



JEWEL-OSCO (Albertsons | Chicago MSA)
13460 S Illinois Route 59
Plainfield, Illinois 60585

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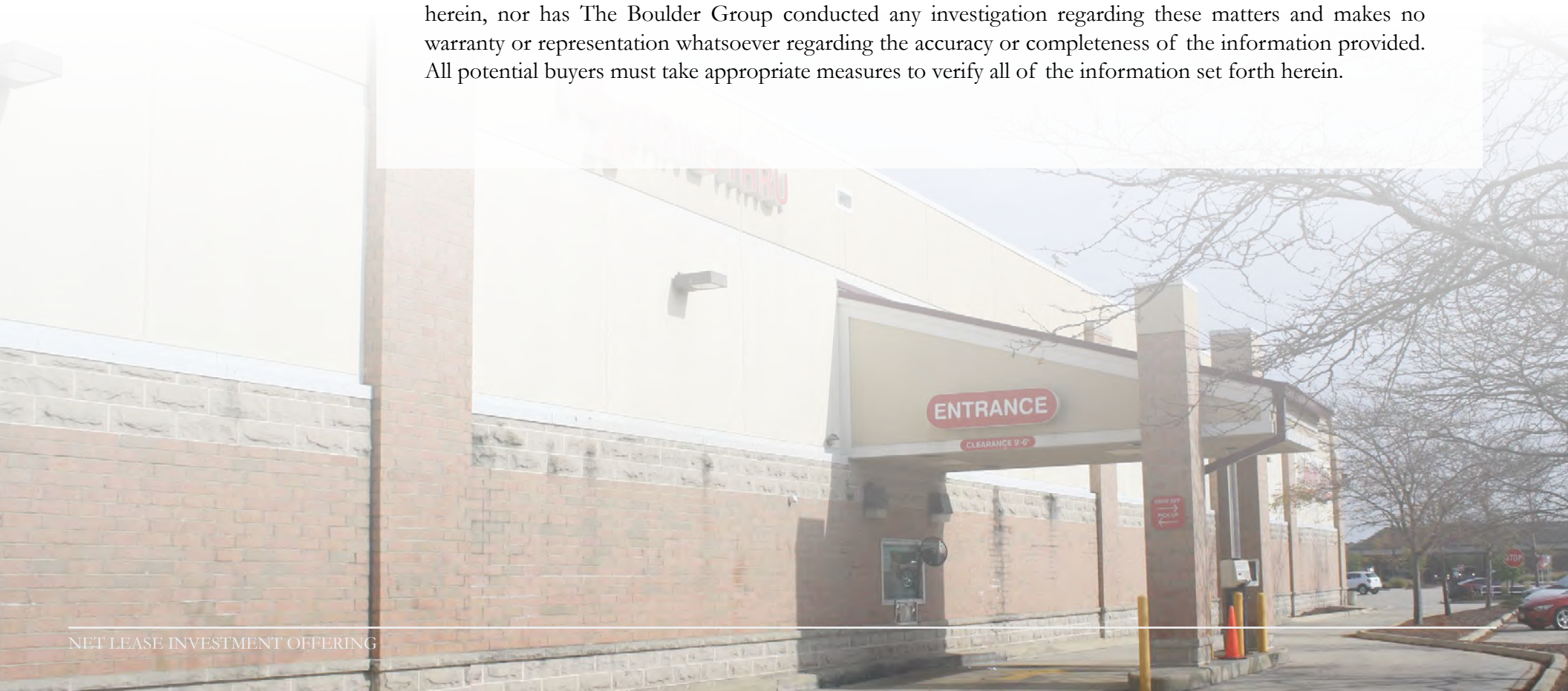


**DISCLAIMER
STATEMENT:**

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 the fee simple interest in a single tenant absolute triple net leased Jewel-Osco grocery store located within the Chicago MSA in Plainfield, Illinois. The property is strategically located at a signalized intersection along the primary thoroughfare and retail corridor in the area. Jewel-Osco is committed to this location as evidenced by their long operating history at this location (since 2001) and recently executed 20 year lease which expires in October 2037. The lease is enhanced by a guaranty from Albertsons Companies, LLC and features low rent per square foot (\$10.20), rental escalations and eight 5-year renewal option periods. This is a high performing location with above average sales per square foot. Jewel-Osco is a supermarket chain with more than 185 stores throughout the Chicagoland area, Indiana and Iowa. Jewel-Osco is a wholly owned subsidiary of Albertsons Companies, LLC, the second largest traditional grocer in the United States.

