



ATI Physical Therapy (Chicago MSA)  
780 W Northwest Highway  
Palatine, IL 60067



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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.

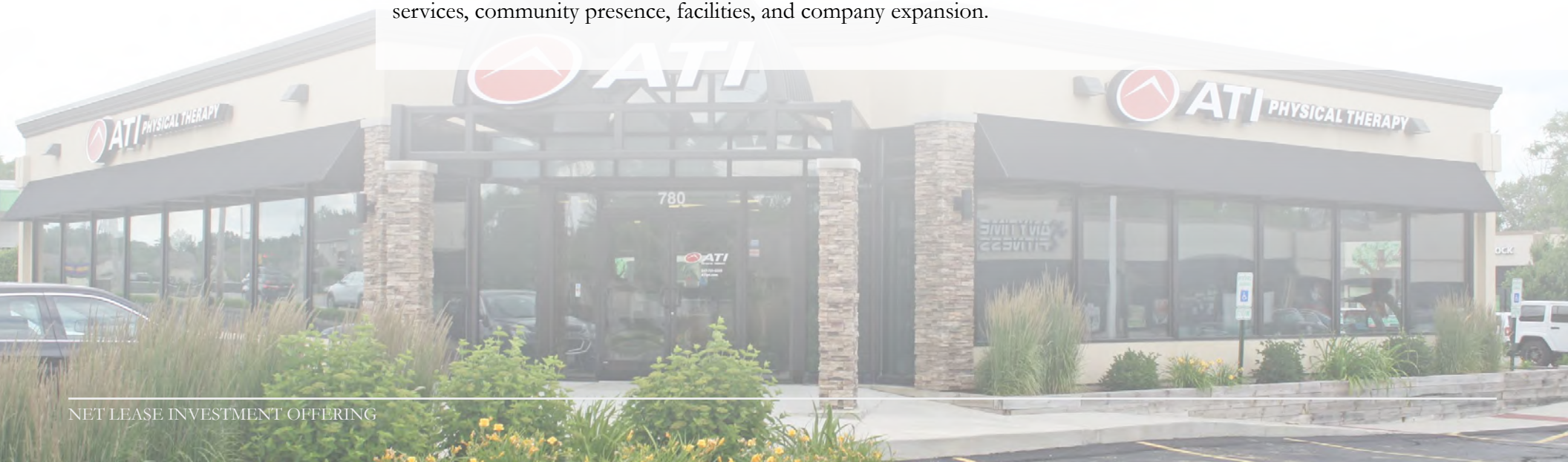


**EXECUTIVE  
SUMMARY:**

The Boulder Group is pleased to exclusively market for sale a single tenant net leased ATI Physical Therapy located in Palatine, Illinois, approximately 30 miles northwest of downtown Chicago. The property is located in a retail corridor within a densely populated residential area. The property has excellent visibility and easy accessibility. The tenant, ATI Physical Therapy, is the largest physical therapy company under one brand name in the United States with more than 790 locations and more than 40 locations to open in 2017.

