



MATTRESS FIRM (Quad Cities MSA)
711 41st Ave Drive
Moline, IL 61265

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**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.



MATTRESSFIRM

EXECUTIVE SUMMARY:

The Boulder Group is pleased to exclusively market for sale a new single tenant Mattress Firm property located within the Quad Cities MSA in Moline, IL. The property is strategically located at a signalized intersection in a thriving retail corridor and has excellent visibility and easy access. The property is leased to Arete Mattress Partners LLC, a leading Mattress Firm franchisee and has over eight years remaining in the primary term. Additionally, there are 10% rental escalations every five years and three 5-year renewal options.

The newly constructed 4,367 square foot building is positioned as a desirable outparcel to Target, Hy-Vee and Kohl's along John Deere Road (28,700 VPD). Other retailers in the immediate area include Ross Dress for Less, Hobby Lobby, PetSmart, Best Buy and Dick's Sporting Goods. Additionally, Trinity Medical Center and Fresenius are located immediacy to the west of the Mattress Firm property. The Mattress Firm property is located near Interstate 280 and Interstate 74, making it very easy to access from the Quad Cities MSA. The property is also near the Quad City International Airport. There are over 58,000 people living within three miles of the property and the average household income is \$77,463 within one mile.

Mattress Firm, with more than 3,600 company-operated and franchised stores across 49 states, has the largest geographic footprint in the United States among multi-brand mattress retailers. The company, through its brands including Mattress Firm, Sleepy's and Sleep Train, offers a broad selection of both traditional and specialty mattresses, bedding accessories and other related products from leading manufacturers, including Serta, Simmons, Tempur-Pedic, Sealy, Stearns & Foster, King Coil and Hampton & Rhodes. Arete Mattress, who operates this location, operates 10 total locations throughout Iowa and Illinois. Arete Mattress Partners take great pride in its communities that it serves.

**INVESTMENT
HIGHLIGHTS:**

- Located within the Quad Cities MSA
- Desirable outparcel location to Target, Hy-Vee and Kohl's
- Strategically located at a signalized intersection along John Deere Road (28,700 VPD)
- New 2016 construction
- Excellent visibility and easy access
- 10% rental escalations every 5 years
- There are over 58,000 people living within three miles of the property and the average household income is \$77,463 within one mile

MATTRESSFIRM

**PROPERTY
OVERVIEW:**

| | |
|------------------------|--|
| Price: | \$1,966,662 |
| Cap Rate: | 7.25% |
| Net Operating Income: | \$142,583 |
| Rental Escalations: | 10% every 5 years |
| Renewal Options: | Three 5-Year |
| Lease Expiration Date: | 11/30/2026 |
| Tenant: | Arete Mattress Partners, LLC d.b.a Mattress Firm |
| Year Built | 2016 |
| Lease Type: | NN* (Roof & Structure) |
| Building Size: | 4,367 SF |
| Land Size: | 0.72 Acres |

**Landlord is responsible for administrating CAM, however, Tenant is responsible for the cost associated with CAM. Landlord collects 'Administrative Fee' equal to 10% of Operating Costs excluding the cost of any capital improvements and any costs incurred by Landlord in maintaining, repairing or replacing the roof, structure or HVAC. The fee is not included in the NOI.*

