



**PNC BANK (Ground Lease)**  
**111 Quentin Road**  
**Lake Zurich, IL 60047 (Chicago MSA)**

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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.

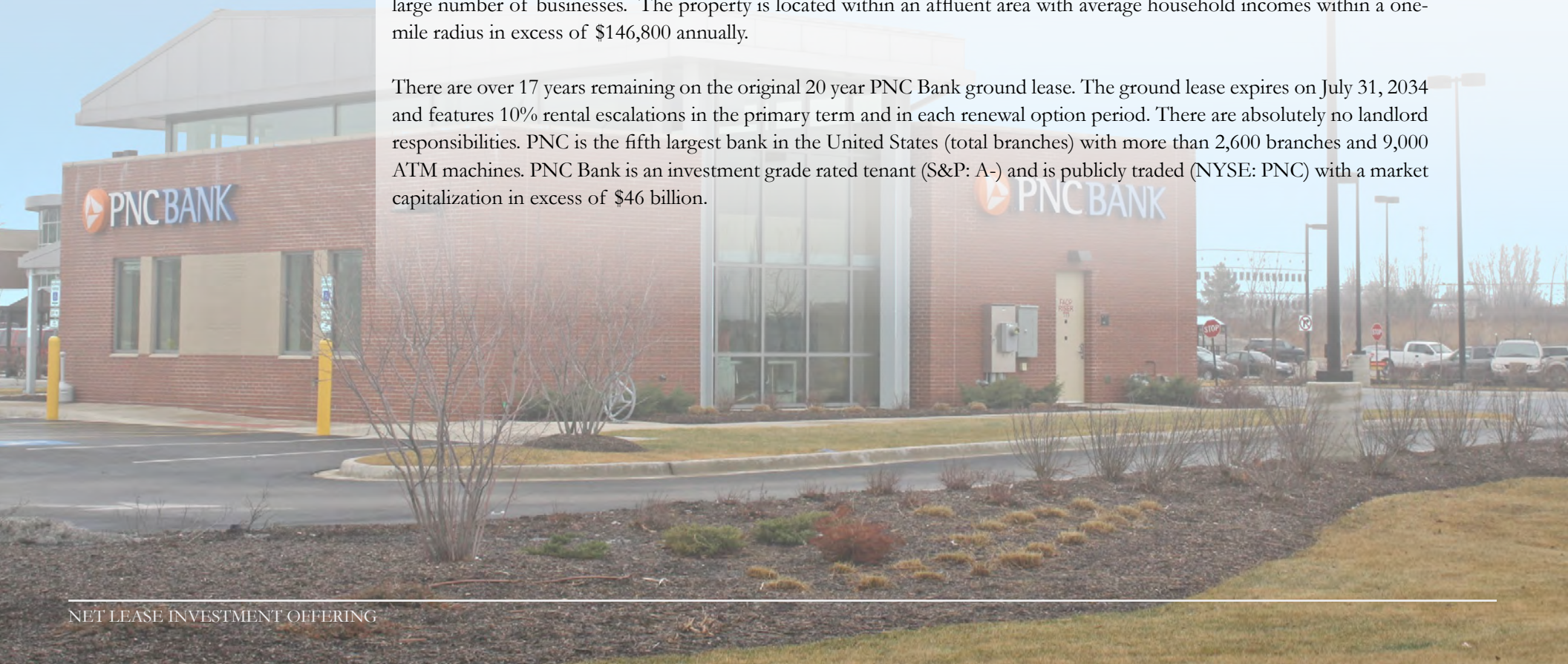


**EXECUTIVE  
SUMMARY:**

The Boulder Group is pleased to exclusively market for sale a single tenant PNC Bank ground lease located in Lake Zurich, Illinois, 37 miles northwest of downtown Chicago. The property is strategically positioned at a signalized intersection. There are over 17 years remaining on the PNC Bank ground lease which expires in July 2034. The ground lease features 10% rental escalations every five years throughout the primary term and in each of the four 5-year renewal option periods. PNC Bank is publicly traded on the New York Stock Exchange (Symbol: PNC) with a market capitalization in excess of \$46 billion. PNC Bank is an investment grade rated tenant with a Standard & Poor's rating of A-.

