

NET LEASE INVESTMENT OFFERING



US BANK (S&P: AA-)
1103 East 9th Street
Lockport, IL 60441 (Chicago MSA)

THE
Boulder 
GROUP

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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 US Bank property located within the Chicago MSA. The property is strategically positioned at the hard corner of a signalized intersection along the trade area's primary east-west thoroughfare. US Bank is committed to this location as evidenced by their recent execution of a brand new ten year lease extension. The lease is absolute triple net and expires July 31, 2026. The lease features annual rental escalations of 2.5% and three 5-year renewal option periods. U.S. Bank National Association is the seventh largest bank in the United States based on \$416 billion in assets and the fourth largest in the US in total branches. U.S Bank National Association is an investment grade rated company with a Standard & Poor's rating of AA-.

The US Bank property is strategically positioned at the signalized intersection of East 9th Street and Read Street. East 9th Street is the primary east-west thoroughfare in the trade area. The US Bank is located approximately one mile west from Interstate 355. The US Bank property is benefitted by its location within a retail trade area that is anchored by Walmart Supercenter and Jewel-Osco. Additional retailers located in the immediate retail corridor include Walgreens, Aldi, Ace Hardware, Sherwin-Williams, Advance Auto Parts, PNC Bank, Chase Bank, Fifth Third Bank, Taco Bell, Starbucks, Sonic and McDonalds. Lewis University which has a total enrollment of approximately 6,500 students is located three miles west of the property.

There are over 112,000 people living within a five mile radius of the property. The immediate area features average annual household incomes significantly higher than the national average with household incomes exceeding \$87,000 annually within a one mile radius. The retail trade area of Lockport encompasses approximately five square miles and features a well-educated population with an average age of approximately 34 years with over 60% having a college education.



**INVESTMENT
HIGHLIGHTS:**

- Located within the Chicago MSA
- US Bank is committed to this location as evidenced by their execution of an early 10 year lease extension
- Investment grade rated tenant (S&P: AA-)
- Annual rental escalations of 2.5%
- Absolute triple net lease with no landlord responsibilities
- Centrally located within a regional retail trade area that features Walmart Supercenter, Jewel-Osco, Walgreens, Aldi, Ace Hardware, Big Lots, Sherwin-Williams, Advance Auto Parts, McDonald's, PNC Bank and Chase Bank
- Positioned at a signalized intersection along the trade area's primary east-west thoroughfare
- Average annual household incomes within a one mile radius are approximately \$90,000
- Over 112,000 people living within a five mile radius of the property
- Approximately one mile west from Interstate 355