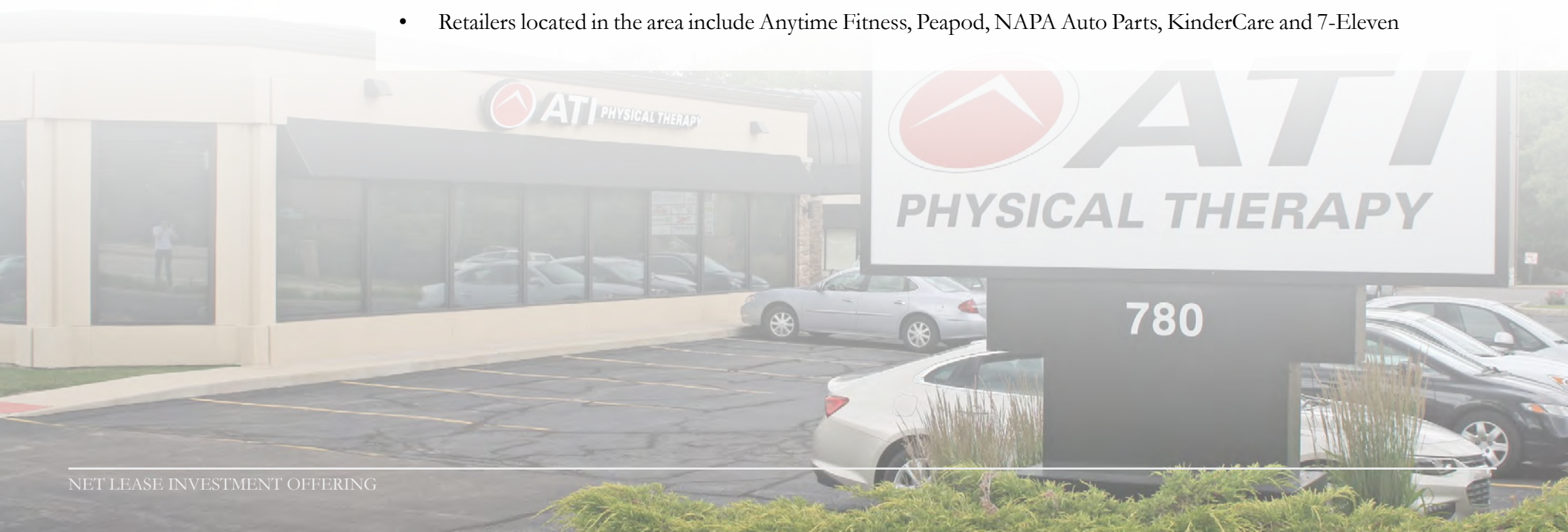
The 4,720 square foot property is an outparcel to a shopping center at the signalized intersection of Northwest Highway (IL Route 14) and Quentin Road. The intersection experiences traffic counts in excess of 48,800 vehicles per day. Northwest Highway is a primary east-west thoroughfare in the area. Retailers located in the area include Anytime Fitness, Peapod, NAPA Auto Parts, KinderCare and 7-Eleven. The property is also located within close proximity to multiple residential communities, local businesses, and schools. There are over 88,000 people living within a three mile radius of the property earning an average household income of \$110,200 per year.

ATI Physical Therapy has over 9 years remaining on their lease which expires June 30, 2026. The lease features 2% annual rental escalations in the primary term and in each of the 5-year renewal option periods. The property recently underwent a complete renovation to accommodate ATI Physical Therapy. ATI Physical Therapy is an outpatient orthopedic private practice that focuses on providing high-quality