



CITGO (Chicago MSA)
2501 Light Road
Oswego, IL 60543



TABLE OF CONTENTS

I. Executive Profile

- Executive Summary
- Investment Highlights
- Property Overview

II. Location Overview

- Photographs
- Aerial
- Site Plan
- Maps

III. Market & Tenant Overview

- Demographic Report
- Market Overview
- Tenant Overview



**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. The owners or direct family members are licensed real estate brokers in the State of Illinois.



**EXECUTIVE
SUMMARY:**

The Boulder Group is pleased to exclusively market for sale the fee simple interest in a single tenant absolute triple net leased Citgo gas station property located within the Chicago MSA in Owego, Illinois. The property is strategically located at an intersection along a primary thoroughfare in the area. The lease expires in November 2025 and features 1% annual rental escalations throughout the primary term and four 5-year renewal option periods.

The 9,262 square foot building sits on a 1.39 acre parcel in a densely populated residential area of Chicago. The property is located at the intersection of Light Road and IL Route 31 which experiences a combined traffic count of 13,950 vehicles per day. The property has excellent visibility and easy interchangeable access along both thoroughfares. There are over 58,000 people living within a three mile radius of the property earning an average household income of \$99,678 per year.

There are over seven years remaining on the lease which expires November 30, 2025. The lease features 1% annual rental escalations and require no landlord responsibilities. Additionally, there are four 5-year renewal option periods with 1% annual rental escalations. Citgo is an American refiner, transporter and marketer of transportation fuels, lubricants, petrochemicals and other industrial products. Each Citgo gas station and fast lube is locally owned and operated. There are more than 6,000 locally owned and operated Citgo retail locations provide approximately 46,000 jobs throughout the United States. The tenant is USIL Real Estate, LLC, an experienced gas station and convenience store operator.



**INVESTMENT
HIGHLIGHTS:**

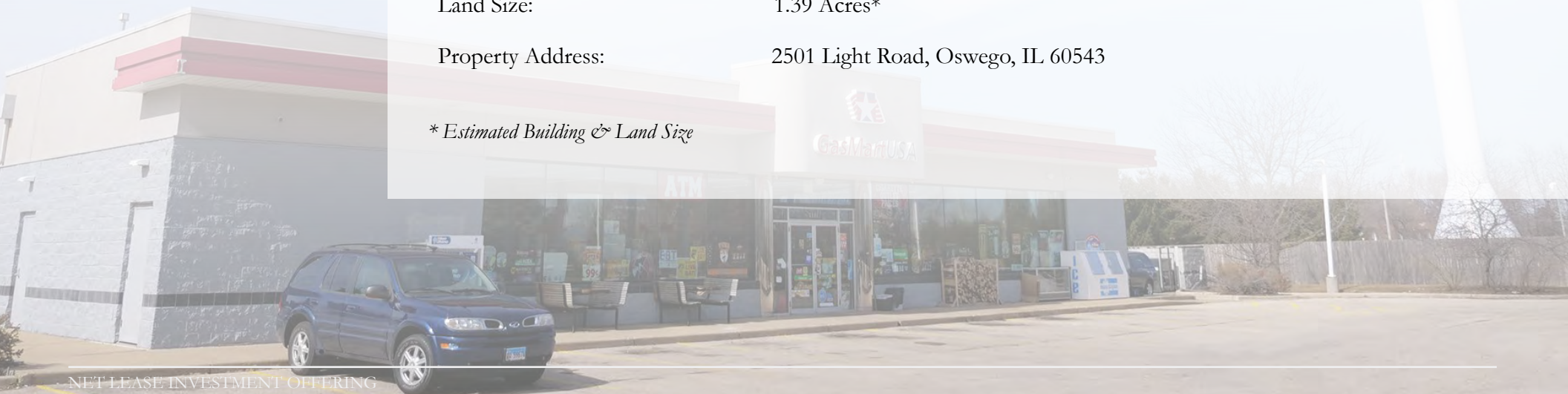
- Located within the Chicago MSA
- 1% annual rental escalations in primary term and renewal option periods
- Absolute triple net with zero landlord responsibilities
- Exceptional visibility and easy access
- Positioned in an affluent residential community
- Over 58,000 people living within a three mile radius of the property earning an average household income of \$99,678 per year



PROPERTY OVERVIEW:

