



Mattress Firm & Union Bank (d/b/a PurePoint Financial)
9234-9240 Skokie Boulevard
Skokie, IL 60077 (Chicago MSA)

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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.



EXECUTIVE SUMMARY:

The Boulder Group is pleased to exclusively market for sale a fully leased two-tenant property located within the Chicago MSA in Skokie, Illinois. The property is occupied by Mattress Firm and Union Bank (d/b/a PurePoint Financial). The property is strategically positioned at a signalized intersection with easy access and excellent visibility along the area's primary thoroughfare.

The 5,205 square foot building was constructed in 2016 and is located at the signalized intersection of Skokie Boulevard and Gross Point Road East in a densely populated area. The highly trafficked intersection experiences a combined traffic count of 37,200 vehicles per day. Retailors located in the immediate area include Old Navy, Marshalls, Jewel-Osco, Walgreens, Chick-fil-A, Advance Auto Parts and Ross Dress For Less. Located less than one-half mile north on Skokie Boulevard is Westfield Old Orchard, a 1.8 million square foot open-air shopping mall with over 140 stores anchored by Nordstrom, Bloomingdale's, Macy's and Lord & Taylor. Located less than one-half mile northeast on Gross Point Road is Skokie Hospital. Skokie Hospital is part of NorthShore University HealthSystem and was named one of the Top 100 Cardiovascular Hospitals in the nation for cardiology and heart surgery programs. There are over 149,285 people living within a three mile radius of the property with average annual household incomes in excess of \$122,480.

The Mattress Firm lease commenced in July 2016 and has approximately fifteen years remaining on their lease with two renewal option periods. The Union Bank lease commenced in September 2016 and has over six years remaining with two five-year option periods. Both tenants are responsible for their pro-rata share of taxes, insurance and common area maintenance.

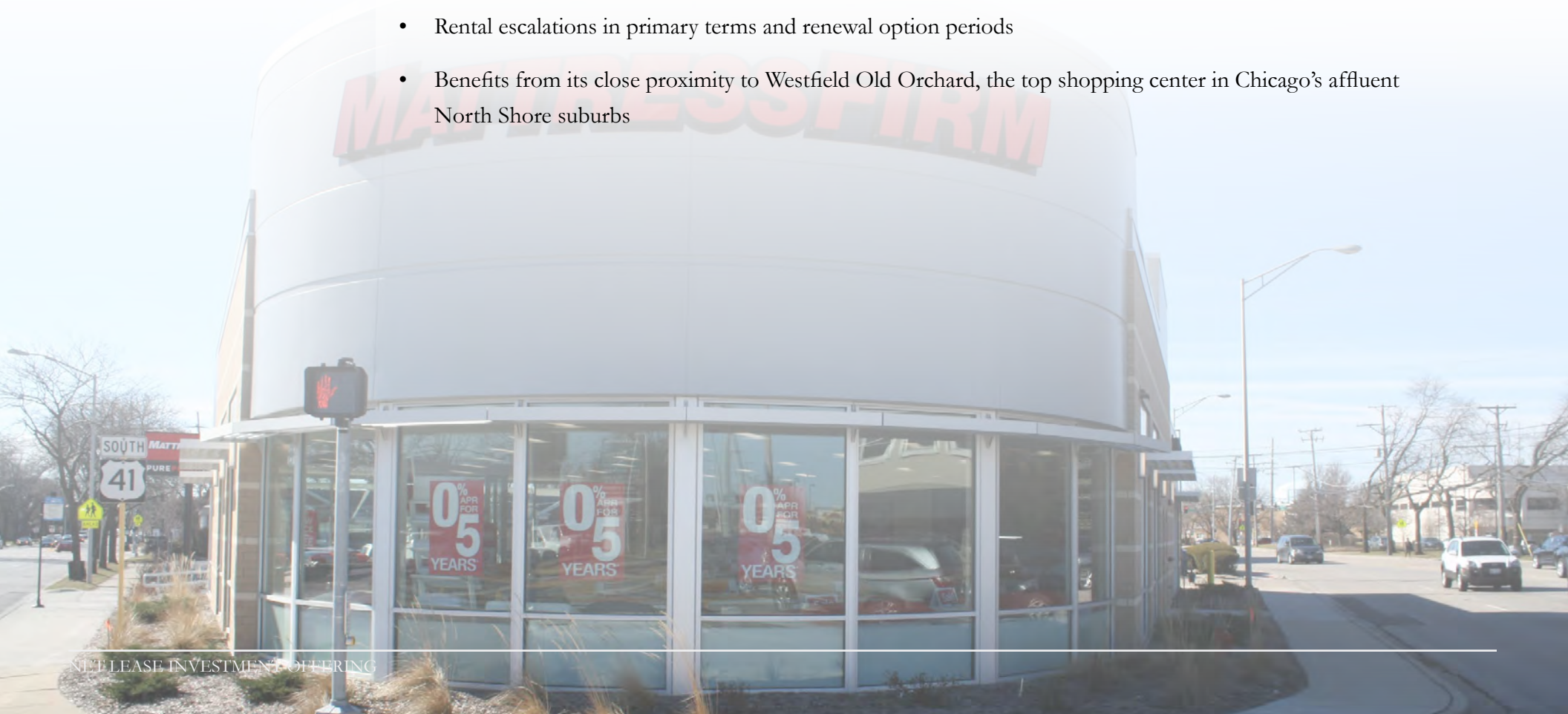
Mattress Firm, with more than 3,500 stores across 49 states, has the largest geographic footprint in the United States among mattress retailers. Mattress Firm operates as a subsidiary of Steinhoff International Holdings N.V. ("Steinhoff"), a South African-based retail holding company, dealing mainly in furniture and household goods.

