

NET LEASE INVESTMENT OFFERING

Discovery
clothing company



DISCOVERY CLOTHING (Sale Leaseback)
15645 South LaGrange Road
Orland Park, IL 60462

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 Discovery Clothing sale leaseback opportunity located within the Chicago MSA in Orland Park, Illinois. The property is strategically located along South LaGrange Road in a dominant retail corridor. The Discovery Clothing has excellent visibility to the 41,400 vehicles per day that travel along South LaGrange Road. The Discovery Clothing lease will have an initial primary term of fifteen years remaining upon close of escrow. This absolute net lease will feature 1% annual rental escalations in the primary term and in each of the five year renewal option periods. Discovery Clothing Company is Chicago's largest independently owned junior fashion retailer providing the latest fashion trends.

The 12,000 square foot building was constructed in 2012 and is well located within one of the dominant retail destinations in the southwest suburbs of Chicago. Discovery Clothing has excellent visibility along South LaGrange Road, the areas primary north-south thoroughfare, which experiences traffic counts of 41,400 vehicles per day. There are over 168,295 people living within a five mile radius of the property with average annual household incomes of \$101,980 per year.

Discovery Clothing is surrounded by a number of major retail developments. Orland Park Place, a 627,365 square foot development, features Dick's Sporting Goods, Nordstrom Rack, Ross Dress for Less, Stein Mart, Marshalls, Bed Bath & Beyond, Old Navy and Kohl's. Directly across the street is Lake View Plaza featuring Best Buy, Golf Galaxy, Jo-Ann Fabrics, PETCO and ULTA Beauty. Less than one and one-half miles north on South LaGrange Road is Orland Square Mall, the largest shopping center in the southwest suburbs of Chicago, featuring Sears, JCPenney, Carson Pirie Scott, Macy's and Apple to name a few. Other notable retailers in the immediate vicinity include Lowe's Home Improvement, Target, Walmart, Whole Foods Market and a number of national banks and quick service restaurants. With a large variety of strong retailers, this corridor has the unique advantage of drawing consumers from the surrounding southwest suburbs.

There will be fifteen years remaining on the corporately guaranteed Discovery Clothing lease upon close of escrow. The lease will feature 1% annual rental escalations and require no landlord responsibilities. Additionally, there will be five 5-year renewal option periods. Discovery Clothing Company is a family owned business started in 1986. The company operates more than 30 stores in Illinois, Indiana, Wisconsin and Florida.

**INVESTMENT
HIGHLIGHTS:**

- Located within the Chicago MSA
- 15 year initial lease term
- 1% annual rental escalations in primary term and renewal option periods
- Absolute triple net with zero landlord responsibilities
- Located along the primary north-south thoroughfare (41,400 VPD)
- Exceptional visibility and easy access
- Densely populated area
- Over 168,295 people living within five miles of the property earning average annual household incomes of \$101,980
- Positioned in a major retail corridor featuring Walmart, Target, Lowe's Home Improvement, Dick's Sporting Goods, Nordstrom's Rack, Ross Dress for Less and many more national retailers, banks and restaurants
- Benefits from its close proximity to Orland Square Mall, the largest shopping center in the southwest suburbs of Chicago

**PROPERTY
OVERVIEW:**

Price:	\$4,634,074
Cap Rate:	6.75%
Net Operating Income:	\$312,800
Rental Escalations:	1% Annually
Renewal Options:	Five 5-Year
Lease Commencement Date:	Upon Close of Escrow
Lease Term:	15 Years
Tenant:	Discovery Clothing Co.
Year Built	2012
Parking:	60 Spaces
Lease Type:	NNN (No Landlord Obligations)
Building Size:	12,000 SF
Land Size:	1.26 Acres









EVERY SEASON STARTS AT
DICK'S SPORTING GOODS
ROSS DRESS FOR LESS
NORDSTROM RACK
MARSHALLS
BED BATH & BEYOND
OLD NAVY
KOHL'S

ORLAND SQUARE
A SIMON MALL
1.2M+ SF, 145+ STORES
sears JCPenney
Carson Pirie Scott
macy's Apple

WHOLE FOODS MARKET
Michaels
Where Creativity Happens
Pier 1 imports
Office DEPOT
What you need. What you need to know.

