

Information below is computer generated. Please pardon the typos.

1 Lansing, IL 60438



Price	\$1,796,870	Property Notes
Building Size	2,952 SF	
Cap Rate	5.75%	
Property Sub-type	Free Standing Bldg	
Status	Active	

**Property Description**

10 Year Term with increases 2,952 SF Single Tenant T-Mobile NNN Lease New Construction 5.75% Cap Rate Publicly Traded (TMUS:NASDAQ) Two (2) Five (5) Year Options to Extend Across from Brand New Wal-Mart.

2 Dwight, IL 60420



Price	\$2,382,000	Property Notes
Building Size	2,880 SF	
Cap Rate	6%	
Property Sub-type	Service/Gas Station	
Status	Active	

**Property Description**

The subject property is an approximate 2,880-square foot, single-tenant retail building on approximately 1.27 acres of land. Circle K has 10 years left on an absolute triple-net (NNN) lease with no landlord responsibilities and is corporate backed by Mac's Convenience Stores LLC, A Delaware limited liability company. There is one, 10-year option remaining with 10 percent rent increases every five years. Circle K pays the whole annual rent in advance on May 1st of each year. The site has some minor environmental contamination. The tenant is solely responsible for clean-up, and they are actively engaged in the remediation process. The owner of the property benefits from a reciprocal easement that allows the use of an additional one+ acres owned by McDonald's for parking. Circle K is a part of Alimention Couche-Tard of Canada. The Company's operations currently include a network of 5,883 stores, 4,142 of which offer petroleum products, in 43 American States, the District of Columbia and ten Canadian provinces. Other operations include Europe, Mexico, Japan, China and Indonesia.

3 Pekin, IL 61554



Price	\$1,557,000	Property Notes
Building Size	2,640 SF	
Cap Rate	6%	
Property Sub-type	Service/Gas Station	
Status	Active	

**Property Description**

The subject property is an approximate 2,640-square foot, single-tenant retail building on approximately 0.64 acres of land. Circle K has 10 years left on an absolute triple-net (NNN) lease with no landlord responsibilities and is corporate backed by Mac's Convenience Stores LLC, A Delaware limited liability company. There is one, 10-year option remaining with 10 percent rent increases every five years. Circle K pays the whole annual rent in advance on May 1st of each year. Circle K is a part of Alimention Couche-Tard of Canada. The Company's operations currently include a network of 5,883 stores, 4,142 of which offer petroleum products, in 43 American States, the District of Columbia and ten Canadian provinces. Other operations include Europe, Mexico, Japan, China and Indonesia.

4 Carol Stream, IL 60188



Price	\$2,099,000
Building Size	7,500 SF
Cap Rate	6.79%
Property Sub-type	Retail Pad
Status	Active

Property Notes

**Property Description**

PRICE REDUCTION: We are pleased to present this well located, suburban Chicago, net leased retail asset. Advance Auto Parts, the nation's #1 automotive retailer with over 5,260 stores has been operating at this location since 2010. Their lease runs through 1/31/20 and they have (3) five year renewal options.

5 Bloomingdale, IL 60108



Price	\$2,777,778
Building Size	4,840 SF
Cap Rate	4.50%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Brand New 15-Year Absolute Triple Net Ground Lease 10% Rent Increase Every 5 Years Seven 5-Year Options to Renew Remain Brand New Built-to-Suit Premises Opened in September 2015.

6 Chicago, IL 60655



Price	\$1,771,200
Building Size	12,300 SF
Cap Rate	6.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

NN Dollar Tree in the Chicago's vibrant Mt. Greenwood neighborhood. The lease rent commenced in Nov. 2015 and the initial term expires in 2025. Dollar Tree has 3 five year options to extend it's presence beyond the primary term at scheduled rental increases. Ideal for 1031 Exchange or investors looking for passive investment.

7 Chicago, IL 60634



Price	\$3,225,000
Building Size	7,000 SF
Cap Rate	7%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

7,000-square foot Advance Auto Parts store located in the Chicago area of Cook County in Illinois. The subject property has five (5) years remaining on a 15 year NN lease with three five year options. There are 5% escalations beginning in year 11 and every option period thereafter. This location has a corporate guaranty with Advance Stores Company, Inc. whose parent company is Advance Auto Parts, Inc., a 4,000+ unit operator.- HARD CORNER, AMPLE PARKING, EXTREMELY DENSE AND STRONG RETAIL CORRIDOR.

## 8 Champaign, IL 61822



Price	\$1,256,410
Building Size	4,884 SF
Cap Rate	5.85%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

Freestanding Sherwin-Williams, a S&P "A" rated tenant, located in Champaign, IL. Immediate area retailers include Target, The Home Depot, Kohl's, Bed Bath & Beyond, T.J. Maxx, Barnes & Noble, and many others.

## 9 Joliet, IL 60435



Price	\$6,900,000
Building Size	4,994 SF
Cap Rate	5.10%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

Subj. property includes 54,075SF parcel of land at a signalized corner. Offering includes a fee simple interest in the land. Improvements include a 4,944sf single story, single tenant bank branch building built for, owned & occupied by Bank Of America, 2nd largest bank in the US. Offering is secured by a 25yr absolute NNN ground lease requiring zero LL maintenance responsibilities. The lease currently has 15+ fixed yrs remaining on the initial term, followed by 5 renewal options at 5 yr increments. The lease includes rental increases of 10% every 5 yrs providing a strong inflation hedge. Building is all brick construction w/ 5 drive-thru lanes. Located in downtown Joliet along the area's dominant thoroughfare, surrounded by numerous national retailers. The property benefits from high traffic counts & excellent visibility and ingress/egress from the bordering streets. The offering provides an investor the rare opportunity to acquire a long term net leased Bank Of America w/ the mitigated risk of a ground lease guaranteed by 1 of the strongest financial institutions in the country w/ the long term benefit of substantial residual value in the underlying land.

## 10 Centralia, IL 62801



Price	\$1,092,000
Building Size	3,469 SF
Cap Rate	6.50%
Property Sub-type	Restaurant
Status	Active

Property Notes

### Property Description

Single Tenant Absolute NNN Investment Tenant Recently Extended Their Lease Early Indicating Strong Performing Location Over 9 Years Remaining on Base Term of the Lease Long Term Operating History Of More Than 20 Years at This Location.

## 11 Greenfield, IL 62044



Price	\$1,298,128
Building Size	8,320 SF
Cap Rate	6.25%
Property Sub-type	Retail Pad
Status	Active

Property Notes

### Property Description

Family Dollar located at the southeast corner (SEC) Main Street and Prairie Street in Greenfield, Illinois. The property consists of 8,320 square feet of building space and sits on 1.26 acres of land. This Family Dollar is currently being constructed built-to-suit and will be completed in March of 2016. The property is subject to a new 15-year, triple-net (NNN) lease. The base rent is \$81,133 with ten percent rental increases every five years starting year eleven. The increases will continue through the six, five- year tenant renewal options. The lease has a full corporate Family Dollar Store, Incorporated guarantee.

## 12 Chicago, IL 60632



Price	\$16,173,832
Building Size	40,000 SF
Cap Rate	6.64%
Property Sub-type	Retail (Other)
Status	Active

### Property Notes

#### Property Description

The subject property is a new construction 40,000-square foot LA Fitness located in Chicago, IL. LA Fitness recently signed a new 15-year lease which will commence in February of 2016. The property is part of the new Archer Station development which also features a Ross with adjacent shop space and a Wendy's. Archer Station was built with environmentally conscience construction and includes many green design features that meet or exceed the energy efficiency compliance outlined in the ordinance. The lease calls for ten percent (10%) rent increases every 5 years throughout the initial term and four option periods. LA Fitness is one of the nation's largest health club chains with more than 670 locations throughout the US and Canada. Located on the intersection of W 38th Street and S Rockwell Street, the property features easy access and excellent visibility near the heavily trafficked intersection of Archer Ave and Pershing Road. The intersection features both heavy pedestrian and vehicular traffic with combined daily traffic counts in excess of 41,000 vehicles.

## 13 Indian Head Park, IL 60525



Price	\$15,296,044
Building Size	42,930 SF
Cap Rate	6.75%
Property Sub-type	Free Standing Bldg
Status	Active

### Property Notes

#### Property Description

This is a rare opportunity to purchase a portfolio of three Walgreen's properties located in the suburbs of Chicago. Currently there are four years remaining on the initial twenty year lease terms. There are eight (5 year) options on each property beginning in 2019. All locations have drive-thru pharmacies and are located on signalized corners within 25 miles of downtown Chicago. Traffic counts at each location range from 30,000 to 60,000 vehicles per day. Locations are infill Chicago MSA product with five mile population counts ranging from 230,000 to 270,000 residents.

## 14 Bolingbrook, IL 60490



Price	\$6,388,200
Building Size	1,300 SF
Cap Rate	5.50%
Property Sub-type	Free Standing Bldg
Status	Active

### Property Notes

#### Property Description

100% fee-simple interest in the CVS Pharmacy property located at 1725 West Boughton Road in Bolingbrook, IL (the Property). The Property is located on West Boughton Road, a significant east/west thoroughfare in Bolingbrook running from I-355 to Plainfield-Naperville Road, and is 35 miles southwest of downtown Chicago. The Property is +/- 13,000 square feet on 1.67 acres with 50 parking spaces and a drive-thru pharmacy. CVS is operating under a 25 year base lease term with more than 14 years of base term remaining, immediately followed by six, 5-year option periods. The lease features 10.00% rental escalations at the beginning of each option period. Additionally, the lease is NNN with landlord responsibilities limited to capital expenditures for the roof, structure and parking lot. Positioned on the hard, signalized intersection of West Boughton Road and King Road, the Property benefits from combined traffic counts of 45,000 VPD. The asset is surrounded by dense residential neighborhoods and is near a strong retail corridor.

