



MATTRESS FIRM | CHICAGO MSA

1007 E RAND RD | ARLINGTON HEIGHTS, IL 60004

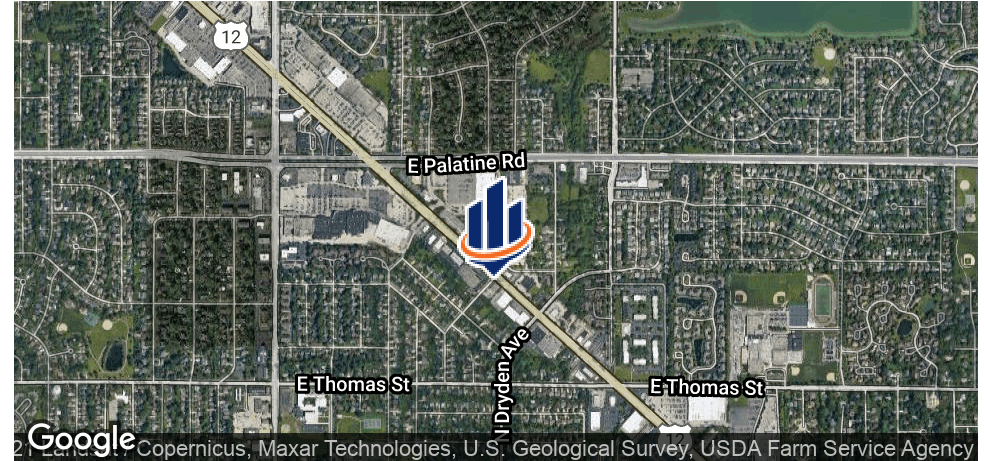


TIM FRANZ | 312.676.1874 | TIM.FRANZ@SVN.COM

MATT MCPARLAND | 312.414.0434 | MATT.MCPARLAND@SVN.COM



Property Summary



OFFERING SUMMARY

Sale Price:	\$1,500,000
Cap Rate:	7.73%
NOI:	\$115,945
Lot Size:	0.57 Acres
Year Built:	1999
Building Size:	6,080 SF
Renovated:	2016
Zoning:	B-3
Market:	Chicago MSA
Price / SF:	\$246.71

PROPERTY HIGHLIGHTS

- Absolute Net Lease with Zero Landlord Responsibilities
- 10% Rent Increases
- Excellent Access/ Visibility
- Highly Affluent Suburb of Chicago with an Average Household Income of \$95,438
- Combined traffic count + 50,000 VPD
- Located in Dominant Retail Corridor with Phenomenal Co-market Tenancy
- Newly Renovated in 2016
- 3-mile population of 129,892
- Strong Sales with Below Market Rent

Property Description



PROPERTY DESCRIPTION

SVN Chicago is pleased to present the sale for this free-standing single tenant net leased Mattress Firm property located in Arlington Heights, IL. This Mattress Store has been successfully operating since 1999 and has approximately 5 years remaining on the lease that expires May 31, 2025. This absolute net lease includes 10% rental increases every 5 years.

LOCATION DESCRIPTION

The 6,080 SF building is well located in a predominant retail corridor along Rand Rd in Arlington Heights with 30,000 VPD. The tenant will benefit from upscale, infill demographics with a population and average annual household income of 129,892 people and \$95,438, respectively within a 3-mile radius. This investment provides investors with the distinctive opportunity to acquire a high-quality, absolute net-leased asset located in an upscale bedroom community within a densely developed retail corridor. Within this corridor, the list of national retailers include Jewel Osco, Best Buy, Binny's Beverage Depot and Dick's Sporting Goods just to name a few.



