

NET LEASE INVESTMENT OFFERING



VISTA
MEDICAL
CENTER
WEST
310 hospital bed
system
Undergoing \$30.2
million renovation



GREEN BAY ROAD (29,900 VPD)

MAACO (Chicago MSA)
133 S Green Bay Road
Waukegan, Illinois 60085

THE
Boulder
GROUP

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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 Maaco property located within the Chicago MSA in Waukegan, Illinois. The property is strategically located along a heavily trafficked primary north-south thoroughfare (29,900 VPD) and is near numerous other car related retail operations. This site has had a long and successful operating history at this location for over 25 years.

The 6,327 square foot building is located near other large retailers including Walmart Supercenter, CVS, Chase, Home Depot and many other commercial users. The property is also adjacent to Vista Medical Center West, a large 310 bed hospital system. Vista Medical Center West will also be undergoing a \$30.2 million renovation to modernize and expand the hospital by 2019. Additionally, the Maaco property is near Washington Elementary School, Thomas Jefferson Middle School and Waukegan High School (4,476 Students) which drives additional traffic near the property. There are 112,463 people living within three miles of the property.

The new 20-year sale lease-back will be absolute triple net and have zero landlord responsibilities. There will be 10% rental escalations every 5 years and two 5-year renewal options. MAACO Collision Repair & Auto Painting is an American franchisor of auto painting and collision repair shops and has serviced more than 20 million cars. Its services include cosmetic car repairs, insurance claims/DRP, and fleet and industrial services. Maaco is the largest collision repair brand in North American with over 500 franchised locations.

