



ACTUAL RENDERING

NET LEASE INVESTMENT OFFERING



WILD FORK FOODS
9234-9240 SKOKIE BOULEVARD
SKOKIE, IL 60077 (CHICAGO MSA)



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EXECUTIVE SUMMARY

The Boulder Group is pleased to exclusively market for sale a single tenant net leased Wild Fork Foods property located within the Chicago MSA in Skokie, Illinois. The lease features a new 10-year term with a corporate guaranty from JBS USA LUX S.A. There are 10% rental escalations every five years throughout the primary term and four 5-year renewal options. The property was constructed in 2016 and is undergoing a renovation with improvements specifically for Wild Fork Foods. Rent is estimated to commence on February 2, 2022.

The 5,205 square foot building is located at the signalized intersection of Skokie Boulevard and Gross Point Road East in a densely populated area. The highly trafficked intersection experiences a combined traffic count of 35,200 vehicles per day. Retailers located in the immediate area include Old Navy, Marshalls, Jewel-Osco, Walgreens, Chick-fil-A, Advance Auto Parts, Ross Dress for Less, and many more. Located less than one-half mile north on Skokie Boulevard is Westfield Old Orchard, a 1.8 million square foot open-air shopping mall with over 140 stores anchored by Nordstrom, Bloomingdale's, and Macy's. Located less than one-half mile northeast on Gross Point Road is Skokie Hospital. Skokie Hospital is part of NorthShore University HealthSystem and was named one of the Top 100 Cardiovascular Hospitals in the nation for cardiology and heart surgery programs. There are 446,810 people living within five miles of the property earning an average annual household income of \$129,306. At nearly 30%, Skokie still has a large Jewish population from the post WWII era. Wild Fork will be carrying an assortment of Kosher products.

Wild Fork Foods is a specialty food retailer that offers high-quality beef, pork, chicken, lamb, seafood, and various specialty meats such as bison, goat, goose, quail, and duck, all at discounted prices. They are owned and operated by JBS S.A., which is one of the largest food distributors in the world. JBS is a publicly traded Brazilian company with revenue of \$270 billion in 2020. They have retail stores worldwide with the majority of their stores operating in Mexico and Brazil. Their success has driven expansion into the United States where the company currently has 12 Wild Fork Foods locations with plans to grow to over 200 stores in the US over the next three years. Chicago is one of the target growth markets with its first store recently opening on Halsted street in Chicago's West Loop.



INVESTMENT HIGHLIGHTS

- Positioned within the Chicago MSA – Ranked #3 in the United States for population size
- New 10-year lease term
- Lease guaranty from JBS USA LUX S.A.
- JBS USA has an annual revenue of \$27.8 Billion
- 10% rental escalations in each of the four 5-year renewal options
- Located along Skokie Boulevard (22,100 VPD) at a signalized intersection
- Within close proximity to Interstate 94 (167,300 VPD)
- Retailers in the area include Old Navy, Marshalls, Jewel-Osco, Walgreens, Chick-fil-A, Advance Auto Parts, Ross Dress for Less, and many more
- Less than one-half mile north on Skokie Boulevard is Westfield Old Orchard, a 1.8 million square foot open-air shopping mall with over 140 stores anchored by Nordstrom, Bloomingdale's, and Macy's
- Located less than one-half mile from Skokie Hospital (NorthShore University Health System)
- 446,810 people living within five miles of the property earning an average annual household income of \$129,306
- At nearly 30%, Skokie still has a large Jewish population from the post WWII era – Wild Fork will be carrying an assortment of Kosher products



PROPERTY OVERVIEW

Price:	\$3,503,365
Cap Rate:	5.20%
Net Operating Income:	\$182,175
Rent Commencement Date:	2/2/22 (Estimated)
Lease Term:	10-year
Renewal Options:	Four 5-year
Rental Escalations:	10% every five years
Tenant:	Wild Fork Foods
Guarantor:	JBS USA LUX S.A.
Year Built:	2016
Lease Type:	NN- Roof & Structure*
Building Size:	5,205 SF
Lot Size:	0.34 AC

* Landlord is responsible for administering CAM; however, Tenant is responsible for the cost associated with CAM. There is a 5% year-over-year CAM cap.



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Wild ForkTM

DEMOGRAPHICS

POPULATION

	1-Mile	3-Mile	5-Mile
Total Population:	22,105	146,336	446,810
Total Households:	8,192	53,735	169,570

INCOME

	1-Mile	3-Mile	5-Mile
Median Household Income:	\$75,739	\$98,567	\$85,630
Average Household Income:	\$101,182	\$142,661	\$129,306



VILLAGE OF SKOKIE, ILLINOIS

Skokie is a village in Cook County, Illinois, United States, neighboring the City of Chicago's northern border. Skokie lies approximately 15 miles north of Chicago's downtown loop. Its name comes from a Potawatomi word for "marsh." For many years, Skokie promoted itself as "The World's Largest Village." Its population, according to the 2020 census, was 67,824. Skokie's streets, like that of many suburbs, are largely a continuation of the Chicago Street grid, and the village is served by the Chicago Transit Authority, further cementing its connection to the city.

Skokie was originally a German-Luxembourger farming community, but was later settled by a sizeable Jewish population, especially after World War II. At its peak in the mid-1960s, 58% of the population was Jewish, the largest percentage of any Chicago suburb. At nearly 30%, Skokie still has a large Jewish population and over a dozen synagogues. It is home to the Illinois Holocaust Museum and Education Center, which opened in northwest Skokie in 2009.



CITY OF 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 2016, Chicago had the third largest gross metropolitan product in the United States at \$630.3 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.

www.cityofchicago.org



WILD FORK FOODS

Blending elements of a traditional grocery store and a specialty retailer, Wild Fork provides a unique shopping experience. They specialize in meat, poultry and seafood, with an emphasis on hard-to-find items. With over 700 items to pick from, you can find items like organic rack of lamb to alligator loin. Wild Fork stands alone as a unique new model in the retail and ecommerce space – with an emphasis on impeccable customer service, top quality, and impressive variety, all at low prices every day.

Wild Fork seeks to be a “friendly butcher and personal chef” to its customers and offers recipes, cooking tips and more on its website to help provide guidance throughout their shopping experience. Providing a big selection at affordable prices is at the heart of everything they believe. They pride themselves on the business model of controlling the whole processing chain from farm to fork.

Working with farmers, ranchers, and fisherman allows them to secure the highest quality product, blast freezing every item at its peak freshness, and delivering to its own stores, all while reducing the typical food waste that happens in traditional food distribution. The market sources beef from slow feeders in Nebraska and Colorado. This region produces some of the top cattle in the world due to the cold climate and lush grasslands. They age all of their beef in a climate-controlled environment for 17 days, which enhances the flavor and tenderness, and age their pork for a minimum of 8 days. Wild Fork blast freezes its meats at -40 degrees Fahrenheit and maintains them at frozen temperatures throughout the supply chain. In addition to shopping in-store, the concept also offers pickup and same day delivery.

Company Website:	wildforkfoods.com
Company Type:	Private
Number of Locations:	14
Headquarters:	Doral, FL

Wild ForkTM



CONFIDENTIALITY & DISCLAIMER

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.

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