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ABC SUPPLY CO.

108 E. JACKSON ST, JOLIET, IL 60432

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INVESTMENT SUMMARY

Tenant	ABC Supply Co.
Street Address	108 E. Jackson St
City	Joliet
State	IL
Zip	60432
GLA	58,120 SF
Lot Size	3.81 AC
Year Built	1960



\$2,593,793
List Price

\$44.63
Price / SF



7.25%
Cap Rate

58,120 SF
GLA



\$188,049
NOI

\$3.24
Rent / SF



ABC Supply Co., Inc. - ABC Supply is the largest wholesale distributor of roofing in the United States and one of the nation's largest distributors of siding, windows and other select exterior building products, tools, and related supplies. The company has grown to nearly 800 locations, 15,000 associates, and over \$12 billion in sales.

Close Proximity to Interstate 80 (80K VPD) - The subject property benefits from its close proximity to a point of ingress and egress to Interstate 80 (80K VPD). I- 80 is an east-west transcontinental freeway in the U.S that runs from downtown San Francisco, California, to Teaneck, New Jersey, in the New York City Metropolitan Area.

Long-Term Commitment to the Site - ABC Supply executed their original lease in 2005 and since then have renewed their lease with options to extend, showing commitment to the location.

Roof and Building in Good Condition - Tar and gravel roof with few mechanical penetrations and new gutter system installed 5 year ago. Roof is inspected every six months. Building built on a flat lot with good drainage. Tenant responsible for parking lot surface, landscaping, and fencing.



LEASE SUMMARY

Lease Type	Double-Net (NN)	Real Estate Taxes	Tenant Responsible
Type of Ownership	Fee Simple	Insurance	Tenant Reimburses
Original Lease Term	10 Years	Roof & Structure	Landlord Responsible
Commencement Date	07/01/2015	Maintenance	Tenant / Landlord*
Lease Expiration	06/30/2025	Lease Guarantor	Corporate
Term Remaining	4.5 Years	Company Name	ABC Supply
Increases	2.5% Annually	Ownership	Private
Options	Two (2), 5-Year	Number of Locations	800

* Landlord shall be responsible for all costs exceeding \$6,000 per occurrence for maintenance and repair items.



CN Joliet Intermodal Terminal - Only 1.5 miles away from the subject site, CN's Joliet Intermodal Terminal was recently expanded to include an intermodal ramp with daily services to the West Coast. The terminal will have one inbound and one outbound intermodal train per day and 175 trucks per day will visit the facility.

Burlington Northern Santa Fe (BNSF) Railway Company - BNSF Railway Company is the largest freight railroad network in North America. Only 1 of 7 North American Class I railroads with 32,500 miles of track in 28 states and more than 8,000 locomotives. BNSF Railway is among the top transporters of intermodal freight in North America. It also hauls bulk cargo, including enough coal to generate around ten percent of the electricity produced in the United States.

Strong Infill Demographics - There are over 90,750 residents within three miles and over 149,000 residents within five miles of the subject property. Joliet is the fourth-largest city in Illinois.

Downtown Joliet - The subject property is close to Harrah's Joliet Casino & Hotel with 200 premier rooms, the Hollywood Casino with 100 premier hotel rooms, or choose one of their 80 spacious RV sites, and the Rialto Theater which houses mainly musicals, plays, concerts, and standup comedy.