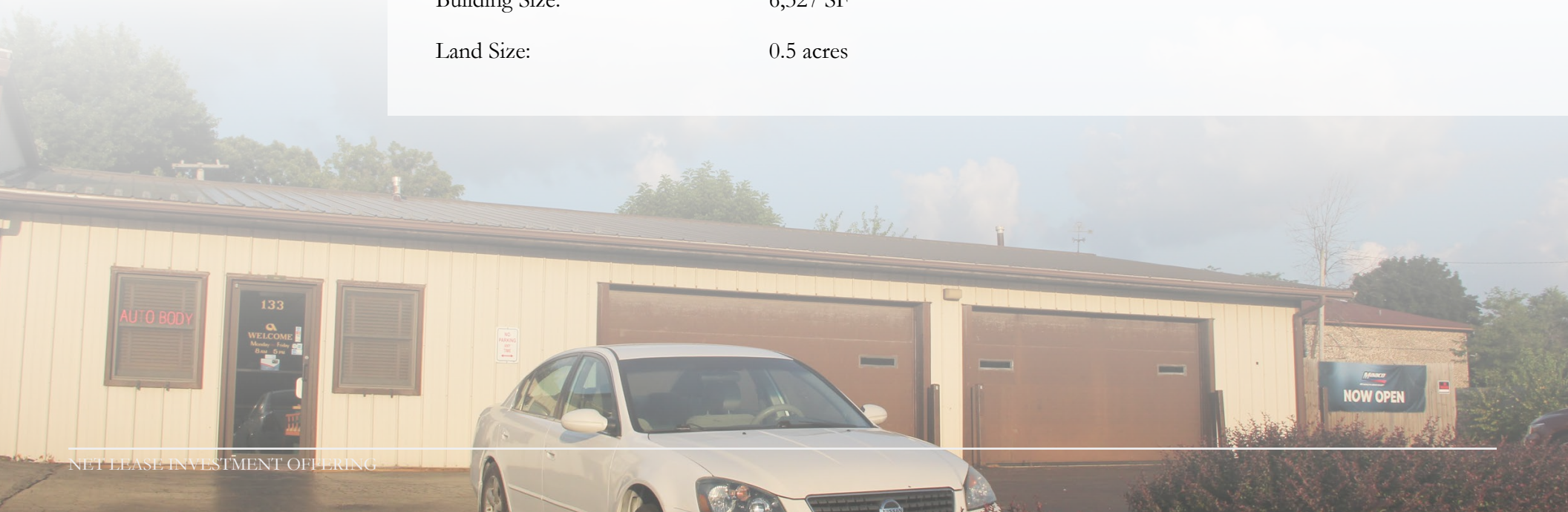


**INVESTMENT
HIGHLIGHTS:**

- Located within the Chicago MSA
- 112,463 people living within three miles of the property
- New 20 year sale leaseback
- Service based tenant protected from e-commerce
- Absolute NNN with zero landlord responsibilities
- 10% rental escalations every 5 years
- Strategically located along a heavily trafficked primary north-south thoroughfare (29,900 VPD)
- Near other retailers including Walmart Supercenter, CVS, Chase, Home Depot and many restaurants and auto related businesses
- Adjacent to Vista Medical Center West (310 Beds system and undergoing \$30.2 million renovation)
- Near Washington Elementary School, Thomas Jefferson Middle School and Waukegan High School (4,476 Students)

**PROPERTY
OVERVIEW:**

Price:	\$1,028,571
Cap Rate:	7.00%
Net Operating Income:	\$72,000
Renewal Options:	Two 5-Year
Rental Escalations:	10% every 5 years
Lease Term:	20 Years
Rent Commencement:	Close of Escrow
Guarantor:	RGC Maaco IL 07 LLC
Lease Type:	Absolute NNN
Building Size:	6,327 SF
Land Size:	0.5 acres



RENT SCHEDULE:

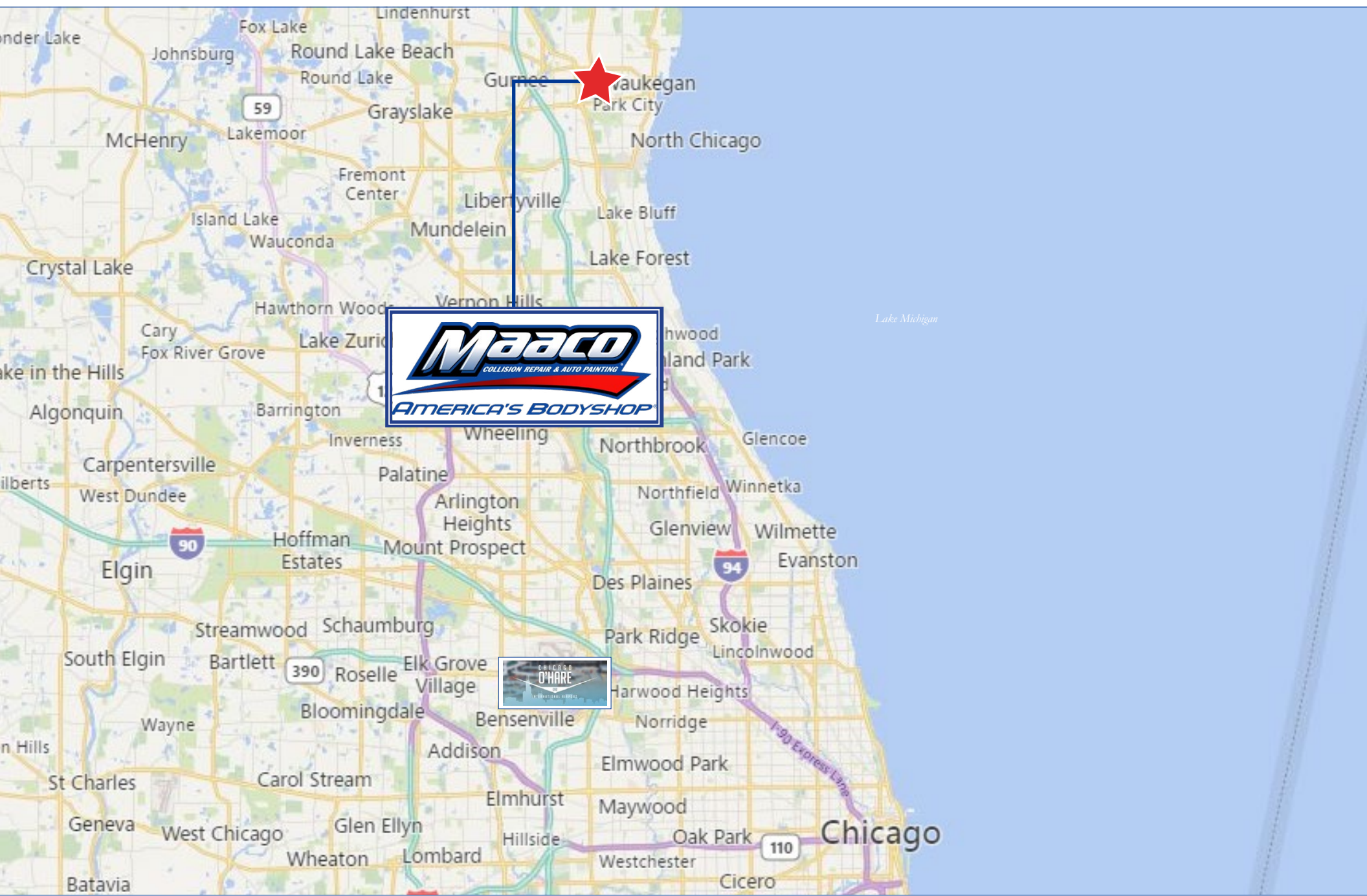
Tenant	Square Feet	Term	Rent PSF	Yearly Rent	Monthly Rent	Cap Rate
Maaco	6,327 SF	Year 1 - Year 5	\$11.38	\$72,000	\$6,000	7.00%
		Year 6 - Year 10	\$12.52	\$79,200	\$6,600	7.70%
		Year 11 - Year 15	\$13.77	\$87,120	\$7,260	8.47%
		Year 16 - Year 20	\$15.15	\$95,832	\$7,986	9.32%
Total	6,327 SF			Average Cap Rate Over Term		8.12%