15 Chicago, IL 60632



Price	\$3,843,478
Building Size	11,573 SF
Cap Rate	5.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Walgreen/s located on the signalized northeast corner of South Kedzie Avenue and West 55th Street in Chicago, IL. The store is the only 24-hour Walgreen/ CVS within a four mile radius and has exceptional sales volumes of \$6,800,00 reported per year. There are 14 years of guaranteed income before the 7 five-year options to follow at an offering price of a 5.75 CAP. This is a rare opportunity to purchase a Walgreen's at a price point under \$4,000,000 where Walgreen's is paying under \$20 square foot rent for an infill Chicago MSA location and has sales of nearly\$1,300 per square foot.

16 Evanston, IL 60201



Price	\$1,864,000
Building Size	3,868 SF
Cap Rate	5.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

The property is located on Central Street, one of the major east-west roads that runs through northern Evanston. The building totals 3,868 square feet and features excellent visibility and accessibility with two points of ingress/egress into a seven space parking lot with two drive-thrus. The branch is situated in a prime location within a pedestrian friendly commercial node with quaint shops and boutiques. Further, the site is surrounded by dense residential neighborhoods and is supported by Westfield Old Orchard mall, an upscale shopping destination on the north side of Chicago. Northwestern University, located in Evanston, was ranked 12th Best College according to the National Universities publication. Northwestern University is the city's largest employer.

17 Mundelein, IL 60060



Price	\$3,275,000
Building Size	4,976 SF
Cap Rate	5.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Transwestern is pleased to offer for sale to qualified investors a long-term ground leased property in Mundelein, IL. The fee simple offering is 100 percent leased to American Chartered Bank. The lease commenced in November of 2004 and has a 30-year primary term, with three 10-year tenant options to extend. Rent increases 15 percent every five years during the primary term as well as the option periods. American Chartered Bank has been locally owned and operated since 1987. It is a full-service commercial and retail bank, serving privately owned small- and medium-sized businesses and individual clients throughout the Chicagoland area. American Chartered Bank will merge with MB Financial Bank, establishing the premier bank dedicated to serving businesses and individuals in Chicagoland. Post merger there will be a network of over 95 locations plus more products and enhanced services and systems. The merger is expected to close in the second quarter 2016.

18 Morris, IL 60450



Price	\$3,540,000
Building Size	16,168 SF
Cap Rate	6.85%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Single tenant Goodwill property located in Morris, IL. This property was a build to suit location for Goodwill Industries of Central Illinois in 2014. There is currently more than 13 years remaining on the primary lease term, with rent increases every 5 years throughout the primary term and option periods.

19 Chicago, IL 60634



Price	\$2,625,000
Building Size	4,350 SF
Cap Rate	4.31%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Situated near the intersection of North Central Avenue and West Addison Street, the branch benefits from approximately 20,000 cars passing by daily, excellent signage, one drive-thru teller lane, and one drive-thru ATM. The branch controls 24% of the market share with a deposit base of \$140 million. The site is located approximately one and one half mile west of the Kennedy Expressway, which provides direct access to downtown Chicago. The branch is in close proximity to CVS and Subway as well as across the street from Presence Our Lady of the Resurrection Medical Center, a major medical center and award-winning hospital specializing in adult medical-surgeries and outpatient services.

20 Darien, IL 60561



Price	\$3,600,000
Building Size	5,336 SF
Cap Rate	4.30%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

The Darien branch can be found at the signalized intersection of West 75th Street and Fairmount Avenue, a bustling intersection trafficked by over 36,000 vehicles per day. The asset totals 5,336 square feet and boasts two points of ingress/egress and three drive-thru ATMs. Surrounded by an affluent residential community, the asset is conveniently located along a major commercial corridor. The property is an outparcel to Darien Towne Centre, which is anchored by Home Depot, Walmart, and PetSmart.

21 Bolingbrook, IL 60440



Price	\$4,441,000
Building Size	14,100 SF
Cap Rate	6.75%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Fee simple interest (land & building) in a freestanding, single tenant, absolute NNN leased, Golden Corral, located in Bolingbrook, IL. The tenant, Golden Corral, will sign a brand-new 12-year lease at the close of escrow demonstrating long-term commitment to the location. The lease features 7.5% increases throughout the initial term and 7.5% rental increases at the beginning of each 5 (5-Year) option periods, which generates steady NOI growth and hedges against inflation. Additionally, the store benefits from a healthy 8.5% rent to sales ratio.

22 Brookfield, IL 60513



Price	\$7,000,000
Building Size	18,063 SF
Cap Rate	5.48%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

This is a Citibank fee simple absolute NNN lease in Brookfield, IL. The 100% fee simple interest in the underlying land and building is being offered. The lease calls for 2% annual rental increases and zero landlord obligations. The offering consists of two separate parcels which may offer added value for future redevelopment potential. The asset is well situated near major retailers, including Dunkin Donuts and CVS, as well as two Metra train stops servicing the Chicago area. The branch has over \$140,000,000 in deposits.

23 Mundelein, IL 60060



Price	\$3,509,000
Building Size	4,602 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

The fee simple offering is 100 percent leased to Bank of America. The lease commenced in March of 2005 and has a 20-year primary term, with five five-year tenant options to extend. Rent increases 10 percent every five years during the primary term as well as the option periods.

24 Woodstock, IL 60098



Price	\$2,600,000
Building Size	8,000 SF
Cap Rate	6.77%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Subject property includes an 8,000sf freestanding, single tenant building on a .77 AC parcel located at the major intersection of Eastwood Dr. (Rt 47) & Lake Ave. in Woodstock, IL. Asset was formerly a Murray's Auto Parts & was converted to O'Reilly Auto Parts, one of the largest automotive retailers in the country, upon the acquisition. Prop is secured by a 15yr net lease, which currently has 6.5 yrs remaining on the initial fixed term, followed by two 5yr renewal options. The lease has attractive 10% rent increases every 5 yrs & in each option period. The lease is NN requiring min LL maintenance responsibilities, limited to roof & structure. The roof has a full warranty running through May, 2022. The property is aesthetically pleasing having undergone significant rebranding since being converted to an O'Reilly Auto Parts & now looks like a modern prototype store. The location is A+, situated along the town's main streets w/ tremendous visibility & access and significant daily traffic counts. Property is being sold w/ an existing, low leverage, self amortizing loan that matures in 2026 & is being offered w/ 2 diff acquisition options. Reference pgs 7-10 for more details.

25 Downers Grove, IL 60515



Price	\$2,360,000
Building Size	3,989 SF
Cap Rate	4.31%
Property Sub-type	Street Retail
Status	Active

Property Notes

**Property Description**

Downers Grove, a nationally acclaimed community, is located 20 miles southwest of downtown Chicago along Interstate 88. Passed by more than 24,000 vehicles per day, the site totals 3,989 square feet and benefits from excellent visibility at the signalized intersection of Curtiss Street and Main Street. The property benefits from its location in the heart of downtown Downers Grove. Located along downtown's major commercial corridor, Main Street, the building is further enhanced by its proximity to numerous boutique shops, restaurants, and businesses.

26 Dolton, IL 60419



Price	\$7,379,109
Building Size	13,053 SF
Cap Rate	5.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

100% fee-simple interest in the CVS Pharmacy property located at 600 East Sibley Boulevard in Dolton, IL (the Property ). The Property is approximately one mile west of Interstate 94 and 20 miles south of downtown Chicago CBD. The asset is positioned well within the Chicago MSA. Built in 2008 as a build-to-suit location for CVS, the Property's building size is 13,053 square feet and is situated on 1.46 acres. It reflects the new CVS format and branding, and features a drive-thru pharmacy and parking for nearly 60 vehicles. The Property benefits from its location at the hard, signalized intersection of East Sibley Boulevard (East 150th Street) and Chicago Road, with a combined traffic count of 44,211 VPD. CVS is operating under a 25 year base lease term with more than 18 years of firm term remaining; and immediately followed by 10, 5-year option periods. The first two option periods are a fixed rate that feature a 5.00% rental increase at the beginning of each period. The remaining eight option periods are structured with rent to be 100% of Fair Market Value ( FMV ).

27 Byron, IL 61010



Price	\$1,285,000
Building Size	4,580 SF
Cap Rate	4.20%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Two McDonald's Ground Leased properties located in Indiana and Illinois. Each site is newly constructed with a corporate guarantee from McDonald's. There are no Landlord responsibilities on this true NNN Ground Lease with 7.5% increases every 5 years. \*These properties can be sold as a portfolio or individually.



