



ILLINOIS STATE CAPITOL

ILLINOIS COALITION
AGAINST DOMESTIC VIOLENCE
806 S COLLEGE ST.

ILLINOIS
Department of
Veterans' Affairs
833 S SPRING ST.

ihfs ILLINOIS DEPARTMENT OF
Healthcare and
Family Services
110 W LAWRENCE AVE.

IDHS
Illinois Department of Human Services
822 S COLLEGE ST.

Illinois Council on
Developmental
Disabilities
830 S SPRING ST.

ILLINOIS
Department of
Veterans' Affairs
835 S SPRING ST.

ILLINOIS
Department of
Veterans' Affairs
1011 S 2ND ST.

NET LEASE INVESTMENT OFFERING



STATE OF ILLINOIS PORTFOLIO (7 BUILDINGS)
SPRINGFIELD, IL (AVAILABLE AS A PORTFOLIO OR INDIVIDUALLY)

THE
Boulder
GROUP

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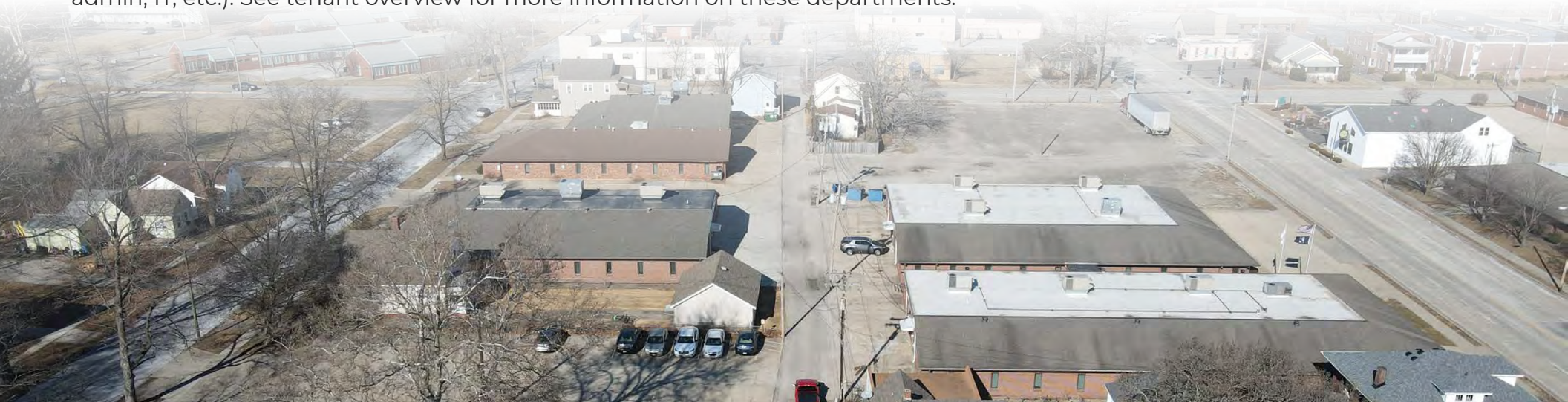


EXECUTIVE SUMMARY

The Boulder Group is pleased to exclusively market a unique opportunity to acquire a portfolio of seven properties where six are leased to the State of Illinois serving various departments and one is leased to the Illinois Coalition Against Domestic Violence (ICADV). There is an average of 3.4 years remaining on the in-place leases with renewal options available. The State of Illinois executed multiple lease extensions at these locations over their tenancy which demonstrates commitment. The State also expressed their interest to extend leases. The State of Illinois received a credit upgrade in June 2021 to Baa2 from Baa3 by Moody's Investors Service. All HVAC units have been replaced in the last 3-5 years and all roofs have been replaced in the last 5-7 years.