rehabilitation services. ATI Physical Therapy was named the “Best Physical Therapy Practice” in the nation by Advance Magazine for performing exceptionally strong in all areas of assessment including patient care and growth, employee training and retention, services, community presence, facilities, and company expansion.



**INVESTMENT  
HIGHLIGHTS:**

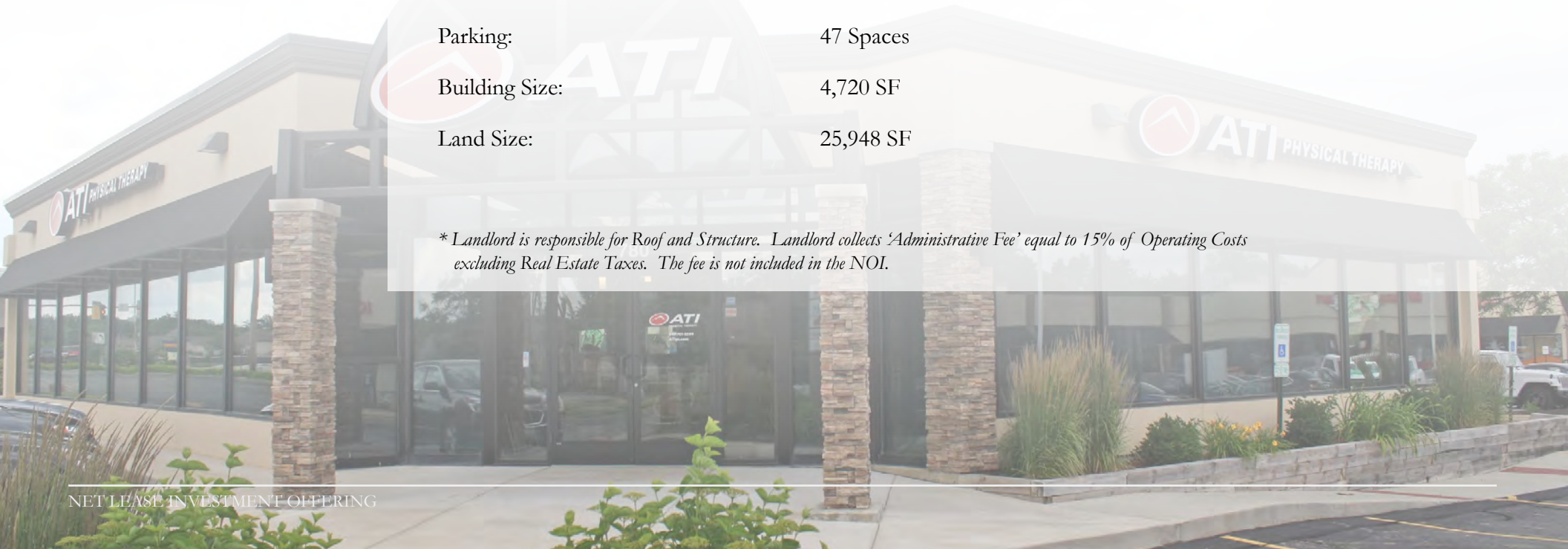
- Located within the Chicago MSA
- ATI Physical Therapy is the largest physical therapy company under one brand name in the United States with more than 790 locations and more than 40 locations to open in 2017
- More than 9 years remaining in primary term
- 2% annual rental escalations in primary term and renewal option periods
- Exceptional visibility and easy access
- Positioned in a densely populated residential area with exceptional visibility to more than 48,800 vehicles per day
- Over 88,000 people living within a three mile radius of the property earning an average household income of \$110,200 per year
- Retailers located in the area include Anytime Fitness, Peapod, NAPA Auto Parts, KinderCare and 7-Eleven



