

NET LEASE INVESTMENT OFFERING



ULTIMO PRECIO (CHICAGO MSA)
845 E Chicago Street
Elgin, IL 60120

THE **Boulder** GROUP 

TABLE OF CONTENTS

I. Executive Profile

- Executive Summary
- Investment Highlights
- Property Overview

II. Location Overview

- Photographs
- Aerial
- Site Plan
- Map

III. Market & Tenant Overview

- Demographic Report
- Market Overview
- Tenant Overview



**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 lease Ultimo Precio Auto Dealership located in Elgin, Illinois. The property is strategically located along the primary east-west thoroughfare in a densely populated area. The triple net lease features 2% annual rental escalations in the primary term and in the renewal option periods. Ultimo Precio, part of the Car Outlet Auto Group, is a subsidiary of Marubeni Corporation, a Fortune Global 500 company, providing reliable and affordable transportation through consumer auto financing and sales.

The 25,000 square foot building on 2.50 acres of land is located along East Chicago Street in a densely populated residential area and prevalent car dealer corridor. Car dealers located in the immediate area on East Chicago Street include Nissan, Kia, Chrysler/Jeep/Dodge, and Ford. There are over 93,685 people living within a three mile radius of the property.

There are seven years remaining on the Ultimo Precio Auto Dealership lease. The lease expires June 30, 2024 & features 2% annual rental escalations in the primary term and in the two renewal option period. Ultimo Precio, as part of the Car Outlet Auto Group, is a subsidiary of Marubeni Corporation, a Fortune Global 500 company, which provides reliable and affordable transportation through consumer auto financing and sales.



INVESTMENT HIGHLIGHTS:

- Located within the Chicago MSA
- Triple Net Lease
- Over 93,600 people living within a three mile radius of the property
- 2% rental escalations in primary term and renewal option periods
- Positioned in prevalent car dealership corridor with other dealers including Nissan, Kia, Chrysler/Jeep/Dodge, and Ford
- Tenant recently extended lease showing commitment to the location
- Large land parcel of 2.5 acres
- Tenant is a subsidiary of Marubeni Corporation, a Fortune Global 500 company



**PROPERTY
OVERVIEW:**

Price:	\$1,459,161
Cap Rate:	8.00%
Net Operating Income:	\$116,733
Rental Escalations:	2% Annually
Renewal Options:	Two 5-Year with 2% Annual Escalation
Lease Expiration Date:	June 30, 2024
Lease Type:	NNN*
Rentable Square Feet:	25,000 SF
Lot Size:	2.5 Acres

** Tenant shall reimburse Landlord, as additional rent in monthly installments, replacement costs of the roof, foundation and structural components of building. All costs incurred shall be amortized on a straight line basis.*