The 63,799 square foot portfolio of buildings is strategically positioned three blocks south of the Illinois State Capitol Building. The portfolio is surrounded by a number of state-tenanted buildings such as CyberDrive Illinois, the Illinois State Museum, Archives, and Library, the office of the Attorney General, the Illinois Governor's Mansion, the State Treasurer's office, and more. There are 121,186 people living within five miles of the property earning an average annual household income of \$70,904. The portfolio is afforded a higher security of tenancy due to the fact it is located in the Capital Complex Area in close proximity to the Illinois State Capital and its main departments.

The portfolio is tenanted by the following State of Illinois departments: The Coalition Against Domestic Violence, The Department of Health and Human Services, The Council on Developmental Disabilities, The Department of Veterans' Affairs, and The Department of Healthcare and Family Services. Each of these spaces (except the VA buildings) are used to house the backroom activities (storage, admin, IT, etc.). See tenant overview for more information on these departments.



INVESTMENT HIGHLIGHTS

- The State of Illinois received a credit upgrade in June 2021 to Baa2 from Baa3 by Moody's Investors Service
- The properties are three blocks south of the Illinois State Capitol Building
- Surrounded by a number of state-tenanted buildings
- Multiple lease extensions executed at these locations with expressed interest from the State to extend their tenancy
- 121,186 people living within five miles of the property earning an average annual household income of \$70,904
- Majority of the roof-top HVAC units have been replaced in the last 3-5 years
- New roof on 1011 S 2nd St with 833-835 S Spring St scheduled for 2022 and all other roofs replaced within the last 5-7 years



PORTFOLIO SUMMARY


Use:	Address:	Base Rent	NOI	Rent Escalation	Lease Commencement:	Lease Expiration:	Renewal Options:	Year Built:	Building Size: (SF)	Lot Size: (AC)	Parking Spaces:
The Illinois Coalition Against Domestic Violence	806 South College Street, Springfield, IL 62704	\$57,938	\$18,670	NA	6/1/14	5/31/24	Two 5-year	1993	5,150	0.28	16
Illinois Department of Human Services	822 South College Street, Springfield, IL 62709	\$93,205	\$70,535	9/1/24	9/1/19	8/31/24	One 5-year	1990	8,307	0.44	10
Illinois Council on Developmental Disabilities	830 South Spring Street, Springfield, IL 62704	\$145,317	\$118,082	8/1/22	8/1/21	7/31/26	One 5-year	1988	9,630	0.42	23
Illinois Department of Veterans Affairs	833-835 South Spring Street, Springfield, IL 62794	\$324,977	\$280,340	1/1/23	1/1/22	12/31/26	None	1989	20,782	1.27	54
Illinois Department of Healthcare & Family Services	110 West Lawrence Avenue, Springfield, IL 62704	\$109,318	\$81,970	NA	11/1/17	10/31/22	None	1992	11,020	0.66	39
Illinois Department of Veterans Affairs	1011 South 2nd Street, Springfield, IL 62704	\$93,555	\$60,016	2/1/24	2/1/22	1/31/27	One 5-year	1992	8,910	0.45	23
TOTAL		\$824,309	\$629,613						63,799	3.52	


PROPERTY OVERVIEW

PORTFOLIO PRICING:		INDIVIDUAL PRICING					
Price:	\$7,870,163	\$233,375	\$881,688	\$1,513,872	\$3,594,103	\$1,024,625	\$769,436
Cap Rate:	8.00%	8.00%	8.00%	7.80%	7.80%	8.00%	7.80%
NOI:	\$629,613	\$18,670	\$70,535	\$118,082	\$280,340	\$81,970	\$60,016
Address:	806 College Street	822 S College Street	830 S Spring Street	833-835 S Spring Street	110 W Lawrence Avenue	1011 S 2nd Street	



PROPERTY OVERVIEW

Address:	806 South College Street, Springfield, IL 62704
Use:	 The Illinois Coalition Against Domestic Violence
Base Rent:	\$57,938
NOI ¹ :	\$18,670
Rental Escalations:	None
Lease Commencement Date:	6/1/2014
Lease Expiration Date:	5/31/2024 ¹
Renewal Options:	Two 5-year
Year Built:	1993
Building Size:	5,150 SF
Land Size:	0.28 AC
Parking Spaces:	16
Tenant Since:	2014