28 Chicago, IL 60617



Price	\$2,600,000
Building Size	7,552 SF
Cap Rate	5.81%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

The property is located approximately 10 miles south of the Chicago CBD along South Stony Island Avenue, a major north-south thoroughfare. The block to block frontage along South Stony Island Avenue features excellent visibility and accessibility with multiple points of ingress/egress, six drive-thrus, and parking for 44 vehicles in separate surface lots, both of which are included in the sale. The freestanding building is situated amid boutique shops, restaurants, and local businesses which serve the surrounding residential base. The site shares the intersection with CVS and Walgreen's.

29 Saint Charles, IL 60174



Price	\$4,750,000
Building Size	13,225 SF
Cap Rate	4%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Fee interest (land ownership) in a corporate guaranteed, freestanding, single tenant, absolute NNN ground leased, CVS Pharmacy with a drive-thru, located in St. Charles, IL. The tenant, CVS Pharmacy (S&P BBB+), has recently executed a brand new 25-year lease, demonstrating long-term commitment to the trade area. The lease features a rare 10% increase during the initial term and 7.50% increases at the beginning of each 5 (5-year) option period, which generates steady NOI growth and hedges against inflation.

30 Channahon, IL 60410



Price	\$2,500,000
Building Size	4,558 SF
Cap Rate	4.80%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

10-year absolute NNN leased investment with 2% annual rental increases. The property is leased to BMO Harris Bank N.A., the United States operating arm and subsidiary of the Bank of Montreal (BMO Financial Group), a diversified financial services provider with total assets of over \$525 billion. The property benefits from convenient ingress/egress directly off of Eames Street as well as additional access from the back entrance road. The branch also offers six drive-thrus and 25 parking spaces for customer convenience.

31 Chicago, IL 60649



Price	\$1,767,547
Building Size	1,696 SF
Cap Rate	5.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Single tenant net leased Starbucks property located in a densely populated part of Chicago, Illinois. The 1,696 square foot retail building was developed in 2004 at a heavily trafficked signalized intersection. Starbucks is committed to this location as evidenced by their 2014 decision to extend the lease for an additional ten years. Starbucks is an investment grade rated company with a Standard and Poor's rating of A-.

## 32 Chicago, IL 60628



Price	\$9,717,672
Building Size	10,880 SF
Cap Rate	5.50%
Property Sub-type	Retail (Other)
Status	Active

Property Notes

### Property Description

Fee simple interest in this CVS/pharmacy with drive-thru located in Chicago, Illinois, one of the top 10 largest cities in the United States. The Tenant, CVS, has 19+ years remaining on its initial 25-year NNN lease. The lease features ten, five-year options with 5% increases in the first two options, and increases at fair market value thereafter. CVS Health Corporation, the guarantor of the lease, is investment grade and boasts a Standard & Poor's rating of BBB+.

## 33 Orland Park, IL 60462



Price	\$2,920,000
Building Size	4,051 SF
Cap Rate	4.30%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

The property benefits from a high traffic location along South La Grange Road (Route 45). The asset boasts a robust traffic count of 42,300 vehicles per day, one drive-thru teller lane, and two drive thru lanes with ATM's. The property also includes a 25-space parking lot. Situated on the local area's major thoroughfare, the branch is an outparcel to Orland Square Mall, which generates significant consumer traffic. The mall is the most upscale mall in the south Chicago area and it is the largest mall in the southwest suburbs, containing 1.2 million square feet and has four major anchors: Carson Pirie Scott, JCPenney, Macy's, and Sears.

## 34 Geneva, IL 60134



Price	\$3,104,000
Building Size	7,132 SF
Cap Rate	5.40%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

The Geneva branch is located 40 miles west of Chicago. Prominently situated on Lake Street, the location is trafficked by 31,000 cars per day. The site features a 7,132 square foot branch office, parking for 34 cars and four drive-thru's for customer convenience. Located east of downtown Geneva, the property features excellent visibility and accessibility due to its location on the main thoroughfare of the city. The area also contains charming shops and boutiques that line State Street as well as large residential neighborhoods. Situated in the western fringe of the Chicago suburbs, the area is currently experiencing a high level of population growth as Chicago's urban sprawl spreads farther west.

## 35 Mount Prospect, IL 60056



Price	\$2,830,000
Building Size	3,753 SF
Cap Rate	6.10%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

### Property Description

Leased to Mattress Firm, Inc. for 10 years from an anticipated rent commencement date of February 2016 at an initial annual net rent of \$172,638. There are two five-year options to renew the lease. The rent increases by 10% every five years throughout the initial term and at the beginning of each option period. The lease is net, with the tenant responsible for taxes, insurance, and maintenance, except for the roof and structure. For the quarter ended August 4, 2015, Mattress Firm Holding Corporation reported revenue of \$662.349 million. Net income was \$21.881 million and total stockholder equity was \$469.864 million. Mattress Firm Holding Corporation currently has a Standard & Poor's rating of B. On July 13, 2015, Moody's Investor Service upgraded Mattress Firm Holding Corp's Corporate Family Rating to B1 from B2 with a stable outlook.

## 36 New Lenox, IL 60451



Price	\$5,912,500
Building Size	5,700 SF
Cap Rate	6.25%
Property Sub-type	Retail (Other)
Status	Active

Property Notes

### Property Description

9+ years remaining on base term 10% rental increase every five years Five (5) five-year renewal options.

## 37 Bloomington, IL 61705



Price	\$3,916,560
Building Size	3,200 SF
Cap Rate	5%
Property Sub-type	Service/Gas Station
Status	Active

Property Notes

### Property Description

\*LONG TERM NNN LEASE INVESTMENT WITH A STRONG INVESTMENT GRADE NATIONAL TENANT" Long Term lease providing long term passive income and security Circle K 15 year absolute NNN lease (No landlord responsibilities)" Tenant recently extended the lease showing long term commitment to the site (strong performing store)" Excellent location in a strong market with affluent demographics" Attractive 10 %rental increases every 5 years (including options) Strong hedge against inflation" Circle K (Alimentation Couche-Tard) carries an investment grade S&P credit rating of BBB-" Approximately 20 fueling pumps with Diesel for Trucks Tax Advantage (15 year Accelerated Depreciation to shelter income).

## 38 Belleville, IL 62226



Price	\$1,010,000
Building Size	2,524 SF
Cap Rate	5.75%
Property Sub-type	Restaurant
Status	Active

Property Notes

### Property Description

The offering provides an opportunity to acquire a fast food restaurant on an absolute net ground lease within its initial lease term in Belleville, Illinois. The Tenant has six, five-year options to extend their primary term with further 10% rent increases at the execution of each option period. White Castle is a pad site to Belleville Crossing power center, which provides strong traffic counts and a daily draw to the immediate area.

39 Loves Park, IL 61111



Price	\$5,665,000
Building Size	14,490 SF
Cap Rate	5.60%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

NNN Walgreens in Loves Park, Illinois. Loves Park is located 85 miles northwest of Chicago's Central Business District and immediately adjacent to Rockford, Illinois which is the state's third largest city with a population near 150,000. The original 25 year lease has 18 years of term remaining and a corporate guarantee (S&P Rated BBB/ Stable). There are zero landlord responsibilities and the lease includes ten 5-year option periods.

40 Huntley, IL 60142



Price	\$6,482,000
Building Size	14,560 SF
Cap Rate	5.40%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Walgreen's Investment Opportunity in Huntley, IL (Chicago MSA). The long term lease has 13 years of firm term remaining and is guaranteed by Walgreen Co. (S&P: BBB), which operates over 8,600 drug stores in all 50 states, the District of Columbia, and the U.S. Virgin Islands. The store reports excellent unit level sales, and the long-term NNN lease provides an investor with a steady income stream with no management responsibilities. The subject property is adjacent to Del Webb's Sun City Retirement Community, the premier 55+ active adult community in the region, and the largest retirement community in the Midwest. In addition, the property is shadow anchored by Walmart Supercenter and has retail neighbors including ALDI, Jimmy Johns, Chase Bank, Starbucks, AT&T, AutoZone, 7-Eleven, McDonald's, BMO Harris Bank, Home Depot (under construction), and many more.

41 Lake Zurich, IL 60047



Price	\$4,440,000
Building Size	6,300 SF
Cap Rate	5.40%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

NNN Just Tires located in Lake Zurich, an affluent northwest suburb of Chicago, Illinois. The brand new store has an original term of 15 years and 10% rental increases every five years in the base term and each of the option periods. The lease is guaranteed by The Goodyear Tire & Rubber Company (S&P: BB/ Stable).

42 Park Ridge, IL 60068



Price	\$5,182,700
Building Size	3,836 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

- Publicly Traded Citibank (NYSE:C) - 10 Year Term with Options (No termination right) - 3,836 SF Freestanding Building w Drive Thru ATM' s- Relocation of Existing Branch within Market S&P A+ RATING - New Construction- \$112M Branch Deposits (HIGH)- High Income Chicago Suburb- Rare Downtown Location.

43 Decatur, IL 62521



Price	\$3,847,000
Building Size	2,700 SF
Cap Rate	5%
Property Sub-type	Service/Gas Station
Status	Active

Property Notes

**Property Description**

Newly Extended 15 Year - Absolute NNN Lease - Corporate Guaranteed Lease. 10% Rental Increases Every 5 Years. We are pleased to offer to qualified investors an opportunity to purchase a single tenant NNN investment that is 100% leased to Circle K (corporate guaranteed lease) and situated along the busy state route 36 in Decatur, IL. Comprised of 2,700 square feet situated on approximately 0.84 acres of land, the lease contains approximately 15 years remaining of fixed term with embedded rental increases of 10% every 5 years during the primary term and option periods. There are 3 - 5 year option periods.