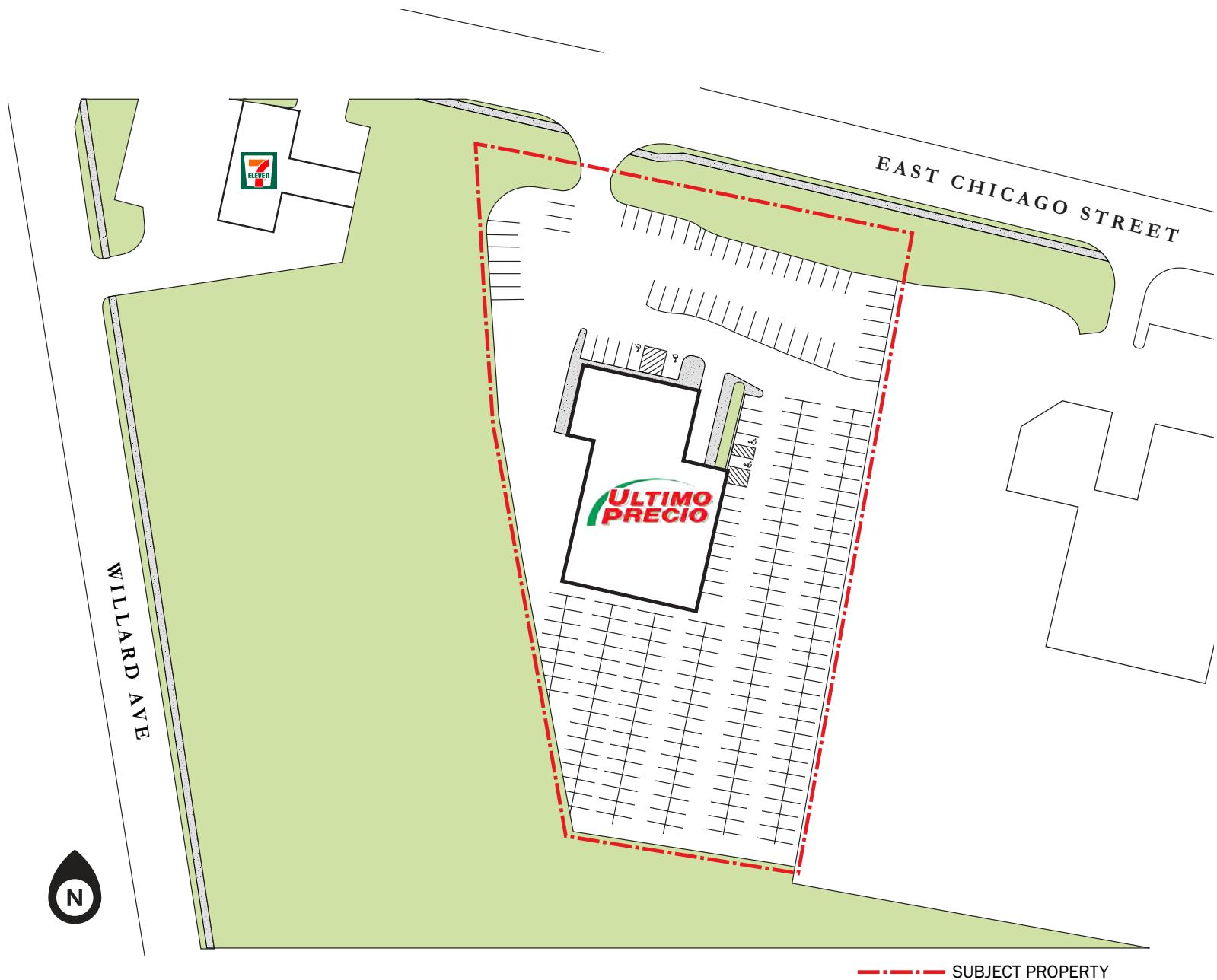


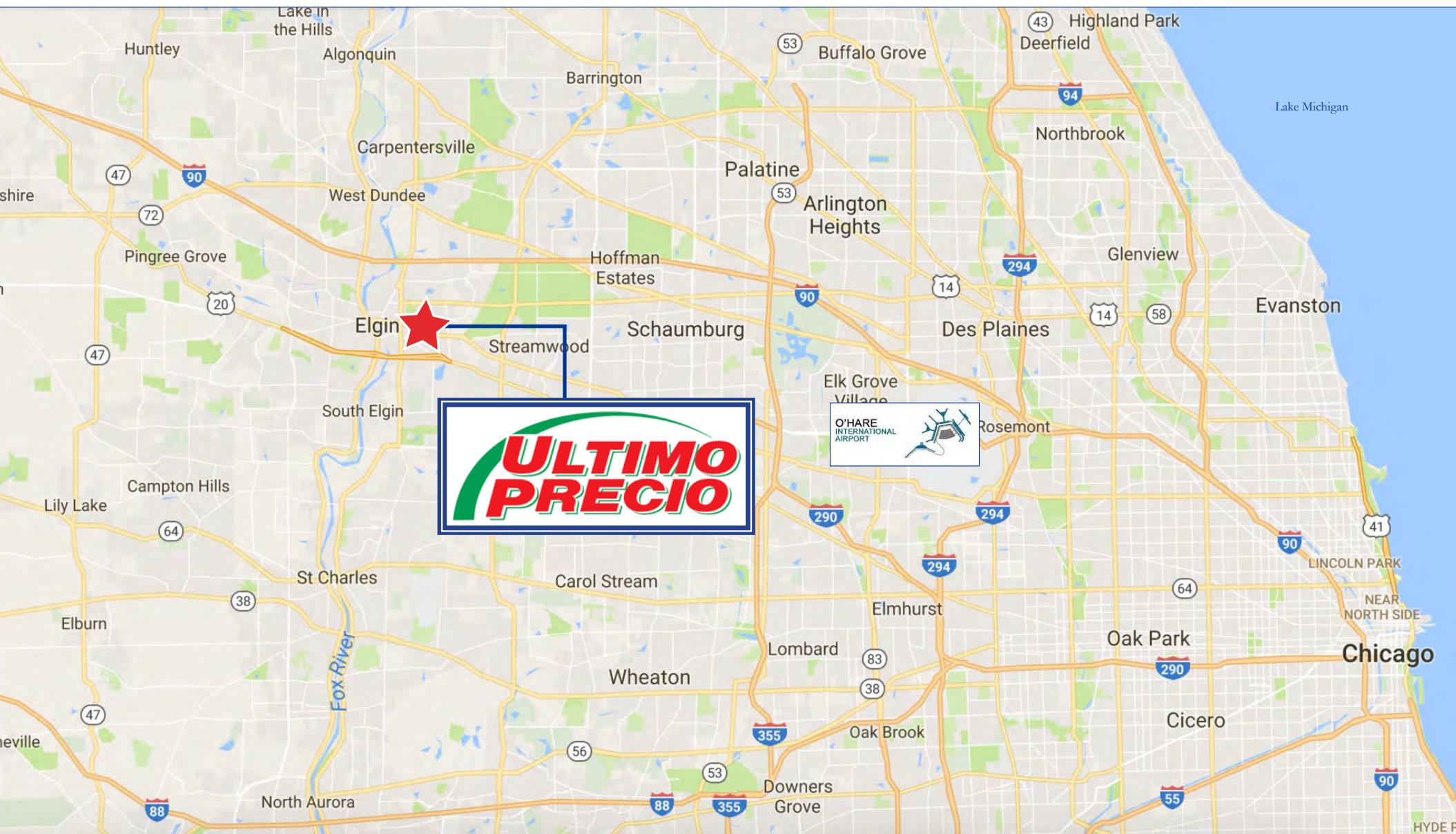












**DEMOGRAPHIC
REPORT:**

Population	1-Mile	3-Mile	5-Mile
Total Population	22,631	93,687	185,922
Total Households	6,374	29,480	61,887
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$62,223	\$76,937	\$84,290



**MARKET
OVERVIEW:****Elgin, Illinois**

Elgin, Located 35 miles northwest of Chicago, is home to over 108,000 people making it the eighth-largest city in Illinois. Elgin's offers exceptional opportunities that include cultural arts, entertainment and recreation that are unmatched by surrounding suburbs.

In 2013, Elgin ranked number one in the Chicago metropolitan area in new home starts, while ranking second in new home closings. Elgin's downtown has also been the center of city renovations and new developments. New townhouses, condo towers, loft spaces, and art galleries have opened in the last decade. In the 1990s, Elgin became one of the few cities in northern Illinois to host a riverboat casino. The Grand Victoria Casino initially generated controversy, but went on to be a significant source of income for the city. Drawing nearly four million people annually, it was the fifth most popular tourist attraction in Illinois. The Grand Victoria Foundation, to which the casino has contributed an amount in excess of \$116 million, provides community grants to nonprofits in the city.

Elgin is home to the Elgin Symphony Orchestra, one of the finest orchestras in Illinois, and a primary option for live symphonic music in Chicago's Northwest suburbs. The city is known for its historic architecture and landmarks from the Victorian era, including some fine examples of homes in the Queen Anne style. Many of the most remarkable homes once belonged to National Watch Company executives. Many interesting Sears Catalog Homes arrived in Elgin as kits from 1908 to 1940. The Elgin Public Museum at Lords Park is the oldest building in Illinois built expressly as a museum that is still serving that purpose.