Address:	822 South College Street, Springfield, IL 62709
Use:	 Illinois Department of Human Services
Base Rent:	\$93,205
NOI ² :	\$70,535
Rental Escalations:	9/1/2024: \$95,115 9/1/2026: \$97,026
Lease Commencement Date:	9/1/2019
Lease Expiration Date:	8/31/2024 ¹
Renewal Options:	One 5-year
Year Built:	1990
Building Size:	8,307 SF
Land Size:	0.44 AC
Parking Spaces:	10
Tenant Since:	2009


- 1) Tenant can terminate the lease in any year where there is a 25% reduction in funding from the U.S. Department of Health & Human Services or the Illinois Department of Human Services.
- 2) Landlord responsible for general management of the property. See page 8 for more.

- 1) Termination for Convenience: Tenant can terminate the lease at any time with 90 days written notice.
- 2) Landlord responsible for general management of the property. See page 8 for more.

PROPERTY OVERVIEW


Address:	830 South Spring Street, Springfield, IL 62704
Use:	 Illinois Council on Developmental Disabilities
Base Rent:	\$145,317
NOI ² :	\$118,082
Rental Escalations:	8/1/2022: \$148,206 8/1/2024: \$151,181 8/1/2026: \$154,177 8/1/2028: \$157,258 8/1/2030: \$158,895
Lease Commencement Date:	8/1/2021
Lease Expiration Date:	7/31/2026 ¹
Renewal Options:	One 5-year
Year Built:	1988
Building Size:	9,630 SF
Land Size:	0.42 AC
Parking Spaces:	23
Tenant Since:	2009


- 1) Termination for Convenience: Tenant can terminate the lease at any time with 90 days written notice.
2) Landlord responsible for general management of the property. See page 8 for more.

Address:	833-835 South Spring Street, Springfield, IL
Use:	 Illinois Department of Veterans' Affairs
Base Rent:	\$324,977
NOI ² :	\$280,340
Rental Escalations:	1/1/2023: \$333,117 1/1/2025: \$339,379
Lease Commencement Date:	1/1/2022
Lease Expiration Date:	12/31/2026 ¹
Renewal Options:	None Remaining
Year Built:	1989
Building Size:	20,782 SF
Land Size:	1.27 AC
Parking Spaces:	54
Tenant Since:	2009

- 1) Termination for Convenience: Tenant can terminate the lease at any time with 90 days written notice.
2) Landlord responsible for general management of the property. See page 8 for more.
3) New roof being installed in 2022.

PROPERTY OVERVIEW

Address:	110 West Lawrence Avenue, Springfield, IL 62704
Use:	 Illinois Department of Healthcare and Family Services Illinois Department of Healthcare & Family Services
Base Rent:	\$109,318
NOI ³ :	\$81,970
Rental Escalations:	None
Lease Commencement Date:	11/1/2017
Lease Expiration Date:	10/31/2022 ¹
Renewal Options:	None Remaining
Year Built:	1992
Building Size:	11,020 SF ²
Land Size:	0.66 AC
Parking Spaces:	39
Tenant Since:	2009

Address:	1011 South 2nd Street, Springfield, IL 62704
Use:	 Illinois Department of Veterans' Affairs Illinois Department of Veterans' Affairs
Base Rent:	\$93,555
NOI ² :	\$60,016
Rental Escalations:	2/1/2024: \$95,426 2/1/2026: \$97,297 2/1/2028: \$99,257 2/1/2030: 101,218
Lease Commencement Date:	2/1/2022
Lease Expiration Date:	1/31/2027 ¹
Renewal Options:	One 5-year
Year Built:	1992
Building Size:	8,910 SF
Land Size:	0.45 AC
Parking Spaces:	23
Tenant Since:	2/1/2022 – Previously occupied by the Springfield Chamber of Commerce

- 1) Termination for Convenience: Tenant can terminate the lease at any time with 90 days written notice.
2) Expansion Option: Tenant can seek up to an additional 2,000 SF located at 806 South College Street during initial or renewal term.
3) Landlord responsible for general management of the property. See page 8 for more.

