



ATI Physical Therapy (Chicago MSA)
500 W Lake Street
Addison, IL 60101



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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.

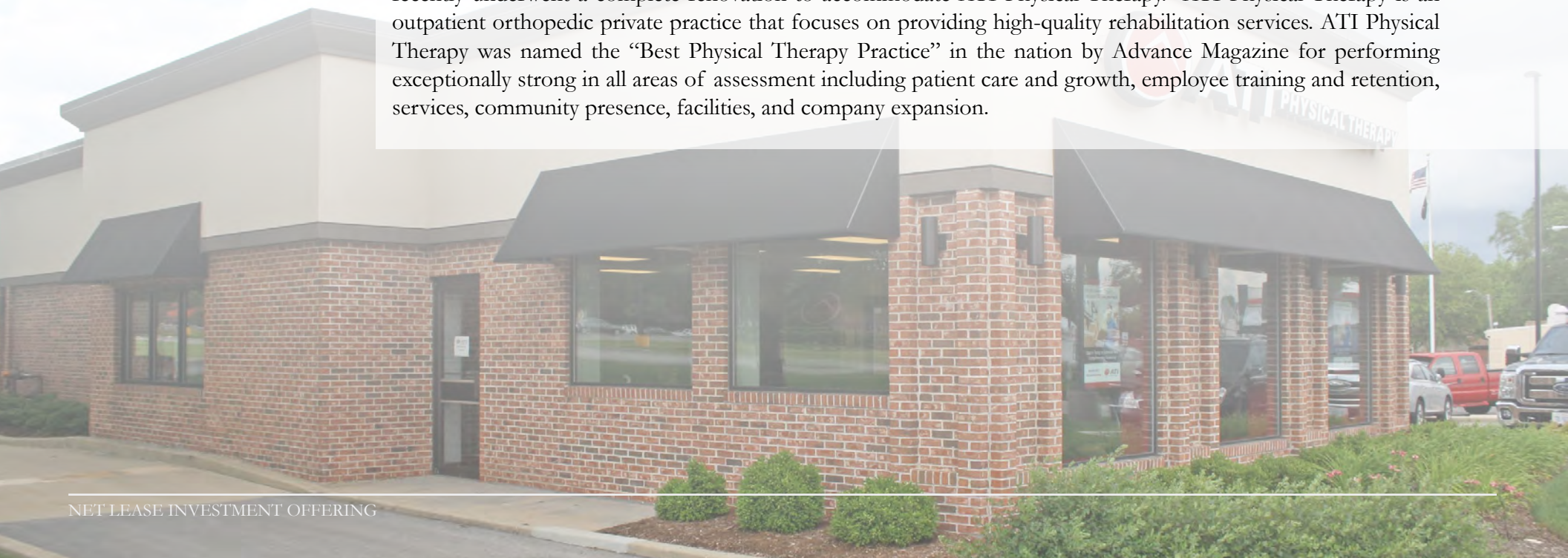


**EXECUTIVE
SUMMARY:**

The Boulder Group is pleased to exclusively market for sale a single tenant net leased ATI Physical Therapy located in Addison, Illinois, roughly 20 miles west of downtown Chicago. The property is located in a densely populated residential area along a primary east-west thoroughfare. The property has excellent visibility and easy accessibility. The tenant, ATI Physical Therapy, is the largest physical therapy company under one brand name in the United States with more than 790 locations and more than 40 locations to open in 2017.

The 3,391 square foot property is located along Lake Street (Illinois Route 20) the areas primary east-west thoroughfare. Lake Street experiences traffic counts in excess of 33,300 vehicles per day. Retailers located in the area include Jewel-Osco, Planet Fitness, McDonald's, Dollar Tree, Aaron's and Walgreens. The property is also located within close proximity to multiple residential communities, local businesses, and schools. There are over 84,375 people living within a three mile radius of the property earning an average household income of \$82,300 per year.

ATI Physical Therapy has 9 years remaining on their lease which expires in September 2026. The lease features 2% annual rental escalations in the primary term and in each of the 5-year renewal option periods. The property recently underwent a complete renovation to accommodate ATI Physical Therapy. ATI Physical Therapy is an outpatient orthopedic private practice that focuses on providing high-quality rehabilitation services. ATI Physical Therapy was named the "Best Physical Therapy Practice" in the nation by Advance Magazine for performing exceptionally strong in all areas of assessment including patient care and growth, employee training and retention, services, community presence, facilities, and company expansion.