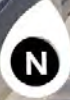
LOWE'S

STAPLES

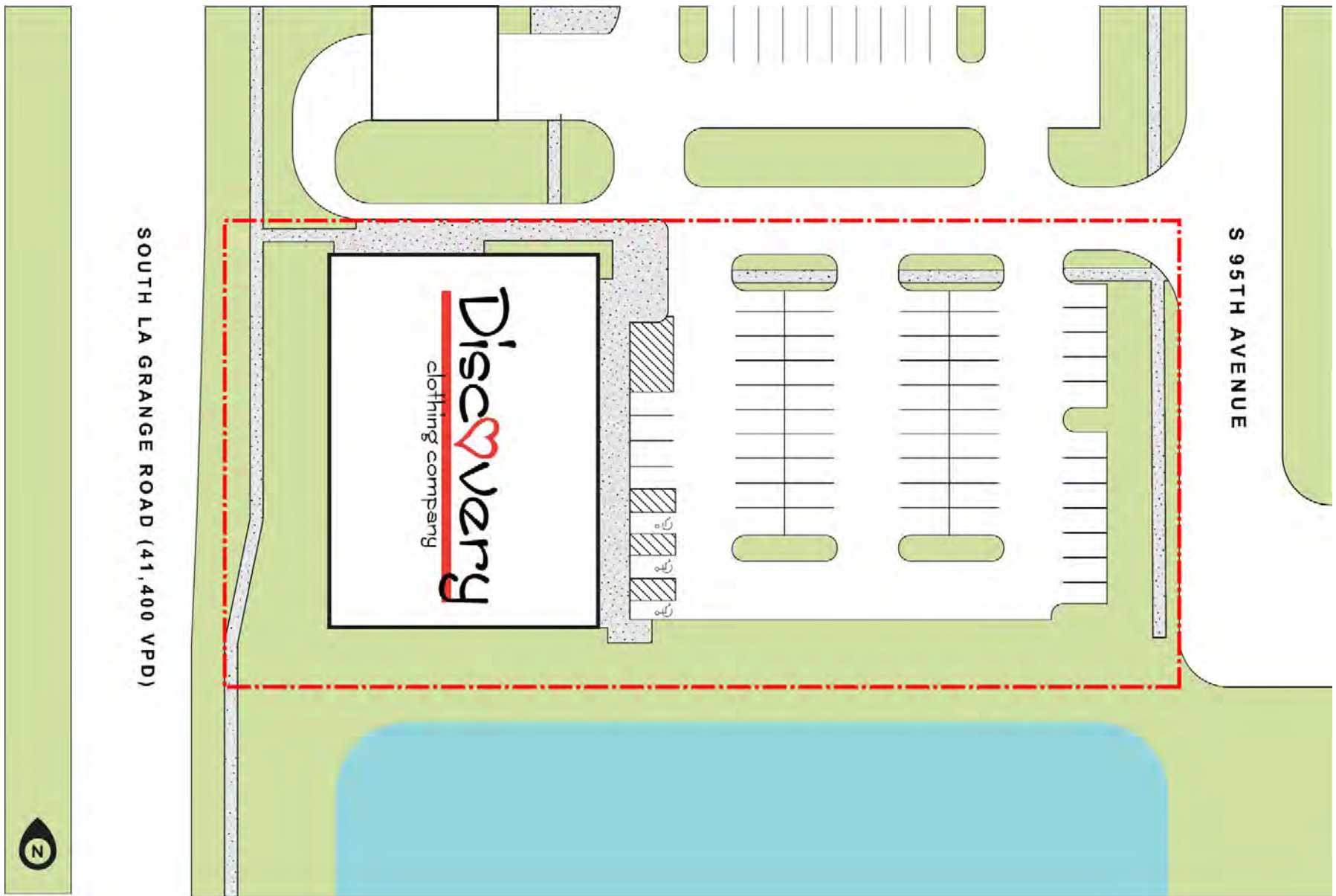
TARGET

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SOUTH LA GRANGE ROAD (41,400 VPD)











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DEMOGRAPHIC REPORT:

Population	1-Mile	3-Mile	5-Mile
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Total Population	8,818	76,843	168,299
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Total Households	3,629	28,368	62,742
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Income	1-Mile	3-Mile	5-Mile
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Median Household Income	\$65,346	\$81,296	\$81,891
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Average Household Income	\$83,638	\$100,928	\$101,980
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MARKET OVERVIEW:

Orland Park, Illinois

Orland Park is a village in Cook County, Illinois with a population of over 57,000 people. 25 miles southwest of Chicago, Orland Park is close to several interstate highways, with the I-80 east-west coast connector as its southern border. The Metra commuter rail system links it to the Chicago Loop and from there to O’Hare and Midway airports.



Businesses and jobs in the finance, retail, services and healthcare fields continue to grow in Orland Park. More than one million people a year come to Orland Park for health care services. Shopping complexes include: Orland Park Crossing and Orland Square Mall. The community’s culinary offerings are extensive as national chains are continually drawn to Orland Park, reporting outstanding sales numbers for these locations.

www.orland-park.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



**TENANT
OVERVIEW:**

Discovery Clothing Company

Discovery Clothing Company is Chicago's largest independently owned junior fashion retailer. Discovery is a family owned business started in 1986. Since the beginning, their mission has been to give customers the latest trends at the lowest prices. Unlike traditional specialty and department stores, Discovery products sell fast, allowing their buyers to bring new styles to their stores daily. Discovery operates more than 30 stores in Illinois, Indiana, Wisconsin and Florida. Discovery still runs as a family business by treating employees and customers like family.

Websites: www.discoveryclothing.com
 Founded: 1986
 Number of Locations: 30 +
 Headquarters: Chicago, Illinois





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