- 1) Termination for Convenience: Tenant can terminate the lease at any time with 90 days written notice.
2) Landlord responsible for general management of the property. See page 8 for more.
3) New roof installed Q4 2021.

LANDLORD RESPONSIBILITY

Maintenance:

Landlord must install and maintain commercial grade fixtures for heating, cooling, water, electricity, and plumbing. Replacement and repair of light fixtures including bulbs and ballasts. Maintenance of lawn and shrubs. All general maintenance and repairs not caused by Lessee's negligence.

Common Areas:

Maintenance of and service to all Common Area Facilities. which shall include cleaning, HVAC, electrical current and illumination, repairs, replacement, and trash disposal.

HVAC:

Installation and maintenance of an adequate ventilating system to maintain air exchange levels in conformance with all applicable codes.

Parking Lot:

General maintenance of parking lot and snow/ice removal.

Miscellaneous:

Integrated Pest Management Services In lieu of Extermination Services to ensure Premises are pest and rodent free. Service and maintenance of fire extinguishers. Operation, maintenance and monitoring of life safety systems including fire alarms.



PRO-FORMA

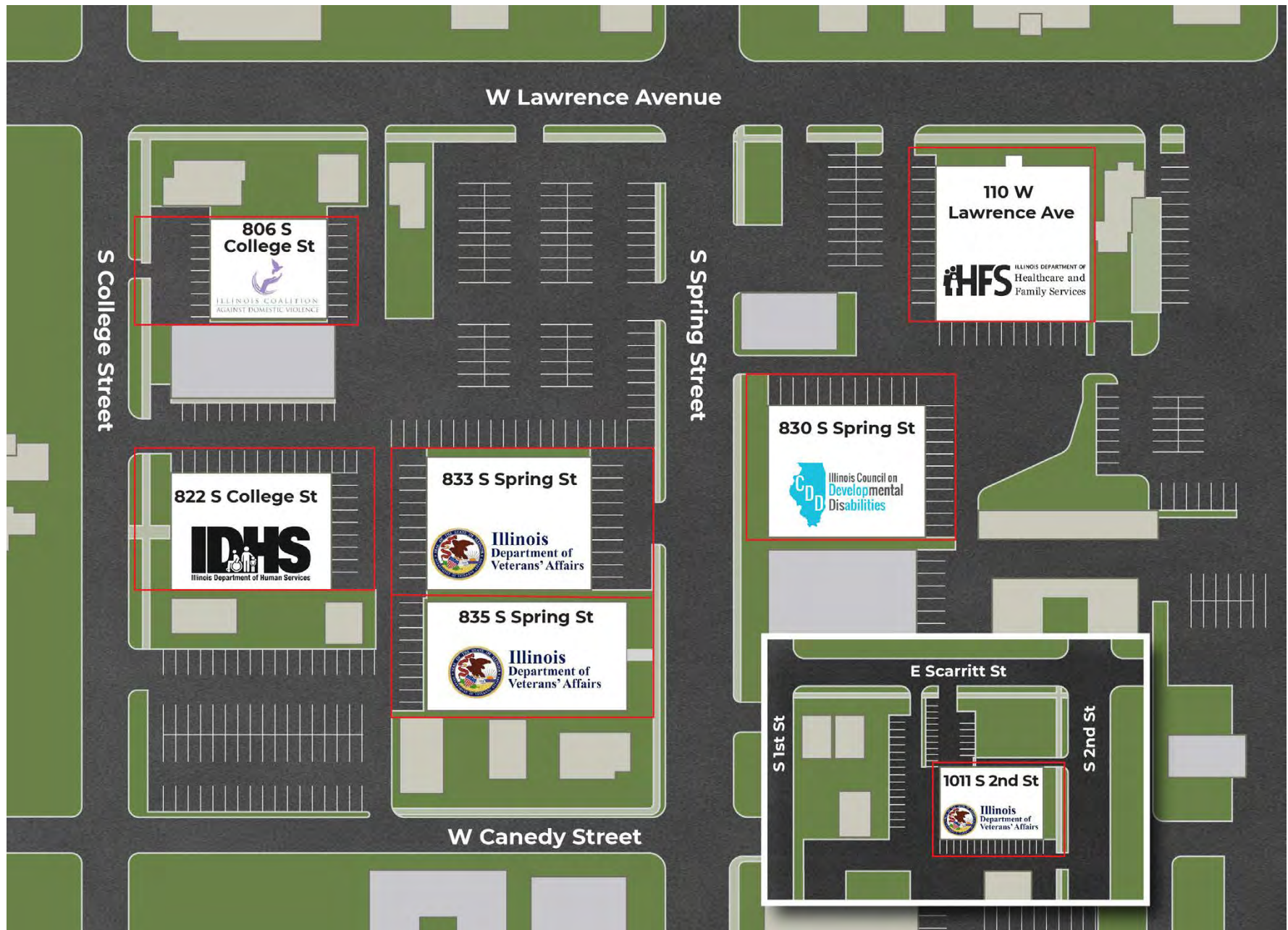
Net Operating Income (Rental Income Annualized based on Current Lease Rates)

