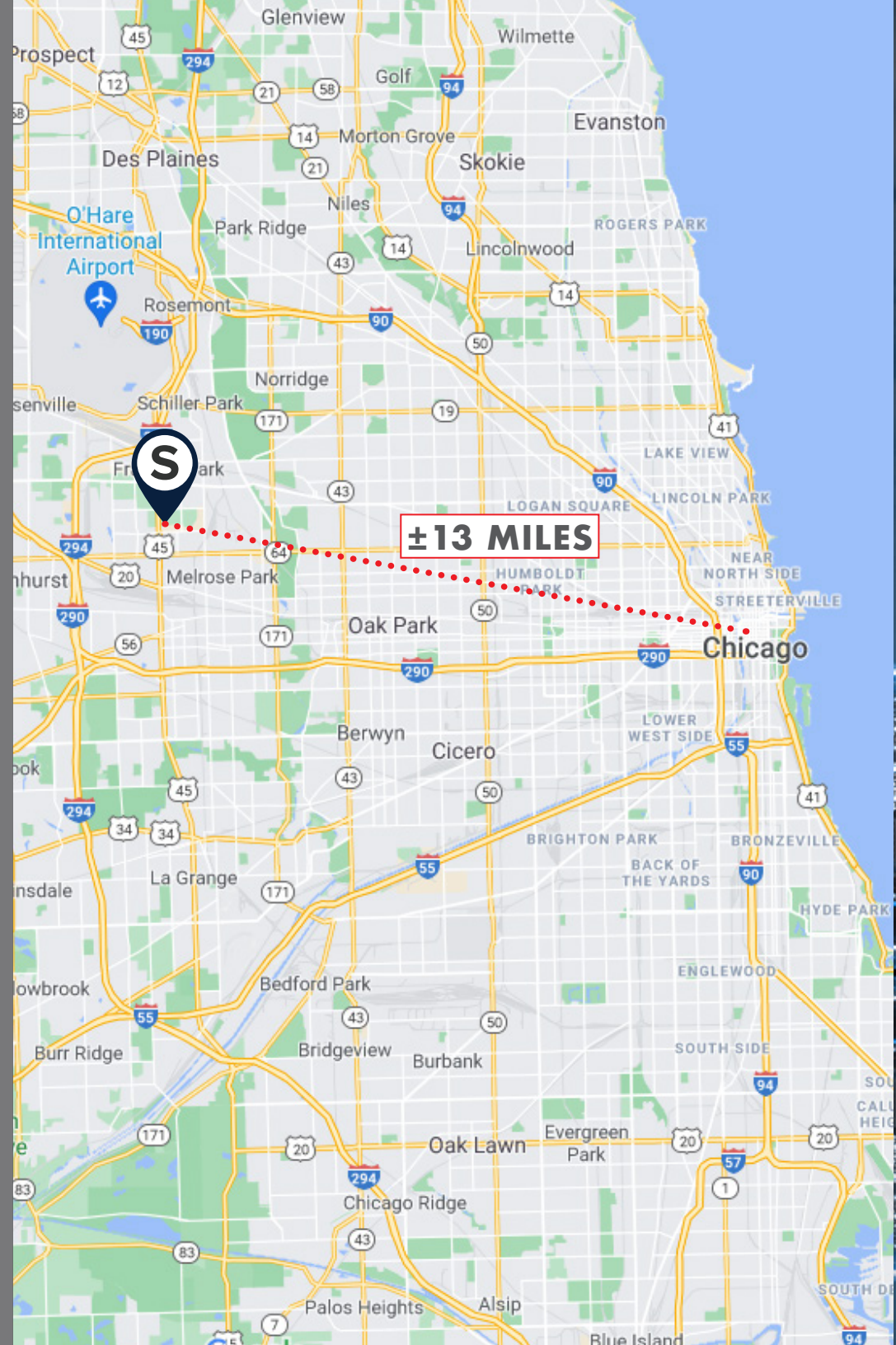
MELROSE PARK, ILLINOIS

Melrose Park is a village in Cook County, Illinois. It is a suburb of Chicago. There is a Metra railroad station in Melrose Park with daily service to Chicago. Melrose Park is home to Gottlieb Memorial Hospital.

Navistar International has a factory and an engine group office in Melrose Park. This building was formerly a Buick plant that made aircraft engines for WWII. Melrose Park Immediate Care is a medical and dental clinic located in downtown Melrose Park.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2025 Projection	17,518	120,840	362,209
2020 Estimate	18,238	125,600	374,663
2010 Census	18,856	128,426	381,768
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2025 Projection	5,680	42,194	138,977
2020 Estimate	5,763	42,644	139,710
2010 Census	5,816	42,465	138,265
INCOME	1-MILE	3-MILE	5-MILE
2020 Avg Household Income	\$88,271	\$84,827	\$106,102



CHICAGO, IL

Situated on the southwestern shore of Lake Michigan, 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.