The 73,485 square foot building sits on an 8.13 acre parcel along the primary thoroughfare in an affluent suburb of Chicago. The property is strategically located at the signalized intersection of Illinois Route 59 and 135th Street which experiences a traffic count of 31,700 vehicles per day. The property has excellent visibility and easy interchangeable access along both thoroughfares. Retailers located in the immediate area include Walmart Supercenter, Target, Menards, Meijer, ALDI and a number of national banks and quick service restaurants. There are over 51,370 people living within a three mile radius of the property with average annual household incomes of \$128,844 per year.

There are 20 years remaining on the corporate guaranteed lease which expires October 31, 2037. The triple net lease features rental escalations throughout the term as seen on the 'Rent Schedule' (Page 5). Jewel-Osco, which is part of Albertsons Companies (2,300+ stores and approximately 173,000 employees nationwide), is the leading grocer by market share in the Chicago MSA.



**INVESTMENT
HIGHLIGHTS:**

Investment Opportunity to Acquire a Grocery Store Leased to Illinois' Premier Grocer

- Jewel-Osco is the leading grocer by market share in the Chicago MSA
- Jewel-Osco operates more than 185 stores throughout the Chicagoland area, Indiana and Iowa
- Jewel-Osco was acquired in 2013 by Albertsons Companies, LLC, the second largest supermarket chain in the United States

Corporate Guarantee from Albertsons Companies, LLC, Second Largest Traditional Grocer in the United States

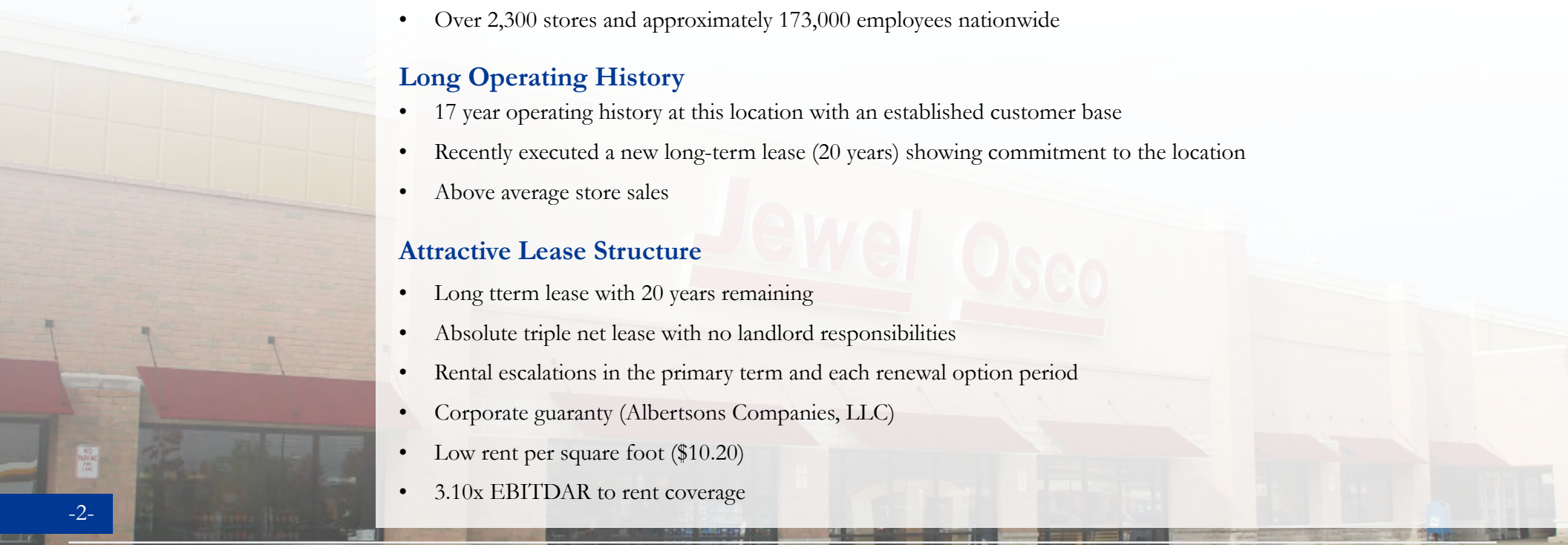
- Largest privately held and second largest traditional grocer in the United States
- Approximately 34 million customers per week
- Operates stores across 35 states and the District of Columbia under 20 well-known banners
- Over 2,300 stores and approximately 173,000 employees nationwide

