



BAKERS SQUARE (Corporate | Chicago MSA)
7409 Kingery Highway
Willowbrook, IL 60527

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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 Bakers Square located in Willowbrook, Illinois within the Chicago MSA. The property is strategically located along Kingery Highway, a primary thoroughfare in a retail corridor. The Bakers Square is a corporately guaranteed triple net lease featuring 3% annual rental escalations and three 5-year renewal option periods. This is a proven location for Bakers Square as evident by their long operating history and exercise of the first 5-year option in 2015.

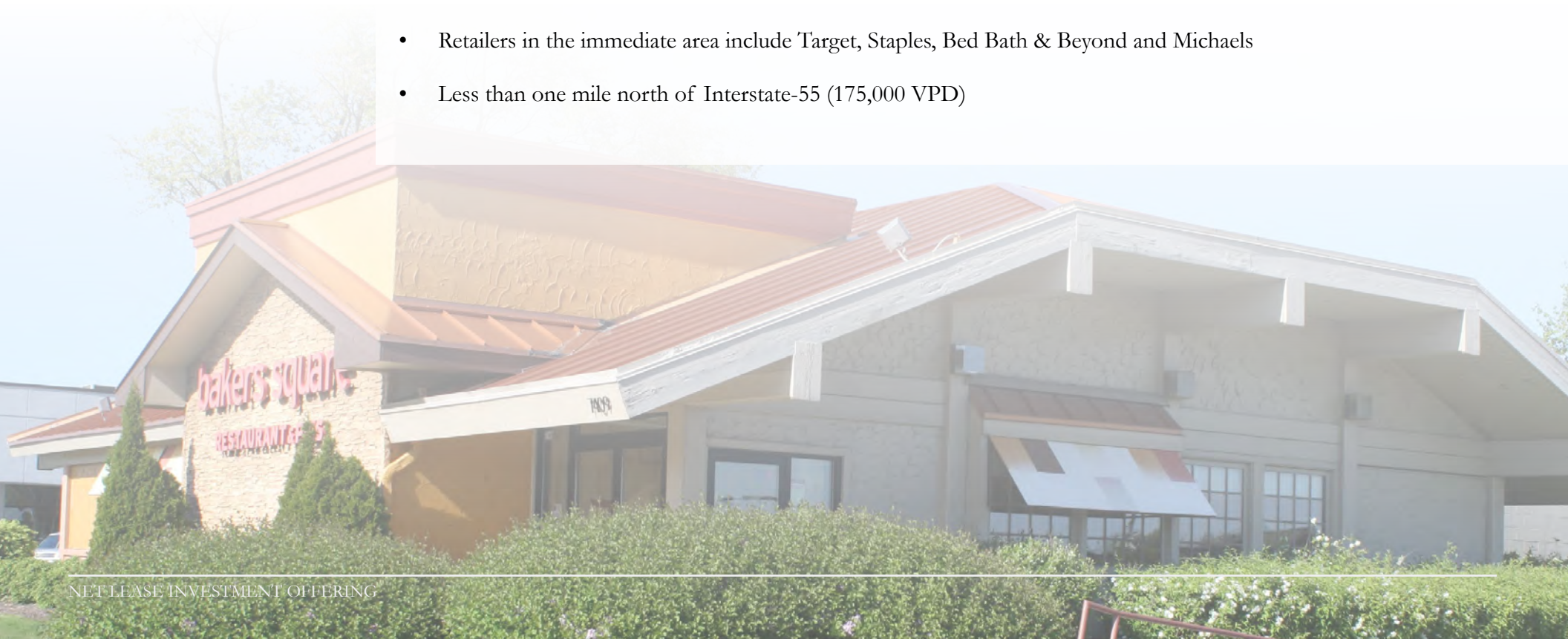
The 4,066 square foot Bakers Square property is located within an affluent area 20 miles west of Chicago, Illinois. Average household incomes within a three mile radius are in excess of \$114,600 annually. Additionally, there are approximately 199,000 people living within five miles earning average household incomes in excess of \$121,700 per year. The property is located along Kingery Highway immediately off of the signalized intersection of 75th Street. Kingery Highway the areas primary north-south thoroughfare experiencing traffic counts in excess of 45,000 vehicles per day. 75th Street experiences traffic counts in excess of 16,900 vehicles per day.