2,716,450
RESIDENTS



77
COMMUNITY AREAS



100
NEIGHBORHOODS



8
MAJOR LEAGUE SPORTS TEAMS
(2 MLB TEAMS)

ECONOMY

The city is an efficient economic powerhouse, home to more than 400 major corporate headquarters, including 31 in the Fortune 500. Boeing, United Continental Holdings, Inc., Exelon Corporation, R. R. Donnelley & Sons Company, and Archer Daniels Midland are just a few of the Fortune 500 companies based in the area. Motorola Solutions, Inc. intends to move their headquarters from Schaumburg, IL to Chicago in the coming future. McDonald's has become the latest Fortune 500 company to establish its presence in Chicago as it moved its headquarters from Oak Brook, IL to the windy city in early 2018.

As a multicultural city that thrives on the harmony and diversity of its neighborhoods, Chicago embodies the values of America's heartland integrity. It is this level of diversification that has resulted in Chicago being rated as having the most balanced economy in the United States. Additionally, its central location allows Chicago to be at the center of global trade, transit and data networks.

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.

CHICAGO

GDP OF 670.5 BILLION

HUB FOR FINANCE, CULTURE,
COMMERCE, INDUSTRIAL,
EDUCATION, TECHNOLOGY,
TELECOMMUNICATIONS, &
TRANSPORTATION

POPULATION OF 2.7 MILLION

LEGEND



MIXED-USE DEVELOPMENT



ATTRACTION



EDUCATION



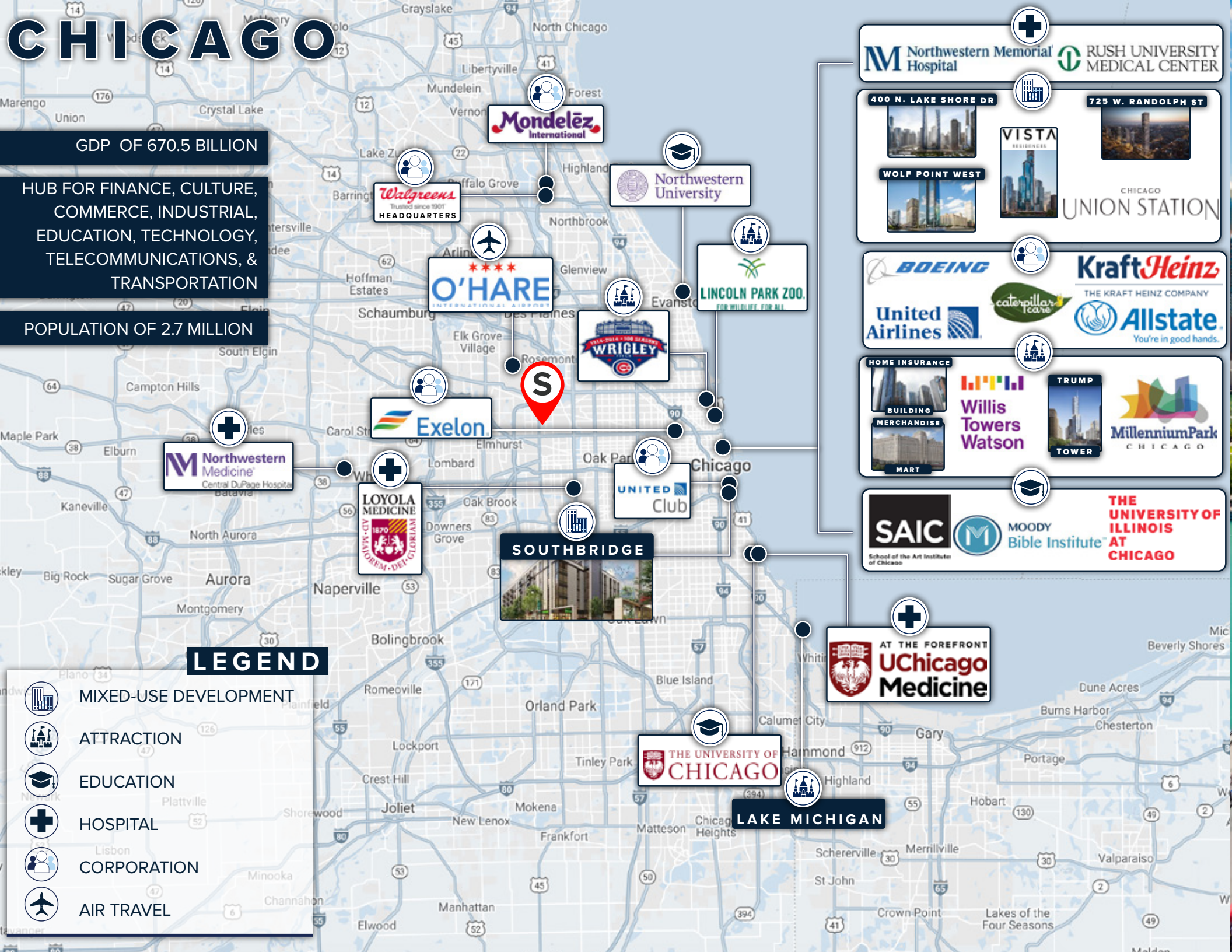
HOSPITAL



CORPORATION



AIR TRAVEL



Northwestern Memorial Hospital

RUSH UNIVERSITY MEDICAL CENTER

400 N. LAKE SHORE DR

VISTA RESIDENCES

WOLF POINT WEST

725 W. RANDOLPH ST

CHICAGO UNION STATION

BOEING

United Airlines

Kraft Heinz
THE KRAFT HEINZ COMPANY

caterpillar
icare

Allstate
You're in good hands.

HOME INSURANCE

BUILDING MERCHANDISE

MART

Willis Towers Watson

TRUMP TOWER

MillenniumPark CHICAGO

SAIC
School of the Art Institute of Chicago

MOODY Bible Institute

THE UNIVERSITY OF ILLINOIS AT CHICAGO

UChicago Medicine

THE UNIVERSITY OF CHICAGO

LAKE MICHIGAN

A CITY IN A GARDEN

The beauty of Chicago lies not only in its magnificent architecture, but also in the city's vast preserved green and open spaces. Chicagoans have over 580 parks and 8,300 acres of green spaces at their disposal. With beaches, ice rinks and bike paths, there's no shortage of outdoor recreation for Chicagoans.

606/BLOOMINGDALE TRAIL