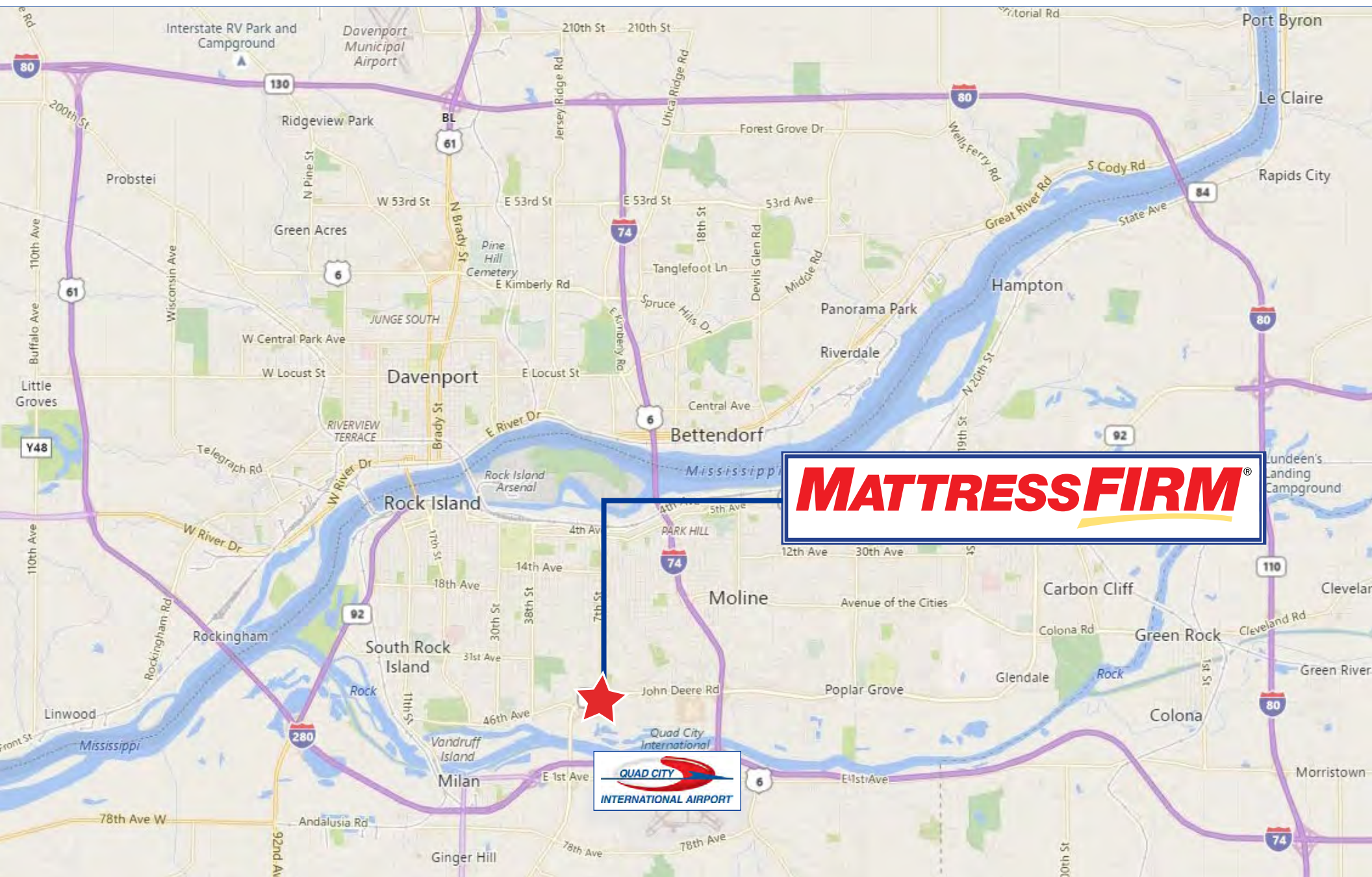






MATTRESS FIRM

QUAD CITY
INTERNATIONAL AIRPORT



MATTRESS FIRM



DEMOGRAPHIC REPORT:

| Population | 1-Mile | 3-Mile | 5-Mile |
|------------------|--------|--------|---------|
| Total Population | 3,718 | 58,708 | 127,330 |
| Total Households | 1,713 | 24,828 | 54,153 |

| Income | 1-Mile | 3-Mile | 5-Mile |
|--------------------------|----------|----------|----------|
| Median Household Income | \$55,499 | \$48,394 | \$44,720 |
| Average Household Income | \$77,463 | \$66,130 | \$63,575 |



**MARKET
OVERVIEW:**



Moline, Illinois

Moline is a city in Rock Island County, Illinois with a population of 43,977 people. Moline is one of the Quad Cities, along with neighboring East Moline and Rock Island in Illinois and the cities of Davenport and Bettendorf in Iowa. The Quad Cities have an estimated population of 381,342. The city is the ninth-most populated city in Illinois outside the Chicago Metropolitan Area.

The corporate headquarters of Deere & Company is located in Moline (6,300 employees), as was Montgomery Elevator, which was founded and headquartered in Moline until 1997, when it was acquired by Kone Elevator, which has its U.S. Division headquartered in Moline. Other highlights of Moline include the Quad City International Airport, Niabi Zoo, Black Hawk College, and the Quad Cities campus of Western Illinois University-Quad Cities. Moline is a retail hub for the Illinois Quad Cities, as South Park Mall and numerous big-box shopping plazas are located in the city.

www.moline.il.us



The Quad Cities, Illinois

The Quad Cities is a region of four counties in northwest Illinois and Southeastern Iowa. The urban core consists of five principal cities: Davenport and Bettendorf in Iowa, and Rock Island, Moline and East Moline in Illinois. These cities are the center of the Quad Cities Metropolitan Area, which has a population of more than 383,780 people and a Combined Statistical Area (CSA) population of roughly 475,000 people, making it the 90th largest CSA in the nation.

Four interstate highways serve the Quad Cities: Interstate 80, Interstate 280, Interstate 74 serve both states while Interstate 88 serves just Illinois. United States highways include U.S. Route 6 and U.S. Route 67, which run through both Iowa and Illinois, while U.S. Route 61 serves just Iowa and U.S. Route 150 serves just Illinois. The Quad Cities are served by the Quad City International Airport, Illinois' third-busiest airport, located in Moline. The airport is marketed as a regional alternative to the larger airports in Chicago, nearly 200 miles away. The smaller Davenport Municipal Airport is the home of the Quad City Air Show.