Long Operating History

- 17 year operating history at this location with an established customer base
- Recently executed a new long-term lease (20 years) showing commitment to the location
- Above average store sales

Attractive Lease Structure

- Long term lease with 20 years remaining
- Absolute triple net lease with no landlord responsibilities
- Rental escalations in the primary term and each renewal option period
- Corporate guaranty (Albertsons Companies, LLC)
- Low rent per square foot (\$10.20)
- 3.10x EBITDAR to rent coverage



**INVESTMENT
HIGHLIGHTS:**

Modern Grocery Store Format

- Drive-thru pharmacy
- Abundant parking with over 450 parking spaces
- Exceptional visibility and easy access

Strategic Location

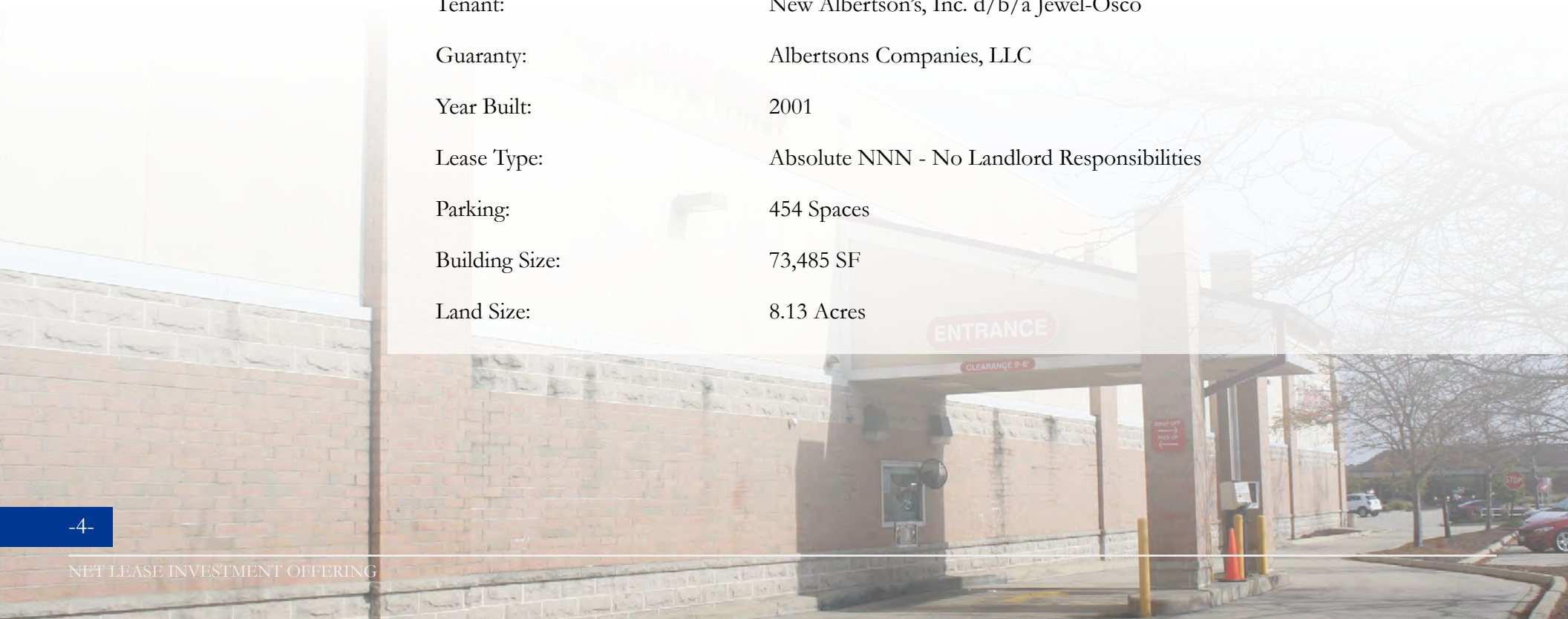
- Located within the Chicago MSA
- Positioned at a signalized intersection which experiences traffic counts of 31,700 vehicles per day
- Affluent community with attractive demographics
- Over 51,370 people living within a three mile radius with average annual household incomes of \$128,844 per year
- Retailers located in the immediate area include Walmart Supercenter, Target, Menards, Meijer, ALDI, Goodwill and a number of national banks and quick service restaurants