The property is located in a retail corridor off of Interstate-55 with direct on and off access to the approximate 175,000 vehicles per day. Retailors in the area include Target, Bed Bath & Beyond, Staples, Michaels and a number of national banks and quick service restaurants. The property is located within close proximity to multiple residential communities, local businesses, and schools. Immediately to the west is Hinsdale South High School, an institution regularly ranked as one of the top ten high schools in Illinois. Mars Chocolate North America operates an ice cream manufacturing facility roughly one-half mile south of the property in a regional industrial trade area.

The Bakers Square lease has more than two years remaining in the primary term that expires in January 2020. The Bakers Square is a corporate guaranteed triple net lease featuring 3% annual rental escalations and three 5-year renewal option periods. Bakers Square is a casual dining restaurant chain in the Upper Midwest owned by American Blue Ribbon Holdings, a majority-owned subsidiary of Fidelity National Financial.

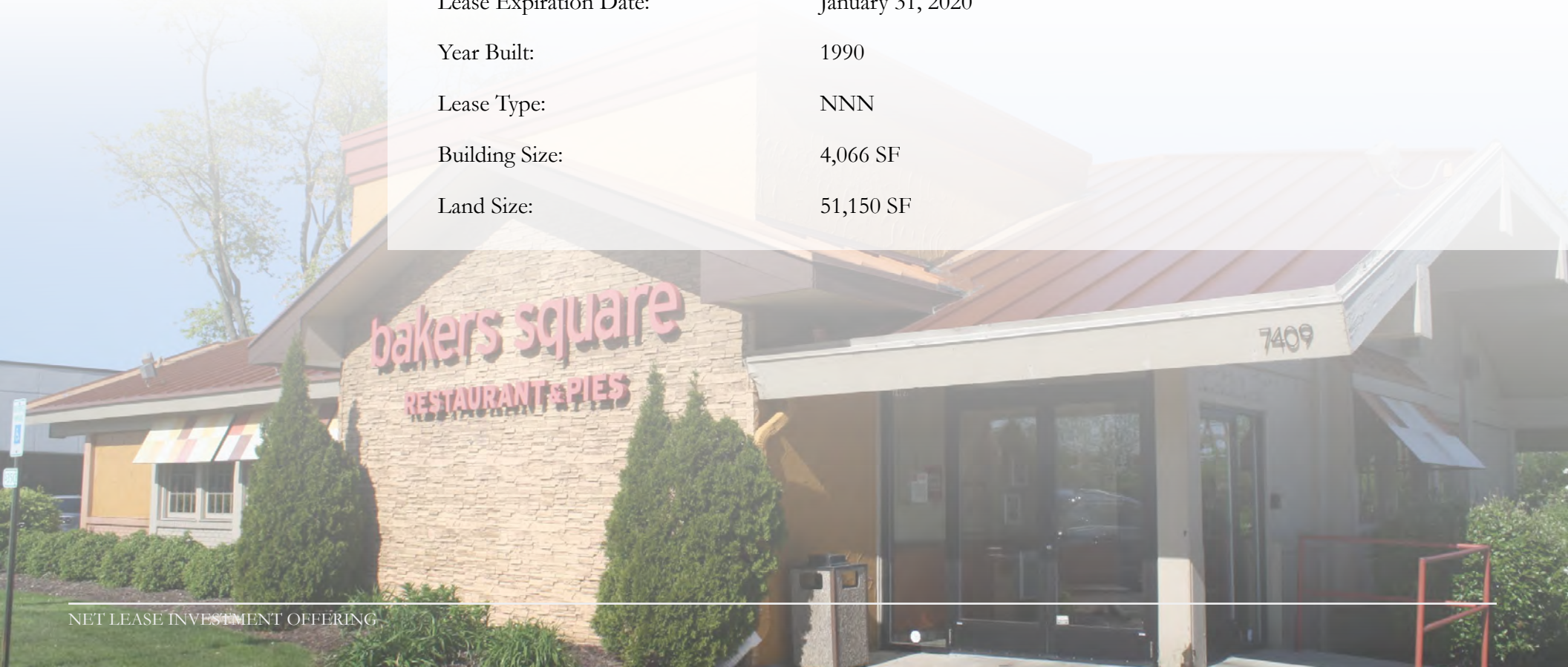
**INVESTMENT
HIGHLIGHTS:**

- Located within the Chicago MSA
- Absolute triple net with zero landlord responsibilities
- Annual rental escalations in the primary term and each renewal option
- Affluent area with an average household income of approximately \$114,600 within a 3 mile radius of the property
- Over 85,750 people live within a 3 mile radius of the property
- Located along a heavily trafficked north-south thoroughfare that experiences traffic counts in excess of 45,000 vehicles per day
- Retailers in the immediate area include Target, Staples, Bed Bath & Beyond and Michaels
- Less than one mile north of Interstate-55 (175,000 VPD)



**PROPERTY
OVERVIEW:**

Price:	\$1,356,878
Cap Rate:	6.60%
Net Operating Income:	\$89,554
Rental Escalations:	3% Annually
Renewal Options:	Three 5-Year Remaining
Lease Commencement Date:	October 28, 1999
Lease Expiration Date:	January 31, 2020
Year Built:	1990
Lease Type:	NNN
Building Size:	4,066 SF
Land Size:	51,150 SF

