

THE
Boulder



GROUP

NET LEASED INVESTMENT OFFERING



**Conoco Phillips
200 Fabyan Parkway
Batavia, IL 60510 (Chicago MSA)**

CONFIDENTIAL OFFERING MEMORANDUM

www.bouldergroup.com



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EXECUTIVE SUMMARY

The Boulder Group is pleased to exclusively market for sale a single tenant net leased Conoco Phillips property. This 8,018 square foot property was built in 1999 and is located less than forty miles west of the city of Chicago in suburban Batavia. Batavia is part of the Tri-Cities area, along with St. Charles and Geneva. Batavia is best known as home to Fermilab, a federal government-sponsored high-energy physics laboratory, that employs 1,912 people.

The subject property is benefited by a traffic signal at East Fabyan Parkway and North Washington Avenue. The site has two points of ingress and egress. East Fabyan Parkway is a primary thoroughfare serving Batavia. The retail trade area is highlighted by Wal-Mart, Target, Sam's Club, Best Buy and Home Depot as well as several other national retailers.

Gas-Mart USA original lease term was for 20 years with four 5-year renewal options and the lease expires in February 2024. Gas Mart USA is a privately held company that operates 53 stores in five states.

Investment Highlights

- Signalized intersection
- Located within the Chicago MSA
- 1.75% annual rent escalations
- Absolute net lease with no landlord responsibilities
- Large parcel of over 2 acres
- 38,600 vehicles per day pass the site



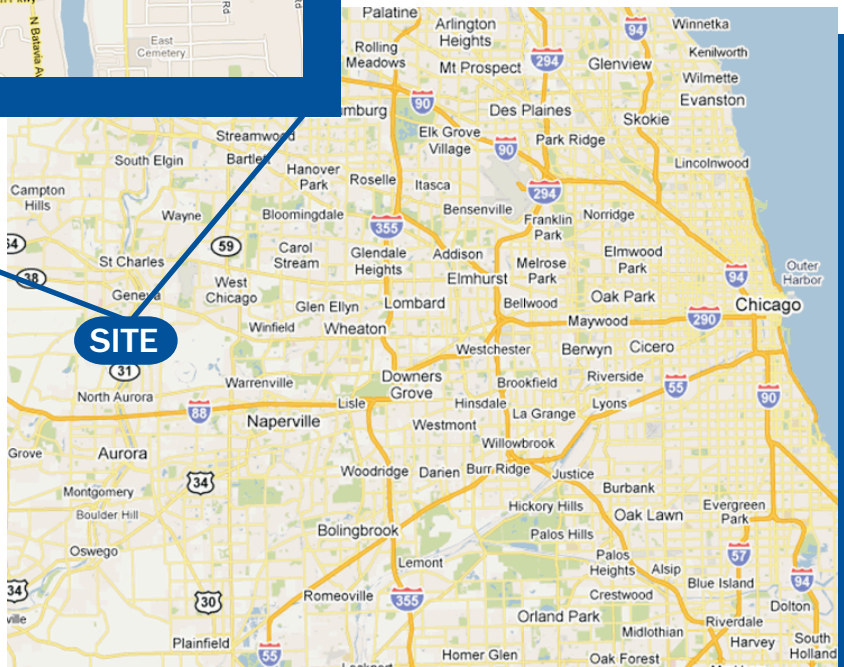
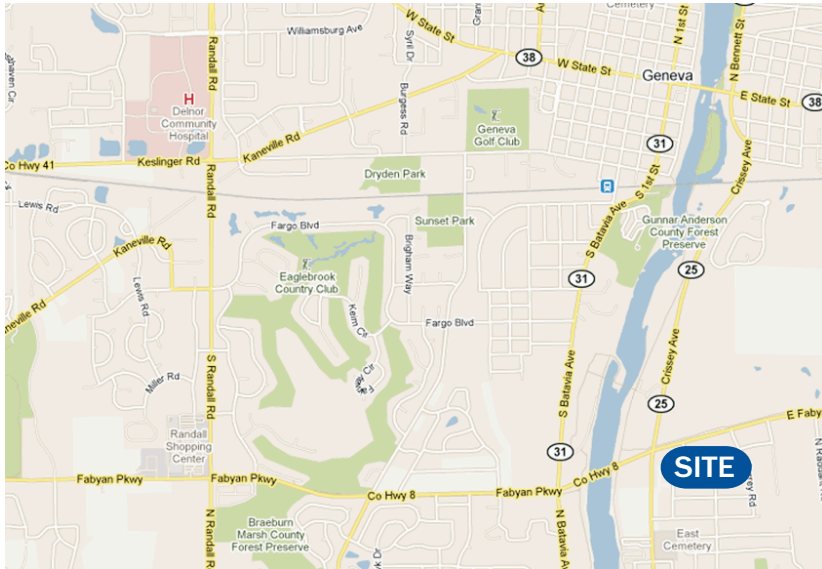


