

MILLENNIUM PROPERTIES R/E

**Net Leased Firestone in Northwest
Suburbs at 7.8% Cap Rate**

3624 Diamond Dr.

McHenry, IL

\$2,975,000



Net Leased Firestone: Long-Term Tenant with Renewal Options



Property Highlights

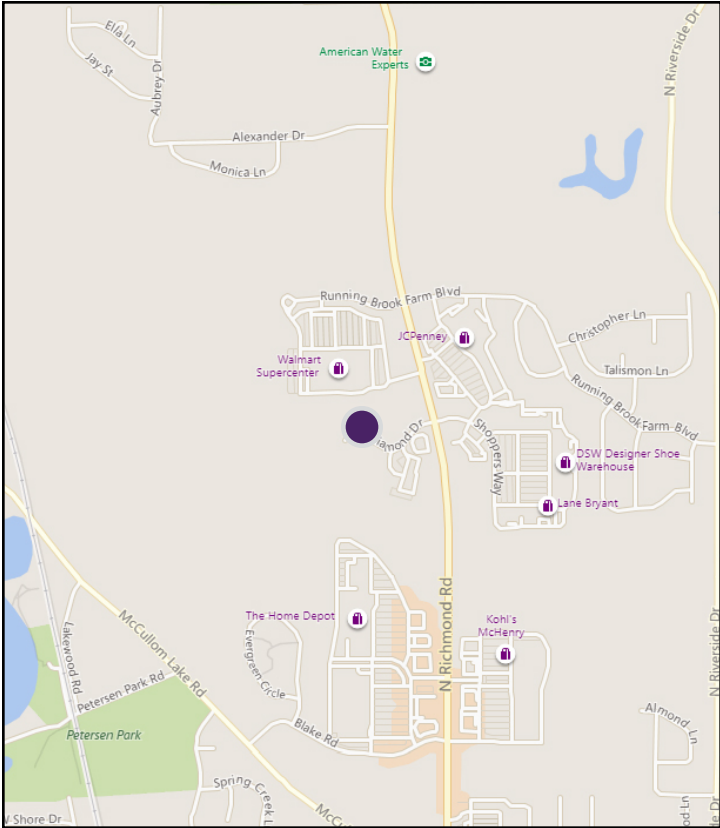
- 7,575 SF auto-repair retail location
- 100% net leased to Firestone through December 31, 2023
- Four 5-year renewal options
- Projected 2019 NOI: \$231,643
- Features 10 service bays, office
- Build-to-suit developed in 2008
- Located within strong retail area
- Nearby businesses include Walmart, Dick's Sporting Goods, JCPenney, TJ Maxx, Ulta Beauty, Chase, Verizon and more
- Land Area: 66,328 SF
- Zoning: C-5, highway commercial
- Taxes (2017): \$39,118

Property Overview

A 7,575 square foot auto-repair retail location developed in 2008 is available for sale. Developed as a build-to-suit, the property is net leased to Firestone through 2023. Firestone has four 5-year renewal options, each of which includes a 6.5% increase in rent. Used as a Firestone Complete Auto Care Center, the property has 10 service bays, an office area and ample room for parking. Net leased to a nationally-recognized brand, this property is a great opportunity for an investor or a 1031 buyer.

Located 50 miles northwest of Chicago, McHenry is a diverse community on the Fox River. Near the border of McHenry and Johnsburg, this property is part of a strong retail area that has attracted a variety of national retailers including Walmart, JCPenney, Dick's Sporting Goods and more.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	3,074	30,132	64,148
Households	1,179	11,199	23,923
Average Income	\$80,327	\$83,792	\$85,180
Daytime Employees	2,691	12,978	27,093



