



**Bank of America (Ground Lease)
28301 Diehl Road
Warrenville, IL 60555 (Chicago MSA)**

CONFIDENTIAL OFFERING MEMORANDUM

TABLE OF CONTENTS

- 1) Confidentiality & Disclaimer
- 2) Executive Summary
- 3) Property Overview
- 4) Aerial
- 5) Site Plan
- 6) Maps
- 7) Tenant Profile
- 8) Demographic Comparison Report
- 9) Location Overview
- 10) Contact Information

CONFIDENTIALITY & DISCLAIMER

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, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. 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 Bank of America ground lease located in the Chicago MSA. The Bank of America is located on a 70,567 square foot parcel and was built in 2003. This ground lease is located as an outlot parcel to a Super Target anchored shopping center and is located within Cantera; a 650 acre business, residential, entertainment and retail development project. This property benefits from this location as proven by the strong bank deposits at this Bank of America branch. Additionally, there are 184,516 people living within five miles of the property earning on average \$116,978.

The property is located along Diehl Road and benefits from its position on the hard corner of a signalized intersection. Diehl Road experiences traffic counts of 19,000 vehicles per day. Constant traffic is abundant within Cantera due to the draw of a Super Target, 30 screen Regal Cinema, Lifetime Fitness, five hotels, numerous corporate offices and two residential complexes. The property is located one-half mile south of Interstate 88, which experiences traffic volumes of 126,500 vehicles per day. Warrenville's daytime population doubles its permanent population due to the attractions offered by Cantera.

Bank of America's original ground lease term was for 20 years with two 5-year renewal options and the lease expires in December 2023. The net operating income increases by 10% every five years during the primary term. Bank of America is a publicly traded company on the New York Stock Exchange (BAC), with a market capitalization of \$66 billion. Bank of America is an investment grade rated company with a Standard & Poor's rating of A-.

INVESTMENT HIGHLIGHTS

- 10% rental escalation in 2013
- Investment grade rated company (Standard & Poor's: A-)
- Positioned on the hard corner of a signalized intersection
- Two 10% rental escalations remain in the primary term
- Average household income in excess of \$116,000 within five miles of the property
- No landlord responsibilities
- Above average bank deposits
- Located within a major mixed use project featuring Super Target
- Less than one-half mile south of Interstate 88 (126,500 ADT)