DEMOGRAPHIC REPORT:

Population	1-Mile	3-Mile	5-Mile
Total Population	16,987	112,463	170,529
Total Households	5,336	35,975	53,286

Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$59,645	\$63,804	\$79,684



**MARKET
OVERVIEW:**

Waukegan, Illinois

Waukegan is the largest city in and the county seat of Lake County, Illinois, United States. It is part of the Chicago metropolitan area, located approximately 45 miles north of Downtown Chicago. As of the 2013 census estimate, Waukegan had a population of 88,826, which makes it the ninth-largest city in Illinois by population. Waukegan is a blue-collar town that formerly served as an important industrial hub within the Chicagoland area.



**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 their 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.

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:

MAACO

MAACO Collision Repair & Auto Painting is an American franchisor of auto painting and collision repair shops based in Charlotte, North Carolina. It was founded in 1972 by Anthony A. Martino and Daniel I. Rhode and has serviced more than 20 million cars. Maaco operates and franchises auto painting and collision repair shops in the United States and Canada. Its services include cosmetic car repairs, insurance claims/DRP, and fleet and industrial services. The company also operates an E-Store that sells keepsakes, gear, and car care products online.



Driven Brands

Driven Brands, headquartered in Charlotte, NC, is the parent company of North America's leading automotive aftermarket brands across four distinct verticals: Repair & Maintenance, housing Meineke Car Care Centers and Merlin 200,000 Mile Shops; Paint & Collision, housing Maaco, CARSTAR North America and Drive N Style; Distribution, housing 1-800-Radiator & A/C; and Quick Lube, housing Pro Oil Change, Econo Lube N' Tune, Driven Florida Lubes and Take 5 Oil Change. Driven Brands has more than 2,300 centers across North America, and combined, all businesses generate more than \$2.1 billion in system sales.

	McDonalds	Wendy's	Jack in the Box	Sonic	Burger King	Qdoba	Maaco
(\$ in ,000)	Unit Level Economics						
Average Unit Volume	\$2,624	\$1,559	\$1,447	\$1,283	\$1,348	\$1,203	\$1,141
EBITDA	\$381	\$195	\$223	\$180	\$116	\$309	\$192
Margin (%)	15%	13%	15%	14%	9%	26%	15%
Cash Investment Cost	\$1,067	\$842	\$2,194	\$1,717	\$2,280	\$1,453	\$313
Cash-on-Cash Return*	36%	23%	10%	10%	5%	21%	61%