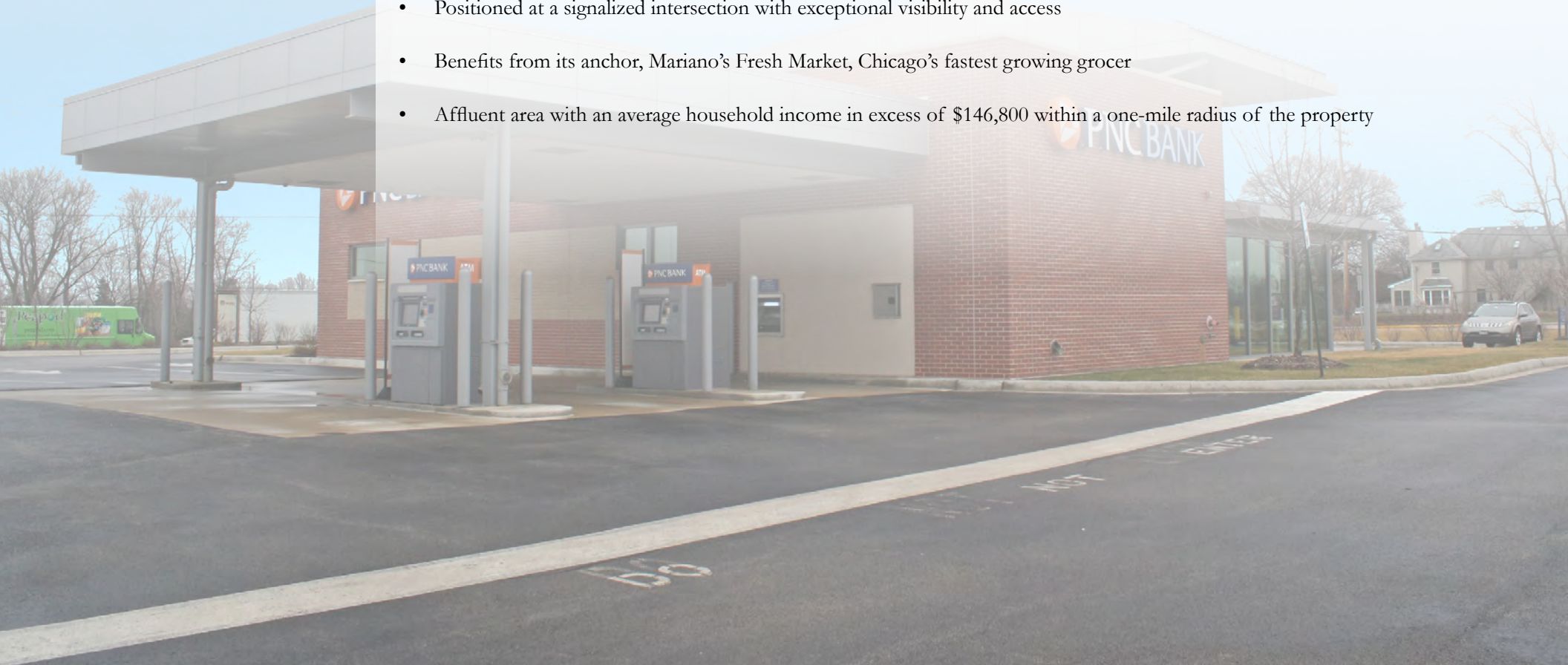
The 53,797 square foot PNC Bank property is strategically positioned at the signalized intersection of Quentin Road and Route 22 with exceptional visibility and access. The intersection experiences traffic counts of 32,700 vehicles per day. Route 22 is the trade area's primary east-west thoroughfare. The property benefits from its anchor, Mariano's Fresh Market, which is Chicago's fastest growing grocer and acquired recently by The Kroger Company. Additional retailers located in the immediate trade area include McDonald's and JustTires. Further contributing to the strength of the immediate area is the large number of businesses. The property is located within an affluent area with average household incomes within a one-mile radius in excess of \$146,800 annually.

