



AMC THEATRES
100 Meijer Drive
Michigan City, IN 46360



TABLE OF CONTENTS

I. Executive Profile

Executive Summary
Investment Highlights
Property Overview

II. Location Overview

Photographs
Aerial
Site Plan
Maps

III. Market & Tenant Overview

Demographic Report
Market Overview
Tenant Overview



AMC
SHOW PLACE

**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 Michigan City, Indiana. The AMC lease is absolute triple net with zero landlord responsibilities and has over 9 years remaining in the primary term. The property is located just off State Highway 421 and Interstate 94. State Highway 421 serves as the primary north-south thorough (37,130 VPD) that connects Michigan City to Interstate 94.

The 55,514 square foot movie theatre is strategically located in a dominate retail corridor with Walmart Supercenter, Menards, Lowe's, Meijer as well as many other national retailers and restaurants. The AMC has virtually no competition with the nearest theater being approximately 20 miles away. This property best serves the Michigan City-La Porte, Indiana Metropolitan Statistical Area as well as the millions of tourists that come to the Michigan City for its beaches, breweries, wineries and casinos. The AMC lease expires September 30, 2027 and features rental escalations every five years (CPI capped at 10%).

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.



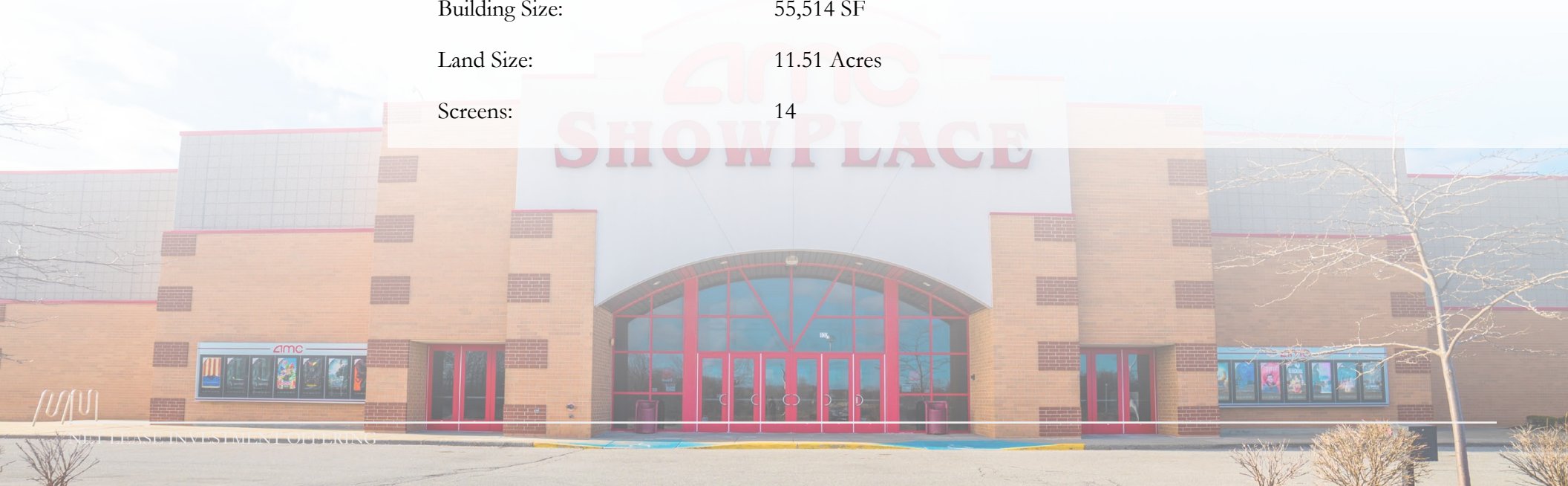
**INVESTMENT
HIGHLIGHTS:**

- Strategically located in a dominate retail corridor with Walmart Supercenter, Menards, Lowe's and Meijer
- Limited competition
- Located just off of Interstate 94 and US Route 421, the primary north-south thorough (37,130 VPD)
- 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