PROPERTY OVERVIEW

Price:	\$4,124,100
Cap Rate:	9.0%
Net Operating Income:	\$371,173
Rental Escalations:	1.75% per year
Renewal Options:	Four 5-Year
Lease Commencement Date:	February 11, 2004
Lease Expiration Date:	February 10, 2024
Tenant:	Gas Mart USA
Year Built	1999
Lease Type:	NNN
Rentable Square Feet:	8,018 (combination of Kicks 66 building and canopy)
Land Acreage:	2.01 Acres



MAPS





AERIAL





TENANT PROFILE

ConocoPhillips is an international, integrated energy company. It has six segments. Its E&P segment explores for, produces, transports and markets crude oil, natural gas, natural gas liquids and bitumen on a worldwide basis. The Midstream segment gathers, processes and markets natural gas produced by ConocoPhillips and others, and fractionates and markets natural gas liquids, predominantly in the United States and Trinidad. Its R&M segment purchases, refines, markets and transports crude oil and petroleum products. The LUKOIL Investment segment consists of its equity investment in the ordinary shares of OAO LUKOIL. Its emerging businesses segment represents its investment in new technologies or businesses outside its scope of operations. In July 2010, ConocoPhillips and Pilot Travel Centers announced that they have completed the sale of 50% partnership interest in the CFJ Properties, Flying J truck stops to Pilot Travel Centers.

GasMart USA was founded in 1995 and completed construction on its first store in early 1996. By 2003 they completed construction on 7 stores from the ground up located in and around Kansas City. By late 2003 had grown the business to 18 stores and 3 additional vacant sites. In early 2004 Gasmart USA acquired 28 sites from Conoco Phillips located in 3 states (Illinois, Wisconsin and Indiana). In 2006 Gasmart USA again made an acquisition of 7 stores located in 2 additional states (Iowa and Nebraska), as well as expanding the business into Wholesale Fuel Distribution.

With a surge in growth between 2003 and 2004 GasMart USA purchased a 26,000 square ft building to house the corporate office. The current business plan is set to expand to 200 stores.

www.gasmartusa.com





DEMOGRAPHIC COMPARISON REPORT

Population	3-mile	5-mile	10-mile
Total Population	66,062	122,146	555,733
Total Households	22,838	42,656	186,598
Income			
Median Household Income	\$82,512	\$82,794	\$80,933
Average Household Income	\$98,826	\$103,157	\$100,934





LOCATION OVERVIEW



Batavia was founded in 1833, and is the oldest city in Kane County, Illinois, with a small portion in DuPage County. During the Industrial Revolution, Batavia became known as 'The Windmill City' for being the largest windmill producer of the time. Fermilab, a federal government-sponsored high-energy physics laboratory,

where both the bottom quark and top quarks were first detected, is located here. Batavia is part of a Tri-Cities area, along with St. Charles and Geneva. Its population has been increasing, from 23,866 in the 2000 U.S. census, 25,246 in 2003 to 27,502 in the 2008 U.S. Census Bureau census.

CNN Money in 2009 named Batavia one of the top 100 best places to live. It described the city as lined with 19th-century limestone buildings, Batavia has an old-town feel despite its location 35 miles west of downtown Chicago and easy access to commuter trains. The Fox River – which once powered enough factories to make Batavia the windmill manufacturing capital of the world – bisects the town and draws crowds each summer for the Mid-American Canoe Race and the Batavia Sprint Distance Triathlon & Duathlon. Batavia is also home to nearly 200 manufacturing, research, and warehousing firms.



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