**TENANT
OVERVIEW:**

Mattress Firm

Mattress Firm, with more than 3,600 company-operated and franchised stores across 49 states, has the largest geographic footprint in the United States among multi-brand mattress retailers. Founded in 1986, Houston-based Mattress Firm is the nation's leading specialty bedding retailer with over \$3.5 billion in pro forma sales in 2015. In September 2016, the company was acquired by Steinhoff International for \$3.8 billion, and Mattress Firm now operates as a subsidiary of Steinhoff International Holdings N.V. Steinhoff has a primary listing on the Frankfurt Stock Exchange and a secondary listing on the Johannesburg Stock Exchange using the symbol SNH. Steinhoff is an investment grade rated company with a Moody's rating of Baa3.

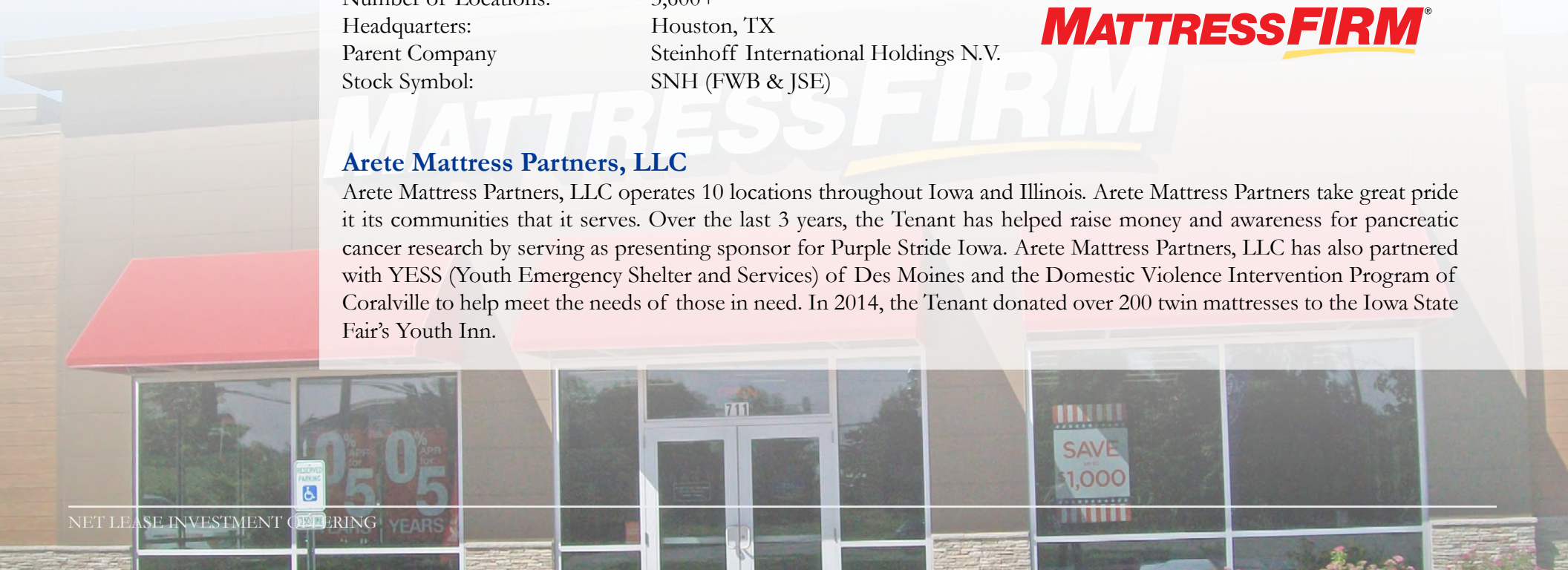
The company, through its brands including Mattress Firm, Sleepy's and Sleep Train, offers a broad selection of both traditional and specialty mattresses, bedding accessories and other related products from leading manufacturers, including Serta, Simmons, Tempur-Pedic, Sealy, Stearns & Foster, King Coil and Hampton & Rhodes.

Website: www.mattressfirm.com
 Founded: 1986
 Number of Locations: 3,600+
 Headquarters: Houston, TX
 Parent Company: Steinhoff International Holdings N.V.
 Stock Symbol: SNH (FWB & JSE)



Arete Mattress Partners, LLC

Arete Mattress Partners, LLC operates 10 locations throughout Iowa and Illinois. Arete Mattress Partners take great pride in its communities that it serves. Over the last 3 years, the Tenant has helped raise money and awareness for pancreatic cancer research by serving as presenting sponsor for Purple Stride Iowa. Arete Mattress Partners, LLC has also partnered with YESS (Youth Emergency Shelter and Services) of Des Moines and the Domestic Violence Intervention Program of Coralville to help meet the needs of those in need. In 2014, the Tenant donated over 200 twin mattresses to the Iowa State Fair's Youth Inn.





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