Period	Term	Annual Rent	Monthly Rent	Increase	CAP Rate
07/01/2020 - 06/30/2021	Base Term	\$183,463.27	\$15,288.61	2.50%	7.07%
07/01/2021 - 06/30/2022	Base Term	\$188,049.85	\$15,670.82	2.50%	7.25%
07/01/2022 - 06/30/2023	Base Term	\$192,751.10	\$16,062.59	2.50%	7.43%
07/01/2023 - 06/30/2024	Base Term	\$197,569.88	\$16,464.16	2.50%	7.62%
07/01/2024 - 06/30/2025	Base Term	\$202,509.13	\$16,875.76	2.50%	7.81%
07/01/2025 - 06/30/2026	1st Option	\$207,571.85	\$17,297.65	2.50%	8.00%
07/01/2026 - 06/30/2027	1st Option	\$212,761.15	\$17,730.10	2.50%	8.20%
07/01/2027 - 06/30/2028	1st Option	\$218,080.18	\$18,173.35	2.50%	8.41%
07/01/2028 - 06/30/2029	1st Option	\$223,532.18	\$18,627.68	2.50%	8.62%
07/01/2029 - 06/30/2030	1st Option	\$229,120.49	\$19,093.37	2.50%	8.83%
07/01/2030 - 06/30/2031	2nd Option	\$234,848.50	\$19,570.71	2.50%	9.05%
07/01/2031 - 06/30/2032	2nd Option	\$240,719.71	\$20,059.98	2.50%	9.28%
07/01/2032 - 06/30/2033	2nd Option	\$246,737.70	\$20,561.48	2.50%	9.51%
07/01/2033 - 06/30/2034	2nd Option	\$252,906.15	\$21,075.51	2.50%	9.75%
07/01/2034 - 06/30/2035	2nd Option	\$259,228.80	\$21,602.40	2.50%	9.99%





SITE PLAN



ABOUT THE BRAND



ABC Supply Co.

ABC Supply Co. is the largest wholesale distributor of roofing in the U.S. & one of the nation's largest wholesale distributors of exterior & interior building products. ABC Supply's sole focus has been serving professional contractors & "making it easy" for them to do their jobs by offering the products, support & services they need.



800+

Number of Locations



50 STATES

Geographical Footprint



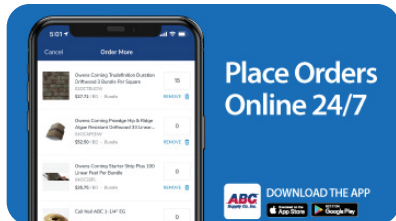
\$12 BILLION

Annual Sales



15,000+

Number of Employees



ABC Supply Releases myABCsupply

Customers can now place orders day or night through the contactless app.

[Read More >](#)



ABC Acquires Exterior Building Supply

The purchases will strengthen the company's presence in the Boise market.

[Read More >](#)



ABC Acquires Midwest Supply

The acquisition allows ABC Supply to enhance its service in Madison.

[Read More >](#)



ABC Wins Employee Choice Award

ABC Supply wins Glassdoor's Employees' Choice Award for the 2nd straight year.

[Read More >](#)

LOCATION OVERVIEW

Chicago MSA - Just 40 miles west of Chicago, Joliet is a thriving Chicagoland suburb. Once primarily an industrial city, the Joliet community has reinvented itself as a tourist destination with a robust and diversified economy.

Class 1 Railroads - Given Chicagoland's centralized geographic location and proximity to the Great Lakes and Mississippi River, it has historically always been one of the largest trading posts in the U.S., which explains why it is the only city in the country to have access to six of the nation's seven Class 1 railroads.

Strong Industrial Demand - Because of its well-connected web of national highways and large population, Chicagoland has driven strong demand for industrial space as companies continue to build-out their distribution networks.

The Amazon Effect - The most active tenant in the Chicago market in the third quarter was Amazon, which filled nearly 1.8 million SF of space across four different properties during the quarter. In addition, Amazon signed leases at three properties totaling approximately 668,000 SF, increasing the e-commerce giant's total industrial footprint in Chicago to over 16.7 million SF in 38 different properties.



Chicagoland Speedway - Joliet is also home to the Chicagoland Speedway, a 1.5 miles tri-oval speedway which actively hosted NASCAR racing including the NASCAR Cup Series and hosts over 75,000 attendees annually.

Continued Rent Growth - The industrial market rents continued to grow at an above-average pace over the past year, increasing by approximately 3.4% over that time to a new historical high of \$7.50/SF. Rent growth in Chicago has been strongest in the logistics segment at 3.6%, a level that remains above the historical average.

AMITA Health Saint Joseph Medical Center Joliet - Chicagoland's top hospitals according to Chicago Magazine, with multiple specialties ranked by U.S. News and World Report. The 480-bed facility includes a nationally recognized heart and vascular program.