A \$95 million conversion of a former rail line to a 2.7-mile elevated park that extends through four vibrant, Chicago neighborhoods. An expansion will include 32 acres of linear park space along the Chicago River, 10 acres of sports and recreational fields and 17 acres of wetland park.

CHICAGO RIVERWALK

An award-winning \$108 million, 1.25-mile promenade along the south bank of the Chicago River downtown. Future expansion will extend the Riverwalk south an additional 1.8 miles from Lake Street to Ping Tom Memorial Park in Chinatown.

LINCOLN PARK

Lincoln Park, on Chicago's North Side, attracts 20 million visitors annually. They come to see the nation's oldest zoo to explore exotic plants at the grand Victorian glass conservatory, enjoy plays at the outdoor theater, row along the canal, stroll through the North Pond Nature Sanctuary and Butterfly conservatory, picnic on the playing fields, and frolic on North Avenue Beach.

MILLENNIUM PARK

The top tourist destination in Chicago and the Midwest in 2017, Millennium Park offers 25 acres of exuberant architecture, serene gardens, grand pavilions, and dazzling fountains that sculpt light and water, walking paths. The park is home to a constantly rotating schedule of free cultural events for all ages, all year long.

JACKSON PARK

Jackson Park offers more than 500 acres of mature parkland along the lakefront, containing flower gardens, watercourses to wooded isles, sports facilities, stocked fish ponds, 18 miles of walking and biking paths—and it's the future site of the Barack Obama Presidential Center.





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.



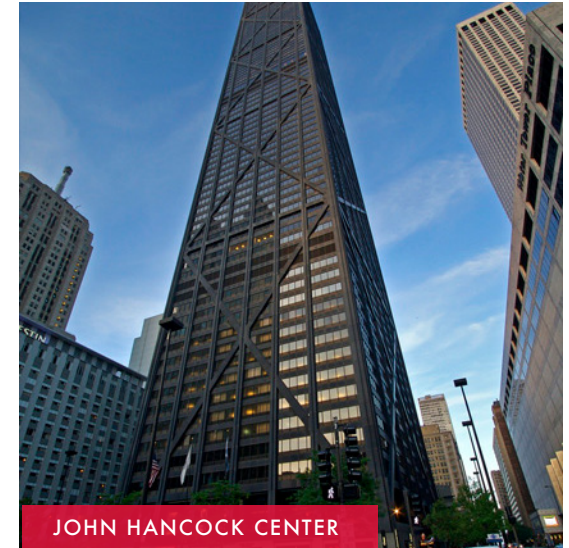
MILLENNIUM PARK

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.



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.



JOHN HANCOCK CENTER

The John Hancock Center is currently the eighth-tallest building in the country. Equipped with a restaurant and lounge on the 95th floor, the Observatory (360 Chicago), and America's highest indoor swimming pool, the John Hancock Center appeals to residents and tourists alike. From the restaurant, diners can take in views of the city.



THE 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 **Gerber Collision & Glass** located at **2311 Mannheim Rd, Melrose Park, IL 60164** (“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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