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:

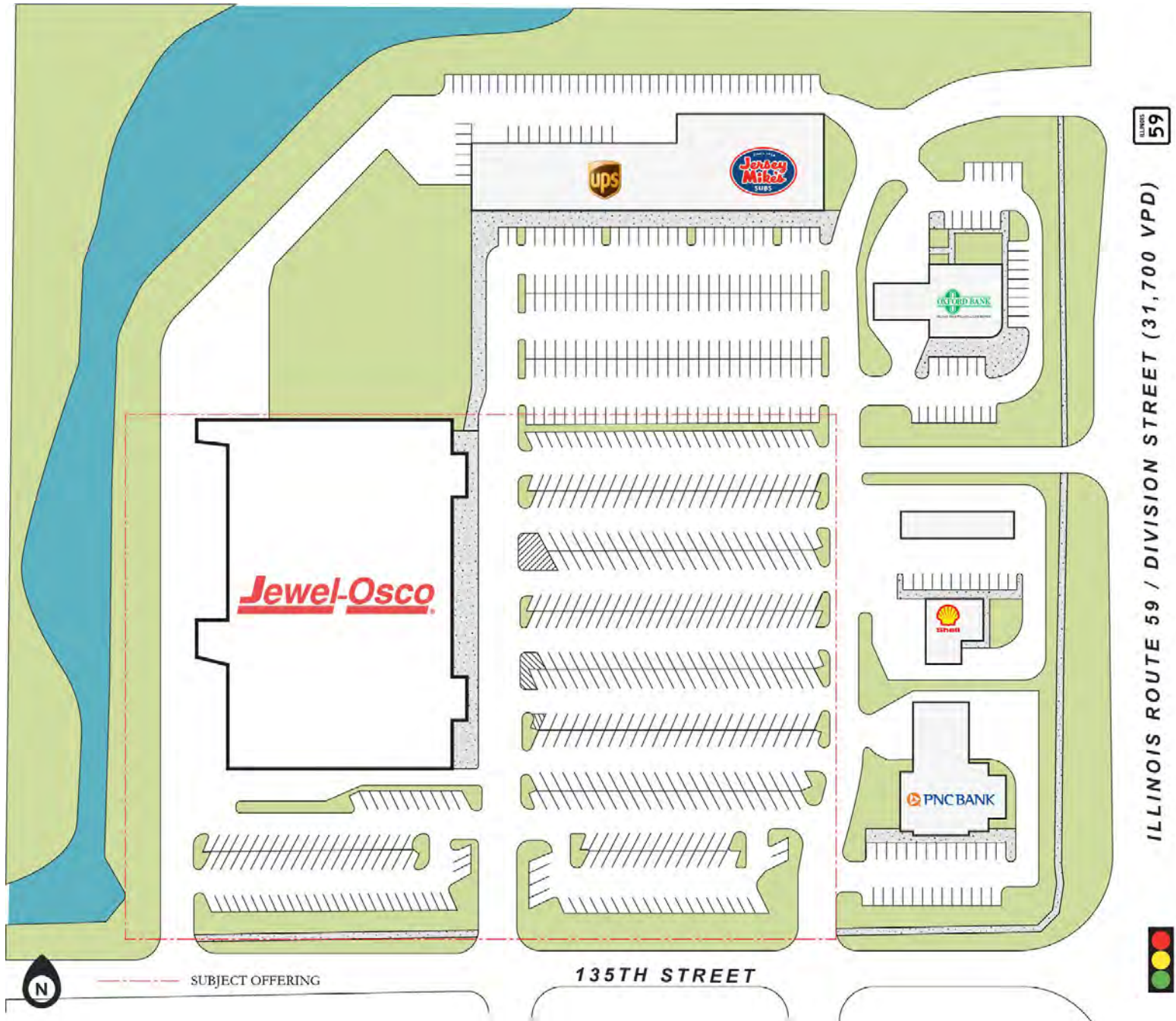
Price:	\$13,043,304
Cap Rate:	5.75%
Net Operating Income:	\$749,990
Rental Escalations:	(See 'Rent Schedule' on Next Page)
Renewal Options:	Eight 5-Year (See 'Rent Schedule' on Next Page)
Lease Commencement Date:	November 1, 2017
Lease Expiration Date;	October 31, 2037
Tenant:	New Albertson's, Inc. d/b/a Jewel-Osco
Guaranty:	Albertsons Companies, LLC
Year Built:	2001
Lease Type:	Absolute NNN - No Landlord Responsibilities
Parking:	454 Spaces
Building Size:	73,485 SF
Land Size:	8.13 Acres