YTD Through 12/31/2021

	110 W. Lawrence	806 S. College	822 S. College	830 S. Spring	1011 S. 2nd St.	833-835 S Spring	General & Administrative	Total
Rental Income	109,318.40	57,937.50	93,204.54	145,316.70	93,555.00	324,977.04	N/A	824,309.18
<u>Operating Expenses:</u>								
Snow Removal ¹⁾	270.83	270.83	270.83	270.83	270.83	270.83	-	1,625.00
Insurance	-	-	-	-	-	-	21,337.00	21,337.00
Supplies	-	-	-	-	-	-	2,756.47	2,756.47
Handyman	160.00	12,782.00	280.00	120.00	700.00	120.00	-	14,162.00
Payroll	-	-	-	-	-	-	28,250.00	28,250.00
Landscaping	-	-	-	-	891.00	-	2,435.00	3,326.00
Miscellaneous	-	-	-	-	-	-	-	0.00
Accounting and Tax	-	-	-	-	-	-	15,000.00	15,000.00
RE Taxes	11,903.60	6,527.32	8,885.80	13,088.30	11,610.70	22,181.72	-	74,197.44
Alarm	516.00	364.00	905.54	564.00	516.00	1,103.26	-	3,968.80
Gas	-	179.27	-	-	2,901.30	-	-	3,080.57
HVAC	2,000.00	5,000.00	2,000.00	2,000.00	2,000.00	743.45	-	13,743.45
Repairs & Maintenance	724.70	1,301.20	50.00	1,028.00	1,500.00	56.00	-	4,659.90
Exterminator	1,805.00	400.00	195.00	195.00	61.00	225.00	-	2,881.00
Water	-	1,249.06	-	-	3,120.21	-	-	4,369.27
Trash Removal	-	1,225.51	113.84	-	-	-	-	1,339.35
Total Operating Expenses	17,380.13	29,299.19	12,701.01	17,266.13	23,571.04	24,700.26	69,778.47	194,696.25
Net Operating Income	91,938.27	28,638.31	80,503.53	128,050.57	69,983.96	300,276.78	(69,778.47)	629,612.93

1) Snow plowing of \$1,625 is allocated equally among the 7 properties.







STATE OF ILLINOIS PORTFOLIO

DEMOGRAPHICS

POPULATION

	1-Mile	3-Mile	5-Mile
Total Population:	13,583	82,386	121,186
Total Households:	6,611	37,507	53,975

INCOME

	1-Mile	3-Mile	5-Mile
Median Household Income:	\$41,036	\$43,967	\$51,617
Average Household Income:	\$59,914	\$62,426	\$70,904