44 Kankakee, IL 60901



Price	\$1,550,000
Building Size	7,000 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

NNN Advance Auto Parts in Kankakee, IL, located only 60 miles south of downtown Chicago. The subject property offers a 10 year NNN corporate lease with Advance Auto Parts, the nation's largest auto parts retailer. Advance has operated at this location for over 11 years and recently extended their lease through December 2025, proving the company's success and commitment to this specific location. Advance is operating under a NNN lease with landlord's only responsibility being limited to structure. Tenant is responsible for roof, parking lot, and HVAC replacement, offering investors a highly passive and maintenance-free investment opportunity.

45 McHenry, IL 60051



Price	\$2,735,000
Building Size	4,891 SF
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Bank of America ground lease located in McHenry, Illinois (Chicago MSA). This branch is the only Bank of America branch serving the Village of McHenry. The next closest Bank of America branch is seven miles away. The Bank of America building sits on a .86 acre parcel. It is strategically located in the epicenter of McHenry's retail corridor and is an outparcel to a Kohl's anchored power center. The subject property has excellent residual value in the physical real estate given its high visibility, location and modest rent for a bank branch. Bank of America signed a 20-year ground lease with four, five-year renewal options. There are 10 percent rent increases every five years throughout the base term and option periods. The tenant is responsible for all expenses associated with the property. This location has deposits of approximately \$42.6 million, making it a strong location for Bank of America. Bank of America serves clients through operations in more than 40 countries, providing services ranging from investment and corporate banking to investing and equity execution.

46 Huntley, IL 60142



Price	\$7,570,000
Building Size	14,739 SF
Cap Rate	5.15%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Single-tenant retail building located at 9950 North Illinois Route 47 in Huntley, Illinois. The subject property consists of a +/- 14,739 square foot building 100% occupied Walgreen's. Walgreen's has successfully operated from this location since 2010 and has over 19 years left on its original lease, set to expire in 2035. Additionally, the lease features an attractive option structure with ten (10), five (5) year options. The 2.60 acre lot is strategically located at the signalized corner of Reed Road and IL-Route 47, where traffic counts average over 26,300 vehicles per day with access available along both IL-Route 47 and Reed Road. This lease is absolute net with zero landlord responsibilities whatsoever.

47 Poplar Grove, IL 61065



Price	\$1,661,224
Building Size	9,026 SF
Cap Rate	6.13%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

This is a 15 year NNN Lease. The subject property is a New Construction, 100% Masonry Building. The closest Dollar General is located 5.7 miles SE of site and the closest Family Dollar is 5 miles SE of site.

48 Kirkland, IL 60146



Price	\$1,405,240
Building Size	9,100 SF
Cap Rate	6.13%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

This is a 15 year NNN Lease. This building is a New Construction and Dollar General Prototype. Located on the NEC of Brennan Drive and US 72, providing excellent visibility for Dollar General.

49 Lake Bluff, IL 60044



Price	\$1,890,000
Building Size	3,799 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

3,799 square foot single-tenant retail building located at 545 Rockland Road in Lake Bluff, Illinois. The free-standing building is leased to Sherwin-Williams on an original 10 year net lease. The building underwent a complete gut rehab in 2014 and sits on 0.39 acres with ample parking for customers adjacent to the building with access from both Rockland Road and Clover Lane. Sherwin-Williams benefits from the increased traffic from neighboring retailers along the major retail corridor Rockland Road. These retailers include: Target, Heinen's Grocery Store, Walgreens, Starbucks, Mobil, Shell, Panera Bread, Potbelly Sandwich Shop, AT&T, Chase Bank, Verizon, LifeSource, Jimmy John's, Dunkin' Donuts, Farmers Insurance, and more.

50 Clifton, IL 60927



Price	\$1,490,762
Building Size	9,026 SF
Cap Rate	6.13%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

This is a 15 Year NNN Lease, New Construction - 100% Masonry Building. This is a strategic location specifically selected by Dollar General.

51 Aurora, IL 60502



Price	\$8,575,000
Building Size	18,692 SF
Cap Rate	6.45%
Property Sub-type	Service/Gas Station
Status	Active

Property Notes

**Property Description**

NNN Leased site in Aurora, Illinois. The property is managed by a regional Circle K operator and guaranteed by Shell Oil Company. The property is one of Shell's multi-brand concept builds, constructed in 2007, and includes a freestanding Firestone Complete Auto Care facility, a McDonald's with a drive thru, and a Circle K convenience store with gas service. The McDonald's and Firestone are sublease tenants to the Shell Oil Company lease. The landlord holds zero responsibilities under the Shell Oil Company guaranteed lease. The subject property has seven years of base term remaining on a 15 year lease, with five, five-year options. In June of 2017, the base rent will increase by 15 percent, increasing the Cap Rate to 7.42 percent, with 10 percent bumps each option period. The property has non-recourse debt in place, at a rate of five percent, which balloons November of 2022 and will need to be assumed by a new purchaser.

52 Litchfield, IL 62056



Price	\$5,400,000
Building Size	14,820 SF
Cap Rate	5.56%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Walgreen's is located at 413 West Columbian Boulevard in Litchfield, Illinois. The subject is an approximate 14,820-square foot, single-tenant retail building on approximately 2.43 acres of land. The existing lease has 17 years remaining on an absolute triple-net (NNN) basis with Walgreen Co. that requires no landlord responsibilities. Recognized as the global leader in pharmacy-led, health and wellbeing retail, Walgreen's has over 12,800 stores in 11 countries (NYSE: WAG).

53 Chicago, IL 60643



Price	\$6,609,000
Building Size	15,120 SF
Cap Rate	5.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Long-term, absolute NNN leased Walgreen's property located in the historic Morgan Park neighborhood of Chicago. The site benefits from tremendous visibility at a signalized intersection. Additionally, a Chicago Transit Authority (CTA) bus stop sits directly in front of the building. 12.5 years of "firm" lease term remain and the tenant has ten, five (5) year lease options.

54 Chicago, IL 60707



Price	\$4,662,000	Property Notes
Building Size	4,196 SF	
Cap Rate	4.20%	
Property Sub-type	Retail Pad	
Status	Active	

**Property Description**

Chase Bank is located on the hard corner of the signalized intersection of W. Grand Avenue and N. Harlem Avenue. It is one of the busiest intersections in the area, featuring exposure to 50,800 combined vehicles per day. The bank features points of ingress / egress from both W. Grand Avenue and N. Harlem Avenue, providing customers with easy access to the bank branch. Additionally, with the bank features four drive-thru lanes and 25 parking spaces, which is rare for this dense urban location.

55 Golconda, IL 62938

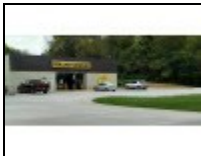


Price	\$1,188,000	Property Notes
Building Size	9,100 SF	
Cap Rate	6.35%	
Property Sub-type	Free Standing Bldg	
Status	Active	

**Property Description**

Single tenant Dollar General store located at 18 State Highway 146 East in Golconda, IL. This is a great opportunity to purchase a high quality tenant, on a Long term lease in the county seat of Pope County. It is situated directly off State Highway 146 along the Illinois-Kentucky border. This location was developed in 2015 and located along Golconda's major thoroughfare. This location has excellent visibility and access. The nearest Dollar General is 8.5 miles away in Rosiclare, IL and the nearest Family Dollar is nearly 30 miles away in Metropolis, IL. The property was developed by one of the most experienced and tenured developers for Dollar General.

56 Cobden, IL 62920



Price	\$1,170,898	Property Notes
Building Size	9,026 SF	
Cap Rate	6.35%	
Property Sub-type	Free Standing Bldg	
Status	Active	

**Property Description**

Single tenant Dollar General store located at 240 South Front Street in Cobden, IL. This is a great opportunity to purchase a high quality tenant, on a long term lease in rural Union County. This location was developed in 2015 and located in the center of town. The property is located along the major North-South thoroughfare in Cobden, IL. The property was developed by one of the most experienced and tenured developers for Dollar General.

57 Carterville, IL 62918



Price	\$1,312,138	Property Notes
Building Size	2,602 SF	
Cap Rate	6.50%	
Property Sub-type	Free Standing Bldg	
Status	Active	

**Property Description**

Single tenant First Mid-Illinois Bank & Trust property located in Southern Illinois. The bank property is strategically positioned just off of the signalized intersection of the two primary thoroughfares. There are approximately seven years remaining on the First Mid-Illinois Bank & Trust lease which expires October 31, 2022. The lease features annual rental escalations of 1.5 and zero landlord responsibilities. First Mid-Illinois Bank & Trust was first chartered in 1865 and is publicly traded with a stock symbol of NASDAQ: FMBH.



58 Peru, IL 61354



Price	\$1,630,000
Building Size	3,540 SF
Cap Rate	5.90%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Corporately guaranteed Steak 'n Shake that recently renewed for an additional 10 years. The current lease now runs until November of 2026, plus options. Excellent store sales with a percentage rent clause in the lease.