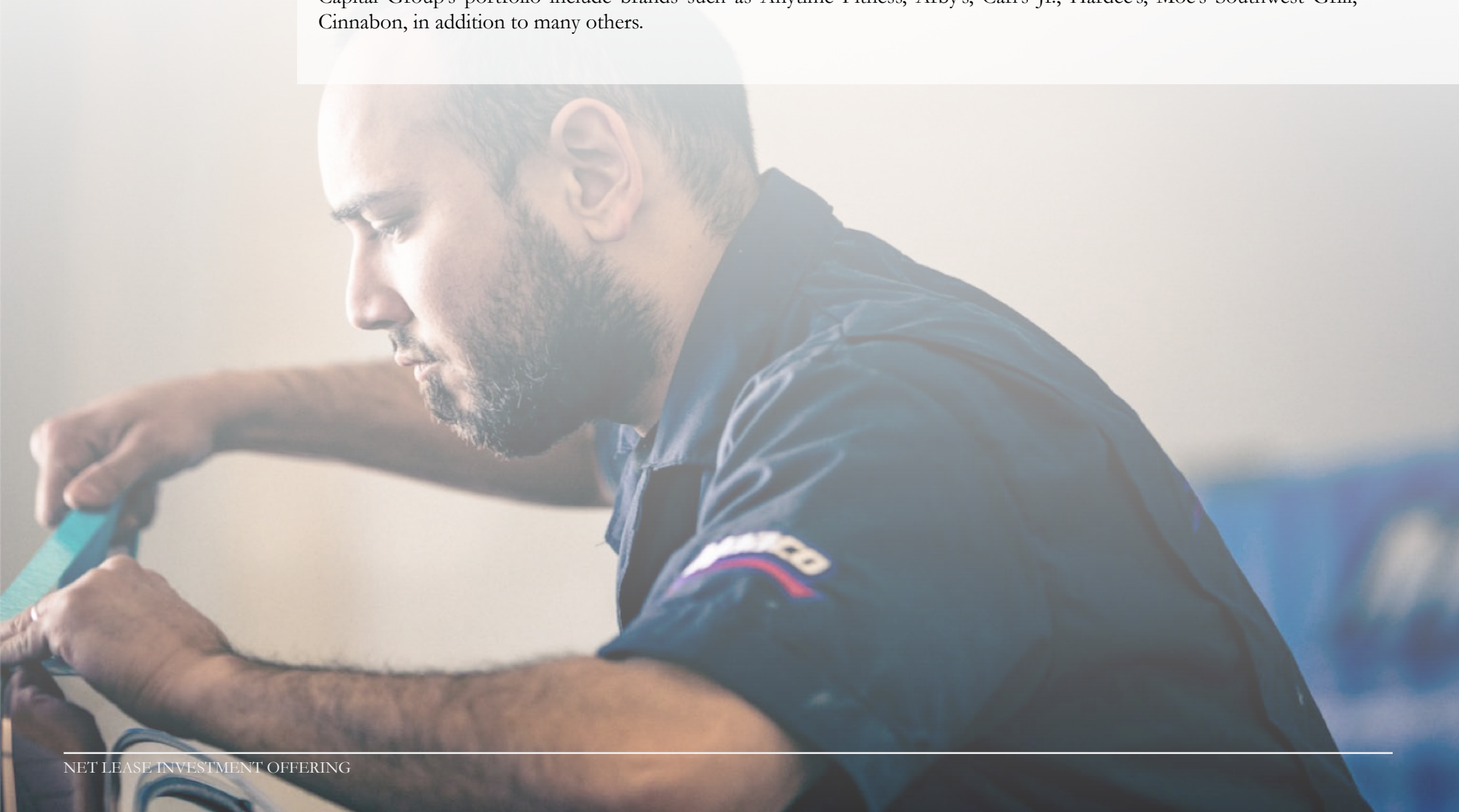
*This information is based upon actual, historical financial information provided by Maaco franchisees and disclosed in MAACO's Franchise Disclosure Document ("FDD"). Individual results may vary. Historical financial performance does not guarantee future results. For further information about franchisee financial performance, see Item 19 of the FDD. Average Unit Volume based on 395 Centers who reported at least 50 weeks of gross sales for the 52-week period beginning 12/27/15 and ending 12/24/16. Figures from McDonald's, Wendy's, Jack in the Box, Sonic, Burger King, and Qdoba come from each franchisor's 2017 FDD. \$191,694 represents the average income of the 219 reporting Maaco centers. The cash-on-cash return is calculated by dividing EBITDA by cash investment cost.



