

THE
Boulder



GROUP

NET LEASED INVESTMENT OFFERING



**Budget Rent a Car
8940 S. Cicero Avenue
Oak Lawn, IL 60453 (Chicago MSA)**

CONFIDENTIAL OFFERING MEMORANDUM

www.bouldergroup.com



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CONFIDENTIALITY & DISCLAIMER

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group. This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

EXECUTIVE SUMMARY

The Boulder Group is pleased to exclusively market for sale a single tenant net leased Budget Rent a Car property located in the Chicago MSA. The property is located 15 miles southwest of downtown Chicago, and four miles south of Midway International Airport. Budget Rent a Car is located in close proximity to the Advocate Christ Medical Center, Oak Lawn's largest employer, which employs over 5,800 people.

The property is located along the heavily traveled Cicero Avenue, which experiences traffic volume in excess of 49,000 vehicles per day. Cicero Avenue is a primary north-south thoroughfare in the Chicago MSA and is home to Midway International Airport. The property has over 230 feet of frontage along Cicero Avenue along with two points of ingress and egress. Major retailers in close proximity to the property include Target, The Home Depot, Lowe's, Jewel Osco, LA Fitness and Kmart. Additionally, there is a Hilton Hotel and a Best Western Inn and Suites within one mile of the property.

Budget Rent a Car's original lease term was for 15 years with two 5-year renewal options and the lease expires in August 2016. The Avis Budget Group is a publicly traded company on the NASDAQ Stock Market (CAR), with a market capitalization of \$1 Billion. The Avis Budget group has 10,000 locations and employs 28,000 people.

INVESTMENT HIGHLIGHTS

- Located within the Chicago MSA
- Traffic volume along Cicero Avenue in excess of 47,900 vehicles per day
- Two points of ingress and egress along Cicero Avenue
- Nearby retailers include Target, The Home Depot, Lowe's, Jewel Osco and LA Fitness
- Over 547,000 people within 5 miles of the property
- No landlord obligations
- Close proximity to two hotels and Midway International Airport





PROPERTY OVERVIEW

Price:	\$1,442,727												
Cap Rate:	11%												
Rent Schedule:	<table> <thead> <tr> <th><u>NOI</u></th> <th colspan="2"><u>Escalation Date</u></th> </tr> </thead> <tbody> <tr> <td>\$158,700</td> <td></td> <td></td> </tr> <tr> <td>\$182,505</td> <td>9/1/2016</td> <td>(Option 1)</td> </tr> <tr> <td>\$209,880</td> <td>9/1/2021</td> <td>(Option 2)</td> </tr> </tbody> </table>	<u>NOI</u>	<u>Escalation Date</u>		\$158,700			\$182,505	9/1/2016	(Option 1)	\$209,880	9/1/2021	(Option 2)
<u>NOI</u>	<u>Escalation Date</u>												
\$158,700													
\$182,505	9/1/2016	(Option 1)											
\$209,880	9/1/2021	(Option 2)											
Renewal Options:	Two 5-year options												
Renewal Escalations:	15% each option period												
Lease Commencement Date:	September 1, 2001												
Lease Expiration Date:	August 31, 2016												
Tenant:	Budget Rent a Car												
Stock Symbol:	CAR												
Year Built:	1985												
Lease Type:	NNN												
Rentable Square Feet:	3,000 SF												
Land Size:	29,519 SF												