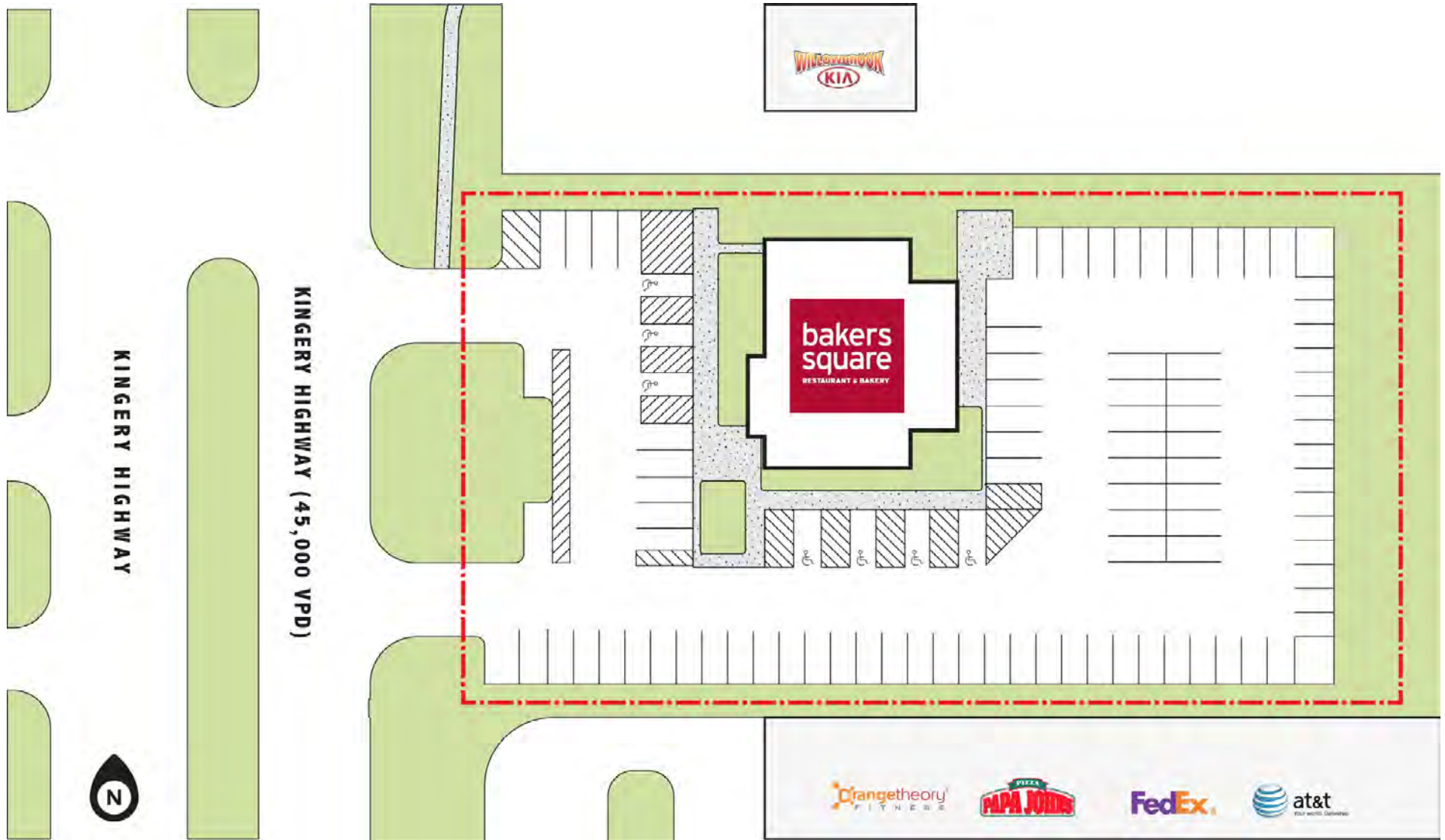


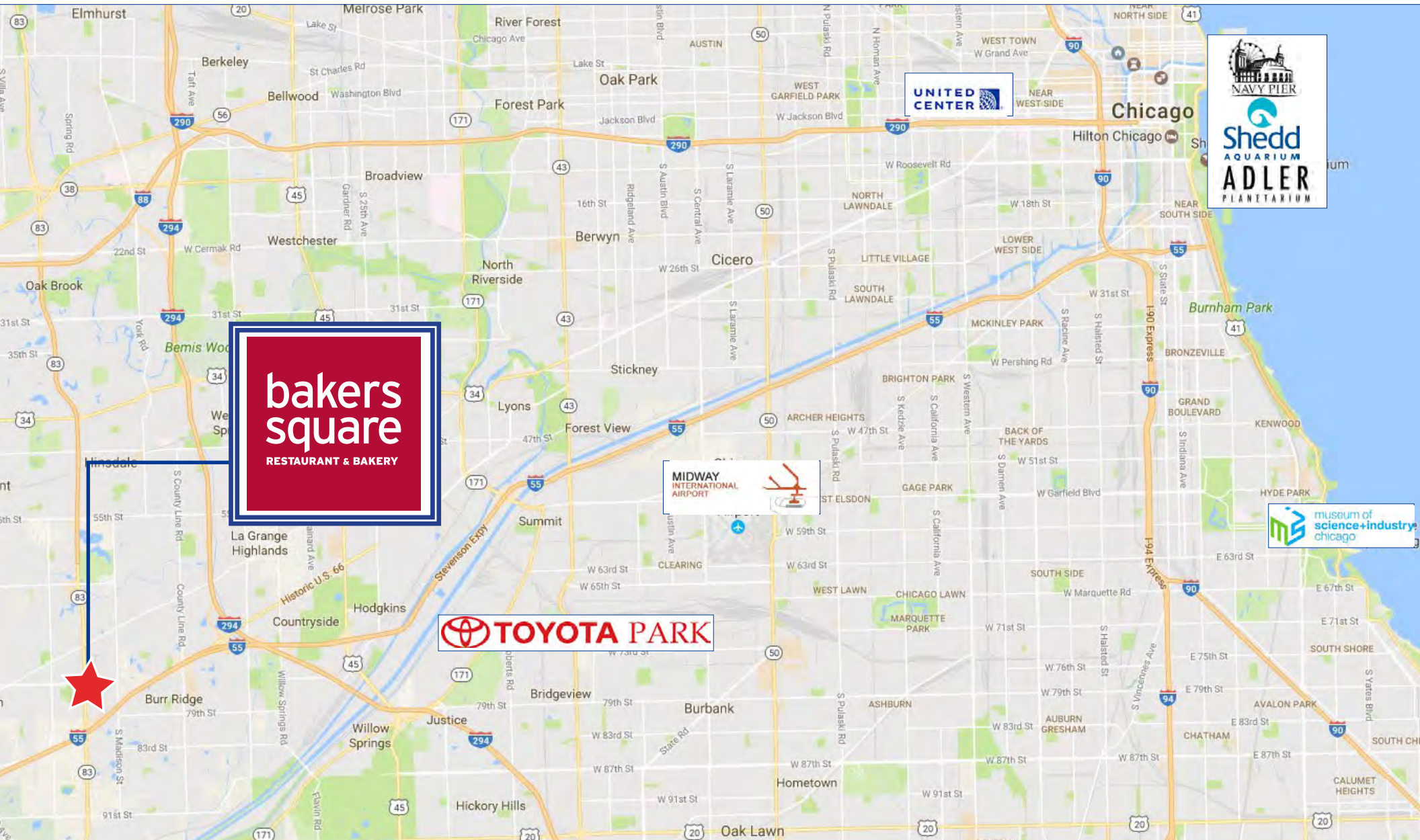


