



NET LEASE INVESTMENT OFFERING

**Slumberland Furniture**  
165 North Randall Road  
Batavia, IL 60510 (Chicago MSA)

THE  
**Boulder**  
GROUP

slumberland  
FURNITURE



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## Executive Summary

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The Boulder Group is pleased to exclusively market for sale a single tenant net leased Slumberland Furniture property positioned within the Chicago MSA in Batavia, Illinois. Slumberland Furniture has been successfully operating at this location since June 2022 on a lease that runs through May 2032. The lease features 10% rental escalations every five years (the next taking place in 2027) and continuing throughout the two 5-year renewal options. Additionally, the lease features a corporate and personal guaranty.

The 42,676-square-foot building benefits from its strategic location off North Randall Road, which sees over 34,800 vehicles per day and serves as a key thoroughfare in the area. North Randall Road is a highly trafficked retail corridor, home to national brands such as Menards, Target, Kohl's, Harbor Freight, Hobby Lobby, Walmart, The Home Depot, At Home, Fresh Thyme Market, Best Buy, and several others. The property is situated in an affluent area, with a population earning an average household income exceeding \$177,000 within a three-mile radius. The surrounding five-mile area is home to over 110,000 residents. The property is conveniently located near Batavia High School, which serves 2,000 students. Furthermore, the property is directly across from Winding Creek, a new 100-home single-family residential development.

Slumberland Furniture is a leading home furnishings retailer that has been serving customers across the United States since its founding in 1967. Headquartered in Little Canada, Minnesota, Slumberland has grown into one of the largest furniture retailers in the Midwest, with over 120 stores in 12 states. The company is family-owned and prides itself on delivering high-quality furniture and mattresses at affordable prices. Slumberland's product offerings include a wide range of furniture for living rooms, bedrooms, dining rooms, and home offices, as well as an extensive selection of mattresses from top brands like Tempur-Pedic, Sealy, and Simmons. The company is dedicated to helping customers create comfortable, stylish, and functional living spaces, emphasizing value, durability, and design.

# Investment Highlights

- » Positioned within the Chicago MSA – Ranked #3 in the United States for population size
- » Established retailer with 120 locations in 12 states
- » Over 7 years remain on the primary lease term
- » 10% rental escalations every five years (Next in 2027)
- » Corporate and personal lease guaranty
- » Located just off North Randall Road (34,800 vehicles per day)
- » Neighboring tenants include Menards, Target, Kohl's, Harbor Freight, Hobby Lobby, Walmart, The Home Depot, At Home, Fresh Thyme Market, Best Buy, and several others
- » Over 110,000 people live within a five-mile radius
- » Affluent area – Average household income within three miles exceeds \$177,000
- » Less than one mile from Batavia High School (2,000 students)
- » Positioned across from the new Winding Creek housing development (100 single family homes)





## Property Overview



PRICE  
\$4,781,250



CAP RATE  
8.00%



NOI  
\$382,500

LEASE COMMENCEMENT DATE: 6/1/2022

LEASE EXPIRATION DATE: 5/31/2032

RENEWAL OPTIONS: Two 5-year

RENTAL ESCALATION: 10% every 5 years

LEASE TYPE: NN – Roof, structure, foundation,  
HVAC in excess of \$8,000<sup>1</sup>

TENANT: Oak & Comfort, LLC (DBA Slumberland  
Furniture)

GUARANTY: Corporate & Personal

YEAR BUILT: 2006

BUILDING SIZE: 42,676 SF

LAND SIZE: 4.45 AC

- 1) The Landlord shall be responsible for the repair or replacement of the HVAC system for costs exceeding \$8,000 per lease year. The Tenant is required to maintain an active service contract for the HVAC system and shall bear the cost of repairs and replacements up to \$8,000 per lease year.