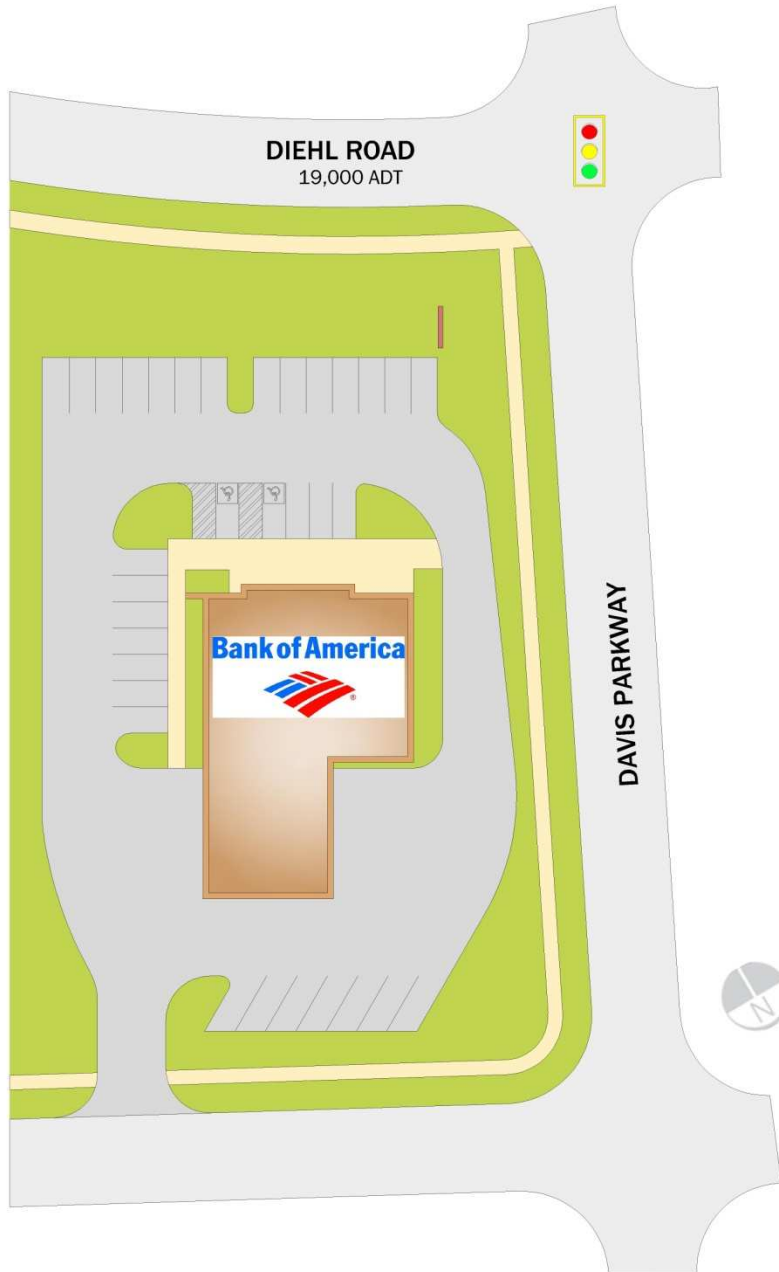
PROPERTY OVERVIEW

Price:	\$3,500,000	
Cap Rate:	5.50%	
Rent Schedule:	<u>NOI</u>	<u>Escalation Date</u>
	\$192,500	
	\$211,750	12/15/2013
	\$232,925	12/15/2018
Renewal Options:	Two 5-Year	
Renewal Rate:	95% of Fair Market Land Value	
Lease Commencement Date:	December 15, 2003	
Lease Expiration Date:	December 14, 2023	
Tenant:	Bank of America	
Credit Rating:	A- (Standard and Poor's)	
Year Built	2003	
Lease Type:	Ground Lease - NNN	
Rentable Square Feet:	4,500 SF	
Land Size:	70,567 SF	