AERIAL

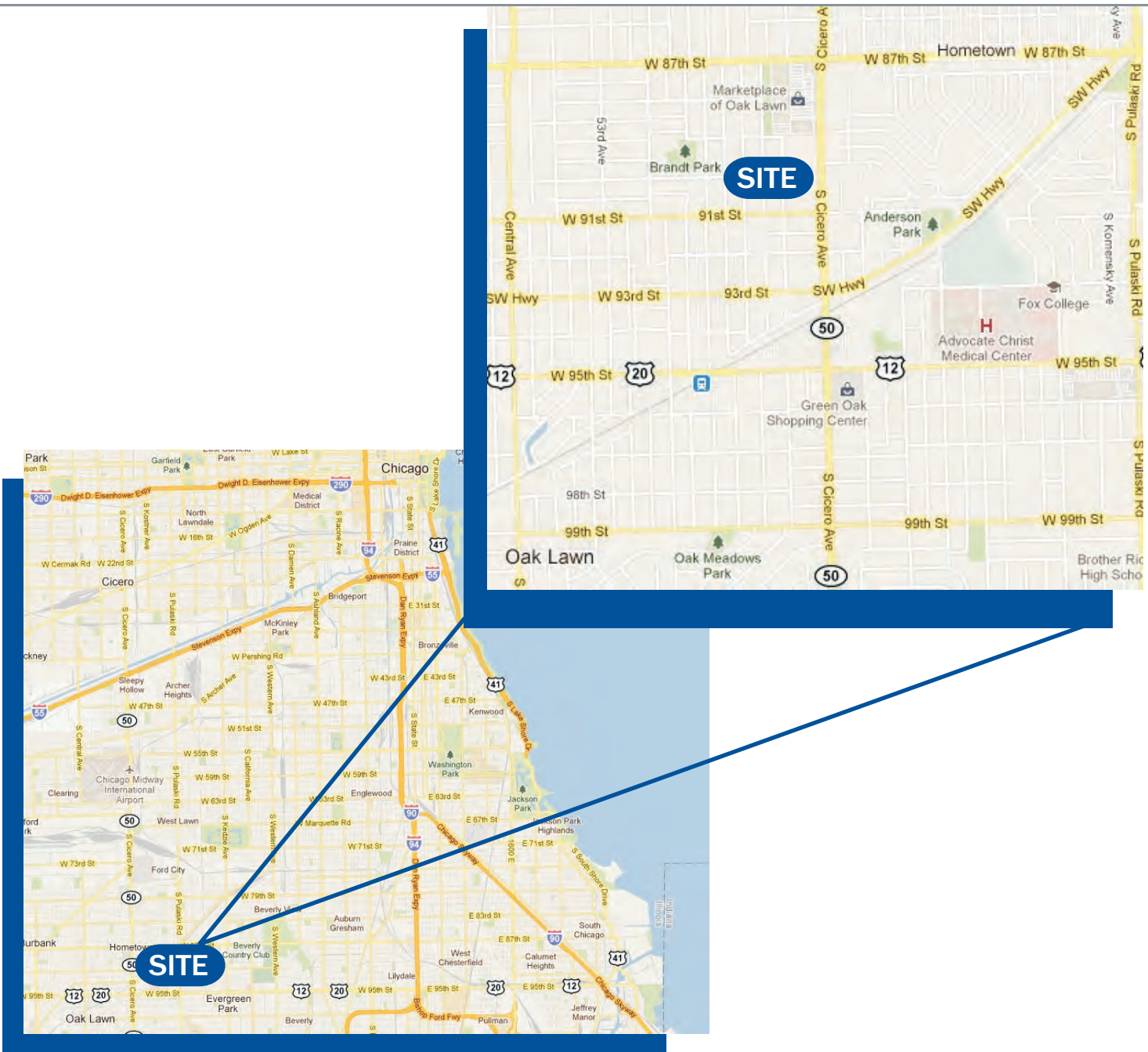




AERIAL



MAPS





TENANT PROFILE

Avis Budget Group (NASDAQ: CAR) operates two of the leading global brands in the vehicle rental industry through Avis and Budget. Avis is a leading rental car supplier that primarily serves the premium commercial and leisure segments of the travel industry. Budget is a leading rental car supplier competing within value-conscious segments of the industry in the United States and other regions, and as a premium brand in Canada, the Caribbean and other parts of the world. Budget also operates one of the leading truck rental businesses in the U.S. Avis Budget Group and its subsidiaries and licensees provide a complete range of vehicle rental services through 10,000 rental locations in approximately 175 countries around the world. The Avis Budget Group has approximately 28,000 employees and is headquartered in Parsippany, N.J.

Website:	www.avisbudgetgroup.com
Number of Locations:	10,000
Stock Symbol:	CAR
Market Capitalization:	\$1 Billion
Employees:	28,000



DEMOGRAPHIC COMPARISON REPORT

Population	1-mile	3-mile	5-mile
Total Population	20,967	175,222	547,364
Total Households	8,199	63,508	186,051
Income			
Median Household Income	\$59,188	\$64,231	\$60,172
Average Household Income	\$68,339	\$70,330	\$67,111





LOCATION OVERVIEW



Oak Lawn is located in Cook County, Illinois and is located fifteen miles from Downtown Chicago. Oak Lawn has a population of 57,000, and is the home of Advocate Christ Medical Center and Hope Children's Hospital, one of the most comprehensive providers of pediatric care in the state.

The medical center is a leader in cardiology, pediatrics, surgical services, oncology, women's services and emergency medicine. The Advocate Christ Medical Center, Oak Lawn's largest employer, employs over 5,800 people.

<http://www.oaklawn-il.gov>



The Chicago MSA is the most populous city in the Midwestern United States and the third most populous city in the United States with 2,700,000 residents. Chicago is the county seat of Cook County, the second largest county in the United States. The Chicago MSA is the third most populated metropolitan area in the United States with 9,580,567

residents. The MSA covers over 1,300 square miles and six counties. The Chicago metropolitan area is home to the corporate headquarters of 57 Fortune 1000 companies, including Boeing, McDonald's, Motorola, Discover Financial Services and United Airlines. Chicago is a major hub for industry, telecommunications and infrastructure and O'Hare International Airport is the second busiest airport in the world in terms of traffic movement.

The metro is also a major financial center in North America, and is home to the largest futures exchange in the United States, the CME Group. Chicago is third in the world on the Global Financial Centers Index which ranks the competitiveness of financial centers based on people, business environment, market access, infrastructure and general competitiveness.

<http://www.cityofchicago.org>



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