59 Decatur, IL 62526



Price	\$1,600,000
Building Size	3,213 SF
Cap Rate	6%
Property Sub-type	Retail Pad
Status	Active

Property Notes

**Property Description**

Popeyes Louisiana Kitchen with drive thru, located in Decatur, Illinois. This investment offering consists of a free standing, single tenant, Popeyes with a new 20-Year Absolute NNN Lease (Sale Leaseback), with 1% rent increases annually. The lease is personally guaranteed by an experienced multi-unit franchisee, Decatur Land Partners, LLC. The franchisee operates approximately 15 units in Illinois and Indiana among several restaurants brands, and has been in the restaurant industry for over 20 years. Store sales have increased steadily year over year since the current franchisee acquired the business and real estate. The current rent to sales ratio is under 10%, contact agent for details.

60 Chicago, IL 60659



Price	\$9,519,230
Building Size	14,490 SF
Cap Rate	5.20%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Single tenant Walgreen's property located in the city of Chicago. This Walgreen's location has exceptional reported store sales and operates as a 24-hour location. The property is strategically positioned just off of the heavily trafficked signalized intersection of Lincoln Avenue and Peterson Avenue which are both primary thoroughfares. There are approximately 15 years remaining on the Walgreen's lease which expires October 31, 2030.

**61 Matteson, IL 60443**

Price	\$1,637,167
Building Size	3,500 SF
Cap Rate	5.65%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

100% fee simple interest in the new 2015 construction Sherwin-Williams Paint property located at 21447 South Cicero Avenue, Matteson, Illinois (the Property ). The Property is less than 30 miles southwest of the Downtown Chicago Business Loop, capitalizing on premier demographics, strong community base, and immediate access to numerous transportation options nearby. The Property is 2015 construction, new build-to-suit prototype store model for Sherwin-Williams, and approximately 3,500 square feet on 1.29 acres with 24 parking spaces. Sherwin-Williams is currently operating under a new 10-year base lease term, including three (3), five (5) year renewal options. The lease features 10% rental increases every five (5) years throughout the base lease and option periods. Additionally, the lease is NNN with no landlord operating expenses, with landlord only responsible for exterior capital expenses to roof, structure, and parking lot. Positioned as an out-parcel of Target, and located in a major retail thoroughfare, the Property benefits from high traffic counts.

**62 North Aurora, IL 60542**

Price	\$1,764,151
Building Size	4,000 SF
Cap Rate	5.30%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

100% fee simple interest in the Sherwin-Williams property located at 1891 Orchard Gateway Boulevard, North Aurora, Illinois (the Property ). The Property is approximately 40 miles west of downtown Chicago, capitalizing on premier demographics and access with a strong community base and numerous transportation options nearby. The Property was built in 2011 as a new build-to-suit store for Sherwin-Williams. It is approximately 4,000 square feet on 0.795 acres with 20 parking spaces. Sherwin-Williams is currently operating under a 16-year base lease term with eleven (11) years of term remaining, supported in part by a January 2016 5-year lease extension to extend the term 5 Years beyond the current lease expiration. This early lease extension is a strong signal of their confidence in this location, and their long-term intent to maintain a store at this location. The lease features 10% rental increases every five (5) years throughout the base lease and the two option periods.

**63 Viola, IL 61486**

Price	\$1,257,096.20
Building Size	9,014 SF
Cap Rate	6.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

9,014 s.f. building rented by Dollar General. No landlord responsibilities.

**64 Benton, IL 62812**

Price	\$1,317,036
Building Size	9,014 SF
Cap Rate	6.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

9,014 s.f. Dollar General building for sale. No landlord responsibilities. Construction complete and open for business.

65 Chicago, IL 60632



Price	\$6,985,178
Building Size	15,120 SF
Cap Rate	5.60%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Walgreen's located on signalized southwest corner of South Archer Avenue and South Kedzie Avenue (60,000 vehicles daily).Walgreen's performs exceptionally well at this location with sales volumes nearly 30% above the national Walgreen's average. The store has a strong operating history dating back to its opening in 2001 and Walgreen's recently extended its lease early an additional ten years.

66 Chicago, IL 60618



Price	\$2,692,000
Building Size	6,475 SF
Cap Rate	6.50%
Property Sub-type	Street Retail
Status	Active

Property Notes

**Property Description**

Unique Lease Structure Provides Potential UpsideSleepy' s is subject to a lease of over 10 years, with annual increases after the fifth year of term and continuing during all option periods. Additionally, the lease provides for the base rent being the greater of the minimum rent or 15% of their gross sales. Rare Chicago Street-Front Retail The subject property not only fills this requirement, but is located at the crossroads of Kedzie Avenue, Elston Avenue, and Addison Street, three of north Chicago' s most traveled corridors. High Volume Traffic and Great Visibility There are over 52,000 combined vehicles per day at the surrounding three way intersection. There is also a full highway interchange with I-94 one-half mile west of the site, which carries more than 290,000 vehicles per day. Excellent Urban Demographics Within 2 miles of the site there are over 255,000 residents, earning an average household income of \$82,564.Abundance of National Retailers The site is surrounded by some of the most popular shopping destinations including Jewel-Osco, Kmart, Home Depot, Target, Costco, and many more.

67 Montgomery, IL 60538



Price	\$4,400,000
Building Size	4,200 SF
Cap Rate	4%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Single tenant Chase Bank ground lease located within the Chicago MSA. The property is located at a signalized intersection across the street from a Walmart Supercenter. This rare Chase Bank ground lease has 23 years remaining and expires December 10, 2038. The ground lease features 10% rental escalations every five years throughout the primary term and renewal options periods. There are absolutely no landlord responsibilities. Chase Bank is an investment grade rated company (S&P: A) and is publicly traded on the New York Stock Exchange (JPM) with a market capitalization in excess of \$243 million.

68 Chicago, IL 60609



Price	\$7,739,000
Building Size	13,500 SF
Cap Rate	6.15%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Fee-simple interest in a CVS Pharmacy. The property is located in Chicago, IL and has approximately sixteen (16) years remaining in the base lease term. The property features ten (10), five (5) year options and is 100% leased to and guaranteed by CVS Health Corporation. For FY2014, ended December 31, 2014, CVS Health Corporation had total revenues of \$139.36 billion and EBITDA of \$10.72 billion and net income of \$4.64 billion. As of March 31, 2015, CVS had total assets of \$72.8 billion and a net worth in excess of \$38.2 billion. CVS currently holds a Standard & Poor's credit rating of BBB+/Stable.

69 Hickory Hills, IL 60457



Price	\$5,237,000
Building Size	11,594 SF
Cap Rate	6.15%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Fee-simple interest in a CVS Pharmacy. The property is located in Hickory Hills, IL and has approximately sixteen (16) years remaining in the base lease term. The property features ten (10), five (5) year options and is 100% leased to and guaranteed by CVS Health Corporation. For FY2014, ended December 31, 2014, CVS Health Corporation had total revenue of \$139.36 billion, EBITDA of \$10.72 billion and net income of \$4.64 billion. As of March 31, 2015, CVS had total assets of \$72.8 billion and a net worth in excess of \$38.2 billion. CVS currently holds a Standard & Poor's credit rating of BBB+/Stable.

70 New Lenox, IL 60451



Price	\$1,750,000
Building Size	4,000 SF
Cap Rate	6.40%
Property Sub-type	Retail Pad
Status	Active

Property Notes

**Property Description**

100% fee simple interest American Mattress NNN leased property located in New Lenox (Chicago MSA), IL, which is located about 36 miles southwest of downtown Chicago. The property is an outlot to the New Lenox Town Center, a 72 acre development, anchored by Walmart and Menard's (coming soon). The site features brand-new 2015 construction on 0.43 acres of land. The mattress retailer is located along Lincoln Highway (US-30), which was widened two years ago to accommodate increasing traffic flow along this primary retail corridor. The 72-acre New Lenox Town Center is anchored by a 175,000 square foot Walmart and a future Menard's. Other national retailers include: T.J.Maxx, Aldi, Chase, IHOP, AutoZone, Culver's, Physicians Immediate Care, Ross Dress for Less and Petco, among others.

71 Westchester, IL 60154



Price	\$2,060,000
Building Size	4,500 SF
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

New, 2015 construction with delivery to tenant in mid-October. Westchester, IL is just west of downtown Chicago. Full OM available upon request.

72 Quincy, IL 62301



Price	\$1,680,000
Building Size	3,500 SF
Cap Rate	5.50%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Absolute NNN Lease - 14+ Yrs Remaining 10% Rent Bumps Every 5 Years Tenant is 2nd Largest Carl's Jr/Hardee's Franchisee 278 Locations in 15 States Lease is personally guaranteed by operator Recent Store Remodel Below Market Rent Excellent 1031 Exchange Property Part of a Portfolio - 2 Addl Hardee's Available for Purchase.

73 Maywood, IL 60153



Price	\$2,243,766
Building Size	2,232 SF
Cap Rate	6.40%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

100% fee-simple interest in the Burger King property located at 49 Lake Street in Maywood, Illinois (the Property ).The Property is fully leased by a franchisee of Burger King, operating under a twenty (20) year base lease term, with approximately 9.2 years remaining. The Burger King lease is absolute NNN with no landlord responsibilities throughout the primary term of the lease and option periods.