There are over 17 years remaining on the original 20 year PNC Bank ground lease. The ground lease expires on July 31, 2034 and features 10% rental escalations in the primary term and in each renewal option period. There are absolutely no landlord responsibilities. PNC is the fifth largest bank in the United States (total branches) with more than 2,600 branches and 9,000 ATM machines. PNC Bank is an investment grade rated tenant (S&P: A-) and is publicly traded (NYSE: PNC) with a market capitalization in excess of \$46 billion.



**INVESTMENT  
HIGHLIGHTS:**

- Located within the Chicago MSA
- Long term ground lease with over 17 years remaining
- Investment grade rated tenant (S&P: A-)
- 10% rental escalations every 5 years throughout the primary term and renewal option periods
- No landlord responsibilities
- Positioned at a signalized intersection with exceptional visibility and access
- Benefits from its anchor, Mariano's Fresh Market, Chicago's fastest growing grocer
- Affluent area with an average household income in excess of \$146,800 within a one-mile radius of the property



**PROPERTY  
OVERVIEW:**

Price:	\$6,382,979		
Cap Rate:	4.70%		
2019 Cap Rate:	5.17%		
Rent Schedule:	<u>NOI</u>	<u>Escalation Date</u>	
	\$300,000		
	\$330,000	8/1/2019	
	\$363,000	8/1/2024	
	\$399,300	8/1/2029	
	\$439,230	8/1/2034	(Option 1)
	\$483,153	8/1/2039	(Option 2)
	\$531,468	8/1/2044	(Option 3)
	\$584,615	8/1/2049	(Option 4)
Renewal Options:	Four 5-Year		
Lease Commencement Date:	July 30, 2014		
Lease Expiration Date:	July 31, 2034		
Tenant:	PNC Bank		
Credit:	A- (S&P)		
Year Built	2014		
Lease Type:	Ground Lease (NNN)		
Rentable Square Feet	3,315 SF		
Lot Size:	53,797 SF		
Co-Tenancy:	In the event that Mariano's closes its business, PNC Bank will pay reduced rent. This provision expires 7/31/21. The Mariano's is a top performing store.		





