



AMC THEATRES
1301 Kalahari Drive
Baraboo, WI 53913 (Wisconsin Dells)



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**DISCLAIMER
STATEMENT:**

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. The owners or direct family members are licensed real estate brokers in the State of Illinois.

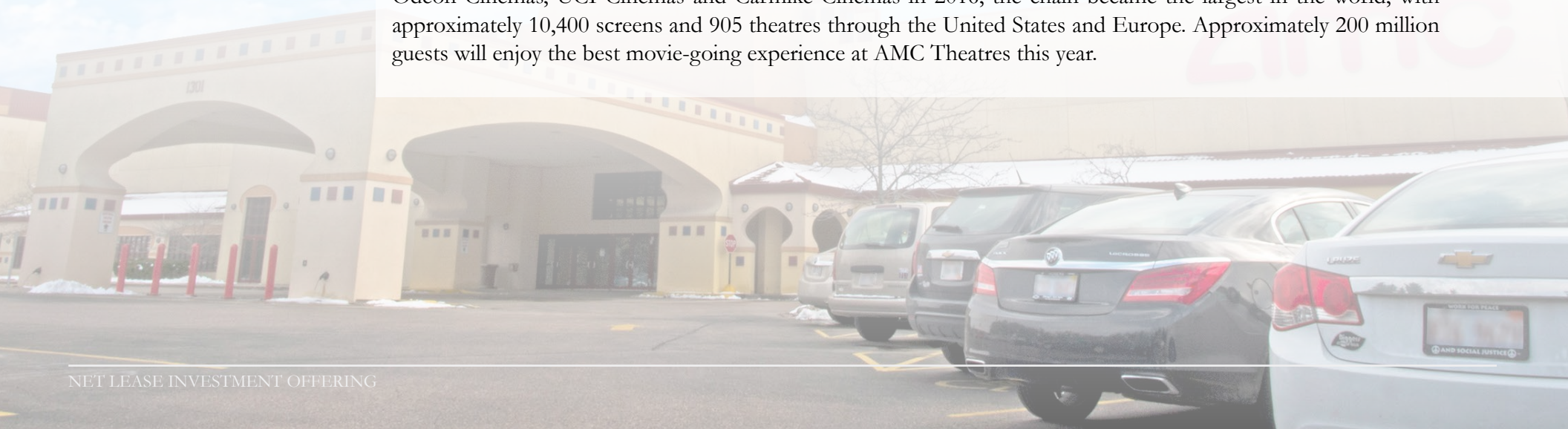


EXECUTIVE SUMMARY:

The Boulder Group is pleased to exclusively market for sale a single tenant net leased AMC Theatres property located in Lake Delton, Wisconsin. Lake Delton along with Wisconsin Dells, forms an area known as “the Dells”, a popular Midwestern tourist destination with over 4 million visitors annually and over 8,000 hotel rooms. The AMC lease is absolute triple net with zero landlord responsibilities and has approximately 10 years remaining in the primary term. The AMC property is the only movie theatre serving “the Dells” community and its millions of annual tourists.

The 72,500 square foot movie theatre is strategically located near numerous hotels, retail shops, restaurants, and tourist attractions. The property is adjacent to Kalahari Resorts Dells, the second largest resort in Wisconsin. The resort has a 230,000 square foot convention center, 110,000 square foot indoor theme park and 125,000 square foot indoor water park. The AMC property is also directly across from the Outlets at The Dells (Levi’s, Disney, COACH, Under Armor, Banana Republic, Nike Factory, Old Navy) and Great Wolf Lodge Wisconsin Dells. Kalahari Resorts Dells and Great Wolf Lodge Wisconsin Dells are two of the largest and most visited resorts in the Dells. The property is conveniently located just off of Interstate 90 along US Highway 12. US Highway 12 serves as the primary north-south thorough on where the majority of attractions are located, otherwise known as Wisconsin Dells Parkway.