74 New Lenox, IL 60451



Price	\$4,111,250
Building Size	4,254 SF
Cap Rate	4%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Chase Bank ground lease located at 611 East Lincoln Highway in New Lenox, Illinois. The property recently completed construction in November, 2011 with a lease term of 20 years. There are 10% rental increases every five years including the six, five-year renewal options. There are no landlord maintenance responsibilities whatsoever. Situated at a signalized entrance and outparcel to a Walmart Supercenter, the property is well located with direct street frontage along East Lincoln Highway (Route 30), a major commercial thoroughfare with average daily traffic counts of over 20,000. The subject property is also located within two miles from access to Interstate 80 which experiences daily traffic counts in excess of 102,000. National tenants in the immediate area include TJ-Maxx, Ross, Goodwill, IHOP, Pep Boys, AutoZone, Advance Auto Parts, Dunkin' Donuts, Verizon, Mattress Firm, Walgreens, Starbucks and many other strong regional and local tenants.

75 Melrose Park, IL 60160



Price	\$4,900,000
Building Size	3,100 SF
Cap Rate	5.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

First Midwest Bank (S&P Rating: "BBB") NNN Lease 20 Initial Term Current Deposits (06/30/2015): \$58,566,000 Lease Termination date August 31, 2027.

## 76 Rushville, IL 62681



Price	\$1,757,360
Building Size	8,359 SF
Cap Rate	6.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Family Dollar located 119 West Adams Street in Rushville, IL. The property consists of 8,359 square feet of building space and sits on 0.88 acres of land. This Family Dollar is currently being constructed built-to-suit and will be completed in November of 2015. The property is subject to a new 15-Year Triple Net (NNN) lease. The base rent is \$109,835 with ten percent rental increases every five years starting year eleven. The increases will continue through the six, five-year tenant renewal options. The lease has a full corporate Family Dollar Store, Inc. guarantee.

## 77 Swansea, IL 62226



Price	\$3,034,705
Building Size	12,000 SF
Cap Rate	6.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

CVS Pharmacy located in Swansea, Illinois. The lease is 100% guaranteed by CVS Health Corporation with no Landlord responsibilities whatsoever. The lease has 7 years remaining and includes 10 options at 5 years each. For the twelve month period ended December 31, 2014, CVS Health Corporation had total revenue of \$139.37 billion, net income of \$4.64 billion and a net worth in excess of \$37.96 billion. CVS currently holds a Standard & Poor's credit rating of BBB +/Stable.

## 78 Braidwood, IL 60408



Price	\$1,285,215
Building Size	8,233 SF
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Family Dollar located at 236 E Main Street in Braidwood, IL. The property consists of 8,233 square feet of building space and sits on 0.69 acres of land. This Family Dollar is currently being constructed built-to-suit and will be completed in March of 2016. The property is subject to a new 15-Year Triple Net (NNN) lease. The base rent is \$83,539 with ten percent rental increases every five years starting year eleven. The increases will continue through the six, five-year tenant renewal options. The lease has a full corporate Family Dollar Store, Inc. guarantee.

## 79 Washington, IL 61571



Price	\$1,368,000
Building Size	3,501 SF
Cap Rate	4.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

The Boulder Group is pleased to exclusively market for sale a single tenant PNC Bank ground lease located in Washington, Illinois. The PNC Bank is an outparcel to a Wal-Mart Supercenter and is adjacent to a Menards. The PNC Bank is located on a 58,730 square foot parcel and was built in 2007. There are over 13 years remaining on the PNC Bank ground lease which expires December 31, 2028. The ground lease features rare 14% rental escalations every five years throughout the primary term and renewal option periods.

## 80 Waukegan, IL 60085



Price	\$1,430,000
Building Size	1,750 SF
Cap Rate	5.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Long-term net-leased Starbucks, which is rated fee interest in a long term single tenant net lease with Starbucks. The lease was recently extended by the Tenant and has over 8 years of term remaining. Furthermore, Starbucks recently renovated this store. These two actions indicate a strong commitment to the site.

## 81 Milan, IL 61264



Price	\$1,220,000
Building Size	2,384 SF
Cap Rate	5.50%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

The Property offered for sale is a 14,998-square foot tract of land with 2,384 square feet of improvements net leased to FQSR, LLC (franchisee) for the operation of a KFC restaurant. The 23-year lease term commenced April 1, 2011 and expires March 31, 2034. KFC has 10 additional years in lease extension options (in 5-year increments). KFC Corporation is the franchisor of the world's most popular chicken restaurant chain, serving more than 12 million customers each day in more than 17,000 restaurants in 115 countries and territories around the world. The franchisee is FQSR, LC d/b/a/ KBP Foods, LLC. KBP Foods is one of the largest KFC franchisees in the U.S. The company operates almost 250 KFC, Taco Bell, Pizza Hut, and Long John Silver's restaurants in 10 states.

## 82 Hodgkins, IL 60525



Price	\$4,144,024
Building Size	5,343 SF
Cap Rate	7%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Absolute NNN with ~10 Years Remaining on Long-Term Lease 2% Rent Increases Annually Two 5-Year Options to Renew.

## 83 Chicago, IL 60636



Price	\$1,844,600
Building Size	3,485 SF
Cap Rate	5.15%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

100% fee simple interest Wendy' s ground lease property located in Chicago, IL. The ground lease features brand new 2015 construction with Wendy' s latest building prototype on 0.80 acres of land and includes a double drive-thru. Wendy' s is ideally located along S. Western Avenue, just north of W. 71st Street intersection, featuring 40,400 VPD. Wendy' s will also have two points of egress and ingress along S. Western Avenue, giving customers easy access to the restaurant. The new construction restaurant sits on a 0.80 acre lot and will have a double drive-thru with 44 parking spaces, allowing Wendy' s to capitalize on high customer volume hours. Wendy' s has strong national nearby retailers to help drive traffic in the area, including: Walgreens, White Castle, Advance Auto Parts, Save a Lot, Jiffy Lube, Food 4 Less, Dunkin Donuts and Gamestop.

84 East Saint Louis, IL 62207



Price	\$1,197,577
Building Size	9,013 SF
Cap Rate	6.85%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Dollar General located at 5801 Bond Avenue in Alorton, Illinois. The property consists of roughly 9,013 square feet of building space and sit approximately on .50 acres of land. The property has roughly 11 years left on 15-Year Double Net (NN) Lease. The property has a CAP Rate of 6.85% and a base rent of \$82,034. The lease calls for a 3 percent increase in Year 11 and four, five-year tenant renewal options.

85 Mokena, IL 60448



Price	\$2,611,200
Building Size	6,831 SF
Cap Rate	5.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Prime Advance Auto in the Chicago MSA on an outlot to a grocery anchor center. 11+ years remaining.

86 Bourbonnais, IL 60914



Price	\$7,200,000
Building Size	14,820 SF
Cap Rate	5.13%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

14,820-square-foot freestanding Walgreens and adjacent 9,442-square-foot Advance Auto-anchored retail building located in Bourbonnais, Illinois. The Walgreen's is situated on a hard-corner, 1.23-acre site at one of the busiest intersections in the thriving Bourbonnais market. Walgreen's has signed a corporate-backed 75-year absolute net lease that commenced in 2006. Walgreen's Company is a wholly owned subsidiary of Walgreen's Boots Alliance, Inc., a publicly traded company (NASDAQ:WBA) with investment grade credit, rated BBB by Standard & Poor's.

87 Joliet, IL 60431



Price	\$2,425,110
Building Size	4,504 SF
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Largest Telecommunication Provider Verizon Wireless is a wholly owned subsidiary of Verizon Communications, providing wireless services to over 133.5 million subscribers and is the largest wireless telecommunication provider in the U.S. 7 Year NN Lease with Rental Increases & No Tenant Options The property is subject to a new 7 year NN lease extension, with a 10% rental increase in year four. Large Customer Draw With over 185,000 residents within 5 miles of the site, and being the only full size Verizon store within 4 miles. 20 Year Operational History The tenant has been at this location since 1995 and has established a strong customer base. Well Maintained Structure Including a 17 year roof warranty, and a parking lot that has been repaved within the past three years.



88 Plainfield, IL 60586



Price	\$1,890,000
Building Size	7,900 SF
Cap Rate	7%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

7,900 dual-tenant retail building located at 2041-2049 South Route 59 in Plainfield, Illinois. The site is 100% leased with tenants Sherwin-Williams and Champions Sports Bar. The site benefits from its prime location on Plainfield's major north/south thoroughfare, Route 59 and sees more than 21,000 vehicles per day. Route 59 is a major four-lane arterial for most of its 71 miles length, spanning from Antioch to Shorewood and has spawned retail and residential development for much of its length.

89 Chicago, IL 60614



Price	\$6,650,000
Building Size	5,274 SF
Cap Rate	4.45%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Single tenant PNC Bank ground lease located in Chicago's Lincoln Park neighborhood. Lincoln Park is one of Chicago's wealthiest and most expensive communities with average single-family home prices of approximately one million dollars. The PNC Bank is strategically positioned at a notable signalized intersection in one of the city's primary retail destinations. The surrounding area is densely concentrated, providing significant barriers to entry. There are over nine years remaining on the PNC Bank ground lease which expires in December 2024. The ground lease features rare 2% annual rental escalations throughout the primary term and 10% escalations in each renewal option period.