Net Leased Firestone: Investment Summary

PROPERTY SUMMARY

Total Square Footage	7,575 SF
Year Developed	2008

PRICING

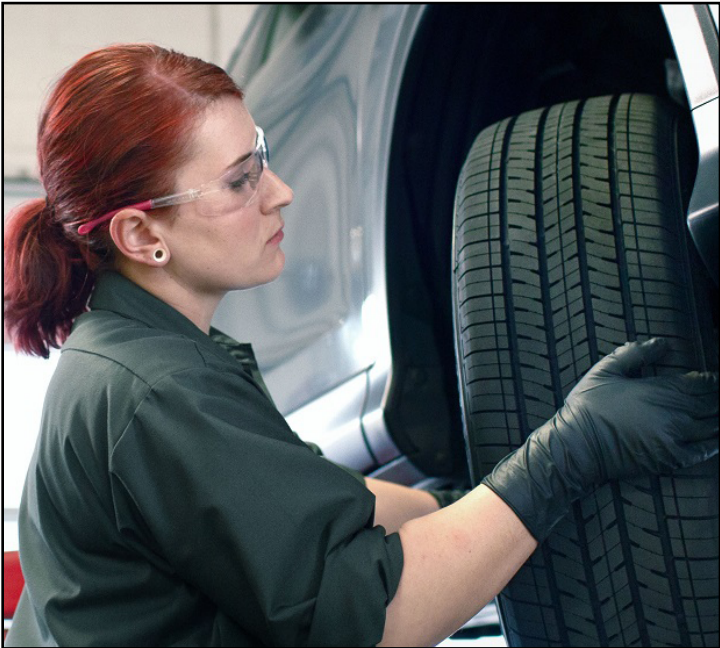
Offering Price	\$2,975,000
Projected Revenue	\$251,643
Net Operating Income (2019-2023)	\$231,643
Cap Rate	7.8%

PROJECTED EXPENSES

Total Expenses (Prior to Reserves)	\$0
Annual Reserves	(\$20,000)
Expenses Per Square Foot	\$2.64
Expenses as a % of Revenue	7.9%

PROJECTED RETURNS

Interest Rate
Loan-to-Value
Down Payment
Monthly Debt Service
Debt Service Coverage Ratio



Net Leased Firestone:

Lease Overview

TENANT:	BFS Retail & Commercial Operations, LLC dba Firestone Complete Auto Care
UNIT SIZE:	7,525 SF (100% of building)
COMMENCEMENT DATE:	December 7, 2008
LEASE EXPIRATION:	December 31, 2023
RENEWAL OPTIONS:	Four 5-year options with at least 240 days' notice
ANNUAL RENT:	\$251,643 (\$33.44/SF)
LEASE TYPE:	Double Net
LANDLORD RESPONSIBILITIES:	Responsible for maintenance of structure of building, roof and utility lines, replacement for all parking areas, asphalt and concrete drives and sidewalks
TENANT RESPONSIBILITIES:	Tenant is fully responsible for paying all utilities, repairs and maintenance to all parking areas, asphalt and concrete drives and sidewalks, all other maintenance issues, snow removal, routine maintenance of property, repairs and maintenance of HVAC system
TAXES:	Tenant is responsible for paying all real estate taxes and special assessments
TENANT INSURANCE:	Tenant is responsible for commercial general liability insurance of \$2,000,000, fire insurance with extended coverage
EXCLUSIVE RIGHTS:	Tenant has exclusive right for tire sales, auto repair and service, and oil changes within the North Gate Development West, Lots 1-21 and Outlots A and B; as well as any property within a one mile radius controlled by the Landlord

Firestone Rent Schedule

Term		Monthly Rent	Annual Rent	\$/SF	Increase
Remaining Initial Term	1/1/2019 - 12/31/2023	\$20,970	\$251,643	\$33.44	—
First Renewal Option	1/1/2024 - 12/31/2028	\$22,333	\$268,000	\$35.61	6.5%
Second Renewal Option	1/1/2029 - 12/31/2033	\$23,785	\$285,420	\$37.93	6.5%
Third Renewal Option	1/1/2034 - 12/31/2038	\$25,331	\$303,972	\$40.39	6.5%
Fourth Renewal Option	1/1/2039 - 12/31/2043	\$26,978	\$323,731	\$43.02	6.5%

Area Demographics:

McHenry/Johnsburg Area

Radius	1 Mile	3 Mile	5 Mile
Population:			
2023 Projection	3,082	30,076	64,202
2018 Estimate	3,074	30,132	64,148
2010 Census	3,055	30,644	64,280
Growth 2018-2023	0.26%	-0.19%	0.08%
Growth 2010-2018	0.62%	-1.67%	-0.21%
2018 Population Hispanic Origin	406	3,786	6,537
Households:			
2023 Projection	1,181	11,177	23,947
2018 Estimate	1,179	11,199	23,923
2010 Census	1,172	11,386	23,947
Growth 2018 - 2023	0.17%	-0.20%	0.10%
Growth 2010 - 2018	0.60%	-1.64%	-0.10%
Owner Occupied	807	8,713	19,389
Renter Occupied	372	2,486	4,535
2018 Average Household Income	\$80,327	\$83,792	\$85,180
2018 Median Household Income	\$59,537	\$71,589	\$73,523
2018 Households by Income:			
Less than \$25,000	192	1,856	3,643
\$25,000 - \$50,000	232	2,150	4,548
\$50,000 - \$75,000	218	1,793	3,957
\$75,000 - \$100,000	226	2,193	4,772
\$100,000 - \$125,000	124	1,152	2,456
\$125,000 - \$150,000	53	729	1,646
\$150,000 - \$200,000	84	827	1,807
Greater than \$200,000	49	502	1,095
Businesses and Employment:			
Total Number of Businesses	195	1,485	2,963
Total Number of Employees	2,691	12,978	27,093