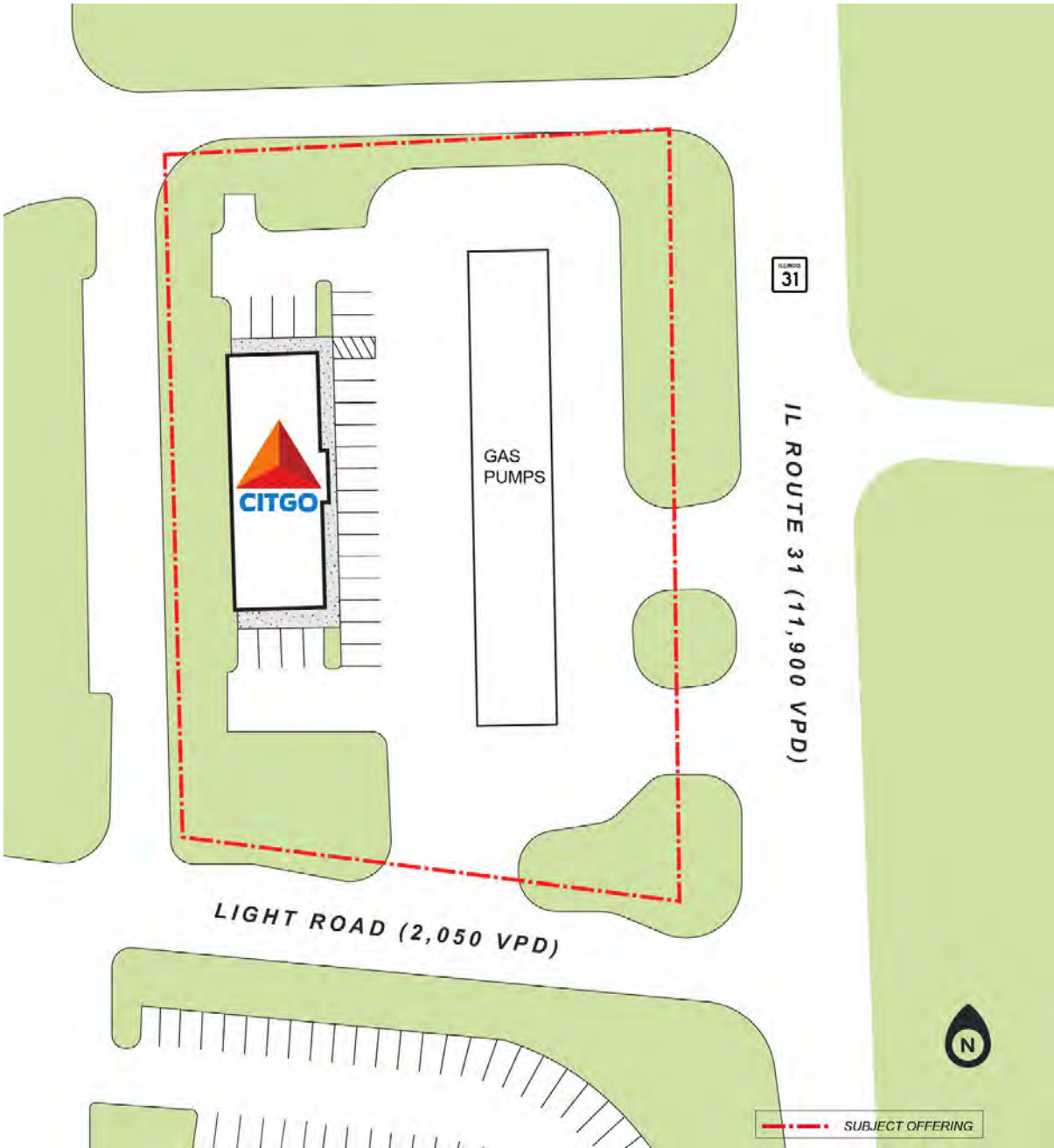
Price:	\$2,129,000
Cap Rate:	7.40%
Net Operating Income:	\$157,560
Rental Escalations:	1% Annually
Renewal Options:	Four 5-Year
Lease Commencement Date:	December 1, 2015
Lease Expiration Date:	November 30, 2025
Tenant:	USIL Real Estate, LLC d/b/a Citgo
Year Renovated / Renovated:	1989 / 2015
Lease Type:	NNN - No Landlord Responsibilities
Building Size:	9,262 SF*
Land Size:	1.39 Acres*
Property Address:	2501 Light Road, Oswego, IL 60543