# Photographs



# Shopping Center Aerial



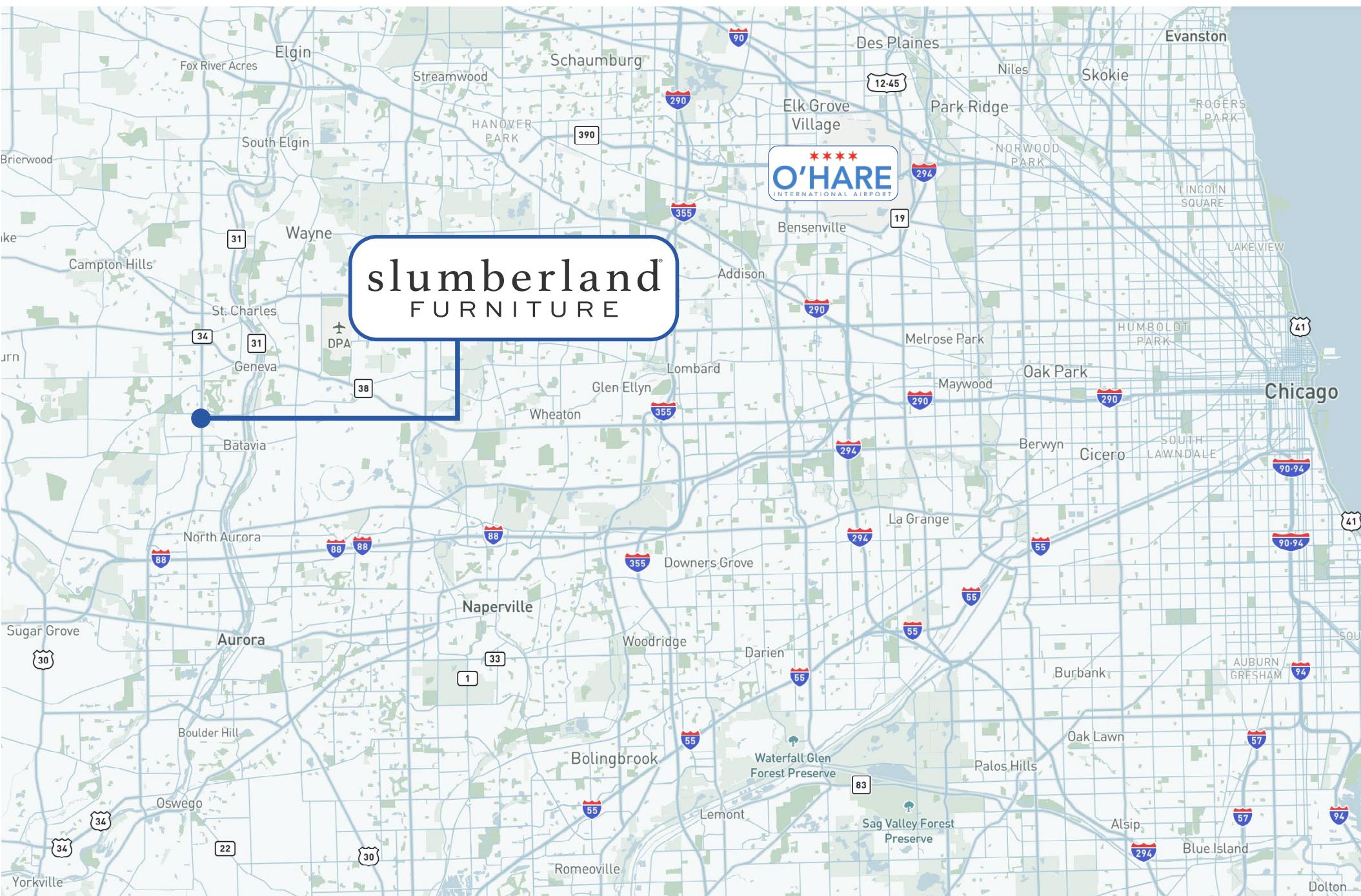
# Aerial



# Site Plan



# Map



# Location Overview

## BATAVIA, ILLINOIS

Batavia, Illinois, is a thriving city located in Kane County, approximately 40 miles west of downtown Chicago. Known as the "City of Energy" due to its rich history in windmill manufacturing, Batavia has evolved into a vibrant community with a strong economic and cultural foundation. The city is part of the Tri-Cities area, which includes Geneva and St. Charles, offering a high quality of life characterized by excellent schools, diverse recreational opportunities, and a welcoming, small-town atmosphere.

Batavia benefits from its proximity to major transportation corridors, including Interstate 88 and Route 31, which provide seamless access to the Chicago metropolitan area. The city is home to Fermilab, a world-renowned particle physics laboratory, which serves as both a significant employer and a cultural asset. Its historic downtown features a mix of charming boutiques, dining options, and local businesses, contributing to its appeal as a destination for residents and visitors alike.

With a population of approximately 27,000, Batavia offers a balanced blend of residential, commercial, and industrial development. The city's robust infrastructure, strong community support, and strategic location make it an ideal environment for investment and business growth.

## CHICAGO MSA

The Chicago Metropolitan Statistical Area (MSA), also known as Chicagoland, is the third-largest metro area in the United States, with a population exceeding 9.6 million people across parts of Illinois, Indiana, and Wisconsin. The region boasts a diverse and robust economy, contributing over \$770 billion to the U.S. GDP, driven by key sectors such as finance, manufacturing, healthcare, and transportation. Chicago's O'Hare International Airport is one of the busiest airports globally, enhancing the area's connectivity. The MSA is also a major logistics hub, with an extensive network of highways, railways, and waterways. The median household income in the Chicago MSA is approximately \$75,000, and the area continues to attract businesses due to its large consumer base, skilled workforce, and world-class infrastructure.