PurePoint Financial, a division of Union Bank (MUFG Union Bank, N.A.), is a full-service bank in the United States and subsidiary of the Mitsubishi UFJ Financial Group (MUFG). MUFG is one of the world's leading financial groups publically traded on the New York Stock Exchange (Symbol: MTU). MUFG is an investment grade rated company with a Standard & Poor's rating of A+.



**INVESTMENT
HIGHLIGHTS:**

- Located within the Chicago MSA
- New construction (2016)
- Long term Mattress Firm lease with approximately fifteen years remaining
- Positioned at a signalized intersection with exceptional visibility and access (37,200 VPD)
- Densely populated and affluent area with an average household income in excess of \$122,480 within a three-mile radius of the property
- Rental escalations in primary terms and renewal option periods
- Benefits from its close proximity to Westfield Old Orchard, the top shopping center in Chicago's affluent North Shore suburbs



PROPERTY OVERVIEW:

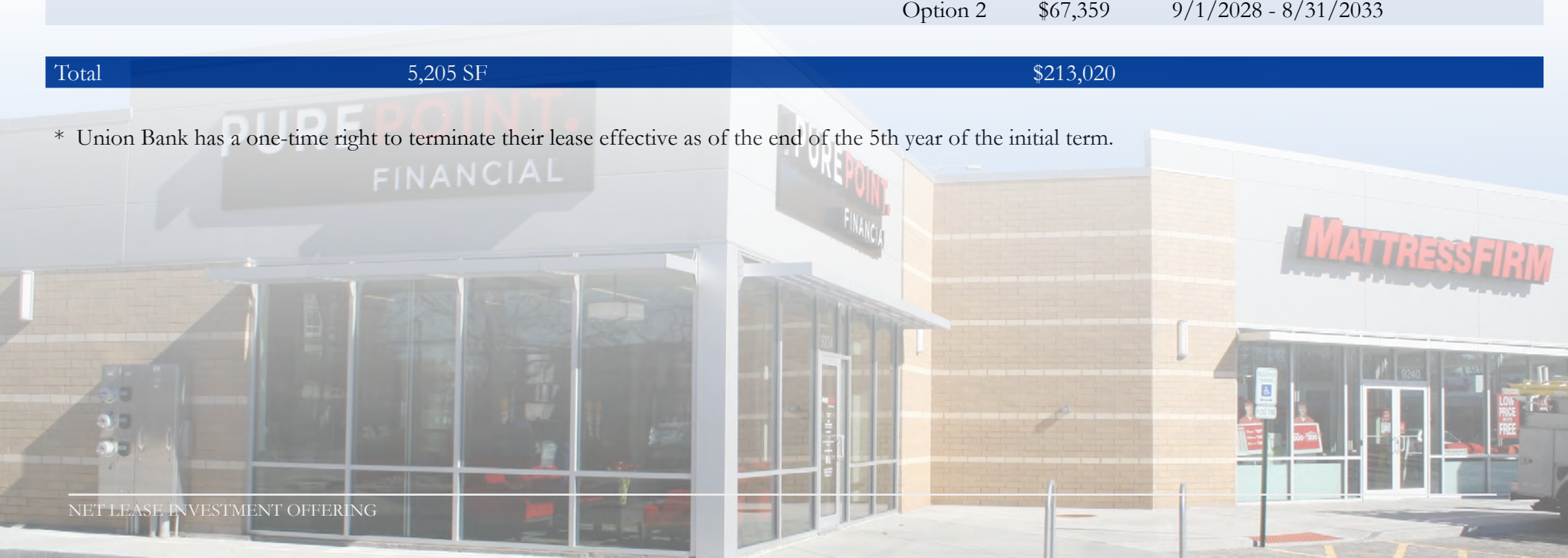
Price:	\$3,043,143
Cap Rate:	7.00%
Net Operating Income:	\$213,020
Tenant/Pro Rata Share:	Mattress Firm - 76.85% Union Bank - 23.15%
Lease Type:	NN (Roof & Structure)
Rentable Square Feet	5,205 SF
Year Built:	2016



RENT ROLL:

Tenant	Square Feet	Commencement	Expiration	Options	Annual Rent	Step-Up Date	CAM/TAX/INS
Mattress Firm	4,000 SF	July 20, 2016	November 30, 2031		\$160,000	Current - 11/30/2026	NNN
					\$184,000	12/1/2026 - 11/30/2031	
				Option 1	\$211,600	12/1/2031 - 11/30/2041	
				Option 2	\$232,760	12/1/2041 - 11/30/2046	
Union Bank (d/b/a PurePoint Financial)	1,205 SF	September 1, 2016	August 31, 2023		\$53,020	Current - 8/31/2020	NNN
					\$55,671	9/1/2020-8/31/2023 *	
				Option 1	\$61,238	9/1/2023 - 8/31/2028	
				Option 2	\$67,359	9/1/2028 - 8/31/2033	
Total	5,205 SF				\$213,020		

* Union Bank has a one-time right to terminate their lease effective as of the end of the 5th year of the initial term.