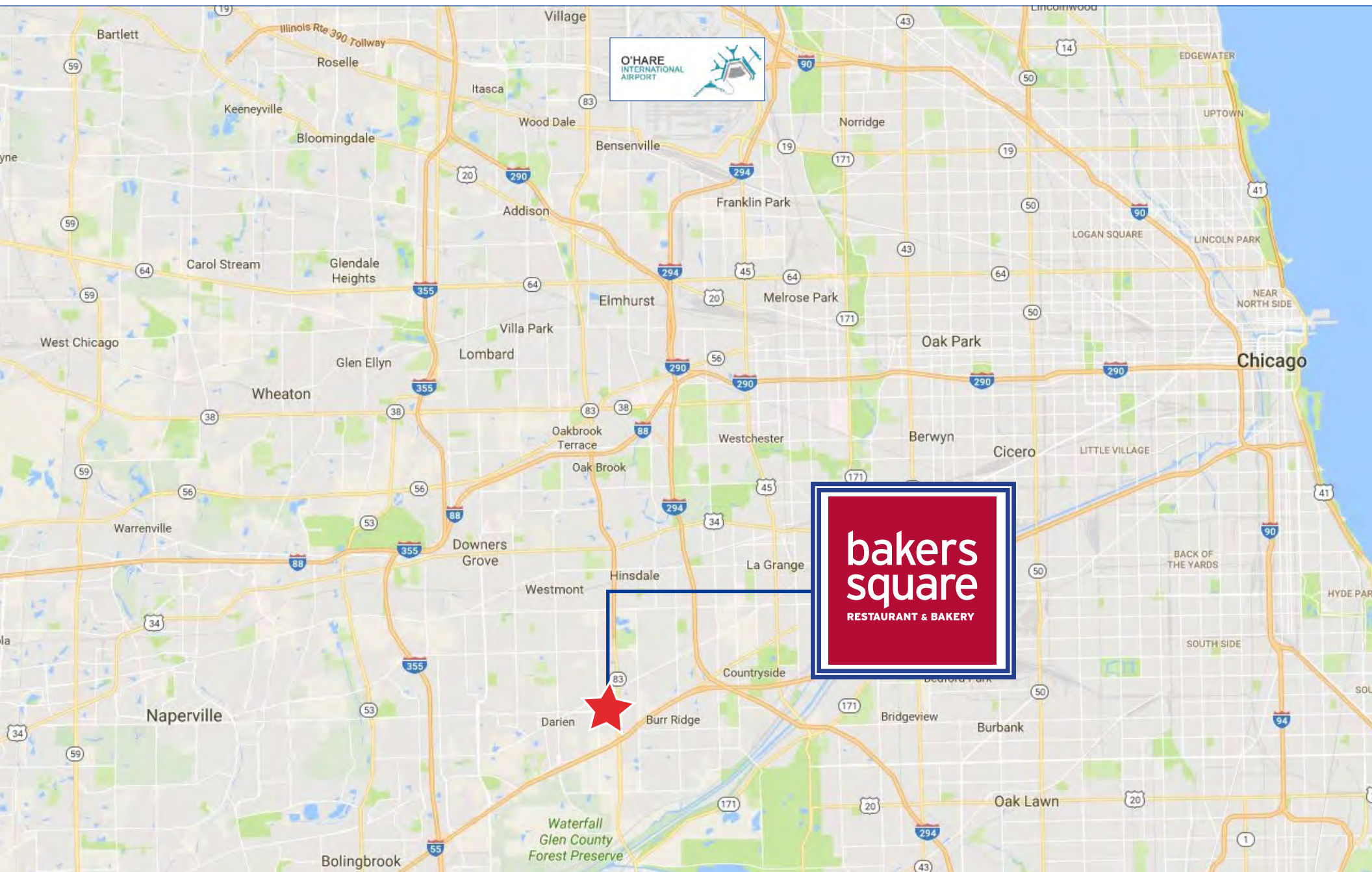












**DEMOGRAPHIC
REPORT:**

Population	1-Mile	3-Mile	5-Mile
Total Population	6,902	85,759	199,000
Total Households	2,763	34,540	77,378