# Demographics



	POPULATION	HOUSEHOLDS	MEDIAN INCOME	AVERAGE INCOME
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1-MILE	5,706	2,407	\$108,184	\$145,337
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3-MILE	49,977	19,173	\$136,845	\$177,429
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5-MILE	110,887	42,843	\$114,957	\$154,670
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# Tenant Overview

## SLUMBERLAND FURNITURE

Slumberland Furniture is a leading home furnishings retailer that has been serving customers across the United States since its founding in 1967. Headquartered in Little Canada, Minnesota, Slumberland has grown into one of the largest furniture retailers in the Midwest, with over 120 stores in 12 states. The company is family-owned and prides itself on delivering high-quality furniture and mattresses at affordable prices.

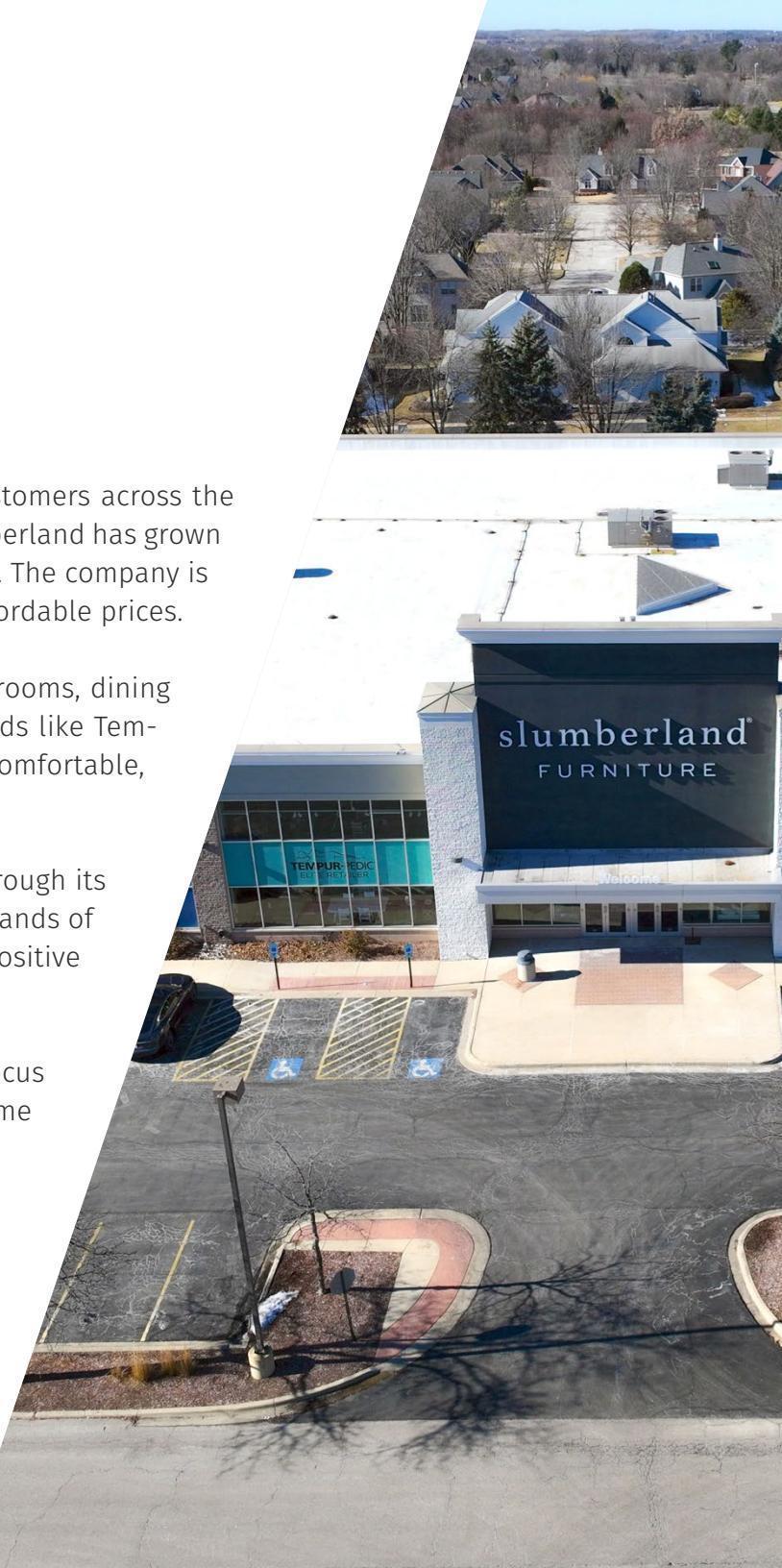
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A core element of Slumberland's mission is giving back to the communities it serves. Through its charitable initiatives, such as the "50 Winks Foundation," the company has donated thousands of mattresses to children and families in need, exemplifying its commitment to making a positive impact.

With a reputation for exceptional customer service, an extensive product range, and a focus on community engagement, Slumberland Furniture continues to be a trusted name in home furnishings.

Website:	<a href="http://www.slumberland.com">www.slumberland.com</a>
Headquarters:	Oakdale, MN
Number of Locations:	122
Company Type:	Private

slumberland  
FURNITURE



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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.



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