



NET LEASE INVESTMENT OFFERING



FIRESTONE
2437 RANDALL ROAD
CARPENTERSVILLE, IL 60110 (CHICAGO MSA)



TABLE OF CONTENTS

OFFERING SUMMARY

Executive Summary	1
Investment Highlights	2
Property Overview	3

LOCATION OVERVIEW

Photographs	4
Location Aerial	5
Site Plan	6
Location Map	7

MARKET OVERVIEW

Demographics	8
Market Overviews	9

TENANT SUMMARY

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



EXECUTIVE SUMMARY

The Boulder Group is pleased to exclusively market for sale a single tenant net leased Firestone property located within the Chicago MSA in Carpentersville, Illinois. The property was a built-to-suit in 2009, where Firestone has been successfully operating for approximately 12 years. There are 6.5% rental escalations in each of the four 5-year renewal options.

The 7,653 square foot building is positioned along North Randall Road (34,000 VPD) between two dominant retail corridors. Tenants in the immediate area include Menards, Woodman's, Chase Bank, Walgreens, 7-Eleven, McDonald's, DaVita Dialysis, and Goodwill. The Algonquin commons is found several minutes north occupied by tenants such as Walmart Supercenter, Bath & Body Works, JCPenney, Five Below, T.J. Maxx, Target, and many more. Additionally, the property is near Harry D Jacobs High School (2,191 students) which drives continual traffic to the trade corridor. There are 138,870 people living within five miles of the property earning an average household income of \$113,304. The property is three miles north of the Jane Addams Memorial Tollway (Interstate 90) (80,400 VPD).

There are approximately 3 years remaining on the Firestone lease which expires October 31, 2024. Firestone is an American tire company founded by Harvey Firestone in 1900. Bridgestone is an investment grade rated tenant (S&P: A). BSRO is headquartered in Nashville, TN, and operates the largest network of company-owned automotive service providers in the world. There are nearly 2,200 tire and vehicle service centers across the United States (Firestone Complete Auto Care, Tires Plus and Wheelworks).



INVESTMENT HIGHLIGHTS

- Located within the Chicago MSA
- Property was a built to suit in 2009 for Firestone
- 6.5% rental escalation in each renewal option
- Well located in a dominant retail corridor along a primary north-south thoroughfare (34,000 VPD)
- Tenants in the immediate area include Menards, Woodman's, Chase Bank, Walgreens, 7-Eleven, McDonald's, DaVita Dialysis, and Goodwill
- Algonquin commons is found several minutes north with tenants such as Walmart Supercenter, Bath & Body Works, JCPenney, Five Below, T.J. Maxx, Target, and many more
- 138,870 people living within five miles of the property
- High income area with an average household income of \$113,304 within five miles while the average for Chicago is \$58,247 according to the Census Bureau
- Three miles north of the Jane Addams Memorial Tollway (Interstate 90) (80,400 VPD)
- Bridgestone Retail Operations operates the largest network of company-owned automotive service providers in the world with nearly 2,200 tire and vehicle service centers across the United States