Tenant	Square Feet	Term	Current Rent	Monthly Rent	Yearly Rent	Increase (%)
Jewel-Osco	73,485 SF					
		November 1, 2018 - October 31, 2019	\$749,990	\$62,499	\$749,990	1.50%
		November 1, 2019 - October 31, 2020		\$63,437	\$761,240	1.50%
		November 1, 2020 - October 31, 2021		\$64,388	\$772,658	1.50%
		November 1, 2021 - October 31, 2022		\$65,354	\$784,248	1.50%
		November 1, 2022 - October 31, 2023		\$65,354	\$784,248	--
		November 1, 2023 - October 31, 2024		\$65,354	\$784,248	--
		November 1, 2024 - October 31, 2025		\$65,354	\$784,248	--
		November 1, 2025 - October 31, 2026		\$65,354	\$784,248	--
		November 1, 2026 - October 31, 2027		\$65,354	\$784,248	--
		November 1, 2027 - October 31, 2028		\$70,256	\$843,067	7.50%
		November 1, 2028 - October 31, 2029		\$70,256	\$843,067	--
		November 1, 2029 - October 31, 2030		\$70,256	\$843,067	--
		November 1, 2030 - October 31, 2031		\$70,256	\$843,067	--
		November 1, 2031 - October 31, 2032		\$70,256	\$843,067	--
		November 1, 2032 - October 31, 2033		\$75,525	\$906,297	7.50%
		November 1, 2033 - October 31, 2034		\$75,525	\$906,297	--
		November 1, 2034 - October 31, 2035		\$75,525	\$906,297	--
		November 1, 2035 - October 31, 2036		\$75,525	\$906,297	--
		November 1, 2036 - October 31, 2037		\$75,525	\$906,297	--
Options	Option 1	November 1, 2037 - October 31, 2042		\$81,189	\$974,269	7.50%
	Option 2	November 1, 2042 - October 31, 2047		\$87,278	\$1,047,339	7.50%
	Option 3	November 1, 2047 - October 31, 2052		\$93,824	\$1,125,890	7.50%
	Option 4	November 1, 2052 - October 31, 2057		\$100,861	\$1,210,332	7.50%
	Option 5	November 1, 2057 - October 31, 2062		FMV*	FMV*	FMV*
	Option 6	November 1, 2062 - October 31, 2067		FMV*	FMV*	FMV*
	Option 7	November 1, 2067 - October 31, 2072		FMV*	FMV*	FMV*
	Option 8	November 1, 2072 - October 31, 2077		FMV*	FMV*	FMV*







DEMOGRAPHIC REPORT:

Population	1-Mile	3-Mile	5-Mile
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Total Population	6,331	51,371	137,556
Total Households	1,837	15,134	42,298

Income	1-Mile	3-Mile	5-Mile
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Median Household Income	\$109,695	\$109,087	\$101,422
Average Household Income	\$126,492	\$128,844	\$120,904



**MARKET
OVERVIEW:**

Plainfield, Illinois

Plainfield is a prosperous and bustling Village, located 35 miles southwest of Chicago, with a population of 42,138 residents. Easily accessible, the Village is close to several interstates and state highways making it an excellent place to live, own a business, or simply spend the day shopping and dining.