AMC is recognized as the industry leader and an iconic destination for movie-goers. AMC has the largest share of the American theater market ahead of Regal Entertainment Group and Cinemark Theatres. After acquiring Odeon Cinemas, UCI Cinemas and Carmike Cinemas in 2016, the chain became the largest in the world, with approximately 10,400 screens and 905 theatres through the United States and Europe. Approximately 200 million guests will enjoy the best movie-going experience at AMC Theatres this year.



**INVESTMENT
HIGHLIGHTS:**

- Located in the Wisconsin Dells, a popular Midwestern tourist destination with over 4 million visitors annually and over 8,000 hotel rooms
- Only movie theatre in the trade area
- Strategically located near numerous hotels, retail shops, restaurants, and tourist attractions
- Adjacent to Kalahari Resorts Dells, the second largest resort in Wisconsin
- Well located just off of Interstate 90 along US Highway 12, the primary north-south thoroughfare where the majority of attractions are located
- Absolute triple net with zero landlord responsibilities
- Rental escalations every 5 years
- AMC has the largest share of the American theater market and will have approximately 200 million guests this year



**PROPERTY
OVERVIEW:**

Price:	\$13,100,000
Cap Rate:	8.15%
Net Operating Income:	\$1,067,033
Rental Escalations:	CPI every 5 years capped at 10%
Next Rental Escalation:	February 1, 2023
Lease Expiration Date:	January 31, 2028
Renewal Options:	Three 5-Year
Year Built:	1999
Tenant:	American Multi-Cinema, Inc.
Lease Type:	NNN – Absolute Triple Net
Building Size:	72,500 SF
Land Size:	6.23 Acres
Screens:	15











WISCONSIN DELLS PKWY - THE STRIP
 Waterpark Capital of the World
 8,000+ Hotel rooms
 4+ million visitors annually

Outlets at the Dells
 Levi's
 Disney
 COACH
 BANANA REPUBLIC
 Nike
 Under Armour
 OLD NAVY

MTO ALL INCLUSIVE RESORT
 WATER PARKS • THEME PARKS

US HIGHWAY 12 (WISCONSIN DELLS PKWY)