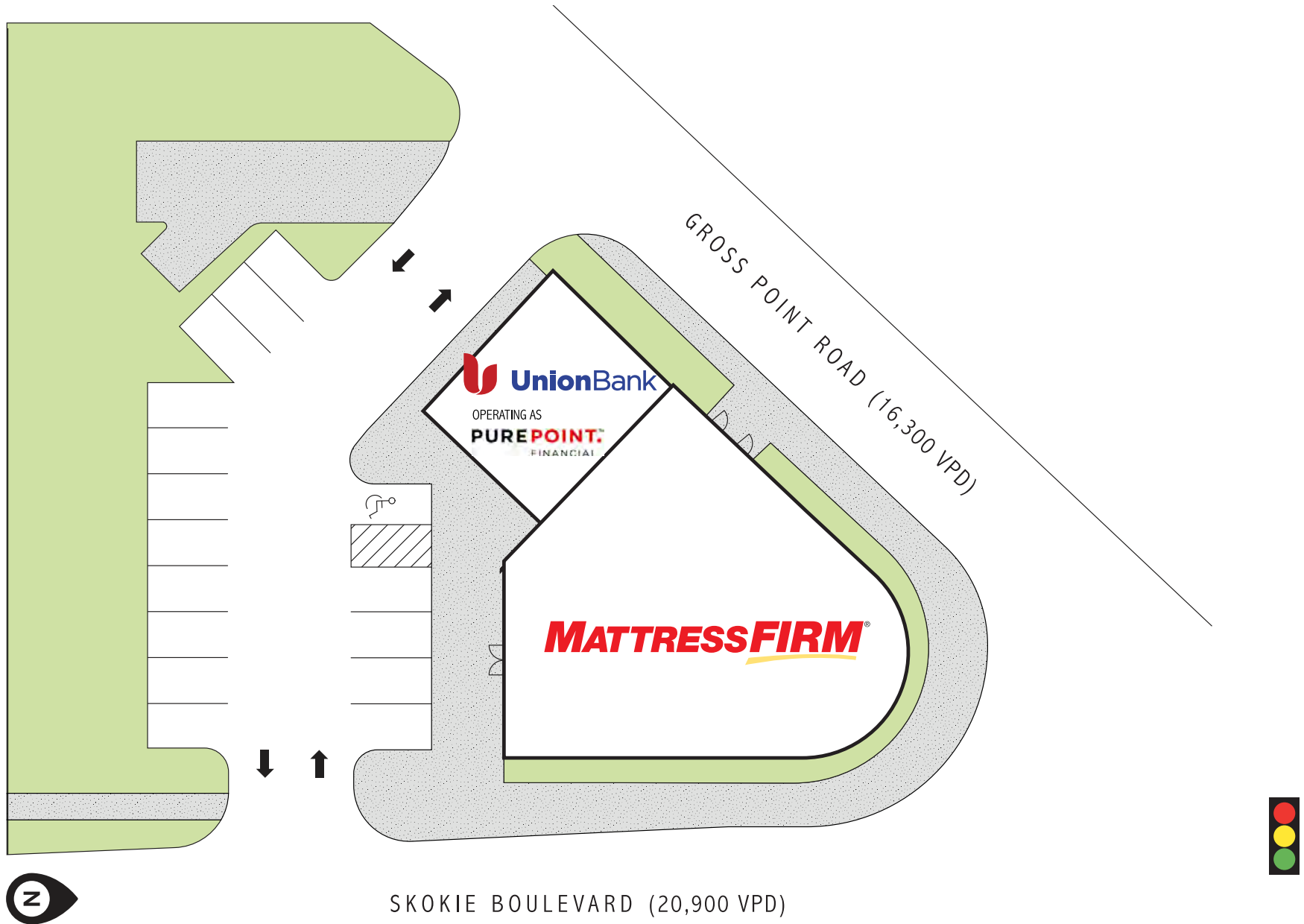
Westfield
OLD ORCHARD
1.8M+ SF
140+ Stores