**PROPERTY OVERVIEW:**

Price:	\$1,888,723
Cap Rate:	6.50%
Net Operating Income:	\$122,767
Rental Escalations:	2% Annually
Renewal Options:	Two 5-Year
Lease Commencement Date:	April 1, 2016
Lease Expiration Date:	March 31, 2027
Year Built/Renovated:	1989/2016
Lease Type:	NN*
Parking:	47 Spaces
Building Size:	4,720 SF
Land Size:	25,948 SF

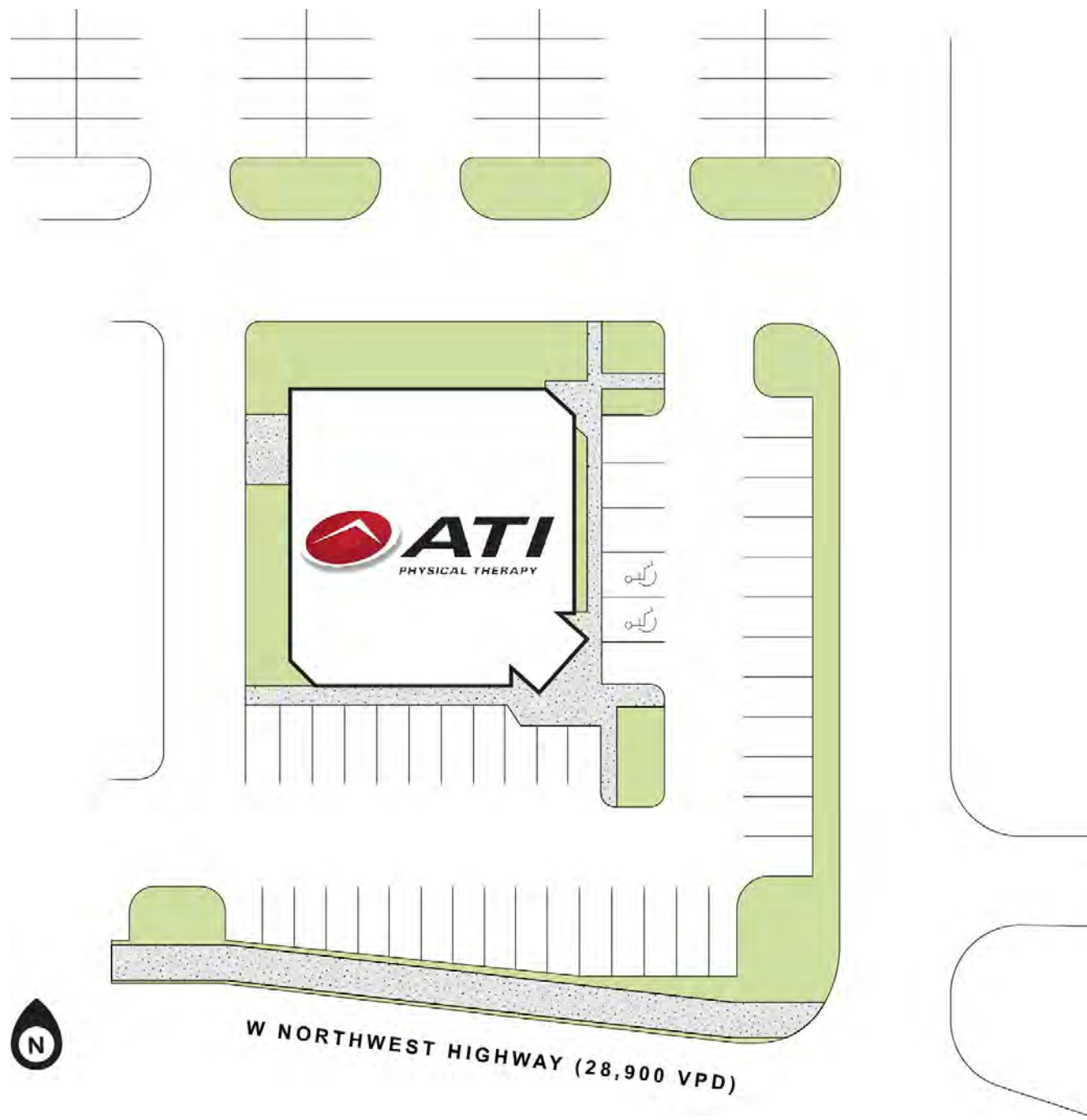
*\* Landlord is responsible for Roof and Structure. Landlord collects 'Administrative Fee' equal to 15% of Operating Costs excluding Real Estate Taxes. The fee is not included in the NOI.*