Income	1-Mile	3-Mile	5-Mile
Median Household Income	\$61,256	\$75,676	\$82,693
Average Household Income	\$89,840	\$114,617	\$121,710

The Village of
Willowbrook *Illinois*



**MARKET
OVERVIEW:**



Willowbrook, Illinois

Willowbrook is a small village known for its exceptional services, low taxes and convenience to the metro Chicago region. Located at the nexus of Route 83 and I-55, it's a short five mile drive along Route 83 north to the regional business center of Oak Brook and the I-88 corridor, a quick 15 mile drive east along I-55 to Midway International Airport and only a few minutes from Argonne National Laboratory. Willowbrook's prime location and accessibility to many regional destinations makes it an attractive location for residents, office/commercial companies and light industrial businesses such as Turtle Wax, whose corporate headquarters are located in Willowbrook. It has a population of roughly 9,000 people.

Despite its small size, Willowbrook is well served by an abundance of hotels and thriving retail centers, including the newly constructed Willowbrook Town Center. Willowbrook's superior quality of life is further enhanced by the Village's well-kept ten community parks, the treasures of the nearby Waterfall Glen Forest Preserve, the excellent public schools of the Hinsdale Township High School District 86 (and its elementary school feeder districts) and the established urban fabric where every Willowbrook home is part of a neighborhood and part of the community. Willowbrook grew from the Ridgemoor subdivision. It was incorporated as a village in 1960.

www.willowbrookil.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. 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 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.

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 fifty largest cities in the United States.

www.cityofchicago.org



TENANT OVERVIEW:

Bakers Square Restaurant & Bakery

Bakers Square Restaurant & Bakery is a casual dining restaurant chain in the United States. Known for its pies, Bakers Square also offers full breakfast, lunch and dinner menus. The chain is owned by American Blue Ribbon Holdings, a majority-owned subsidiary of Fidelity National Financial. Locations in the Chicago area have all been remodeled to include such features as new pie displays, tables, chairs, booths, lighting, wall hangings, and fireplaces. These newly remodeled locations offer a modern, comfortable, and relaxing dining experience.

Bakers Square began in December 1969 with a restaurant called Mrs. C's in Des Moines, Iowa, that became popular for its pies. Pillsbury purchased Mrs. C's around that time, renamed it Poppin' Fresh Pies, and opened additional locations. VICORP, owners of the Village Inn restaurant chain, purchased Poppin' Fresh Pies from Pillsbury in 1983 and renamed the chain Bakers Square. In 2009, American Blue Ribbon Holdings, a company owned by Fidelity National Financial and Newport Global Advisors, acquired the assets from VICORP. There are more than 40 Bakers Square locations throughout the Upper Midwest.

Website: www.bakerssquare.com
 Number of Locations: 40+
 Parent Company: American Blue Ribbon Holdings, LLC
 Headquarters: Nashville, Tennessee



American Blue Ribbon Holdings, LLC

American Blue Ribbon Holdings, LLC is a diversified food services company operating four family and casual dining restaurant groups in the United States. Its restaurants include O'Charley's, Ninety Nine Restaurant and Pub, Village Inn and Bakers Square. The company was founded in 1958 and is based in Nashville, Tennessee. American Blue Ribbon Holdings is a majority-owned subsidiary of Fidelity National Financial, a publically traded company on the New York Stock Exchange (Symbol: FNFV) and investment grade rated company with a Standard & Poor's credit rating of "BBB".

Website: www.abrholdings.com
 Headquarters: Nashville, Tennessee
 Parent Company: Fidelity National Financial
 Stock Symbol: FNFV (NYSE)
 Credit Rating: BBB (Investment Grade)
 Headquarters: Jacksonville, Florida





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