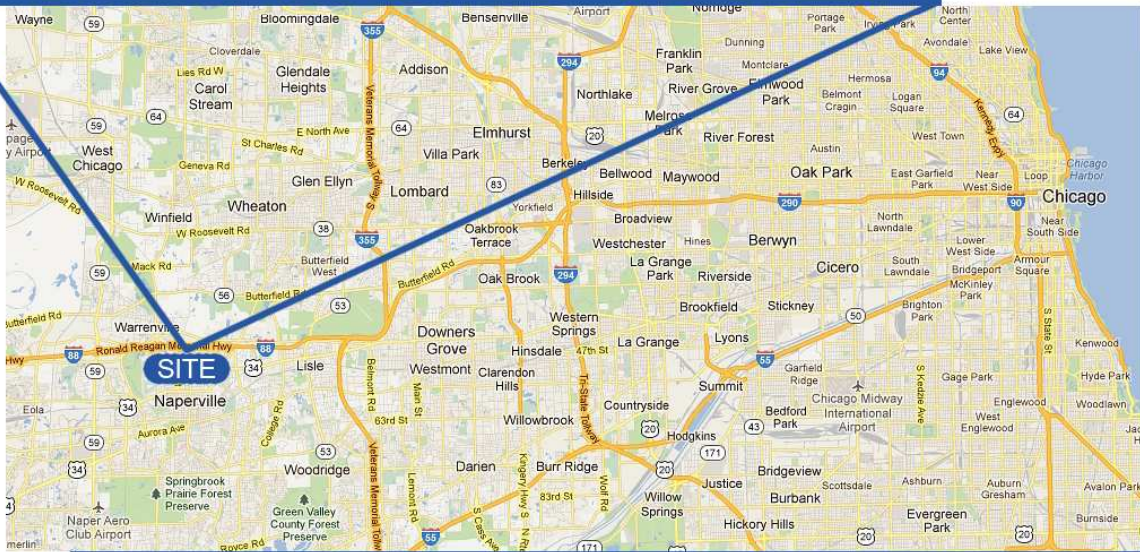
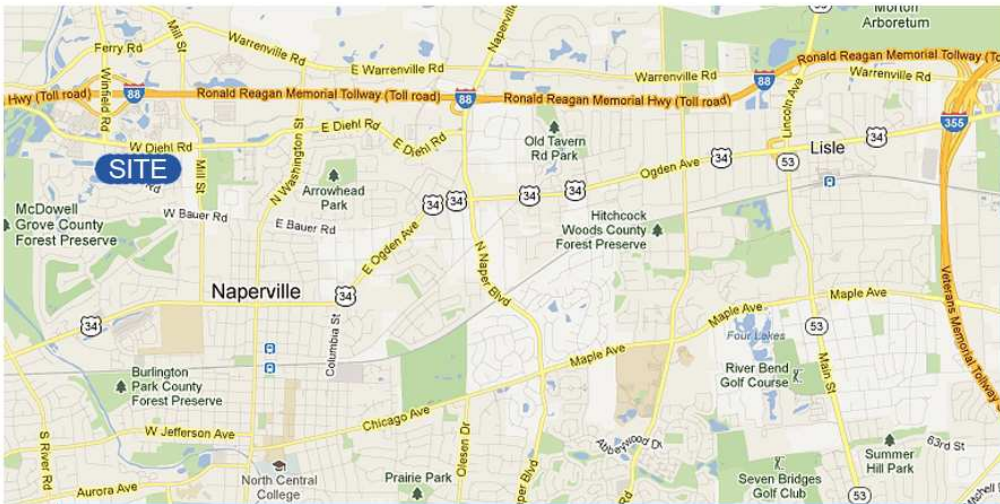
AERIAL



SITE PLAN



MAPS



TENANT PROFILE

Bank of America Corporation (NYSE: BAC) is a multinational banking and financial services corporations. Bank of America is a financial institution, serving individual consumers, small and middle market businesses, corporations and governments with a range of banking, investing, asset management and other financial and risk management products and services. Bank of America is the fourth largest bank in the United States ranked by market capitalization. Bank of America, through its clients, serves more than 150 countries. In April 2011, the Company merged its corporate and investment banking divisions. On September 29, 2011, the Company ceased to be a substantial holder in Bow Energy Limited. In 2011 Bank of America is ranked 9th on the Fortune 500.

Website:	www.bankofamerica.com
Number of Locations:	2,691
Stock Symbol:	BAC : NYSE
Standard & Poor's Rating:	A-
Market Capitalization:	\$77 Billion

Bank of America



DEMOGRAPHIC COMPARISON REPORT

Population	3-mi.	5-mi.	7-mi
Total Population	61,455	184,516	414,891
Total Households	24,484	69,175	145,700
Income			
Median Household Income	\$83,767	\$91,949	\$89,758
Average Household Income	\$104,114	\$116,978	\$113,393



LOCATION OVERVIEW



Warrenville is located in DuPage County, Illinois and is located 30 miles west of Downtown Chicago. Warrenville has a population of over 13,000. In 1986 “Cantera” was built on the former grounds of a 650 acre limestone quarry. Cantera is home to Super Target, a 30-screen movie theater, restaurants, five hotels, five banks, a 100,000-square-foot fitness club, numerous corporate offices, and two residential complexes. The largest employers in Warrenville include Navistar, Sonova and Excelon.

<http://www.warrenville.il.us/>



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 also 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.

<http://www.cityofchicago.org>

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