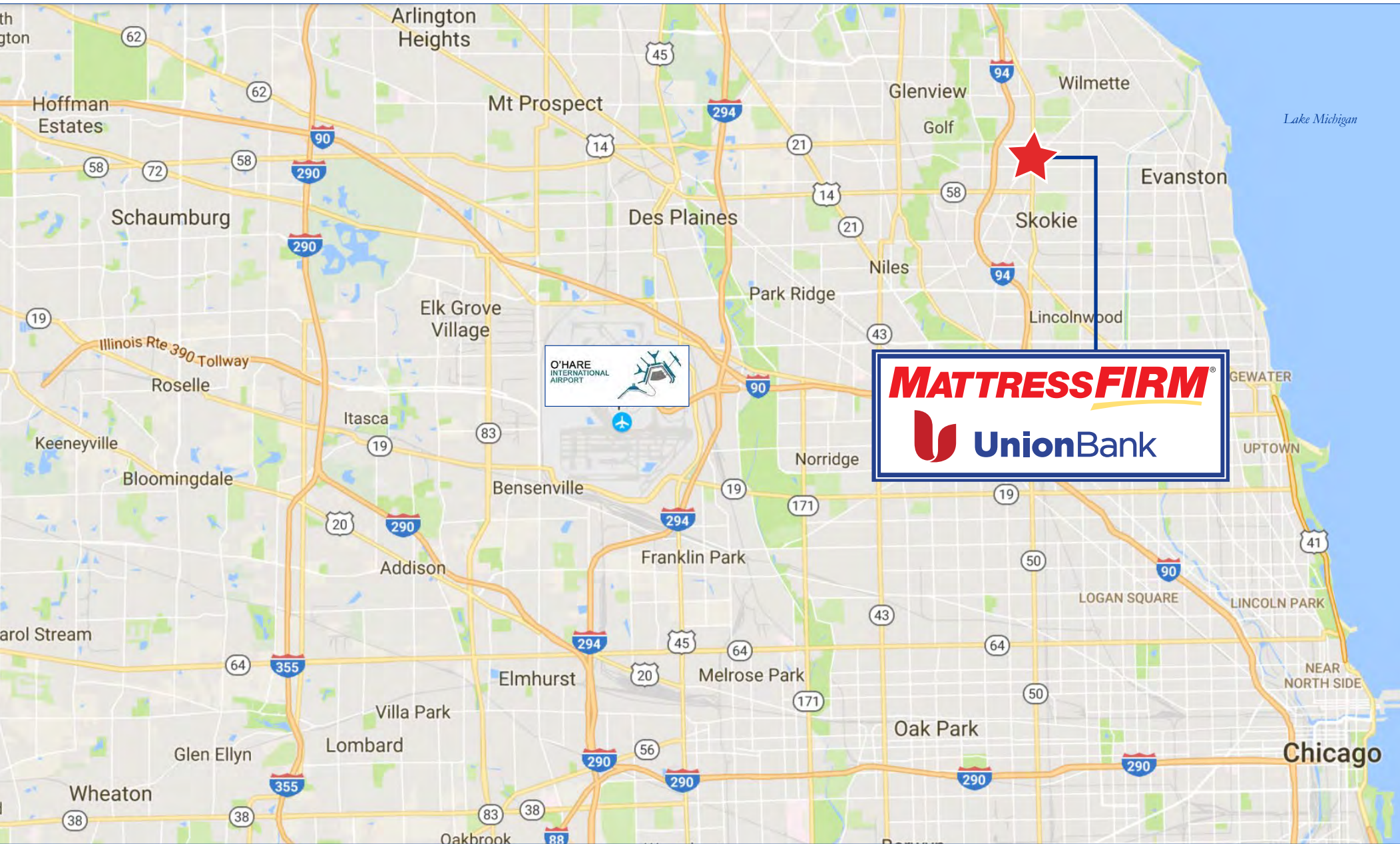

DOUBLETREE
BY HILTON™

 **NorthShore**
University HealthSystem
Skokie Hospital









DEMOGRAPHIC REPORT:

Population	1-Mile	3-Mile	5-Mile
Total Population	22,555	149,286	458,553
Total Households	8,318	54,537	172,879

Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$90,974	\$122,488	\$109,006



**MARKET
OVERVIEW:**

Skokie, Illinois

Skokie, located 16 miles northwest of downtown Chicago and 12 miles east of O’Hare International Airport, is home to over 64,000 residents, 24,000 households and 2,400 businesses. For many years, Skokie promoted itself as “The World’s Largest Village”. Skokie’s streets, like that of many suburbs, are largely a continuation of the Chicago street grid, and the village is served by the Chicago Transit Authority, further cementing its connection to the city.



In 1888, the community was incorporated as Niles Centre. The name of the town was changed from “Niles Center” to “Skokie” by referendum in 1940. Skokie comes from a Potawatomi word for “marsh”. The village’s AAA bond rating attests to strong economic health via prudent fiscal management. Skokie was the first community in the entire United States to have nationally accredited Fire, Police and Public Works Departments.

In recent years, the Village of Skokie has encouraged redevelopment in Downtown Skokie that now includes development of the Illinois Science + Technology Park on the 23.4-acre former Searle/Pfizer site. The Village also participated in an expansion and renovation of Westfield Old Orchard, developed the North Shore Center for the Performing Arts in Skokie, renovated the Southeast Industrial area and began improvements to the West Dempster Street corridor.