Universities and High Schools - Several schools surround the area including Joliet Central High School (3,300 students), Joliet West High School (3,300 students) and the University of St. Francis (1,700 students). The property is also just blocks away from Joliet Junior College's (14,000 students) new \$58 million city center campus.

LOCATION OVERVIEW

1. **Chicagoland Speedway**
17 Min Drive
5.7 Miles From Subject Property

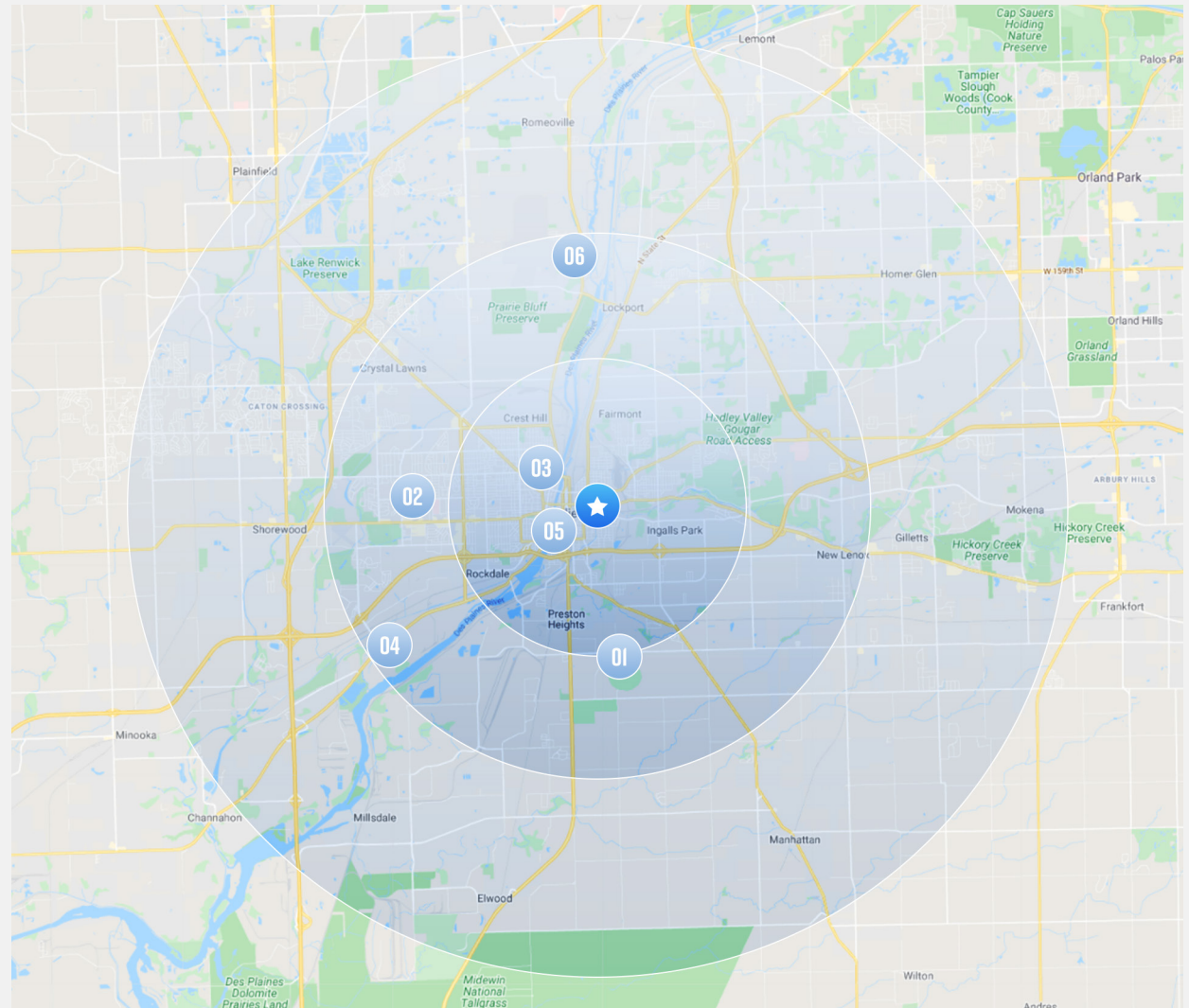
2. **AMITA Health Saint Joseph Medical Ctr**
13 Min Drive
4.3 Miles From Subject Property