** Estimated Building & Land Size*

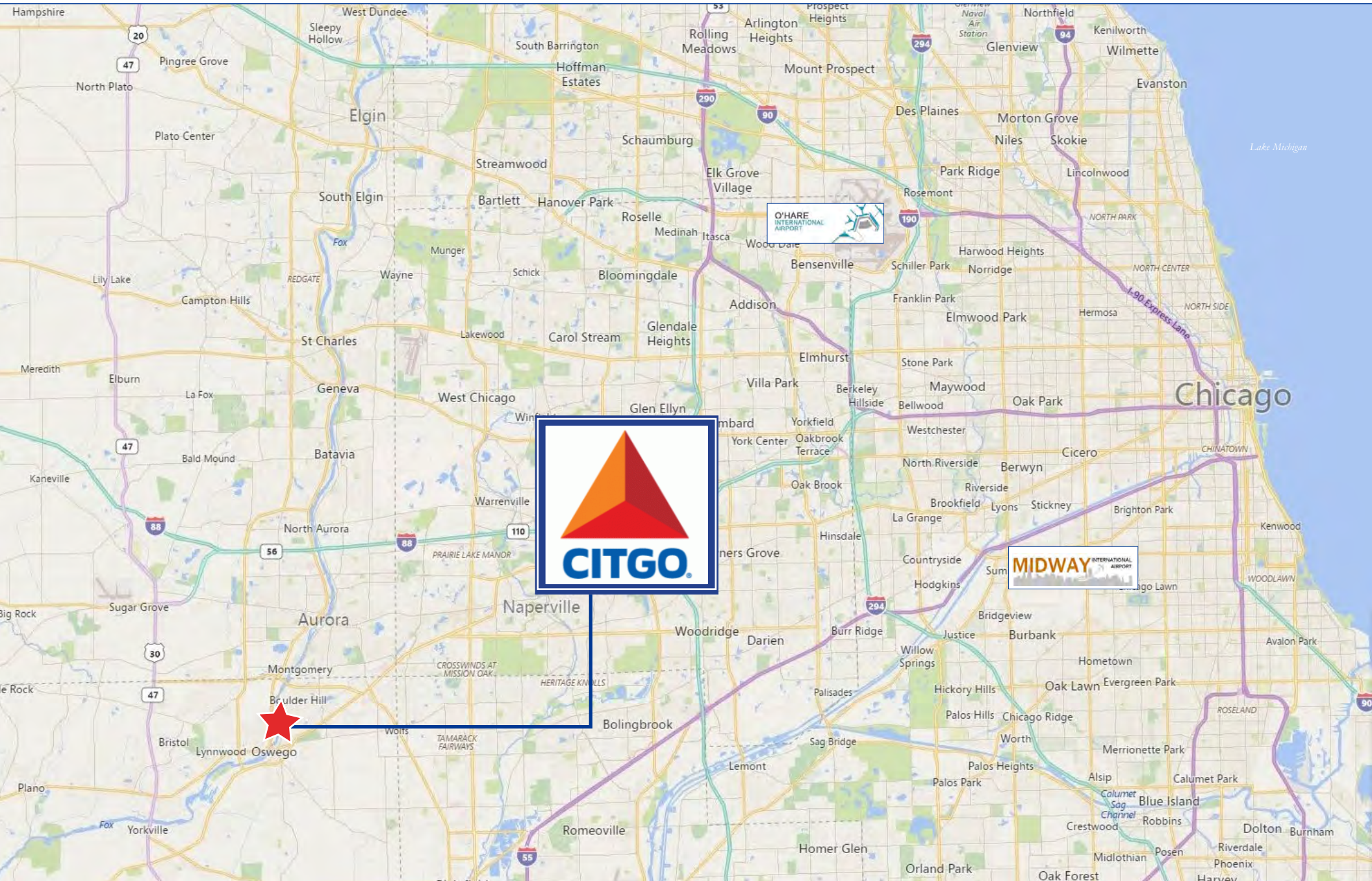












DEMOGRAPHIC REPORT:

Population	1-Mile	3-Mile	5-Mile
Total Population	7,459	58,009	157,921
Total Households	2,593	19,367	49,544

Income	1-Mile	3-Mile	5-Mile
Median Household Income	\$80,556	\$84,667	\$70,922
Average Household Income	\$93,354	\$99,678	\$87,016



**MARKET
OVERVIEW:**

Oswego, Illinois

Oswego is a village in Kendall County, Illinois. The village population, as of 2018, is over 32,900 people. Its population has more than doubled since the 2000 census count of 13,326. With that growth, Oswego is the largest municipality located completely within Kendall County.