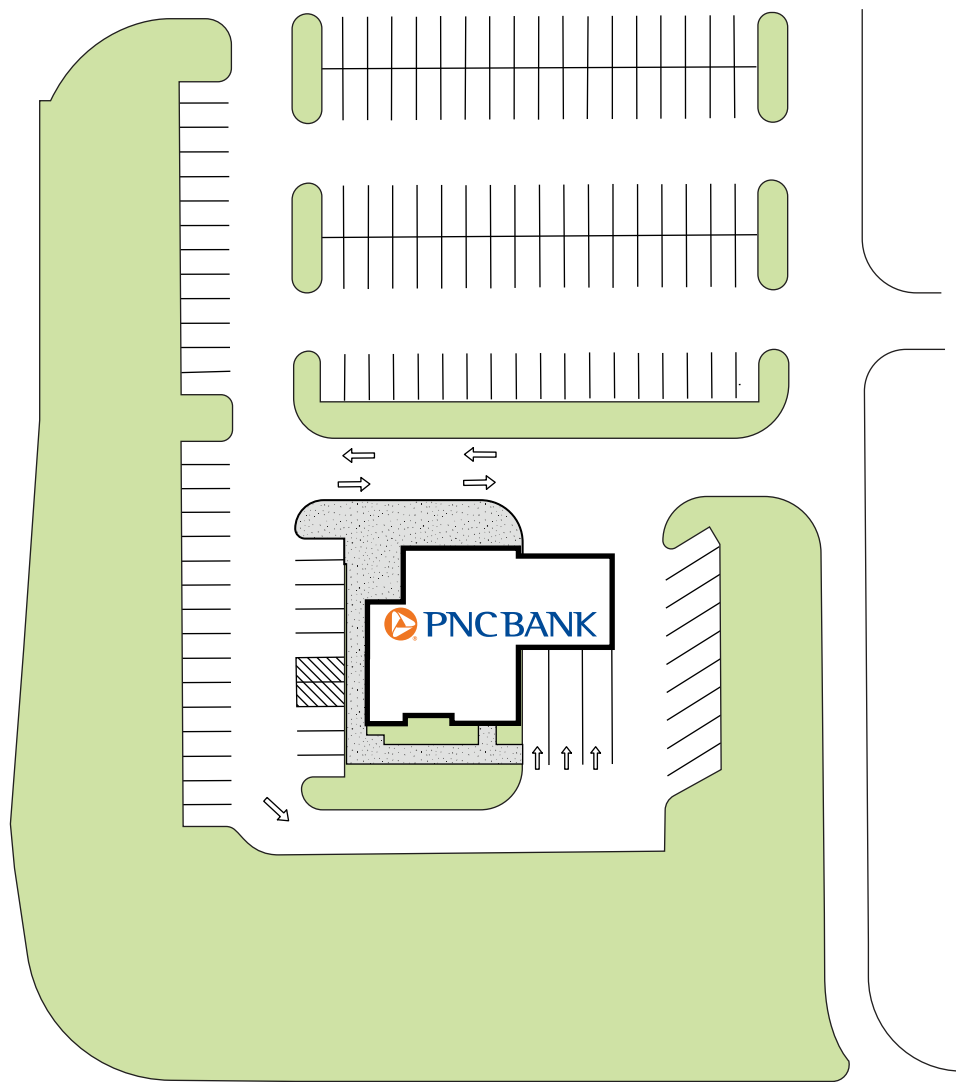


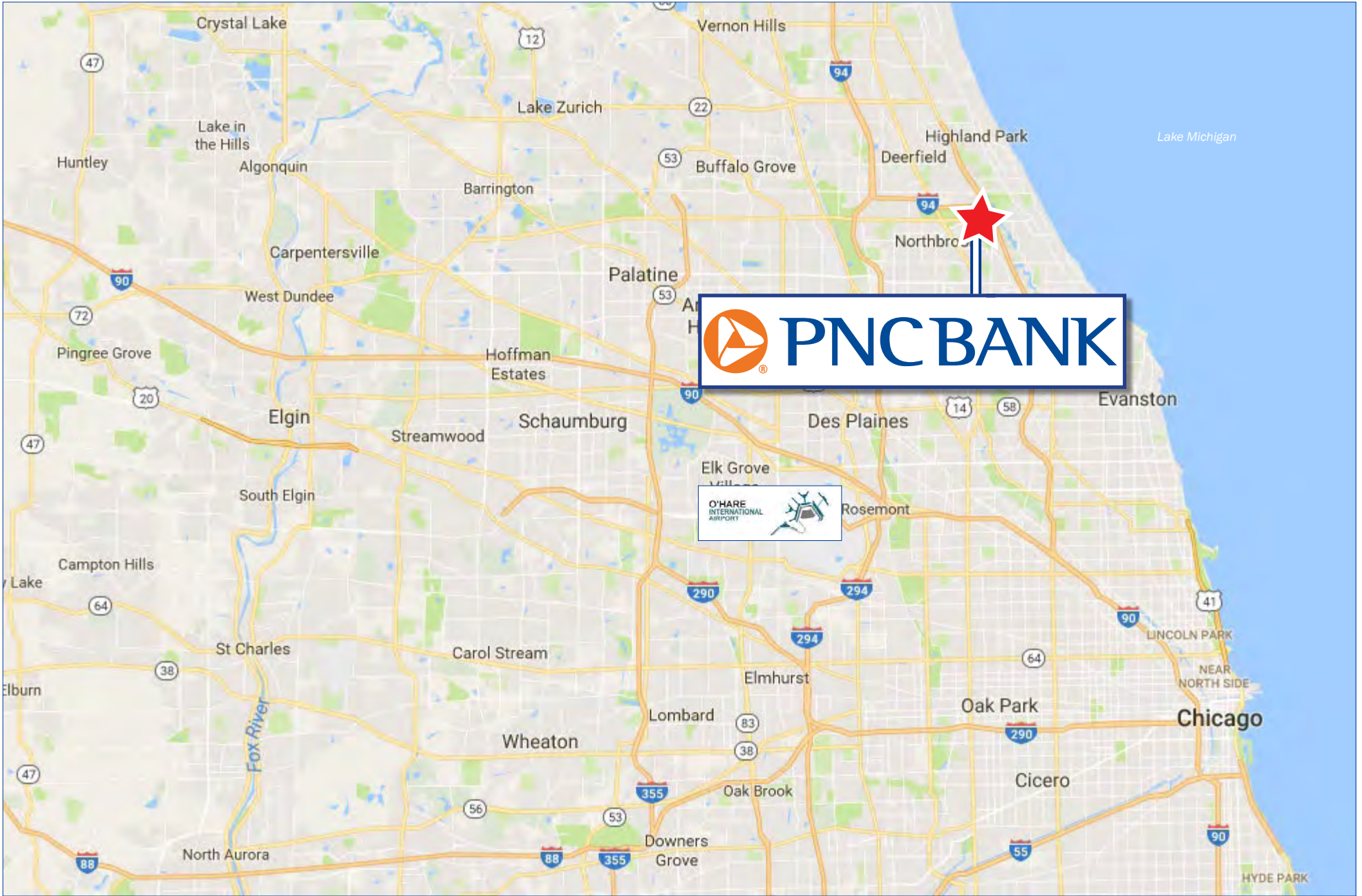


ILLINOIS ROUTE 22 (14,600 VPD)



QUENTIN ROAD (18,100 VPD)





**DEMOGRAPHIC  
REPORT:**

Population	1-Mile	3-Mile	5-Mile
Total Population	6,976	37,047	132,847
Total Households	2,245	12,430	47,488

Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$146,796	\$158,198	\$132,310

Lake Zurich

**MARKET  
OVERVIEW:**

**Lake Zurich, Illinois**

Located just 37 miles northwest of Chicago and easily accessible to Interstates 90, 290, and 355, the Village of Lake Zurich is an established suburban community of approximately 20,000 residents. The village is named after a water body named Lake Zurich which is located inside the village. In 2015, personal finance website, NerdWallet.com, rated Lake Zurich number one in Illinois for young families. In addition, Lake Zurich has been named by Frommer's as one of the top "Best Places to Raise Your Family" and by U.S. News as one of the "Top Twenty-five Affordable Places to Live in the Country".

VILLAGE OF  
LAKE ZURICH  
ILLINOIS



**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 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 2014, Chicago had the third largest gross metropolitan product in the United States at \$610 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.