In addition to the arts, more than 1,600 acres of well-equipped parks are designed to satisfy individual and family recreational desires. There are also 4,000 acres of Kane and Cook county forest preserves that offer canoeing, fishing, and equestrian trails. Residents have immediate access to the Fox River Trail and the Illinois Prairie Path, numerous golf courses, wintertime skiing and ice skating, swimming and boating and an array of sports and other recreational activities and events.

www.cityofelgin.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:****Ultimo Precio**

Ultimo Precio was founded in 2000, as part of the Car Outlet Auto Group, a subsidiary of Marubeni Corporation, a Fortune Global 500 company, and provides reliable and affordable transportation through consumer auto financing and sales.

Founded in 2000, Ultimo Precio had a simple goal: to strengthen their communities through transportation independence. Each vehicle that is for sale at one of their Car Outlet stores has passed a safety inspection to make sure it is reliable and well maintained. In addition to offering top quality used cars, Ultimo Precio works to get customers the financing options that are within reach of any budget. They offer purchase financing as well as traditional financing options through multiple credit banks.

Marubeni, the parent company, is involved in the handling of products and provision of services in a broad range of sectors. The Tokyo Stock Exchange recognized Marubeni as the best Japanese company at increasing enterprise value in 2013, citing management's efforts to maximize return on equity.

Websites: www.ultimo-precio.com
Founded: 2000
Headquarters: Chicago, IL
Parent Company: Marubeni
Parent Website: www.marubeni.com





Randy Blankstein
President
847.562.0003
randy@bouldergroup.com

Jimmy Goodman
Partner
847.562.8500
jimmy@bouldergroup.com

666 Dundee Road, Suite 1801
Northbrook, IL 60062

www.bouldergroup.com

THE
Boulder 
GROUP