Plainfield is the fastest growing village in Will County, Illinois. Based on estimates created by the village and state governments, Plainfield’s population is expected to continue to grow and could exceed 62,000 by 2030.

Downtown Plainfield, which is the heart of the community, is a vibrant, pedestrian-focused destination for shopping, dining, and entertainment. Each year, the downtown is home to a number of special events including Plainfield Fest, classic car nights, movies, and concerts. Plainfield is also home to the Lake Renwick Heron Rookery, numerous historic districts and landmarks, a wonderful park and trail system, and the DuPage River which provides numerous outdoor recreational opportunities.

At the crossroads of the historic Lincoln Highway and Route 66, Plainfield continues to build upon its already rich history, and the Village Government is well positioned to accommodate growth and welcomes new commercial and industrial development to help parallel the success of its residential expansion.

www.plainfield-il.org

**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.

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:**

Jewel-Osco

Jewel-Osco is a supermarket chain headquartered in Itasca, Illinois, a Chicago suburb. Jewel-Osco has 185 stores across northern, central, and western Illinois; eastern Iowa; and portions of northwest Indiana. Jewel-Osco and Jewel are currently wholly owned subsidiaries of Albertsons. The company original started as a door-to-door coffee delivery service before it expanded into delivering non-perishable groceries and later into grocery stores, and supermarkets. Prior to its 1984 acquisition by American Stores, Jewel evolved into a large multi-state holding company that operated several supermarket chains and other non-food retail chain stores located from coast to coast and had operated under several different brand names.

Website: www.jewelosco.com
 Founded: 1899
 Number of Locations: 185 +/-
 Headquarters: Itasca, Illinois



Albertsons[®]
Companies

COMPANY fact sheet

The favorite local supermarket™
from coast to coast

Albertsons Companies is one of the largest food and drug retailers in the United States, with both a strong local presence and national scale. Albertsons Companies is committed to helping people across the country live better lives by making a meaningful difference, neighborhood by neighborhood. In 2017 alone, along with the Albertsons Companies Foundation, the company gave nearly \$300 million in food and financial support. These efforts helped millions of people in the areas of hunger relief, education, cancer research and treatment, programs for people with disabilities and veterans outreach.



 2,300+ retail stores	 \$59.9 billion annual sales	 34 million customers per week	 One of the largest retail employers, providing approximately 275,000 jobs	 Home delivery in 8 of top 10 U.S. markets as of FYE 2017
 395+ fuel stations	 1,775+ in-store pharmacies	 Approximately 5.5 million patients	 24 distribution centers	 19 food and beverage plants
 500 new items launched every year	 Four exclusive billion-dollar brands	 \$248 million in food donated to local food banks in 2017	 With our Foundation, in 2017 we donated nearly \$300 million	 We operate in 35 states including Washington D.C.

Leadership

- Bob Miller** Chairman & CEO
- Jim Donald** President & COO
- Bob Dimond** EVP & CFO
- Susan Morris** EVP & Chief Operations Officer
- Shane Sampson** EVP & Chief Marketing Officer
- Anuj Dhandra** EVP & Chief Information Officer