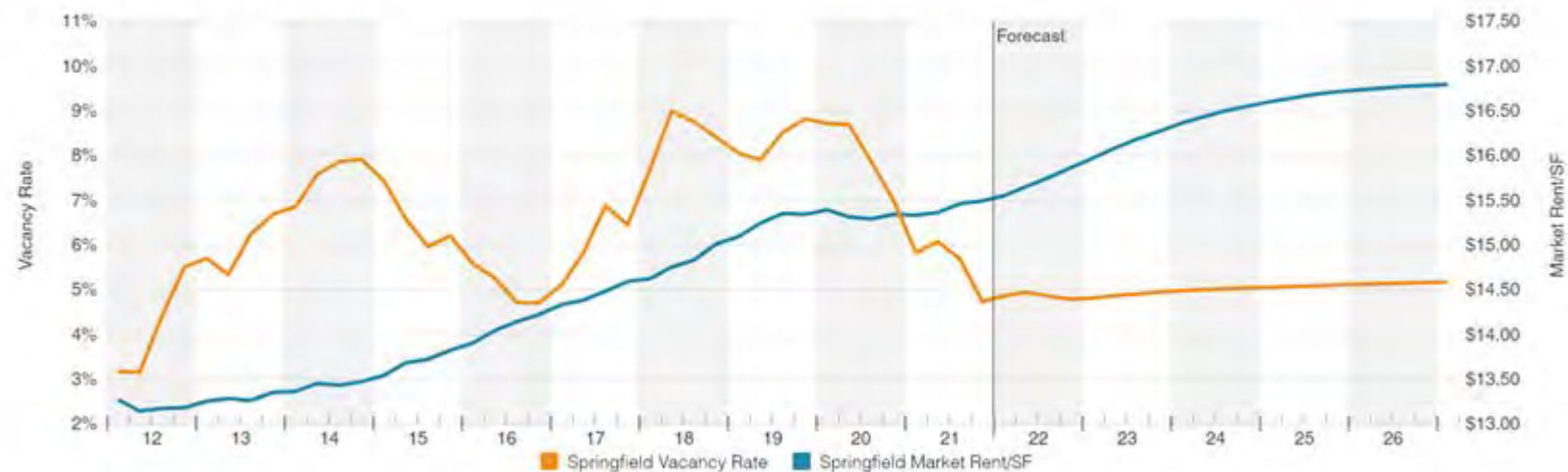


OFFICE MARKET OVERVIEW

Office rents in the Springfield Market were rising at a 1.1% annual rate during the first quarter of 2022 and have posted an average annual gain of 1.3% over the past three years. While 380,000 SF has delivered over the past three years (a cumulative inventory expansion of 3.5%), nothing is currently underway. Vacancies in the metro were somewhat below the 10-year average as of 2022Q1 and trended down over the past four quarters.

Nonfarm payrolls in the metro were recently increasing at solid clip of 2.5%, or a gain of about 2,600 jobs. That's a welcome performance, especially given that employment posted a decrease of 5.3% year-over-year at one point during the past twelve months.

VACANCY & MARKET RENT PER SF



CITY OF SPRINGFIELD, ILLINOIS

Springfield is the capital of the U.S. state of Illinois and the county seat and largest city of Sangamon County. The city's population was 116,250 at the 2010 U.S. Census, which makes it the state's sixth most-populous city, the second largest outside of the Chicago metropolitan area (after Rockford), and the largest in central Illinois. As of 2019, the city's population was estimated to have decreased to 114,230, with just over 211,700 residents living in the Springfield Metropolitan Statistical Area, which includes Sangamon County and the adjacent Menard County.

Present-day Springfield was settled by European Americans in the late 1810s, around the time Illinois became a state. The most famous historic resident was Abraham Lincoln, who lived in Springfield from 1837 until 1861, when he went to the White House as President of the United States. Major tourist attractions include multiple sites connected with Lincoln including the Abraham Lincoln Presidential Library and Museum, Lincoln Home National Historic Site, Lincoln-Herndon Law Offices State Historic Site, and the Lincoln Tomb at Oak Ridge Cemetery.