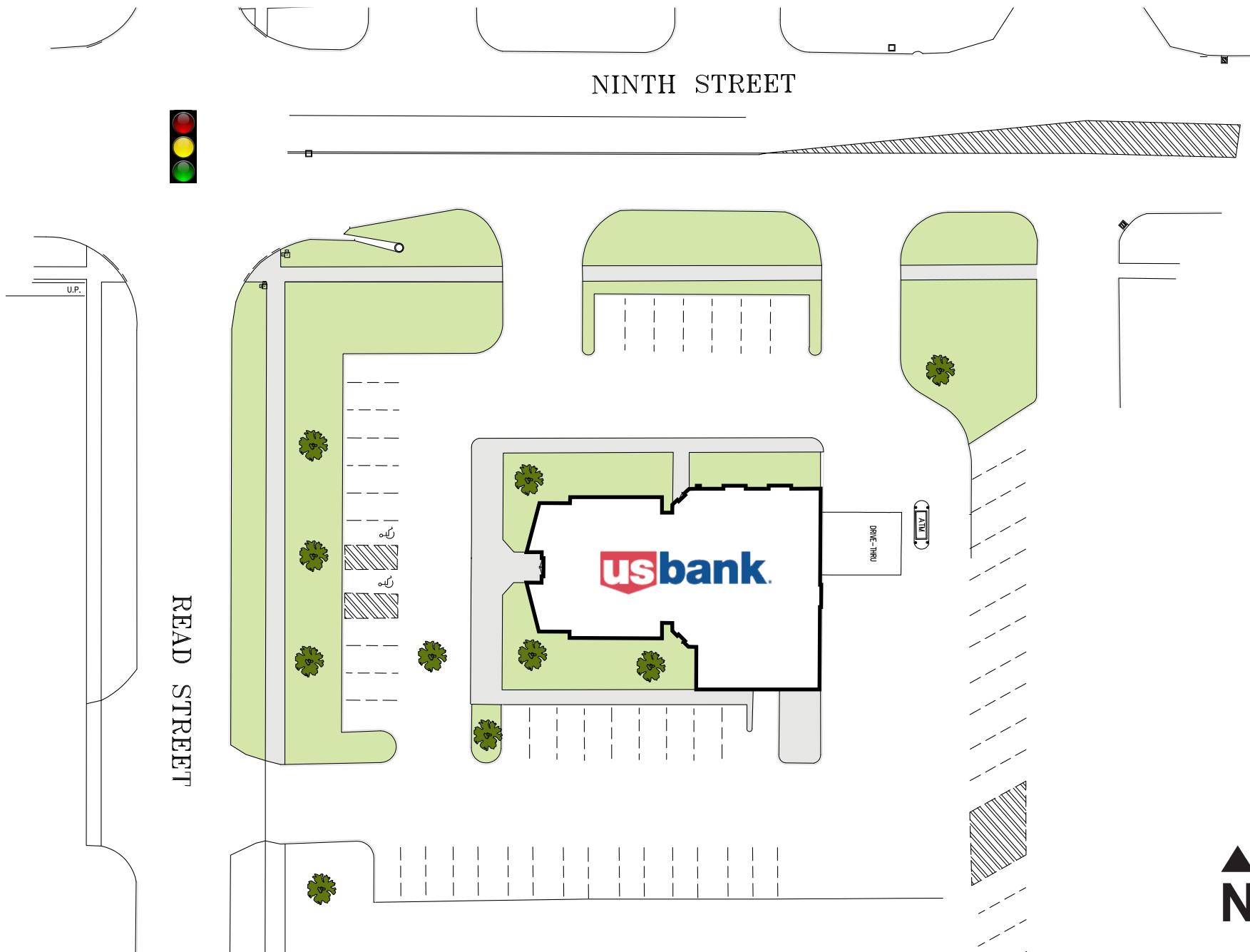


**PROPERTY
OVERVIEW:**

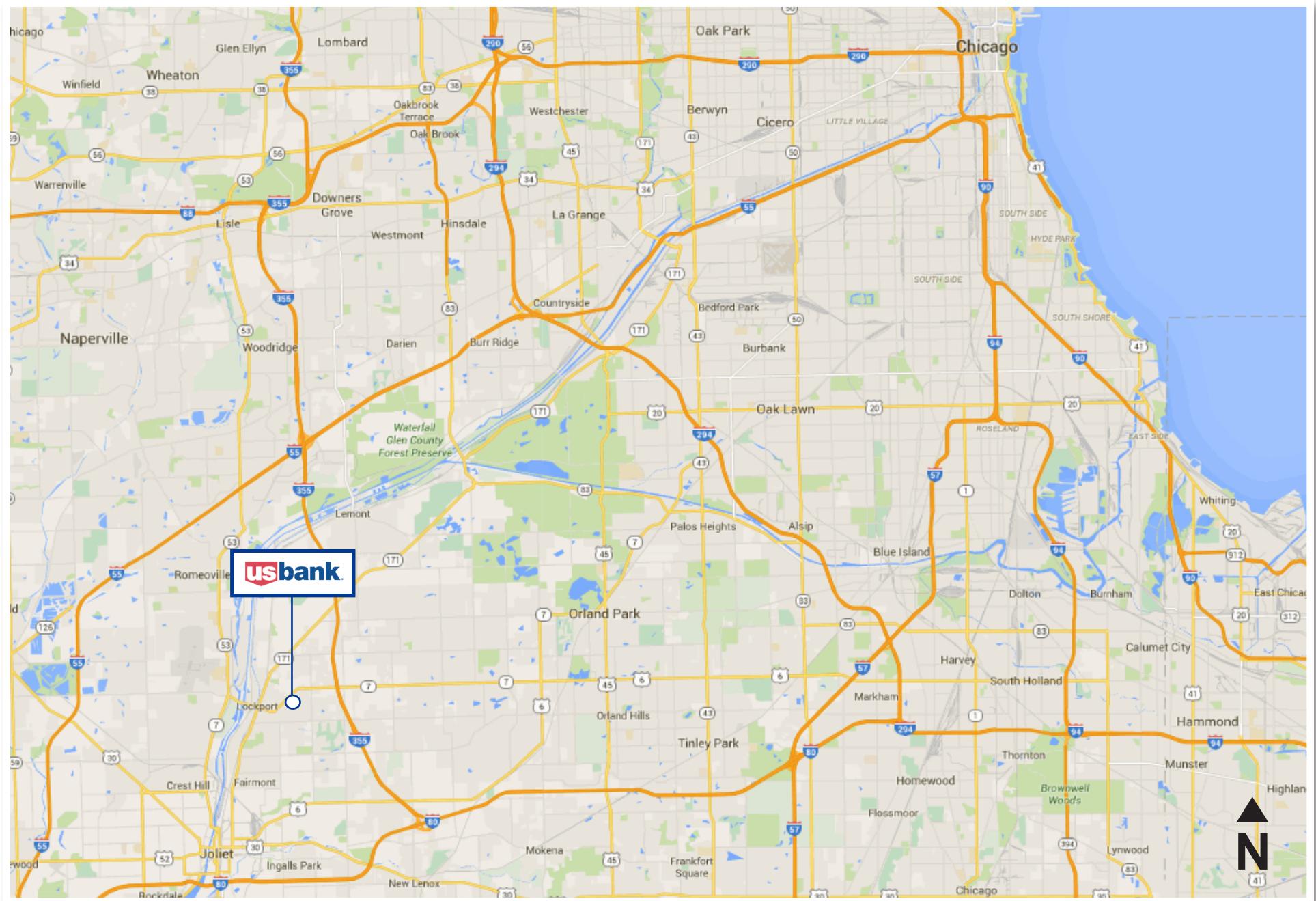
Price:	UNPRICED*
Net Operating Income:	\$144,375
Rental Escalations:	2.5% Annually
Rent Commencement Date:	July 6, 2006
Lease Expiration Date:	July 31, 2026
Renewal Options:	Three 5-Year at FMV
Tenant:	U.S. Bank National Association
Credit Rating:	Investment Grade (S&P: AA-)
Year Built:	1981
Lease Type:	Absolute Triple Net
Building Size:	5,250 SF
Land Size:	44,985 SF