90 Glenview, IL 60025



Price	\$7,333,333
Building Size	4,500 SF
Cap Rate	4.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Single tenant Bank of America ground lease located within an affluent suburb of the Chicago MSA. The property is strategically positioned at a heavily trafficked signalized intersection. There are over 13 years remaining on the Bank of America ground lease which expires in December 2029. The ground lease features 10% rental escalations every five years throughout the primary term and renewal option periods. Bank of America is the second largest bank holding company in the United States by assets. Bank of America is an investment grade rated company (S&P: A-) and is publicly traded (NYSE: BAC) with a market capitalization in excess of \$160 billion.

91 Springfield, IL 62703



Price	\$2,850,000
Building Size	40,500 SF
No. Rooms	108
Cap Rate	7%
Property Sub-type	Economy/Limited Service
Status	Active

Property Notes

**Property Description**

COMPLETE RENOVATION IN 2014 INCLUDING: NEW CARPETS, MATTRESSES, TABLES, DESKS, CHAIRS, THERMOSTATS, NEW BEDDING. INCREASING REVENUE SINCE REMODELING.

92 Homewood, IL 60430



Price	\$3,339,667
Building Size	13,500 SF
Cap Rate	5.40%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

13,500 SF Over \$3 Million in reported store sales 5, five year options 13+ years remaining.

93 Arlington Heights, IL 60004



Price	\$2,933,538
Building Size	6,080 SF
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Mattress Firm investment opportunity located at 1007 East Rand Road in Arlington Heights in Illinois. The subject property is a free-standing 6,080-square foot building situated on a 0.57 acre lot with Mattress Firm as the tenant operating under a new, 10-year, double-net lease. There are 10 percent increases every five years built into the lease, providing investors with a hedge against inflation. The asset benefits from high traffic counts on East Rand Road with average daily traffic exceeding 31,000 vehicles per day. There is also easy access to the site, as it is located on the hard-corner, signalized intersection of East Rand Road and North Beverly Lane.

94 Chicago, IL 60617



Price	\$2,665,090
Building Size	7,150 SF
Cap Rate	5.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Investment Highlights: \* Over Seventeen (17) years remaining on a Twenty (20) year base lease term. \* Rare, dense infill Chicago MSA location with a population in excess of 200,000 within 5 miles \* Strong rental increases of 7% every 5 years beginning in year 11 of the base lease term and throughout option periods \* NNN Lease with limited LL responsibilities. No management responsibilities. LL responsible for roof, structure and parking lot replacement, if necessary. \* Newer Construction, Built in 2012 - Free Standing Block Construction \* The subject property is located at the signalized intersection of 106th Street and Avenue B (17,200 VPD), offering convenient access and excellent visibility. \* Existing 20 yr fixed assumable loan at 4.95%, 20 yr. amortization must be assumed by the Buyer. \* Nearby tenants include: McDonalds, KFC, ALDI, Burger King, Subway, Walgreens and others.

95 Harvey, IL 60426



Price	\$1,113,000
Building Size	12,886 SF
Cap Rate	7%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

New NNN Lease & Renewal Options- Brand new ten (10) year lease with 3- 5 year renewal option Rent Increases- \$0.50/SF Increase in each option period NNN Lease with Tenant responsible for taxes, insurance and performing their own CAM, including landscaping, snow removal and parking lot repairs. Landlord responsible for Roof, Structure and Foundation. Signalized Corner with 29,000 ADT on 159th St. (US-6) Strong Corporately Guaranty- Dollar Tree operates 5,282 stores nationwide. Dollar Tree will soon operate more than 13,000 stores with acquisition of Family Dollar with annual sales exceeding \$18 billion.

96 Golconda, IL 62938



Price	\$1,188,000
Building Size	9,100 SF
Cap Rate	6.35%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Subject property includes a 9,100sf freestanding, single tenant building on a 1.81 acre parcel located along Golconda's major thoroughfare. Asset was built for and just delivered to Dollar General, the nation's largest dollar variety retailer. Property is secured by a brand new net lease with a 15 year initial term and three 5yr option periods each with 10% rental increases. Lease is absolute net requiring zero landlord maintenance responsibilities. The site has excellent visibility and access with no expense spared on the construction. The property was developed by one of the most experienced and longest tenured preferred developers for Dollar General. The property is being offered as part of a 3 property portfolio with two other newly developed Dollar Generals in Warren & Raymond, IL. These assets afford a passive investor the rare opportunity to acquire 3 new Dollar Generals, with low in-place rent, above market returns, diversity of location and the stability of brand new, long term net leases secured by a best in class tenant.

97 Rock Island, IL 61201



Price	\$4,600,000
Building Size	13,905 SF
Cap Rate	6.90%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Single tenant net leased Walgreen's located in Rock Island, Illinois. The current lease term expires on March 31, 2033 giving an investor approximately 18 YEARS OF PRIMARY TERM REMAINING. Walgreen's has been at this location since 1997 and recently extended their lease an additional 15 years in return for a small rent reduction. THE RENT IS CURRENTLY \$316,900 AND REDUCES TO \$263,400 ON AUGUST 1, 2017. THE CAP RATE ON IN PLACE NOI IS 6.9% BUT REDUCES TO 5.7%. This store has very strong sales numbers. This asset is encumbered by an existing loan with the following terms: \$3,500,000 I/O at 5.9% and a maturity date of August 1, 2017. Seller will pay up to \$25,000 in Buyer's assumption costs.

98 Fairbury, IL 61739



Price	\$1,326,489
Building Size	8,320 SF
Cap Rate	6.75%
Property Sub-type	Retail Pad
Status	Active

Property Notes

**Property Description**

Family Dollar located at 110 West Oak St in Fairbury Illinois. The property consists of 8,320 square feet of building space and sits on 0.69 acres of land. This Family Dollar was a recently completed built-to-suit. The property is subject to a 15-Year triple net (NNN) lease with roughly 14.50 years remaining. The base rent is \$89,358 with ten percent rental increases every five years starting July 1, 2024. The increases will continue through the six, five-year tenant renewal options. The tenant is Family Dollar Incorporated, a North Carolina Company and the lease has a Family Dollar Corporate guarantee.

99 Mount Prospect, IL 60056



Price	\$3,228,116
Building Size	4,121 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

4,121 SF of prime retail space situated on over .5 acre. It is currently under-construction and the rent commences in August 2015. The initial term is 10 Years with 2, 5-Year Options and is NN (Roof and Structure). The Property is located at 2 East Rand Rd. in Mt. Prospect, IL. Mount Prospect is a village in Elk Grove and Wheeling Townships in Cook County, Illinois, about 22 miles northwest of downtown Chicago. The village has a total area of 10.37 square miles. With a diverse population of over 54,000, an extensive school system and a strong base of both retail and professional businesses, Mount Prospect is a vibrant community that has much to offer, yet retains a sense of small town charm. Several new buildings continue to be built changing the look and make-up of the downtown area. Key features include the newly redeveloped Randhurst Village and the Kensington Business Center. There are several new condominium buildings as well as space for new shops and restaurants.

100 Brookfield, IL 60513



Price	\$6,630,444
Building Size	14,364 SF
Cap Rate	5.40%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Leased to CVS Pharmacy with 14+ years remaining on the primary lease. The lease is a guaranteed NNN lease. CVS is rated BBB+ by S&P which is an investment grade rating. CVS pays all taxes, insurance and maintenance including roof and structure. This is a perfect opportunity for 1031 Exchange/Buyer. Strong Demographics, Large Parcel and Building well maintained in very good condition.

101 Naperville, IL 60540



Price	\$2,920,000
Building Size	6,175 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

6,175 Square Foot Building 1.04 Acres Built in 1986, Renovated in 2012 Current Use is a Medical Care Facility.

102 Kildeer, IL 60047



Price	\$3,850,000
Building Size	4,200 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

This subject property is a 4.1364 acre commercial site improved with a 4200 sf Fifth Third Bank who signed a 20 year ground lease commencing 4/30/2007. Lease includes Four 5 year options.

103 Chicago, IL 60651



Price	\$8,600,000
Building Size	13,013 SF
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Absolute NNN Property 17 Years Remaining on Lease Net Operating Income = \$557,688 / Annum Monthly Rental Income = \$46,474.

104 Paris, IL 61944



Price	\$1,600,000
Building Size	3,428 SF
Cap Rate	6%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

The subject property was constructed in 1996 on a 0.68 acre lot along US-150. The property is currently leased to Carrols Restaurant Group that acquired the operations from Heartland Food Corp in a 64-unit acquisition in 2014. There are currently 15.5 years remaining on the absolute NNN lease with increases through percentage rent including four, five-year options to renew. The current lease calls for a monthly rent payment of \$8,000 per month or six percent of gross sales, whichever is greater. The tenant is responsible for all of the expenses on the building and the building is set to be remodeled by year end 2017.

105 Springfield, IL 62704



Price	\$1,525,000
Building Size	1,815 SF
Cap Rate	5.75%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Starbucks occupies the property under a new 10 year net lease. Starbucks signed a new 10 year lease extension commencing on March 1, 2016 and expiring on February 28, 2016. The tenant will pay base rent equal to \$7,317 per month, and will have four five (5) year options to renew. The tenant is responsible for property taxes, insurance and common area maintenance. The landlord is responsible for roof, structure and the parking lot. The 1,815 square foot property was built in 2005 and is situated on a 14,990 square foot lot. The property benefits from excellent visibility provided by W Monroe Street and Chatham Road, and is surrounded by national retailers such as CVS, Dunkin Donuts, Baskin Robins, Jimmy Johns and Country Market.