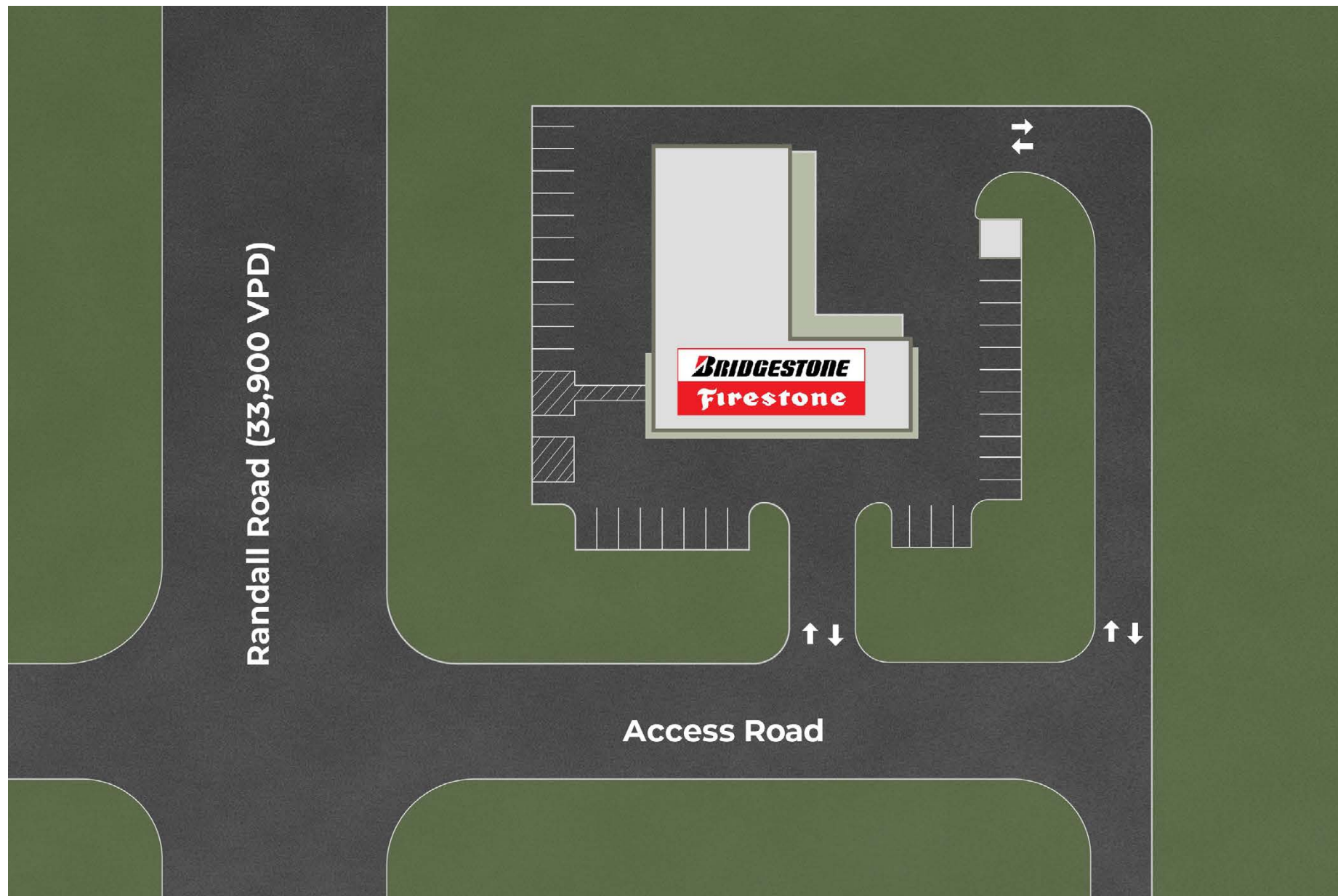
PROPERTY OVERVIEW

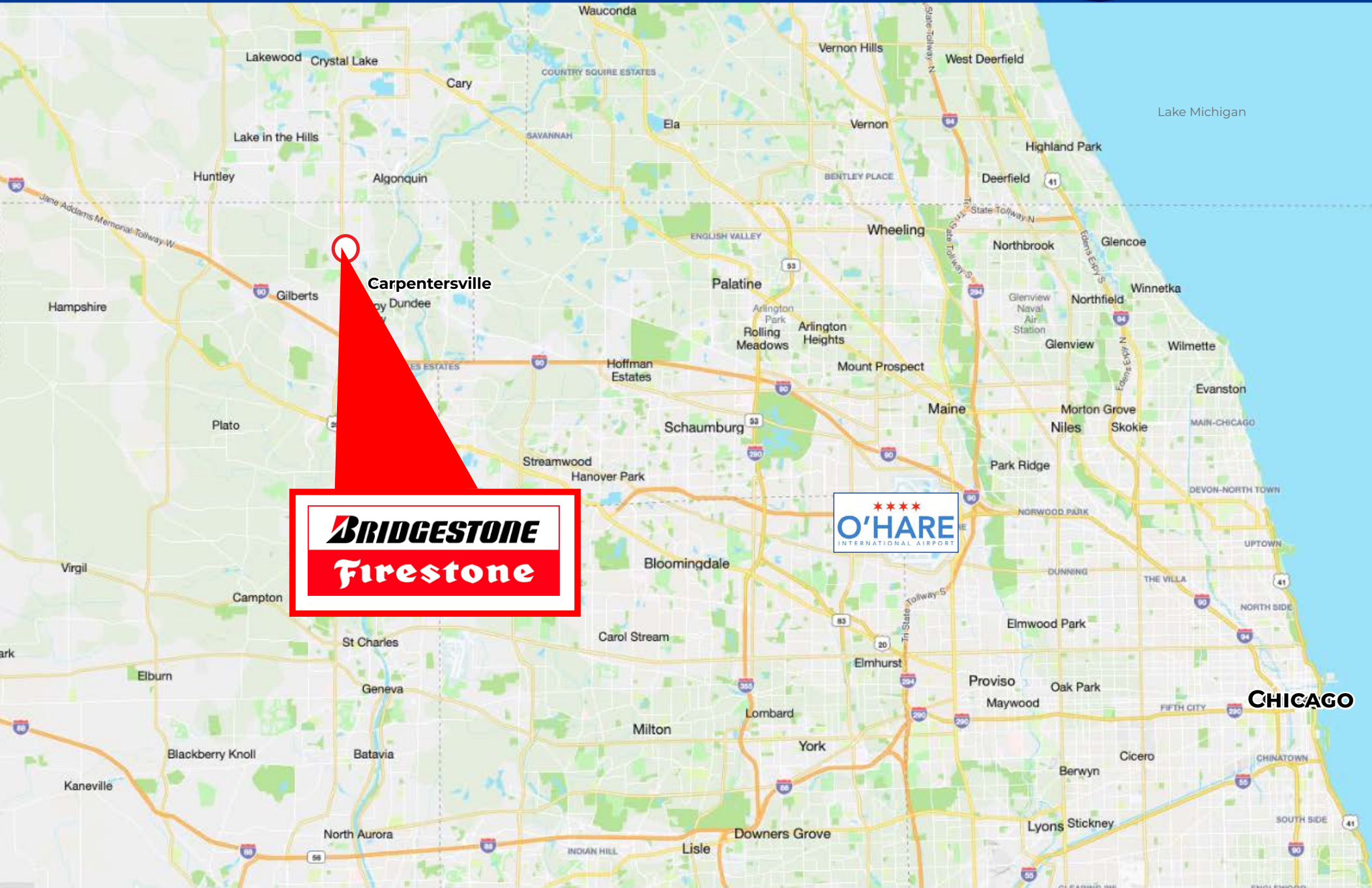
Price:	\$4,069,747
Cap Rate:	7.10%
Net Operating Income:	\$288,952
Rental Escalations:	6.5% each option period
Renewal Options:	Four 5-Year
Lease Expiration Date:	10/31/2024
Tenant:	Bridgestone Retail Operations LLC
Lease Type:	NN (Roof, Structure & Parking Lot Replacement)
Year Built:	2009
Building Size:	7,653 SF
Land Size:	1.10 AC











DEMOGRAPHICS

POPULATION

	1-Mile	3-Mile	5-Mile
Total Population:	8,486	37,201	138,870
Total Households:	2,706	12,432	45,825

INCOME

	1-Mile	3-Mile	5-Mile
Median Household Income:	\$114,362	\$114,496	\$91,078
Average Household Income:	\$136,279	\$143,509	\$113,304



VILLAGE OF CARPENTERSVILLE, ILLINOIS

Carpentersville was founded in 1887 by Charles and John Carpenter, the town has grown from the industrial riverfront community with major expansions occurring in the 1960s moving east and 2000s moving west. Carpentersville, IL (population: 34,662) encompasses 9 square miles. It is located in Chicago's far northwest suburbs only minutes from the Golden Corridor I-90 Jane Addams Tollway with 3 full access interchanges at Route 25, Route 31 and Randall Road.

Carpentersville is 40 miles from Chicago and 25 miles from O'Hare International Airport; conveniently situated between Chicago and Rockford.



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.