The city lies in a valley and plain near the Sangamon River. Lake Springfield, a large artificial lake owned by the City Water, Light & Power company (CWLP), supplies the city with recreation and drinking water. Weather is fairly typical for middle latitude locations, with four distinct seasons, including, hot summers and cold winters. Spring and summer weather is like that of most midwestern cities; severe thunderstorms may occur. Tornadoes hit the Springfield area in 1957 and 2006.

The city has a mayor-council form of government and governs the Capital Township. The government of the state of Illinois is based in Springfield. State government institutions include the Illinois General Assembly, the Illinois Supreme Court and the Office of the Governor of Illinois. There are three public and three private high schools in Springfield. Public schools in Springfield are operated by District No. 186. Springfield's economy is dominated by government jobs, plus the related lobbyists and firms that deal with the state and county governments and justice system, and health care and medicine.



THE ILLINOIS COALITION AGAINST DOMESTIC VIOLENCE

The Illinois Coalition Against Domestic Violence (ICADV) is a non-profit organization of member organizations throughout Illinois that provide services for persons experiencing domestic violence. ICADV also works with health providers, community groups, religious groups, criminal justice agencies, and federal and state offices to supply services, support, and justice. Today, the coalition continues to operate via a network of shelters, counseling programs, and community agencies. ICADV is governed by a board of directors, and membership includes over fifty organizations. The central administrative office in Springfield, Illinois oversees the services provided by its local member agencies.



ILLINOIS DEPARTMENT OF HUMAN SERVICES

Illinois created IDHS in 1997, to provide the state's residents with streamlined access to integrated services, especially those who are striving to move from welfare to work and economic independence, and others who face multiple challenges to self-sufficiency. The Department of Human Services is one of Illinois' largest agencies, with more than 13,000 employees.



ILLINOIS COUNCIL ON DEVELOPMENTAL DISABILITIES

The Illinois Council on Developmental Disabilities (ICDD) was created under a federal mandate in 1974 as an amendment to the Developmental Disabilities Assistance and Bill of Rights Act (DD Act) and is administered by the federal Administration of Developmental Disabilities. ICDD works to promote the independence, productivity, integration, and inclusion of those with disabilities into the community, ensuring that those individuals with developmental disabilities have the same opportunities as others in the community. Moreover, the purpose of ICDD is to ensure that people with developmental disabilities participate and be included in everyday life and be able to choose the services and supports that best fit their needs. To accomplish this, ICDD makes investments in people and organizations that serve people with disabilities throughout the State of Illinois.



ILLINOIS DEPARTMENT OF VETERANS' AFFAIRS

The Illinois Department of Veterans' Affairs (IDVA) is the department of the Illinois state government that assists veterans and their families in navigating the system of federal state and local resources and benefits, provides long-term health care for eligible veterans, and helps veterans address education, mental health, housing, employment, and other challenges. IDVA is an Illinois executive agency, funded and administered under the auspices of the Governor, and operates independently of US Department of Veterans' Affairs (USDVA). While the USDVA provides the bulk of healthcare and financial benefits for the nation's veterans, IDVA provides critical augmenting programs and services for Illinois veterans. Additionally, IDVA's Veteran Services Officers are experts in both federal and state benefits and resources; they assist veterans in navigating and applying for USDVA and IDVA programs and benefits. IDVA is not a part of the US Department of Veterans Affairs (USDVA, or simply "the VA"). VA medical centers (Jesse Brown, Hines, etc.) and USDVA benefits (disability compensation, etc.) are administered and funded by the federal government. The IDVA team consists of more than 1,200 staff, many of whom are veterans.



Illinois
Department of
Veterans' Affairs

ILLINOIS DEPARTMENT OF HEALTHCARE & FAMILY SERVICES

The Illinois Department of Healthcare and Family Services (HFS), formerly the Department of Public Aid, is the code department of the Illinois state government that is responsible for providing healthcare coverage for adults and children who qualify for Medicaid, and for providing child support services to help ensure that Illinois children receive financial support from both parents. The department is organized into two major divisions, Medical Programs and Child Support Services. The Office of Inspector General is maintained within the agency, but functions as a separate, independent entity reporting directly to the governor's office.



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.

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