GREAT WOLF LODGE

WILDERNESS RESORT

NOAH'S ARK WATERPARK

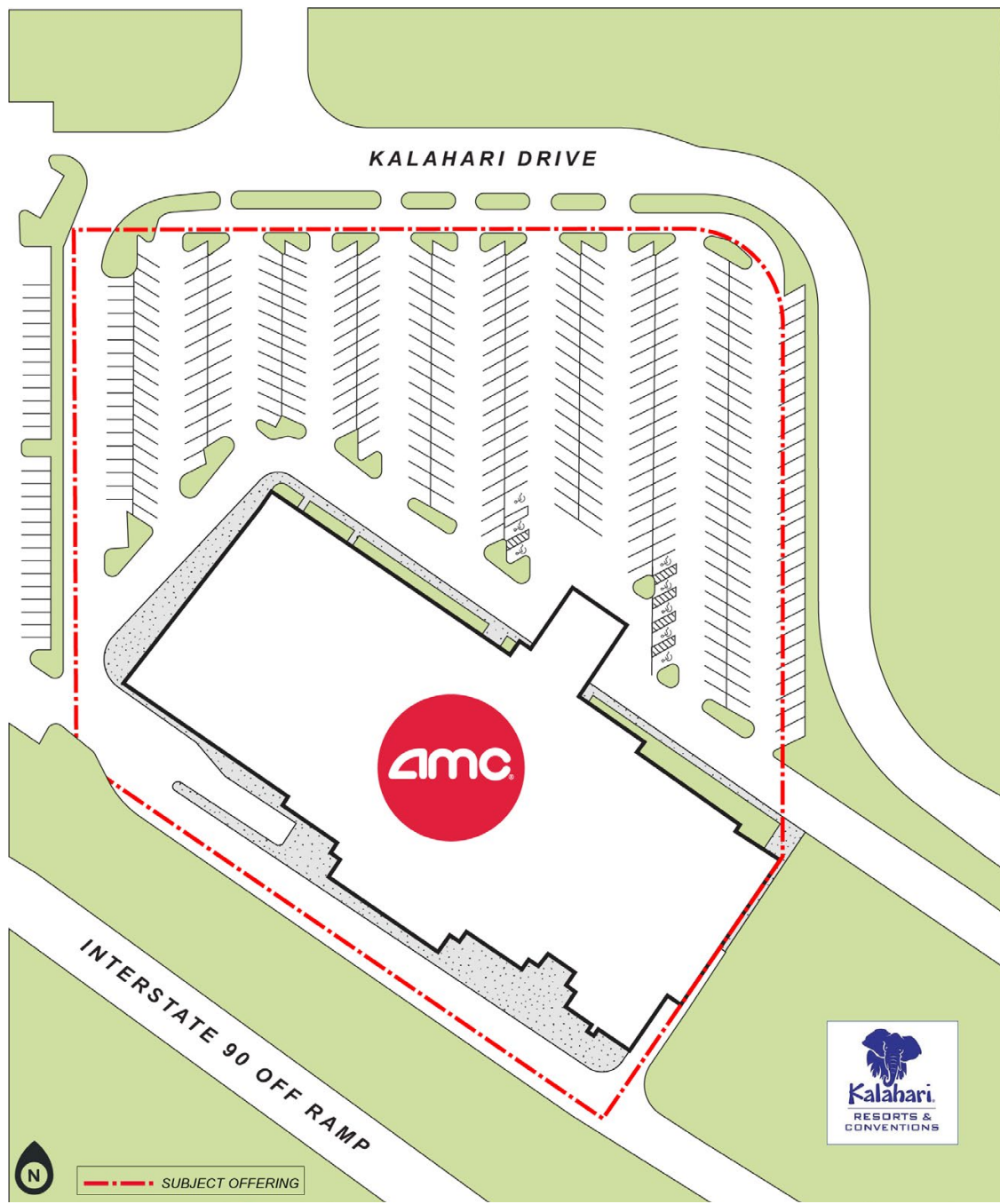
AMC

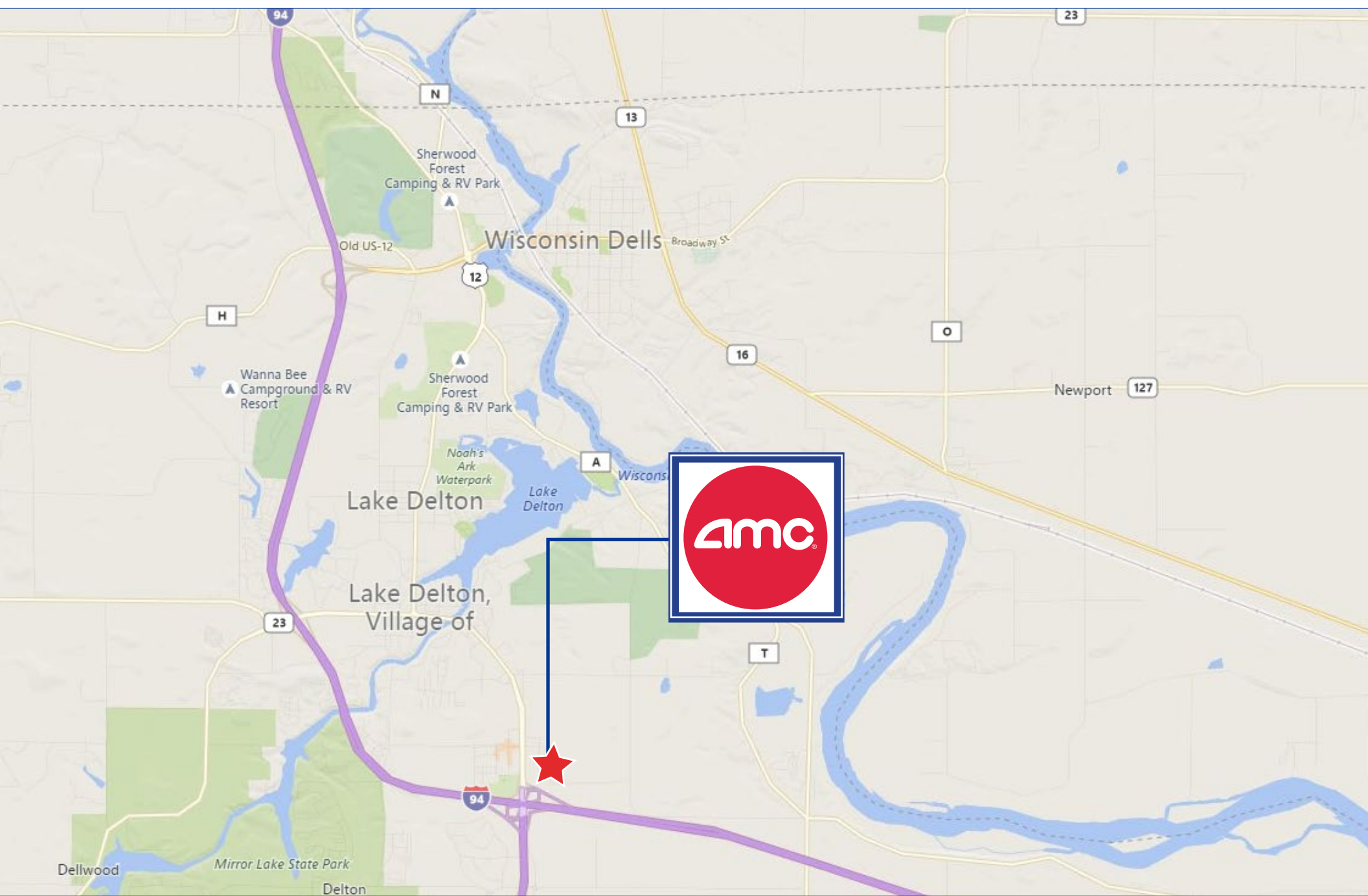
Lake Delton

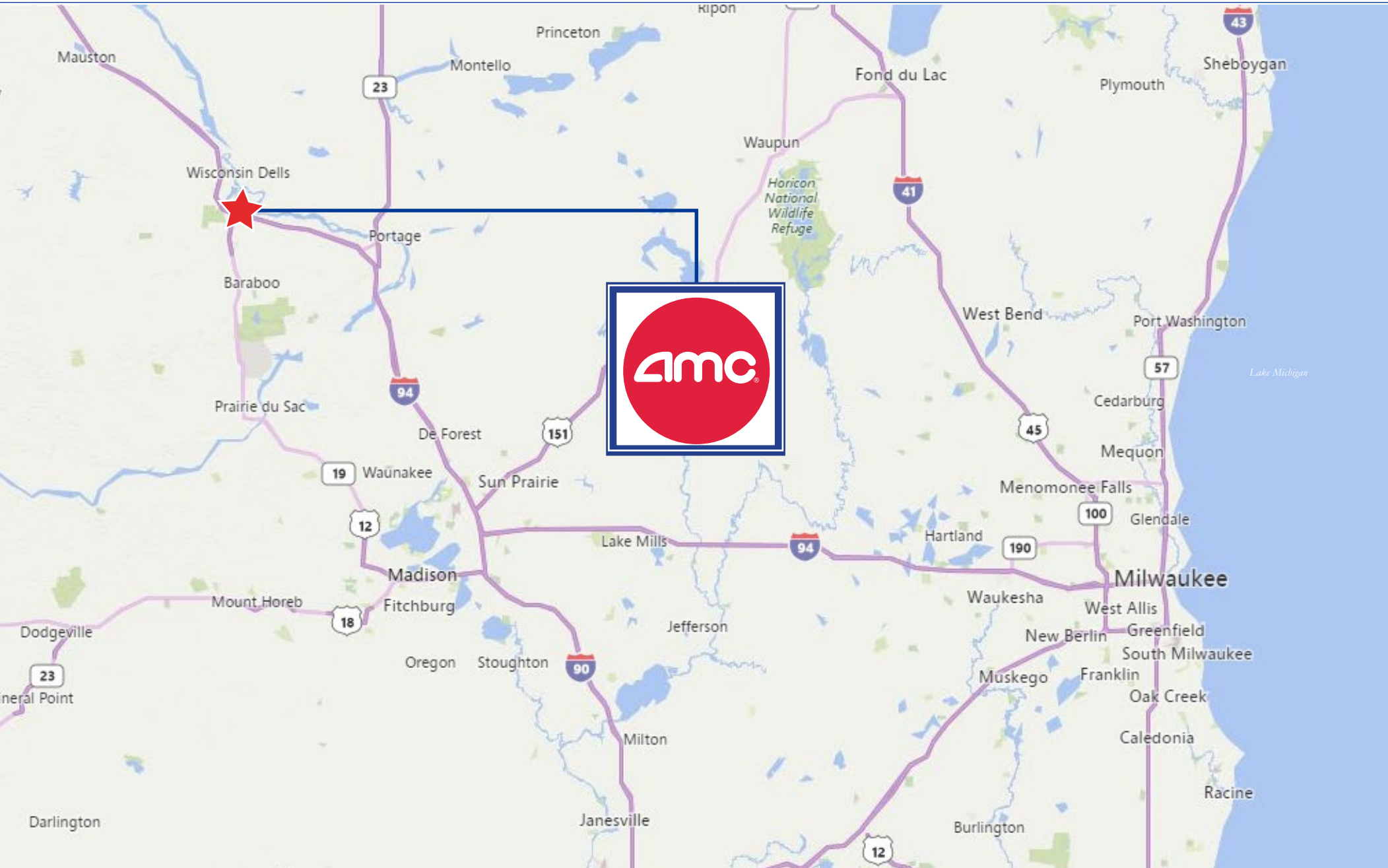
Kalahari RESORTS & CONVENTIONS
 2nd largest resort in Wisconsin



16 KALAHARI RESORTS & CONVENTIONS
 WISCONSIN DELLS, WISCONSIN







DEMOGRAPHIC REPORT:

Population	3-Mile	5-Mile	7-Mile
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Total Population	4,401	10,228	19,003
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Total Households	1,871	4,215	7,835
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Income	3-Mile	5-Mile	7-Mile
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Average Household Income	\$60,093	\$69,070	\$70,675
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MARKET OVERVIEW:



Lake Delton, Wisconsin | Wisconsin Dells, Wisconsin

Lake Delton is a village located on the Wisconsin River in Sauk County, Wisconsin. Together with Wisconsin Dells, the city forms an area known as “the Dells”, a popular Midwestern tourist destination. Tourism is the major contributor to the economy of Wisconsin Dells. The Dells area has many indoor and outdoor waterparks, proclaiming itself the “Waterpark Capital of the World”. Other attractions include boat tours, zip lining, golf courses, mini golf, go-kart tracks, water sports, horseback riding, a water ski show known as the Tommy Bartlett’s Thrill Show, museums, amusement parks, and a casino. Most attractions are located on the Strip, otherwise known as the Wisconsin Dells Parkway. Accommodations range from economical motels to RV parks to chain hotels to themed resorts featuring indoor and outdoor waterparks and other amenities.



