



AMERICAN MATTRESS

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American Mattress
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DELIVERY

AMERICAN MATTRESS
751 East Lincoln Highway
New Lenox, IL 60451 (Chicago MSA)



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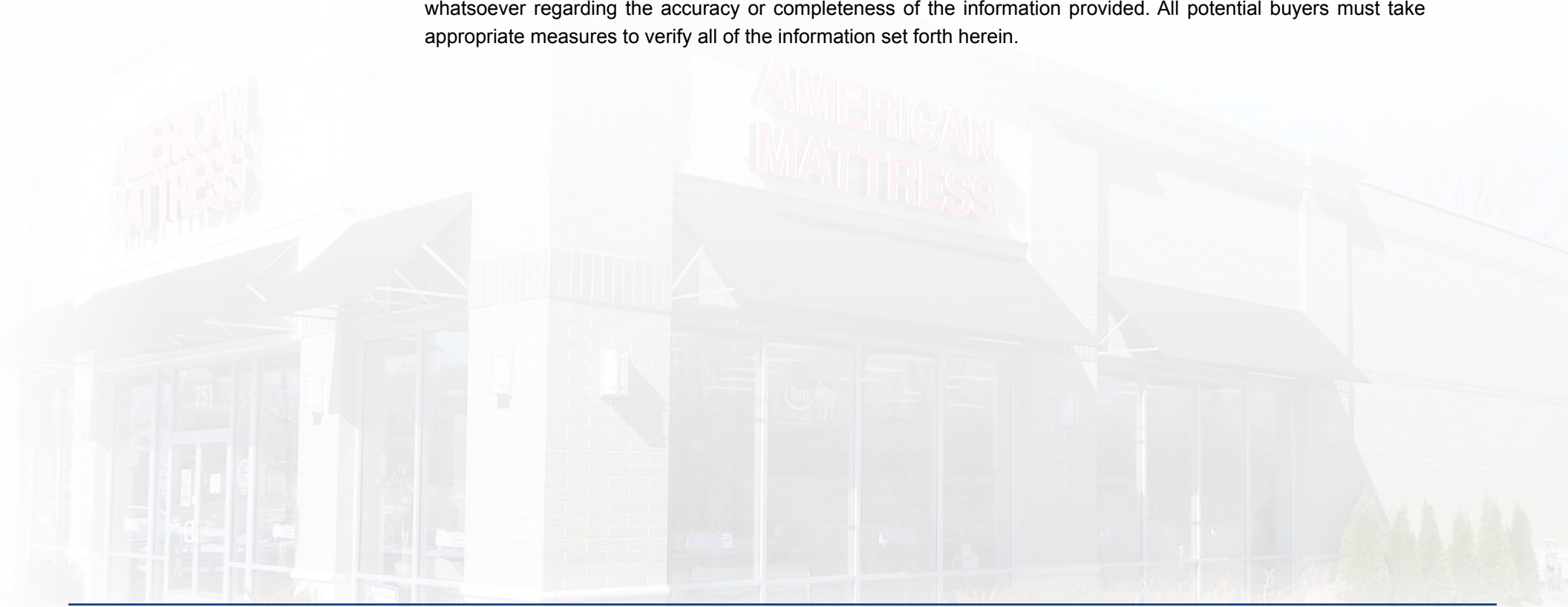
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**DISCLAIMER
STATEMENT:**

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 single tenant new construction American Mattress property located within the Chicago MSA. The property is strategically located along a primary thoroughfare and is positioned as an outparcel to a Walmart Supercenter development. There are approximately 10 years remaining on the American Mattress lease which expires on December 31, 2025. The net lease features a rental escalation in the primary term and in each of the two 5-year renewal option periods.