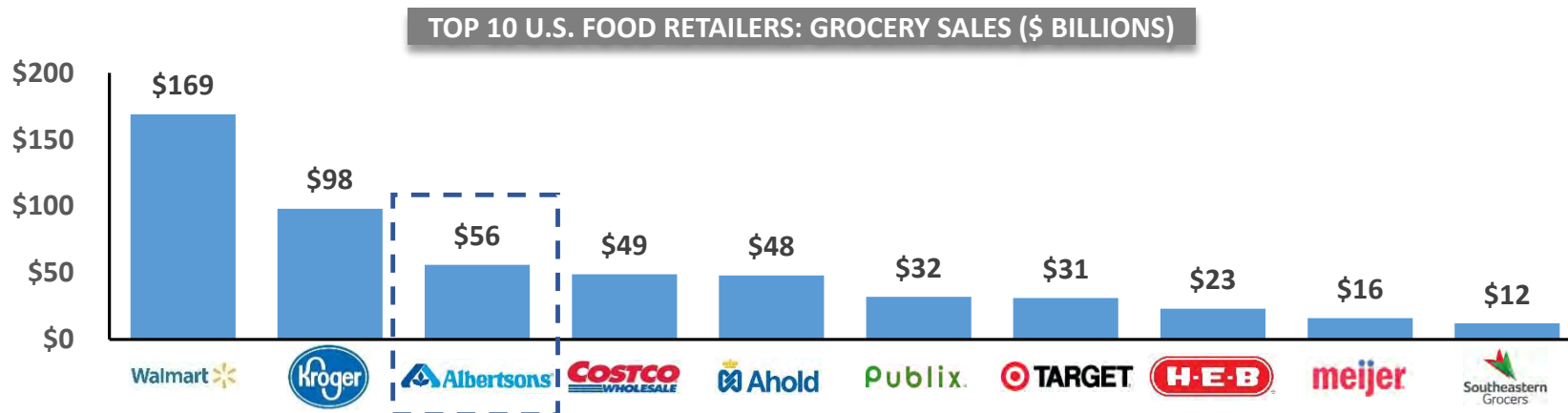
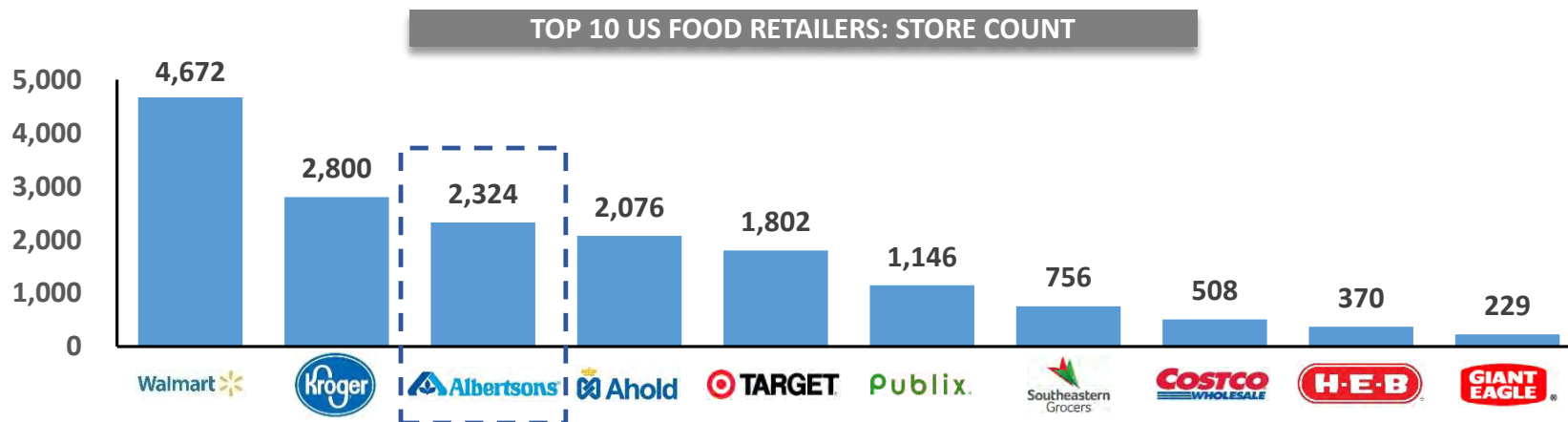
Corporate locations
Boise, ID | Phoenix, AZ | Pleasanton, CA

COMPANY BANNERS

Albertsons Companies, Inc.

Competitive Landscape

Albertsons Companies, Inc. is one of the largest food retailers and the second largest traditional grocer in the United States.



Notes:

- Store counts based on publicly available information
- Walmart, Costco, and Target grocery sales based on a percentage of total sales as of the latest fiscal year.
- Kroger and Albertsons sales exclude fuel sales of ~\$14 billion and ~\$3 billion, respectively



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THE Boulder 
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