106 Moline, IL 61265



Price	\$1,732,000
Building Size	3,293 SF
Cap Rate	5.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

23-year net lease to one of the largest KFC franchisees in the U.S. Lease is absolute net. Tenant pays for all taxes, insurance, and maintenance. Rent escalations every 5 years. Ten additional years in lease extension options.



Price	\$5,275,000
Building Size	15,120 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

## Property Notes

**Property Description**

(NN) leased Walgreen's Pharmacy, located in the iconic city of Chicago, Illinois. This is a corporate backed Walgreen's comprised of 15,120 square feet on approximately one acre of land. Walgreen's has 13 years remaining on their base 20-year lease which includes 11 five-year renewal options. The property is strategically situated on the signalized hard corner intersection of West 63rd Street and South Union Avenue with immediate access to Interstate 94 exit/entrance ramps and walking distance to Kennedy-King College with over 12,000 in student enrollment. The immediate region is densely populated with over 337,000 people including over 117,000 households in a three-mile radius. This exceptional investment provides an investor strong stable cash flow from the largest pharmacy in the United States. Surrounding area retailers include: ALDI, USPS, Family Dollar, O' Reilly Auto Parts and many more.



Price	\$4,777,872
Building Size	7,430 SF
Cap Rate	5.75%
Property Sub-type	Restaurant
Status	Active

## Property Notes

**Property Description**

Red Lobster located at 5827 East State Street in Rockford, Illinois. The property is roughly 7,430 square feet and is situated on approximately 3.50 acres of land. This Red Lobster is subject to a 25-year triple-net (NNN) lease, with roughly 23.5 years remaining on the lease. Current annual rent is \$274,728. The rent is scheduled to increase by two percent annually, including through the four, five year tenant renewal options. Red Lobster is the largest seafood restaurant concept in the world and is an iconic full service brand with broad demographic appeal and significant advertising budget. Red Lobster is led by an experienced management team with a history of success leading the brand (average 27+ years experience across executive team). The company generates \$2.5 billion in revenue and is the 5th largest casual dining concept in North America. Red Lobster was recently acquired by Golden Gate Capital.



Price	\$4,250,000
Building Size	5,905 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

## Property Notes

**Property Description**

BMO Harris Bank property located in Wheeling, Illinois. BMO Harris Bank is scheduled to commence their new 10-year base term lease in February of 2016 and has been operating at this location for approximately 20 years. Their corporately guaranteed lease carries a 10 percent rent increase after five years. There are zero landlord responsibilities; the tenant is responsible for the roof and structure of the building. Unlike most banks who utilize a ground lease structure, this property is fee simple, allowing for an investor to get the added benefit of building depreciation, thus increasing the overall return. BMO Harris Bank N.A. has an A+ credit rating from Standard and Poor's and currently has more than 600 locations throughout the United States. The property is located at the stoplight corner of Huntington Lane and Dundee Road (Route 68) in Wheeling, Illinois. Dundee Road is a major east-west corridor with over 27,600 vehicles driving past the property daily. The property is a block east from the major intersection of Dundee Road and Buffalo Grove Road, the main north-south route through the area.



Price	\$17,500,000
Building Size	43,050 SF
Cap Rate	6.15%
Property Sub-type	Free Standing Bldg
Status	Active

## Property Notes

**Property Description**

43,050-square foot, fee simple LA Fitness Development in the Gage Park neighborhood of Chicago. LA Fitness International, LLC has signed anew 15.5 year net lease. The lease provides 10 percent rent increases every five years and at the beginning of each of its three, five-year options. The property also comes with an existing four-story parking structure with 275 spaces for the exclusive use of the tenant. The parking structure is located on the opposite corner and will connect to the building through an existing underground tunnel. Landlord is only responsible for the roof and structure of both the building and the parking structure (including underground tunnel). Tenant is responsible for maintenance of the building and parking structure and is responsible for any interior repairs of the building and parking structure. This brand new LA Fitness Development is situated on the southeast corner of 55th Street and Kedzie Avenue in Chicago. The property benefits from high visibility off of both of these heavily traveled streets with a combined traffic count of 32,750 vehicles per day.



Price	\$7,065,000
Building Size	15,207 SF
Cap Rate	6.45%
Property Sub-type	Service/Gas Station
Status	Active

## Property Notes

**Property Description**

NNN leased site in Plainfield, Illinois. The property is managed by a regional Circle K operator and guaranteed by Shell Oil Company. The property is one of Shell's multi-brand concept builds, constructed in 2007, and includes a freestanding Firestone Complete Auto Care facility, a Dunkin Donuts with a drive thru, and a Circle K convenience store with gas service. The Dunkin Donuts and Firestone are sublease tenants to the Shell Oil Company lease. The landlord holds zero responsibilities under the Shell Oil Company guaranteed lease. The subject property has seven years of base term remaining on a 15 year lease, with five, five-year options. In June of 2017 the base rent will increase by 15 percent, increasing the Cap Rate to 7.42 percent, in addition to 10 percent bumps each option period. The property has non-recourse debt in place, at a rate of five percent, which balloons November of 2022, and will need to be assumed by a new purchaser.



Price	\$2,285,000
Building Size	13,000 SF
Cap Rate	7%
Property Sub-type	Free Standing Bldg
Status	Active

## Property Notes

**Property Description**

Walgreen's at the corner 47th and Halsted Streets in Chicago, Illinois. This asset offers an investor the opportunity to acquire an established property in a core retail trade area of Chicago. The property was a build-to-suit for Walgreen's in 1993 and consists of a 13,000-square foot structure on roughly a one acre lot. It is on the southwest corner of the busy Halsted and 47th Street intersection. Walgreen's is operating under a 50 year lease that started in September of 1993. The lease has no increases in the term, but does have a percentage rent clause. Last year, Walgreen's reported sales which gives them about a 7.27 percent rent-to-sales ratio. In short, this is a successful and profitable store for them. Walgreen's is located in the New City neighborhood on the southwest side of Chicago, the home of the old Union Stock Yards. The New City neighborhood is convenient to the Loop and major expressways, and is composed of the areas known as the Back of the Yards and Canaryville. New City also benefits from a large industrial tax base that offsets property taxes, which tend to be lower here compared with other neighborhoods in the city.

113 Byron, IL 61010



Price	\$1,285,000
Building Size	4,580 SF
Cap Rate	4.20%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

Corporate McDonald's Ground Lease with 17 years remaining on a 20 year Lease term. The building was recently constructed in 2012. The Lease boost 7.5% increases every 5 years and eight (5) year options.

114 Alton, IL 62002



Price	\$1,866,667
Building Size	3,595 SF
Cap Rate	6%
Property Sub-type	Restaurant
Status	Active

Property Notes

**Property Description**

KFC property located in the St Louis MSA in Alton Illinois. The property is located on the Great River Road on the Mississippi River in Alton IL. The property is subject to a brand new 15 Year Absolute NNN lease with 1.5% escalations annually. Built in 2002, this KFC has consistently been a top ranked store.

115 Bourbonnais, IL 60914



Price	\$2,297,452
Building Size	9,442 SF
Cap Rate	6.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

100 percent occupied three-tenant retail property anchored by Advance Auto. With a new 11-year triple-net lease, Advance Auto occupies 6,320 square feet of the 9,442-square-foot building. This national tenant occupies 67% of the multi-tenant property with a corporate guaranty from Advance Stores Company Incorporated, a wholly owned subsidiary of Advance Auto Parts Incorporated. New 10-year triple-net leases have been signed for the other tenants, Nancy's Pizza and Concorde Cleaners, and both businesses have been tenants for 18 years. Concorde Cleaners has a drive through feature on their end-cap 2,000-square-foot space. This multi-tenant property is on a 0.87-acre site with outstanding frontage and signage visibility.

116 Mount Vernon, IL 62864



Price	\$5,000,000
Building Size	45,560 SF
Cap Rate	4%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Long-Term Absolute NNN Ground Lease: 98.8 years of primary term remaining No Landlord responsibilities Attractive Rent Escalations: 10% rent increases every 5 years Experienced Owner/Operator: This hotel is operated and partially owned by General Hotels Corporation ([www.genhotels.com](http://www.genhotels.com)), a leading Midwestern hotel management company with over 50 years of successful experience. The company currently has over 4,000 rooms under management. GHC operates hotels across the full service, select service, and extended stay segments under brands such as Courtyard Marriot, SpringHill Suites Marriot, Crowne Plaza Hotels & Resorts, Homewood Suites by Hilton, Holiday Inn, and Hampton Inn, among many others Discount to Replacement: Opportunity to acquire a best-in-class limited service hotel property at ±50% of replacement cost.





Price	\$7,500,000
Building Size	14,409 SF
Cap Rate	5.60%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

**Property Description**

Single tenant - Walgreens Landlord is responsible for roof, structure and entranceway Eight - Five year options remaining.



Price	Price Not Disclosed
Building Size	8,543 SF
Cap Rate	6.75%
Property Sub-type	Street Retail
Status	Active

Property Notes

**Property Description**

Dollar Tree Newly redeveloped 8,543 SF building with dedicated off street parking. Term: New 10 year lease with three (3) five (5) years optionsNOI: \$102,516.00

The information above was provided by the property owner or the listing broker. Contact us to confirm availability and to receive additional information.