**TENANT
OVERVIEW:**

Roark Capital Group

Roark Capital Group is an Atlanta-based private equity firm, acquired Driven Brands in April 2015. Since its inception Roark Capital Group has acquired 42 franchise/multi-unit brands, which have generated \$17 billion in annual system revenues from 20,000 locations in 50 states and 72 countries. In addition to Driven Brands, other investments in Roark Capital Group's portfolio include brands such as Anytime Fitness, Arby's, Carl's Jr., Hardee's, Moe's Southwest Grill, Cinnabon, in addition to many others.



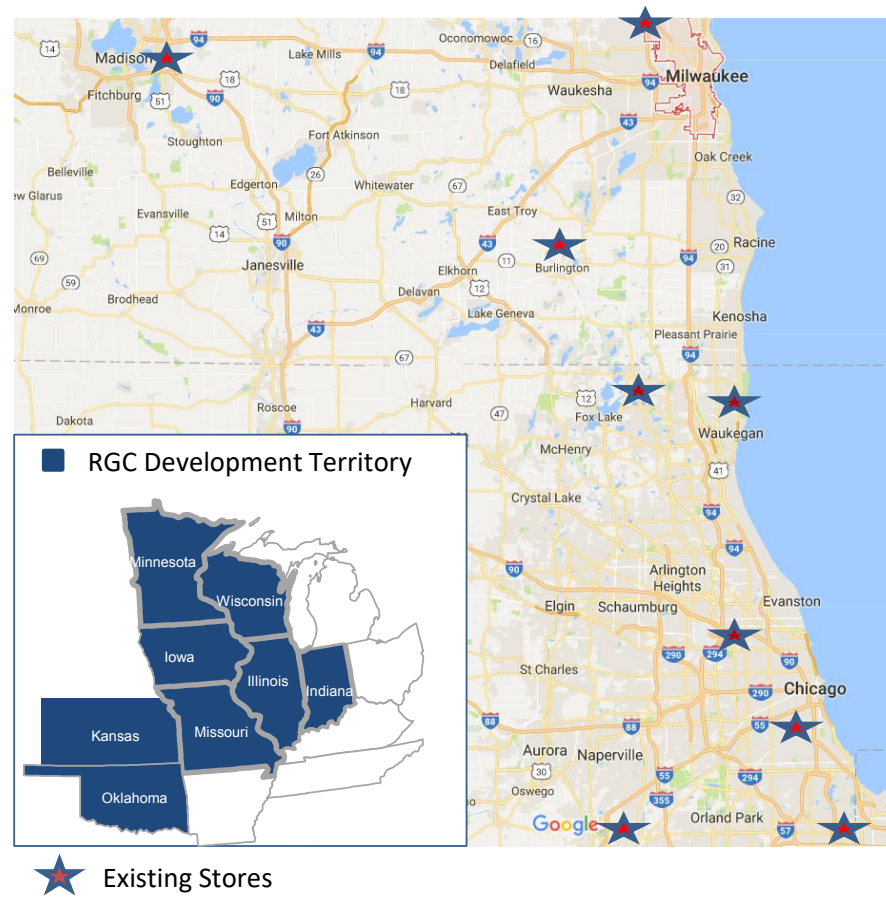
TENANT OVERVIEW:

RGC Automotive Group

RGC Automotive Group is a Chicago based Private Equity backed company focused on control investments in multi-unit auto body businesses and real estate. RGC owns and operates 8 Maaco branded auto body locations across Illinois and Wisconsin and holds the right to an 8 state Development Agreement territory including Minnesota, Wisconsin, Illinois, Iowa, Indiana, Missouri, Kansas, and Oklahoma. RGC is the 5th largest franchisee in the 500+ store Maaco system and the largest franchisee in the Midwest. RGC Automotive Group began acquiring Maaco branded and non Maaco branded mom and pop auto body locations in 2017.



*Largest Operators of Maaco Branded Body Shops in the Midwest
Visit us at www.rgcautomotivegroup.com*





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