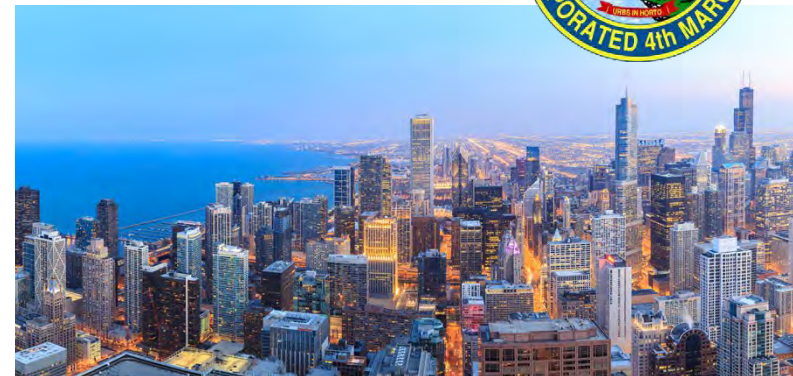
The Chicago metropolitan area is home to the corporate headquarters of 57 Fortune 1000 companies, including Boeing, McDonald's, Motorola, Discover Financial Services and United Airlines. Chicago is a major hub for industry, telecommunications and infrastructure and O'Hare International Airport is the 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





FIRESTONE

Firestone Tire and Rubber Company is an American tire company founded by Harvey Firestone in 1900 to supply pneumatic tires for wagons, buggies, and other forms of wheeled transportation common in the era. In 1988, the company was sold to the Japanese Bridgestone Corporation.

In 2004, created Firestone Complete Fleet Care was created to cater to the needs of vehicle fleet owners. Offering more maintenance bays than any other fleet service provider in the world, Firestone Complete Fleet Care provides purchasing programs featuring competitive prices, centralized invoices and nationwide warranties at nearly 5,000 service locations across the country.

In 2005, the retail operation introduced a new name, Firestone Complete Auto Care, and new layout for its retail stores to enhance the entire customer experience. Today, Bridgestone Retail Operations is headquartered in Nashville, Tenn., and operates the largest network of company-owned automotive service providers in the world — nearly 2,200 tire and vehicle service centers across the United States — including Firestone Complete Auto Care, Tires Plus, and Wheelworks.

Website:	www.firestone.com
Type:	Subsidiary
Founded:	1900
Number of Employees:	40,000
Headquarters:	Nashville, Tennessee

Firestone

BRIDGESTONE

Bridgestone Corporation is a multinational auto and truck parts manufacturer founded in 1931 by Shojiro Ishibashi in the city of Kurume, Fukuoka, Japan. The name Bridgestone comes from a calque translation and transposition of ishibashi, meaning “stone bridge” in Japanese.

Bridgestone Corporation is engaged in developing, manufacturing and marketing tires and diversified products. The Company operates through two segments: Tires and Diversified Products. The Company’s Tires segment offers tires for passenger cars, trucks, buses, motorcycles, construction and mining vehicles, aircraft, and motorcycles, as well as tubes, wheels and related accessories. The Tires segment also includes the retreading business, and automotive maintenance services. The Company’s Diversified Products segment offers various categories of products, including chemical products, industrial products, automotive components, construction materials, electronic equipment, sporting goods and bicycles. Many of these products are made from rubber or rubber-derived materials. The Company has over 170 manufacturing plants in approximately 30 countries around the world. It sells products in over 150 countries across the world. As of 2017, the company is the largest manufacturer of tires in the world, followed by Michelin (France), Goodyear (United States), Continental (Germany) and Pirelli (Italy).

In 1988, Bridgestone purchased the Firestone Tire and Rubber Company of Akron, Ohio. Placing considerable financial and personnel resources into rebuilding Firestone after the purchase, Bridgestone achieved surplus annual profits for the year 1992 with BFE (Bridgestone Firestone Europe) and again in 1993 with BFS (Bridgestone Firestone USA). The Firestone Tire and Rubber Company and Bridgestone Tire Company Ltd. USA were amalgamated in 1990 and became “Bridgestone Firestone North American Holdings Ltd”. The North American subsidiary of Bridgestone Corporation is now named Bridgestone Americas, Inc. The tire division is Bridgestone Americas Tire Operations, LLC. Bridgestone Americas opened a \$100 million technical center in Akron in 2012.

Website:	www.bridgestone.com
Type:	Public Company
Founded:	1900
Number of Employees:	143,616
Market Cap:	\$14.7 billion
Credit Rating (S&P):	A
Headquarters:	Kyobashi, Tokyo, Japan



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

JIMMY GOODMAN
Partner
847-562-8500
jimmy@bouldergroup.com

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

www.bouldergroup.com