MATTRESS FIRM [CHICAGO MSA] | 1007 E RAND RD ARLINGTON HEIGHTS, IL 60004

SVN | Chicago Commercial | Page 4

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Additional Photos



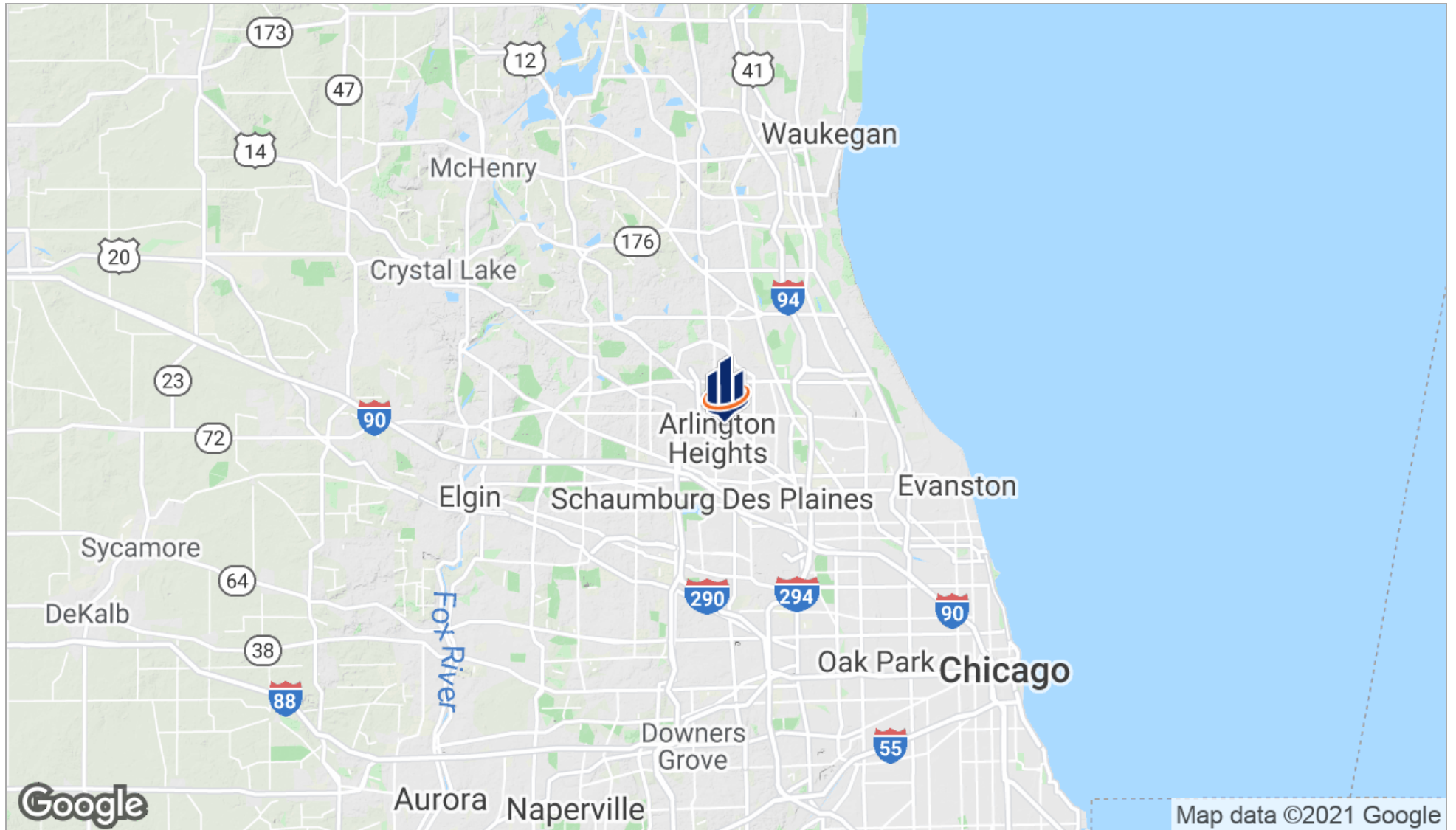
Surrounding Retail



Rent Roll

Mattress Firm 1007 E Rand Rd, Arlington Heights, IL											
TENANT NAME	Square Feet	% Share	LEASE TERM		RENT			Annual Expense			
			Begins	Ends	PSF	Annual	Monthly	Annual	PSF		
Mattress Firm	6,080	100.00%	March 25, 1999	May 31, 2025				CAM/TAX/INS:	NNN	NNN	
								Total:	NNN	NNN	
			Current	June 1, 2015	May 31, 2025	\$19.07	115,945	9,662			
			Option 1	June 1, 2025	May 31, 2030	\$20.97	127,497	10,625			
			Option 2	June 1, 2030	May 31, 2035	\$23.07	140,265	11,689			
Occupied SF	6,080	100.00%			Total	115,945	9,662	CAM/TAX/INS:	NNN	NNN	
Vacant SF	0	0.00%						Total:	NNN	NNN	
Total SF	6,080	100.00%									