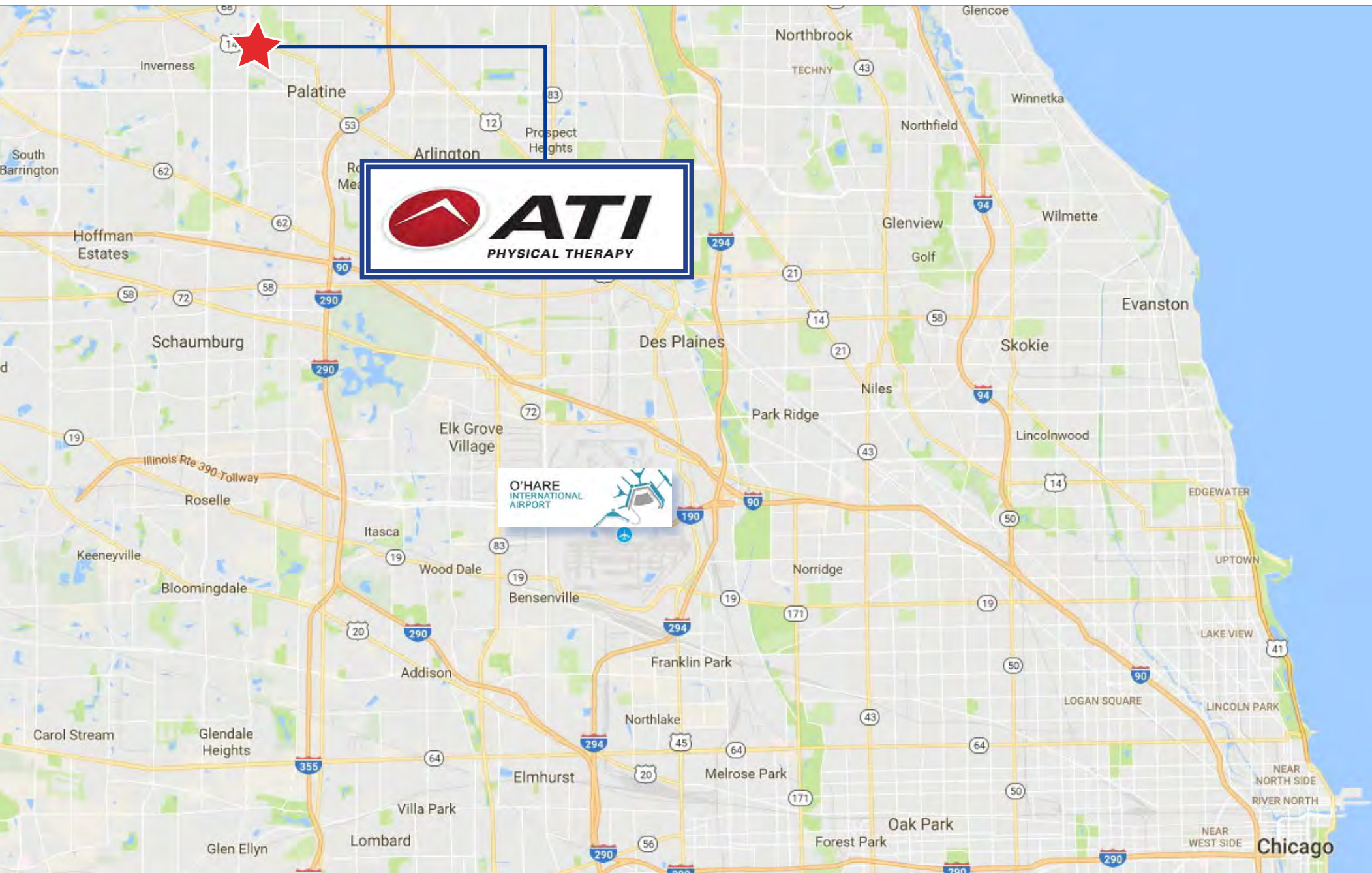












**DEMOGRAPHIC  
REPORT:**

Population	1-Mile	3-Mile	5-Mile
Total Population	12,051	88,027	210,625
Total Households	5,556	33,852	80,608

Income	1-Mile	3-Mile	5-Mile
Median Household Income	\$78,165	\$81,877	\$85,292
Average Household Income	\$102,054	\$110,203	\$115,873

**MARKET OVERVIEW:**

**Palatine, Illinois**

Palatine is a village in Cook County, Illinois. It is a northwestern residential suburb of Chicago. The village has a total population of more than 69,250 people make it the seventh-largest community in Cook County and the 18th-largest in the state of Illinois.



Palatine is only 30 miles from the Chicago Loop and 14 miles from O'Hare International Airport. Access to major highways, such as Interstate-90, Illinois Route-53, and U.S. Highways-12 and 14, allow convenient access to major economic activity and nearby rural environments. The Union Pacific Railroad (Metra) provides commuter service from Harvard to the Chicago Loop and nearby Chicago Executive Airport offers extensive facilities for private and corporate aircraft.

Palatine has developed into a self-sufficient community. Not only does the downtown business district continue to flourish in its small town atmosphere, but 30 total shopping areas throughout the community meet every shopping need. A total of approximately 800,000 square feet of office space is available in Palatine. The creation of a light manufacturing zoning classification has allowed light industry to enter the Village. Almost 250 acres are zoned for manufacturing purposes. The Village of Palatine is home to the world corporate headquarters of the Square D Corporation, manufacturer of electrical products, and Weber Stephens, manufacturer of barbecue grills. A United Parcel Service facility exists on a 48-acre site in northeast Palatine.

The Village of Palatine is committed to a growth that augments the tax base and ensures a continued high level of services to its residents. Over the past few years the Village has experienced an unprecedented amount of building activity, including single-family, multi-family and commercial developments. The attractiveness of Palatine can be attributed to the high quality of life that the Village has to offer.

[www.palatine.il.us](http://www.palatine.il.us)



**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 there 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. 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.

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](http://www.cityofchicago.org)

**TENANT  
OVERVIEW:**

**ATI Physical Therapy**

ATI Physical Therapy is an outpatient orthopedic private practice that focuses on providing high-quality rehabilitation services. ATI distinguishes itself in the rehabilitation industry by taking a comprehensive, whole body approach with emphasis on hands-on, one-to-one care. ATI Physical Therapy was named the “Best Physical Therapy Practice” in the nation by Advance Magazine for performing exceptionally strong in all areas of assessment including patient care and growth, employee training and retention, services, community presence, facilities, and company expansion.

Founded in 1996, ATI Physical Therapy began with one clinic in Willowbrook, Illinois. Today, ATI is the largest physical therapy company under one brand name in the United States. ATI has more than 790 clinic locations. ATI offers patient-centered care and evidence-based services in physical therapy, aquatic therapy, hand therapy, sports medicine, work conditioning/hardening, industrial health services, and women’s health.

Website: [www.atipt.com](http://www.atipt.com)  
 Founded: 1996  
 Number of Locations: 790+  
 Corporate Headquarters: Bolingbrook, Illinois





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