The 4,000 square foot American Mattress building was constructed in 2015 and is located along East Lincoln Highway. East Lincoln Highway is the primary east-west thoroughfare in the trade area and connects the property to Interstate 80. Interstate 80 is located two miles west of the property. The American Mattress is strategically positioned as an outparcel to the New Lenox Town Center which was recently developed in 2010. The New Lenox Town Center is a Walmart Supercenter anchored development that also features Ross Dress For Less, TJ Maxx, Goodwill, Aldi, AutoZone, Discount Tire, PepBoys, Chase Bank and Physicians Immediate Care. Additional retailers located in the immediate trade area include Lowe's, Target, LA Fitness, Michael's, Walgreens, Portillo's and Bank of America. The surrounding area is affluent with average annual household incomes in excess of \$116,000 within a one mile radius.

American Mattress is a family owned Chicagoland mattress retailer with approximately 100 locations in both Illinois and Indiana. The company has been voted Reader's Choice "Best Mattress Company in Chicagoland" for 5 years in a row.

**INVESTMENT
HIGHLIGHTS:**

- Located within the Chicago MSA
- Brand new construction (2015)
- Long term lease with approximately 10 years remaining
- Rental escalations every five years throughout the primary term and renewal option periods
- Positioned as an outparcel to a Walmart Supercenter anchored development that also features Ross Dress For Less, TJ Maxx, Goodwill, Aldi, AutoZone, Discount Tire, PepBoys, Chase Bank and Physicians Immediate Care
- Affluent area with over 35,000 people living within a three mile radius earning average annual household incomes in excess of \$115,000
- Additional retailers located in the trade area include Lowe's, Target, LA Fitness, Michael's, Walgreens, Portillo's and Bank of America
- Positioned along East Lincoln Highway which is the primary east-west thoroughfare in the trade area



PROPERTY OVERVIEW:

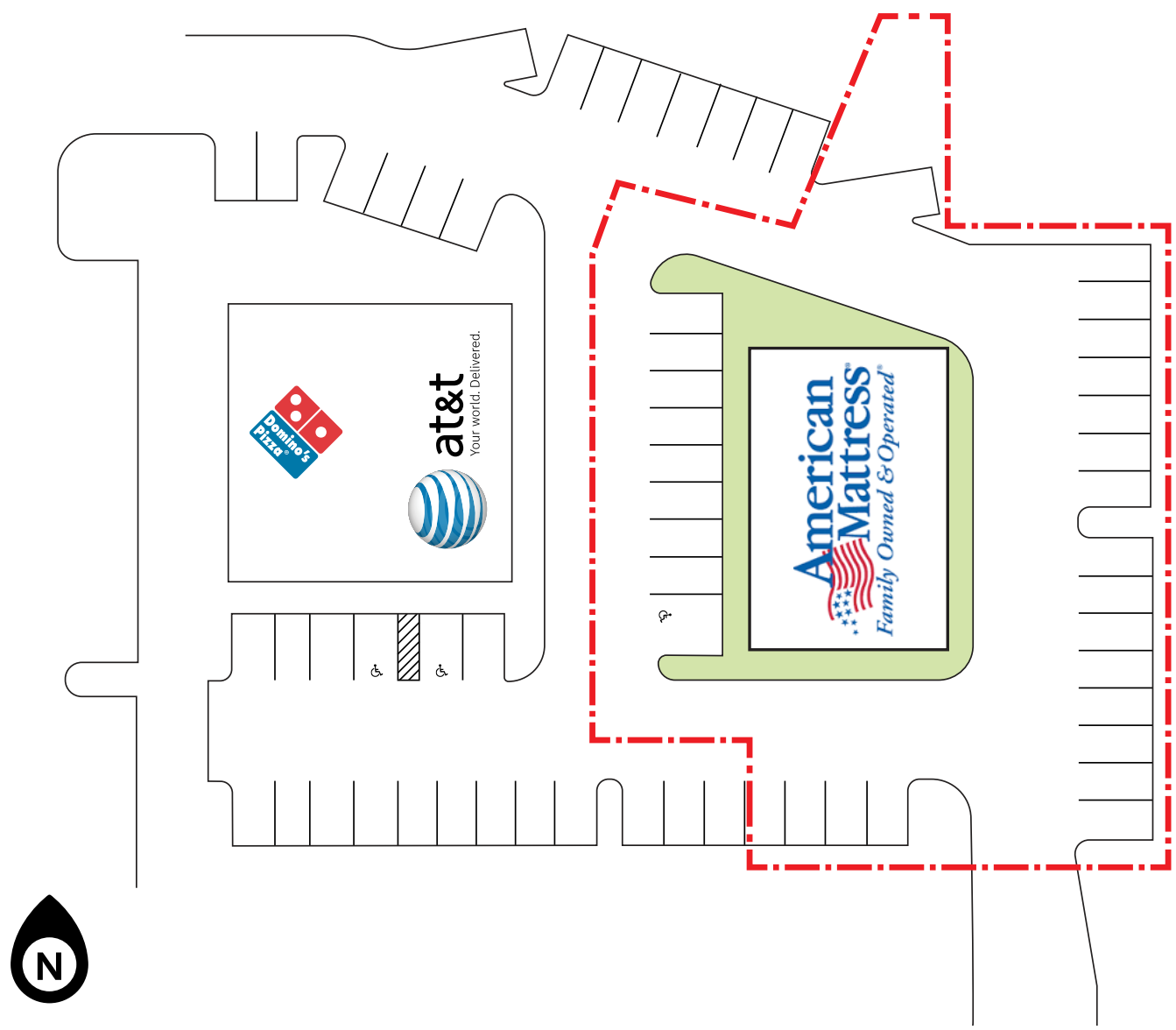


Price:	\$1,600,000	
Cap Rate:	7.00%	
Rent Schedule:	<u>NOI</u>	<u>Escalation Date</u>
	\$112,000	
	\$116,000	1/1/2021
	\$121,000	1/1/2026 (Option 1)
	\$133,100	1/1/2031 (Option 2)
Rental Escalations:	Every Five Years	
Renewal Options:	Two 5-Year	
Rent Commencement Date:	January 1, 2016	
Lease Expiration Date:	December 31, 2025	
Tenant:	American Mattress, Inc.	
Year Built	2015	
Building Size:	4,000 SF	
Land Size:	.43 Acres	
Lease Type:	NN (Roof & Structure)*	

**Landlord is responsible for the HVAC after the expiration of the primary term*











DEMOGRAPHIC REPORT:

Population	1-Mile	3-Mile	5-Mile
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Total Population	6,283	35,821	87,311
Total Households	2,099	12,035	29,687

Income	1-Mile	3-Mile	5-Mile
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Median Household Income	\$91,930	\$97,958	\$90,674
Average Household Income	\$116,007	\$115,652	\$113,440



**MARKET
OVERVIEW:**



New Lenox is a village in Will County, Illinois. As of the 2010 US Census, the village had a population of 24,394. The Chicago Metropolitan Agency for Planning forecasts New Lenox will have a population of 90,652 in 2030. New Lenox is located approximately 35 miles southwest from downtown Chicago. Interstate 80 and Interstate 355, also known as The Veterans Memorial Tollway, pass through New Lenox and lend to easy transportation to many other major highways and to Chicago, Joliet, Naperville, Wheaton, Bolingbrook. New Lenox has two Metra commuter rail lines. The Main New Lenox Metra Station is located on the corner of U.S. Route 30 and Cedar Road. This rail line services towns on Metra's Rock Island Line between Joliet Union Station and Chicago's LaSalle Street Station. New Lenox also has a Metra Station located on the corner of Cedar Road and Laraway Road. This rail line services towns on Metra's SouthWest Service Line between Manhattan and Chicago's Union Station.



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. 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 volume.

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.



**TENANT
OVERVIEW:**

American Mattress is a family owned and operated company that has served the Chicagoland area for over 25 years. American Mattress is the largest retailer in the Midwest of Serta, the number one mattress brand in the US, and Tempurpedic the most recommended mattress in the world. Their mission is to continually be the largest and best mattress retailer in the Chicago MSA.

American Mattress is one of the nation's largest mattress retailers and has been voted Reader's Choice "Best Mattress Company in Chicagoland" for 5 years in a row. The company operates over 100 locations in Illinois and Indiana.

Website: www.americanmattress.com
 Number of Locations: 100





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