Location Maps



Site Aerial

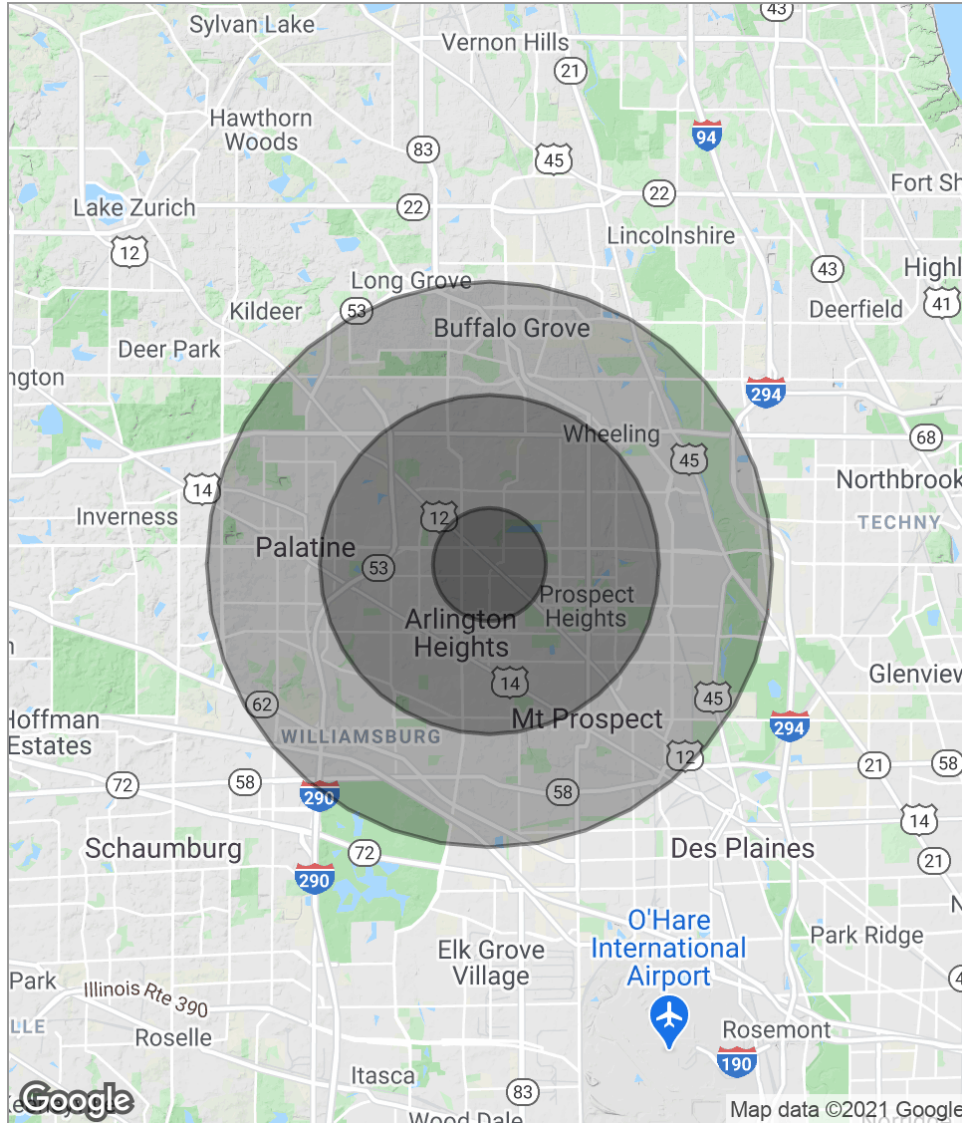


Demographics Report

	1 MILE	3 MILES	5 MILES
Total population	12,433	130,865	353,996
Median age	42.8	42.3	39.8
Median age (male)	43.2	40.7	38.5
Median age (female)	42.2	43.6	41.1
Total households	4,617	52,587	137,477
Total persons per HH	2.7	2.5	2.6
Average HH income	\$110,945	\$92,710	\$87,030
Average house value	\$475,705	\$359,116	\$331,786

** Demographic data derived from 2010 US Census*

Demographics Map



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	12,433	130,865	353,996
Median age	42.8	42.3	39.8
Median age (Male)	43.2	40.7	38.5
Median age (Female)	42.2	43.6	41.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,617	52,587	137,477
# of persons per HH	2.7	2.5	2.6
Average HH income	\$110,945	\$92,710	\$87,030
Average house value	\$475,705	\$359,116	\$331,786

* Demographic data derived from 2010 US Census



940 West Adams Street, Suite 200
Chicago, IL 60607
312.414.0434
svnchicago.com