Money magazine has named Skokie one of the 80 fastest-growing suburbs in the U.S. Chicago magazine continues to rank Skokie near the top in its suburban livability rating, praising the Village’s schools, parks, municipal services and entertainment options.

www.skokie.org

**MARKET
OVERVIEW:**

Chicago, Illinois

Chicago 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. Chicago has many nicknames, the best-known being the Windy City.



The Chicago metropolitan area is home to the corporate headquarters of 66 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 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. As of 2016, Chicago had the third largest gross metropolitan product in the United States at \$640 billion.

The city of Chicago also hosts 12 Fortune Global 500 companies and 17 Financial Times 500 companies. The city claims one Dow 30 company: aerospace giant Boeing, which moved its headquarters from Seattle to the Chicago Loop in 2001. Two more Dow 30 companies, Kraft Foods and McDonald's are in the Chicago suburbs, as are Sears Holdings Corporation and the technology spin-offs of Motorola. The headquarters of United Continental Holdings, are in the United Building and its operations center and its United Airlines subsidiary are in the Willis Tower in Chicago.

Chicago attracts over 50 million domestic leisure travelers, 11 million domestic business travelers and 1.5 million overseas visitors. These visitors contributed more than \$14 billion to Chicago's economy. Upscale shopping along the Magnificent Mile and State Street, thousands of restaurants, as well as Chicago's eminent architecture, continue to draw tourists. The city is the United States' third-largest convention destination. A 2011 study by Walk Score ranked Chicago the fourth most walkable of fifty largest cities in the United States.

www.cityofchicago.org

TENANT OVERVIEW:

Mattress Firm, Inc.

Mattress Firm, with more than 3,500 company-operated and franchised stores across 49 states, has the largest geographic footprint in the United States among multi-brand mattress retailers. Founded in 1986, Houston-based Mattress Firm is the nation’s leading specialty bedding retailer with over \$3.5 billion in pro forma sales in 2015. In September 2016, the company was acquired by Steinhoff International for \$3.8 billion, and Mattress Firm now operates as a subsidiary of Steinhoff International Holdings N.V. Steinhoff has a primary listing on the Frankfurt Stock Exchange and a secondary listing on the Johannesburg Stock Exchange using the symbol SNH. Steinhoff is an investment grade rated company with a Moody’s rating of Baa3.

The company, through its brands including Mattress Firm, Sleepy’s and Sleep Train, offers a broad selection of both traditional and specialty mattresses, bedding accessories and other related products from leading manufacturers, including Serta, Simmons, Tempur-Pedic, Sealy, Stearns & Foster, King Coil and Hampton & Rhodes.

Website: www.mattressfirm.com
 Founded: 1986
 Number of Locations: 3,500+
 Headquarters: Houston, TX
 Parent Company: Steinhoff International Holdings N.V.
 Stock Symbol: SNH (FWB & JSE)
 Investment Grade: Baa3 (Moody’s)



TENANT OVERVIEW:

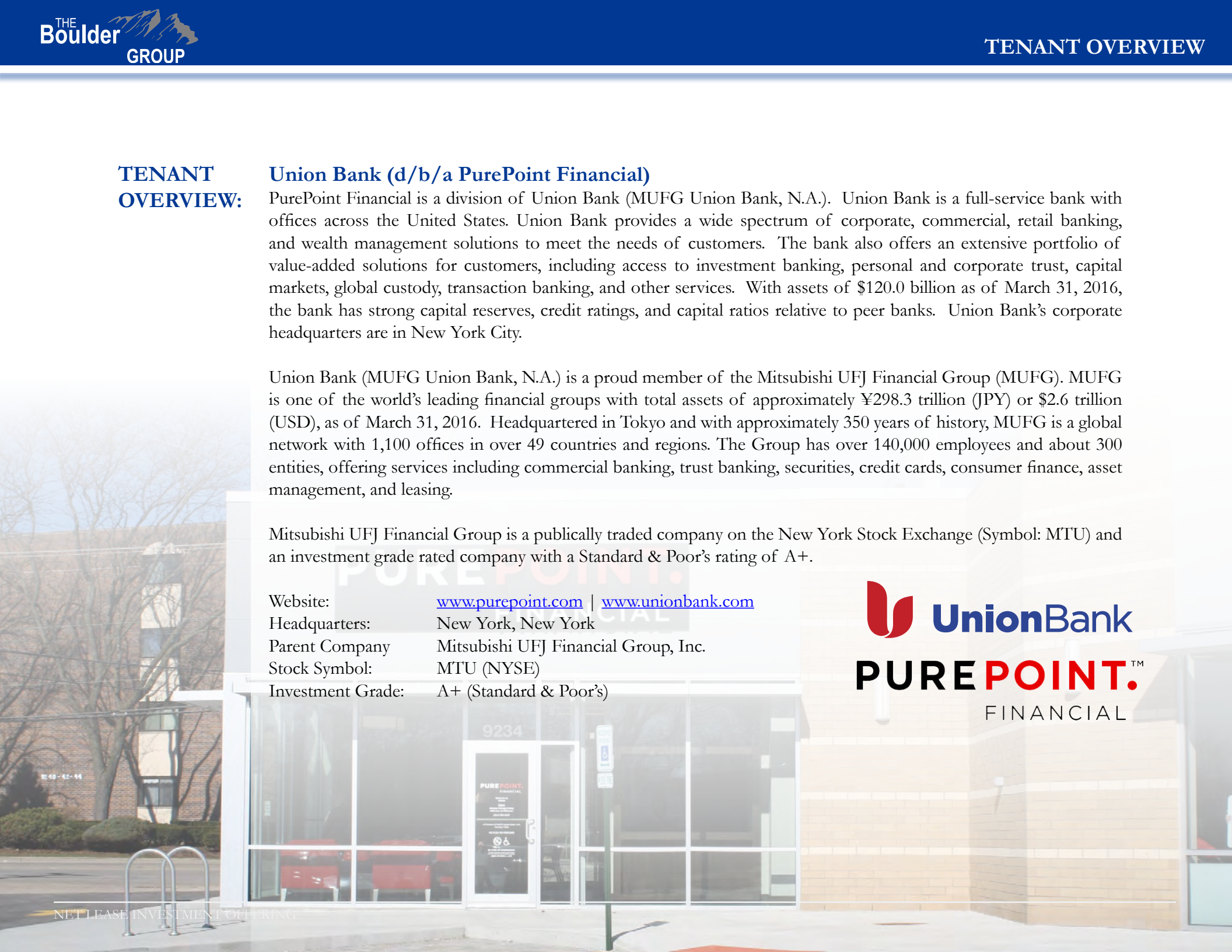
Union Bank (d/b/a PurePoint Financial)

PurePoint Financial is a division of Union Bank (MUFG Union Bank, N.A.). Union Bank is a full-service bank with offices across the United States. Union Bank provides a wide spectrum of corporate, commercial, retail banking, and wealth management solutions to meet the needs of customers. The bank also offers an extensive portfolio of value-added solutions for customers, including access to investment banking, personal and corporate trust, capital markets, global custody, transaction banking, and other services. With assets of \$120.0 billion as of March 31, 2016, the bank has strong capital reserves, credit ratings, and capital ratios relative to peer banks. Union Bank’s corporate headquarters are in New York City.

Union Bank (MUFG Union Bank, N.A.) is a proud member of the Mitsubishi UFJ Financial Group (MUFG). MUFG is one of the world’s leading financial groups with total assets of approximately ¥298.3 trillion (JPY) or \$2.6 trillion (USD), as of March 31, 2016. Headquartered in Tokyo and with approximately 350 years of history, MUFG is a global network with 1,100 offices in over 49 countries and regions. The Group has over 140,000 employees and about 300 entities, offering services including commercial banking, trust banking, securities, credit cards, consumer finance, asset management, and leasing.

Mitsubishi UFJ Financial Group is a publically traded company on the New York Stock Exchange (Symbol: MTU) and an investment grade rated company with a Standard & Poor’s rating of A+.

Website: www.purepoint.com | www.unionbank.com
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 Parent Company: Mitsubishi UFJ Financial Group, Inc.
 Stock Symbol: MTU (NYSE)
 Investment Grade: A+ (Standard & Poor’s)





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