Area Demographics:

McHenry/Johnsburg Area

Consumer Spending (2018) *in \$000s

Radius	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending (\$)	30,547	306,803	666,484
Total Apparel	1,829	18,030	38,696
Women's Apparel	732	7,284	15,651
Men's Apparel	396	3,958	8,555
Girl's Apparel	140	1,356	2,883
Boy's Apparel	98	928	1,972
Infant Apparel	79	744	1,593
Footwear	384	3,760	8,043
Total Entertainment, Hobbies & Pets	2,450	24,320	52,853
Entertainment	382	3,975	8,591
Audio & Visual Equipment/Service	1,117	10,896	23,600
Reading Materials	128	1,262	2,762
Pets, Toys, Hobbies	823	8,187	17,901
Total Food & Alcohol	8,511	83,411	179,693
Food at Home	4,749	46,647	100,132
Food Away From Home	3,164	30,978	67,051
Alcoholic Beverages	599	5,786	12,509
Total Household	4,300	43,681	95,597
House Maintenance & Repair	845	9,114	20,250
Household Equipment & Furnishings	1,781	17,787	38,821
Household Operations	1,257	12,589	27,378
Housing Costs	417	4,191	9,148
Total Transportation and Maintenance	7,434	77,370	169,664
Vehicle Purchases	3,289	35,968	79,752
Vehicle Expenses	225	2,064	4,378
Gasoline	2,515	25,260	54,932
Transportation	490	4,750	10,251
Automotive Repair & Maintenance	915	9,329	20,350
Total Health Care	1,779	17,974	38,837
Medical Services	1,018	10,222	22,119
Prescription Drugs	601	6,136	13,230
Medical Supplies	160	1,616	3,488
Total Education & Day Care	1,907	18,792	40,813
Education	1,256	12,342	26,781
Fees & Admissions	651	6,450	14,031

Area Demographics:

McHenry/Johnsburg Area

Consumer Spending (2023) *in \$000s

Radius	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending (\$)	33,516	335,167	728,260
Total Apparel	1,931	19,023	40,843
Women's Apparel	779	7,761	16,674
Men's Apparel	422	4,206	9,075
Girl's Apparel	143	1,380	2,947
Boy's Apparel	100	944	2,012
Infant Apparel	84	801	1,713
Footwear	402	3,931	8,422
Total Entertainment, Hobbies & Pets	2,514	24,868	54,070
Entertainment	392	4,070	8,796
Audio & Visual Equipment/Service	1,151	11,159	24,180
Reading Materials	132	1,302	2,855
Pets, Toys, Hobbies	839	8,336	18,239
Total Food & Alcohol	9,293	90,604	195,341
Food at Home	5,201	50,817	109,332
Food Away From Home	3,464	33,744	72,963
Alcoholic Beverages	628	6,043	13,045
Total Household	4,492	45,480	99,426
House Maintenance & Repair	877	9,425	20,971
Household Equipment & Furnishings	1,816	18,086	39,435
Household Operations	1,361	13,599	29,522
Housing Costs	437	4,370	9,497
Total Transportation and Maintenance	8,646	89,504	196,161
Vehicle Purchases	3,670	40,112	88,925
Vehicle Expenses	258	2,352	4,966
Gasoline	3,170	31,630	68,816
Transportation	562	5,408	11,630
Automotive Repair & Maintenance	986	10,002	21,824
Total Health Care	2,008	20,135	43,656
Medical Services	1,143	11,399	24,719
Prescription Drugs	683	6,917	14,998
Medical Supplies	182	1,819	3,938
Total Education & Day Care	2,113	20,651	44,723
Education	1,438	14,010	30,311
Fees & Admissions	674	6,641	14,412