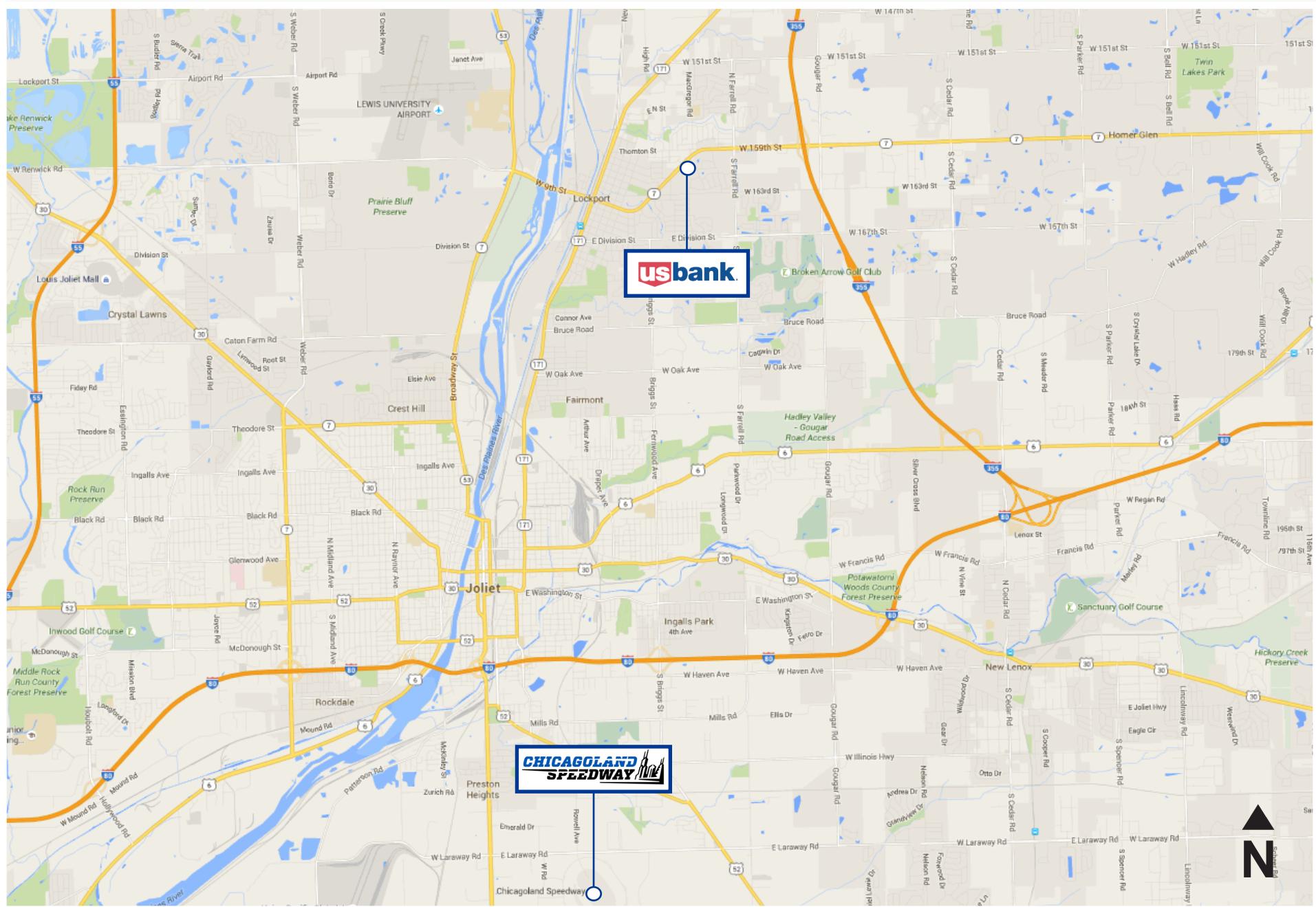


*The Property will be auctioned on 10/17/2016 via [Ten-X Commercial](#)











**TENANT
PROFILE:**

U.S. Bancorp is an American diversified financial services holding company headquartered in Minneapolis, Minnesota that was founded in 1863. It is the parent company of U.S. Bank National Association, the seventh largest bank in the United States based on \$416.0 billion in assets (as of September 30, 2015 per official FDIC data) and fourth largest in the US in total branches. U.S. Bank ranks as the fifth largest bank in the U.S. based on deposits. U.S. Bancorp offers regional consumer and business banking and wealth management services, national wholesale and trust services and global payments services to over 15.8 million customers. The company employs over 65,000 people, and services consumers ranging from investment services, credit cards, loans, and generalized banking.

The company offers its services through a network of 3,176 banking offices in the Midwest and West regions of the United States, as well as operates a network of 5,022 ATMs. U.S. Bank National Association is an investment grade rated company with a Standard & Poor's rating of AA-. The company is publicly traded on the New York Stock Exchange (USB) with a market capitalization in excess of \$67 billion.

Website:	https://www.usbank.com
Credit Rating:	Investment Grade (S&P: AA-)
Stock Symbol:	NYSE: USB
Market Capitalization:	\$67 Billion
Headquarters:	Minneapolis, MN



**LOCATION
OVERVIEW:**

Lockport is a historic city in Will County located approximately 30 miles southwest of Chicago. The city was incorporated in 1853 and is situated along the Illinois and Michigan (I&M) Canal. Recently, it was named one of the fastest-growing suburbs in America, by Forbes Magazine. The scenic golf course, walking paths, vintage downtown, parks and recreation and accessibility to I-355 and 80 add to the city's appeal. Lockport has a station on Metra's Heritage Corridor, which provides daily rail service between Joliet, Illinois, and Chicago, Illinois.



Welcome to the City of
LOCKPORT
Illinois



The retail trade area of Lockport encompasses an area of approximately five square miles and includes a population over 98,000 with an average household income of \$96,557. The average age of the population within the retail trade area is 34.6 years and well-educated with over 60% having a college education.

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 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.



**DEMOGRAPHIC
REPORT:**

	Population	1 Miles	3 Miles	5 Miles
Total Population	9,742	32,770	112,764	
Total Households	3,586	11,544	36,291	

	Income	1 Miles	3 Miles	5 Miles
Median Household Income	\$75,503	\$76,253	\$62,327	
Average Household Income	\$87,317	\$86,755	\$77,862	





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