Since the late 1970s, the Dells area (Wisconsin Dells and Lake Delton) has become a water park mecca. Noah’s Ark Waterpark opened in Lake Delton in 1979, and has become the largest and the eighth most visited water park in the U.S. Other outdoor amusement and water parks followed, featuring water slides, mini golf, roller coasters, go-karts, and other attractions. The Polynesian Resort Hotel opened the United States’ and the Dells area’s first indoor waterpark in 1994. Since then, the number of combination resort/indoor waterparks in the Wisconsin Dells area has swelled, with each new indoor waterpark trying to have the latest innovations in waterslides and to be able to claim the title of America’s largest park. The Dells welcomes over 4 million visitors annually and over 8,000 hotel rooms.



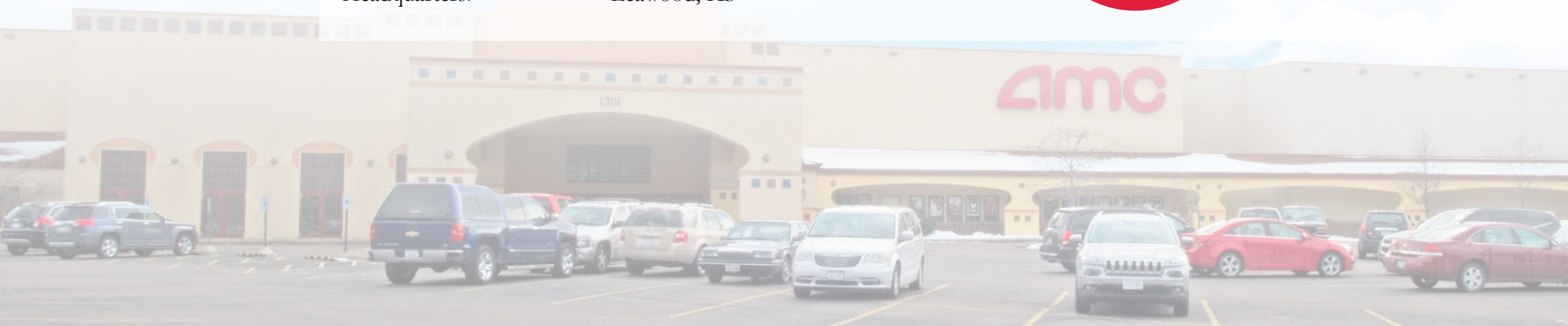
**TENANT
OVERVIEW:**

AMC Theatres

AMC Theatres is an American movie theater chain owned and operated by Wanda Group. Founded in 1920, AMC has the largest share of the American theater market ahead of Regal Entertainment Group and Cinemark Theatres. After acquiring Odeon Cinemas, UCI Cinemas and Carmike Cinemas in 2016, the chain became the largest in the world, with approximately 10,400 screens and 905 theatres through the United States and Europe.

Approximately 200 million guests will enjoy the best movie-going experience at AMC Theatres this year. AMC is recognized as the industry leader and an iconic destination for movie-goers. AMC has showed continued innovation through the co-founding of online ticketing, circuit-wide gift cards, a groundbreaking partnership with IMAX, the launch of AMC Stubs rewards program, and the introduction of AMC Dine-In Theatres. In recent years, AMC has continued to lead the industry by doing what it does best: focusing on its guests and providing the best-possible movie-going experience. Backed by its majority shareholder, The Wanda Group, AMC led the charge on the instillation of plush, power recliners, massively expanded and improved food and drink options for guests, including the introduction of MacGuffins Bars, and Coca-Cola Freestyle machines, and has made movie-going more immersive than ever through an expanded partnership with IMAX and the introduction of Dolby Cinema at AMC.

Website:	www.amctheatres.com
Founded:	1920
Stock Symbol:	AMC
Market Capitalization:	\$2.13 billion
Number of Locations:	905
Employees:	34,000
Headquarters:	Leawood, KS





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