Located about 50 miles west of Chicago at the confluence of Waubonsie Creek and the Fox River, Oswego was settled, at least in part, for its transportation potential. The first permanent settlers came to the area in 1833 and it was formally incorporated in 1852. It is a home rule community as defined by the Illinois Constitution and as such is empowered to levy a property tax, at the rate it deems appropriate on all property located within its boundaries.

The Village is a regional shopping and dining destination as national retailers and restaurants have located there. Approximately 60% of all retail sales are from consumers who reside outside of Oswego. The Route 34 corridor is one of the largest commercial centers in the Fox Valley area now offering over 2.8 million square feet of commercial space. Anchor stores include Best Buy, Dick's Sporting Goods, Hobby Lobby, The Home Depot, Kohl's, Meijer, Target, Wal-Mart and Sears Home Appliance. Many well-known chain restaurants have also located within the shopping centers, such as LongHorn Steakhouse.

Oswego is known to some Chicago area residents for the town dragstrip, open from 1955 until 1979, where muscle cars were raced by drivers from all over the Midwest. The drag days are celebrated today even though the strip has been closed for decades.

As Oswego continues to grow, its location on two rail lines, three state highways, and two U.S. highways, along with its continuing economic development and growth, the village is experiencing a period of rapid economic and population growth. Oswego was ranked #58 on CNN/Money Magazine's Top 100 Best Towns to live. CNN Money ranks these towns based on their job opportunities, schools, safety, economic strength, and other qualities. Strong economic development and renewed interest in residential & commercial building all point to the continued growth of the Village for years to come.

www.oswegoil.org

**MARKET
OVERVIEW:****Chicago, Illinois**

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 66 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. As of 2016, Chicago had the third largest gross metropolitan product in the United States at \$640 billion.

The city of Chicago also hosts 12 Fortune Global 500 companies and 17 Financial Times 500 companies. The city claims two Dow 30 company: aerospace giant Boeing, which moved its headquarters from Seattle to the Chicago Loop in 2001 and McDonald's, who's in the process of moving their headquarters from the Chicago suburbs to the Chicago West Loop. One additional Dow 30 companies, Kraft Foods is in the Chicago suburbs, as are Sears Holdings Corporation and the technology spin-offs of Motorola. The headquarters of United Continental Holdings, are in the United Building and its operations center and its United Airlines subsidiary are in the Willis Tower in Chicago.

Chicago attracts over 50 million domestic leisure travelers, 11 million domestic business travelers and 1.5 million overseas visitors. These visitors contributed more than \$14 billion to Chicago's economy. Upscale shopping along the Magnificent Mile and State Street, thousands of restaurants, as well as Chicago's eminent architecture, continue to draw tourists. The city is the United States' third-largest convention destination. A 2011 study by Walk Score ranked Chicago the fourth most walkable of the fifty largest cities in the United States.

www.cityofchicago.org

TENANT OVERVIEW:

CITGO

CITGO Petroleum Corporation is a refiner, transporter and marketer of transportation fuels, lubricants, petrochemicals and other industrial products. Customers are familiar with their neighborhood CITGO location, but that’s just the tip of the iceberg. CITGO also has the capacity to refine 749,000 barrels of crude oil per day.

CITGO Petroleum Corporation has its roots in the Cities Service Company, founded in Bartlesville, Oklahoma. Incorporated in the State of Delaware, CITGO is headquartered in Houston, Texas. It operates three refineries, three lubricant blending plants and nearly 50 terminal storage facilities. It also has access to more than 140 additional terminal facilities. Each CITGO gas station and fast lube is locally owned and operated. The more than 6,000 locally owned and operated CITGO retail locations provide approximately 46,000 jobs. CITGO is owned by PDV America, Inc., an indirect wholly owned subsidiary of Petróleos de Venezuela, S.A. (PDVSA), the national oil company of Venezuela and the world’s fifth largest oil exporter.

- Website: www.citgo.com
- Founded: 1910
- Number of Locations: 6,000+
- Number of Employees: 46,000+
- Credit Rating (S&P): B-
- Headquarters: Houston, Texas
- Parent Company: Petróleos de Venezuela, S.A. (PDVSA)





Randy Blankstein
President
847.562.0003
randy@bouldergroup.com

Jimmy Goodman
Partner
847.562.8500
jimmy@bouldergroup.com

3520 Lake Avenue, Suite 203
Wilmette, IL 60091

www.bouldergroup.com

THE
Boulder 
GROUP