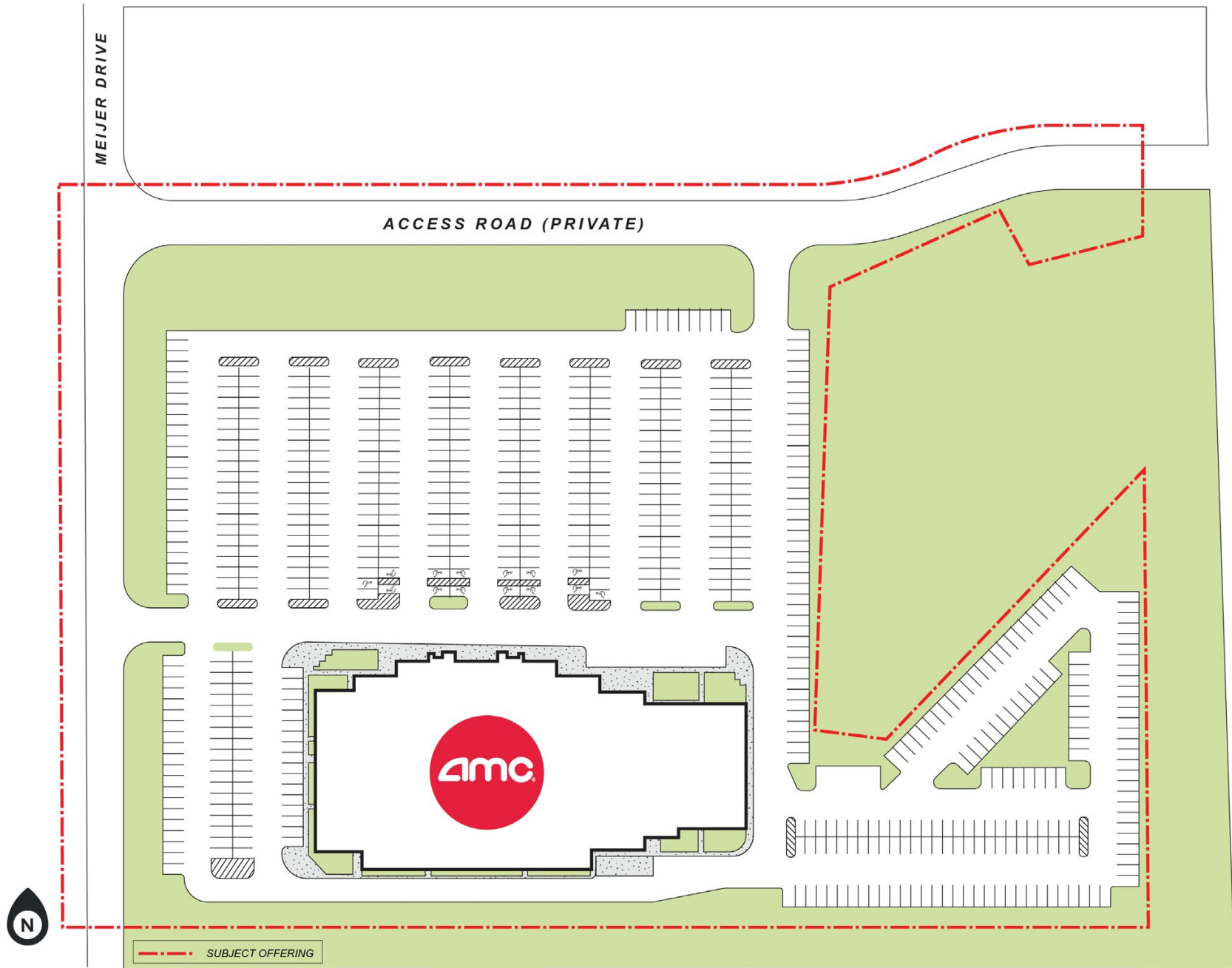
PROPERTY OVERVIEW:

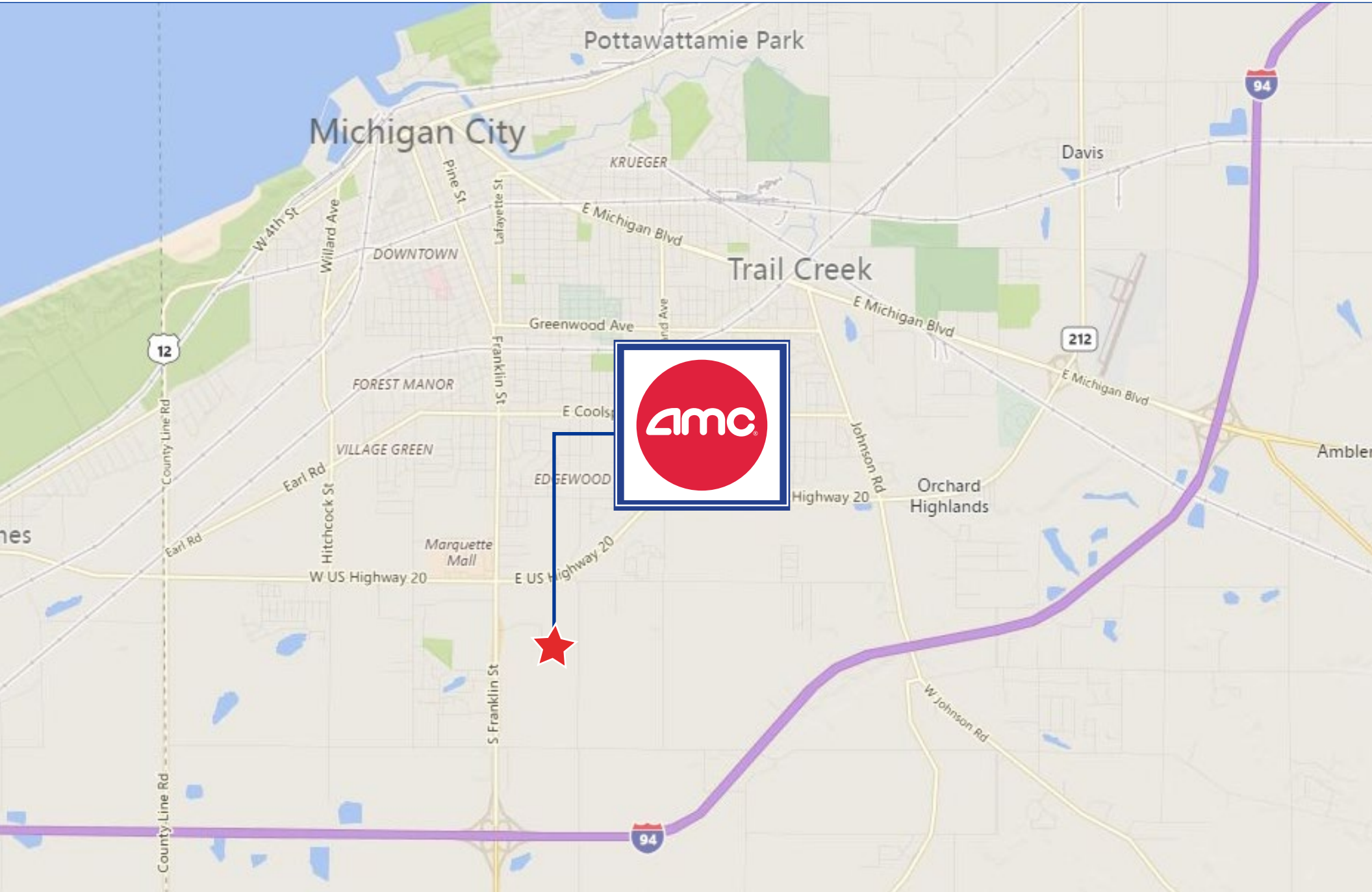
| | |
|-------------------------|---------------------------------|
| Price: | \$12,280,000 |
| Cap Rate: | 8.15% |
| Net Operating Income: | \$1,000,846 |
| Rental Escalations: | CPI every 5 years capped at 10% |
| Next Rental Escalation: | October 1, 2022 |
| Lease Expiration Date: | September 30, 2027 |
| Renewal Options: | Three 5-Year |
| Year Built: | 2005 |
| Tenant: | American Multi-Cinema, Inc. |
| Lease Type: | NNN – Absolute Triple Net |
| Building Size: | 55,514 SF |
| Land Size: | 11.51 Acres |
| Screens: | 14 |