3. **University of St. Francis**
05 Min Drive
1.4 Miles From Subject Property

4. **Hollywood Casino & Hotel Joliet**
13 Min Drive
6.3 Miles From Subject Property

5. **Joliet Area Historical Museum**
04 Min Drive
0.6 Miles From Subject Property

6. **Lewis University**
11 Min Drive
5.7 Miles From Subject Property



LOCATION OVERVIEW



01

Chicagoland Speedway

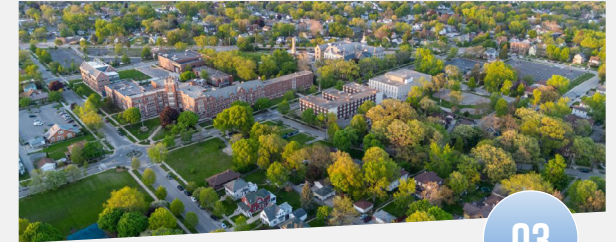
Chicagoland Speedway is a 1.5 miles tri-oval speedway in Joliet, Illinois, southwest of Chicago. The speedway opened in 2001 and actively hosted NASCAR racing including the NASCAR Cup Series until 2019.



02

AMITA Health Saint Joseph Medical Ctr

AMITA Health is an award-winning health system committed to delivering compassionate care to nearly 6.6 million residents in Chicago and its surrounding suburbs.



03

University of St. Francis

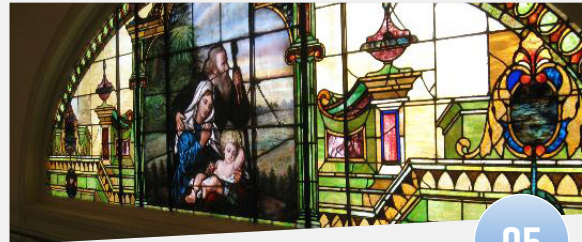
The University of St. Francis is a private Congregation of the Third Order of St. Francis of Mary Immaculate university. It enrolls more than 3,900 students at locations throughout the country.



04

Hollywood Casino & Hotel Joliet

This multi-purpose casino has more than 2,200 of the latest slot machines that award over \$7,000,000 in jackpots every month. More dining, with 7 dining options ranging from quick to dine in.



05

Joliet Area Historical Museum

A historical museum that documents the history of Joliet and surrounding Will County. The museum adaptively reuses an urban space formerly occupied by the Ottawa Street Methodist Church.



06

Lewis University

Lewis University is a private Roman Catholic and Lasallian university near Romeoville. The enrollment is currently around 6,800 students. Lewis offers more than 80 undergraduate majors and programs of study.



POPULATION	1-Mile	3-Mile	5-Mile
2025 Projection	19,240	90,871	150,462
2020 Estimate	19,510	90,750	149,728

HOUSEHOLDS	1-Mile	3-Mile	5-Mile
2025 Projection	5,774	30,416	52,836
2020 Estimate	5,844	30,342	52,538
Average Income	\$47,352	\$61,434	\$74,698
Median Income	\$35,426	\$48,973	\$59,273

Joliet, IL

Joliet is the third largest city in Illinois by population, and the second largest municipality in the state by land area. It is the County seat of Will County, and has territory extending into Kendall County. Joliet is home to a strong and diverse retail base including a major regional mall. Retail opportunities exist within numerous commercial corridors as infill sites and as vacant pads. Manufacturing and logistics continue to expand with Amazon, IKEA, Mars, Whirlpool, Saddle Creek Logistics and others selecting Joliet as home. State of the art health care is provided by Presence-St. Joseph Hospital.

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