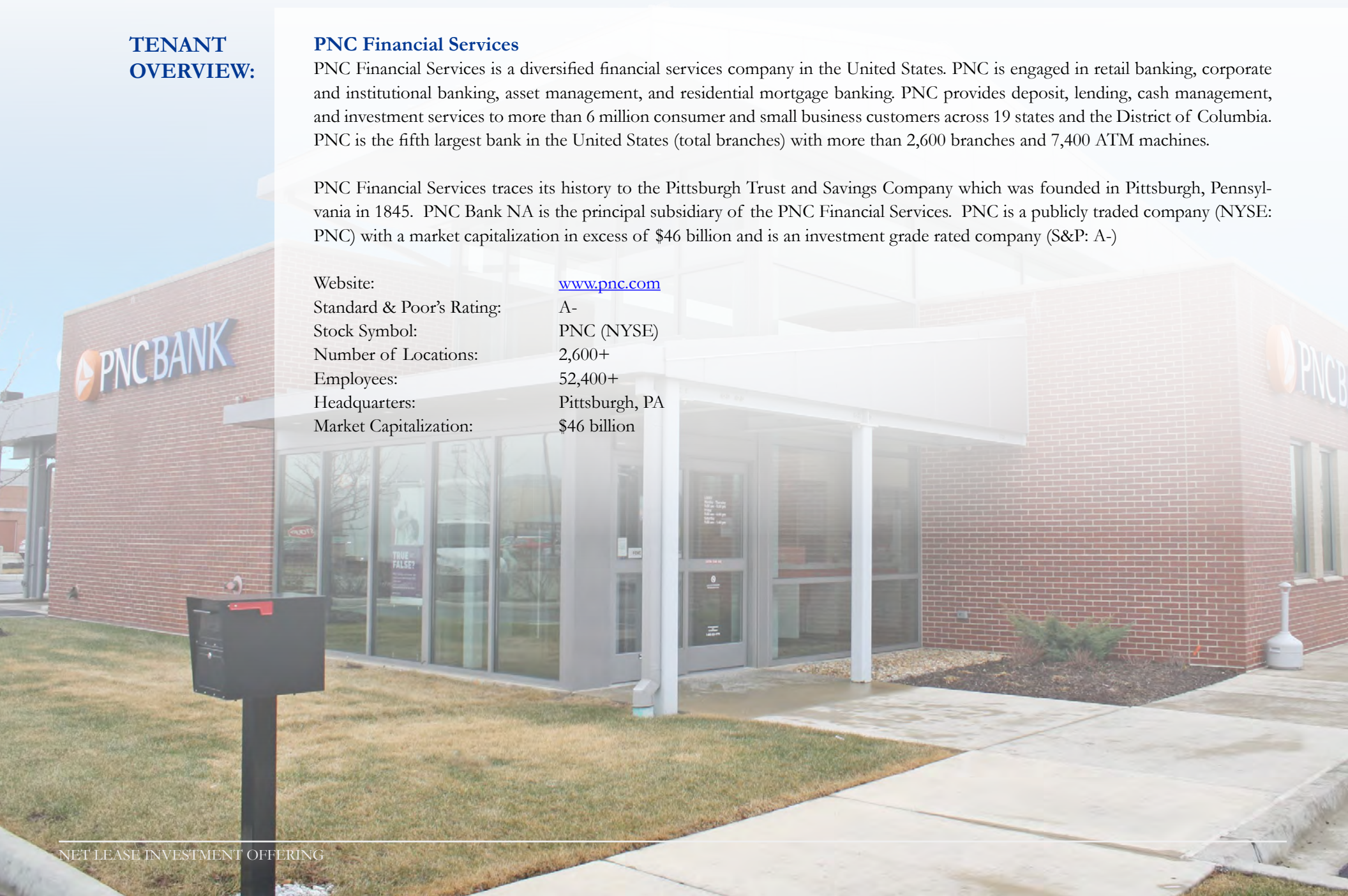
**TENANT OVERVIEW:**

**PNC Financial Services**

PNC Financial Services is a diversified financial services company in the United States. PNC is engaged in retail banking, corporate and institutional banking, asset management, and residential mortgage banking. PNC provides deposit, lending, cash management, and investment services to more than 6 million consumer and small business customers across 19 states and the District of Columbia. PNC is the fifth largest bank in the United States (total branches) with more than 2,600 branches and 7,400 ATM machines.

PNC Financial Services traces its history to the Pittsburgh Trust and Savings Company which was founded in Pittsburgh, Pennsylvania in 1845. PNC Bank NA is the principal subsidiary of the PNC Financial Services. PNC is a publicly traded company (NYSE: PNC) with a market capitalization in excess of \$46 billion and is an investment grade rated company (S&P: A-)

Website:	<a href="http://www.pnc.com">www.pnc.com</a>
Standard & Poor's Rating:	A-
Stock Symbol:	PNC (NYSE)
Number of Locations:	2,600+
Employees:	52,400+
Headquarters:	Pittsburgh, PA
Market Capitalization:	\$46 billion





**Randy Blankstein**  
President  
847.562.0003  
[randy@bouldergroup.com](mailto:randy@bouldergroup.com)

**Jimmy Goodman**  
Partner  
847.562.8500  
[jimmy@bouldergroup.com](mailto:jimmy@bouldergroup.com)

666 Dundee Road, Suite 1801  
Northbrook, IL 60062

[www.bouldergroup.com](http://www.bouldergroup.com)

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