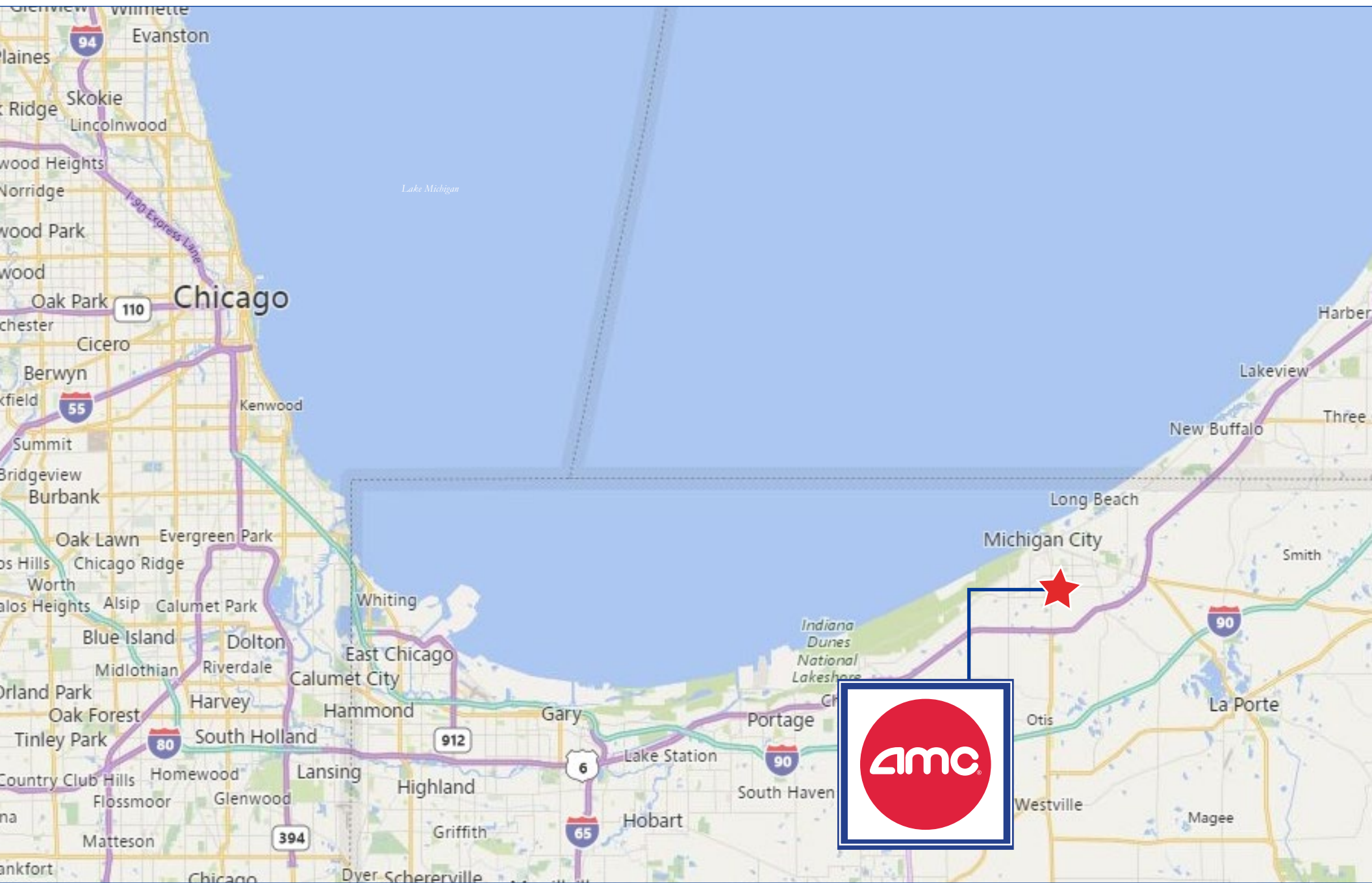












**DEMOGRAPHIC
REPORT:**

| Population | 1-Mile | 3-Mile | 5-Mile |
|------------|--------|--------|--------|
|------------|--------|--------|--------|

| | | | |
|------------------|-------|--------|--------|
| Total Population | 3,061 | 32,181 | 43,308 |
|------------------|-------|--------|--------|

| | | | |
|------------------|-------|--------|--------|
| Total Households | 1,462 | 12,413 | 17,008 |
|------------------|-------|--------|--------|

| Income | 1-Mile | 3-Mile | 5-Mile |
|--------|--------|--------|--------|
|--------|--------|--------|--------|

| | | | |
|--------------------------|----------|----------|----------|
| Average Household Income | \$43,907 | \$51,194 | \$58,501 |
|--------------------------|----------|----------|----------|



**MARKET
OVERVIEW:**



Michigan City, Indiana

Michigan City is a city in LaPorte County, Indiana, United States. It is one of the two principal cities of the Michigan City-La Porte, Indiana Metropolitan Statistical Area, which is included in the Chicago-Naperville-Michigan City Combined Statistical Area. Michigan City is approximately 50 miles east of Chicago and 40 miles west of South Bend. The city had a population of 31,479 at the 2010 census. Michigan City is noted for both its proximity to the Indiana Dunes National Lakeshore and for bordering Lake Michigan. Due to this, Michigan City receives a fair amount of tourism during the summer months, especially by residents of Chicago and of nearby cities in Northern Indiana. The numerous wineries and breweries also add the tourism appeal. In recent years, Michigan City has added a riverboat, the Blue Chip Casino. This casino is the largest riverboat in Indiana. The Blue Chip just finished building the biggest building in all of northwest Indiana by adding a 22-story hotel to its offerings in 2009.



**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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