**INVESTMENT
HIGHLIGHTS:**

- Located within the Chicago MSA
- ATI Physical Therapy is the largest physical therapy company under one brand name in the United States with more than 790 locations and more than 40 locations to open in 2017
- 9 years remaining in primary term
- 2% annual rental escalations in primary term and renewal option periods
- Exceptional visibility and easy access
- Positioned in a densely populated residential area with exceptional visibility to more than 33,300 vehicles per day
- Over 84,375 people living within a three mile radius of the property earning an average household income of \$82,300 per year
- Retailers located in the area include Jewel-Osco, Planet Fitness, McDonald's, Dollar Tree, Aaron's and Walgreens



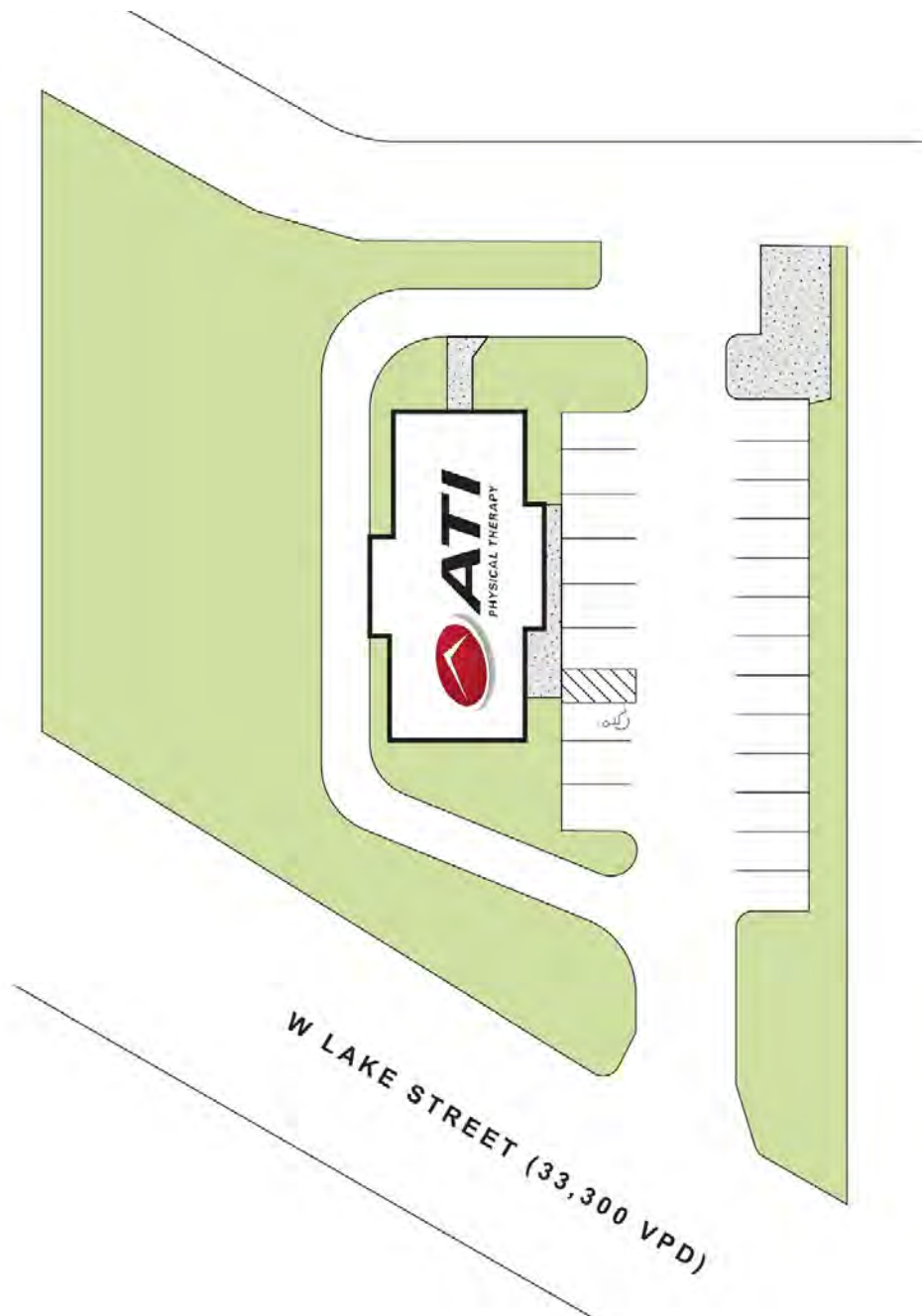
**PROPERTY
OVERVIEW:**

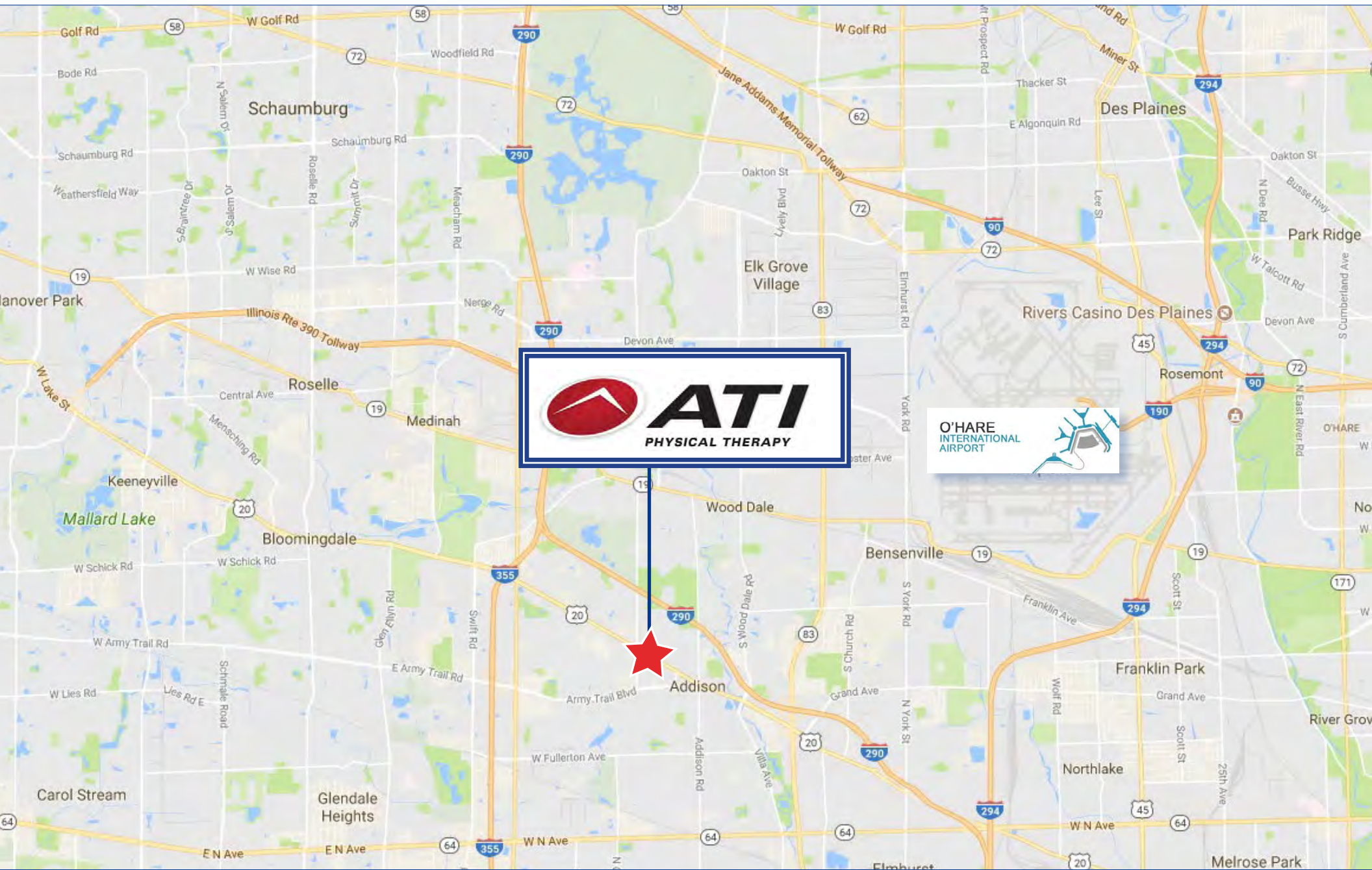
Price:	\$1,575,000
Cap Rate:	6.63%
Net Operating Income:	\$104,358
Rental Escalations:	2% Annually
Renewal Options:	Two 5-Year
Lease Commencement Date:	September 8, 2015
Lease Expiration Date:	September 30, 2026
Year Built/Renovated:	1987/2015
Lease Type:	NN*
Parking:	23 Spaces
Building Size:	3,391 SF
Land Size:	20,426 SF

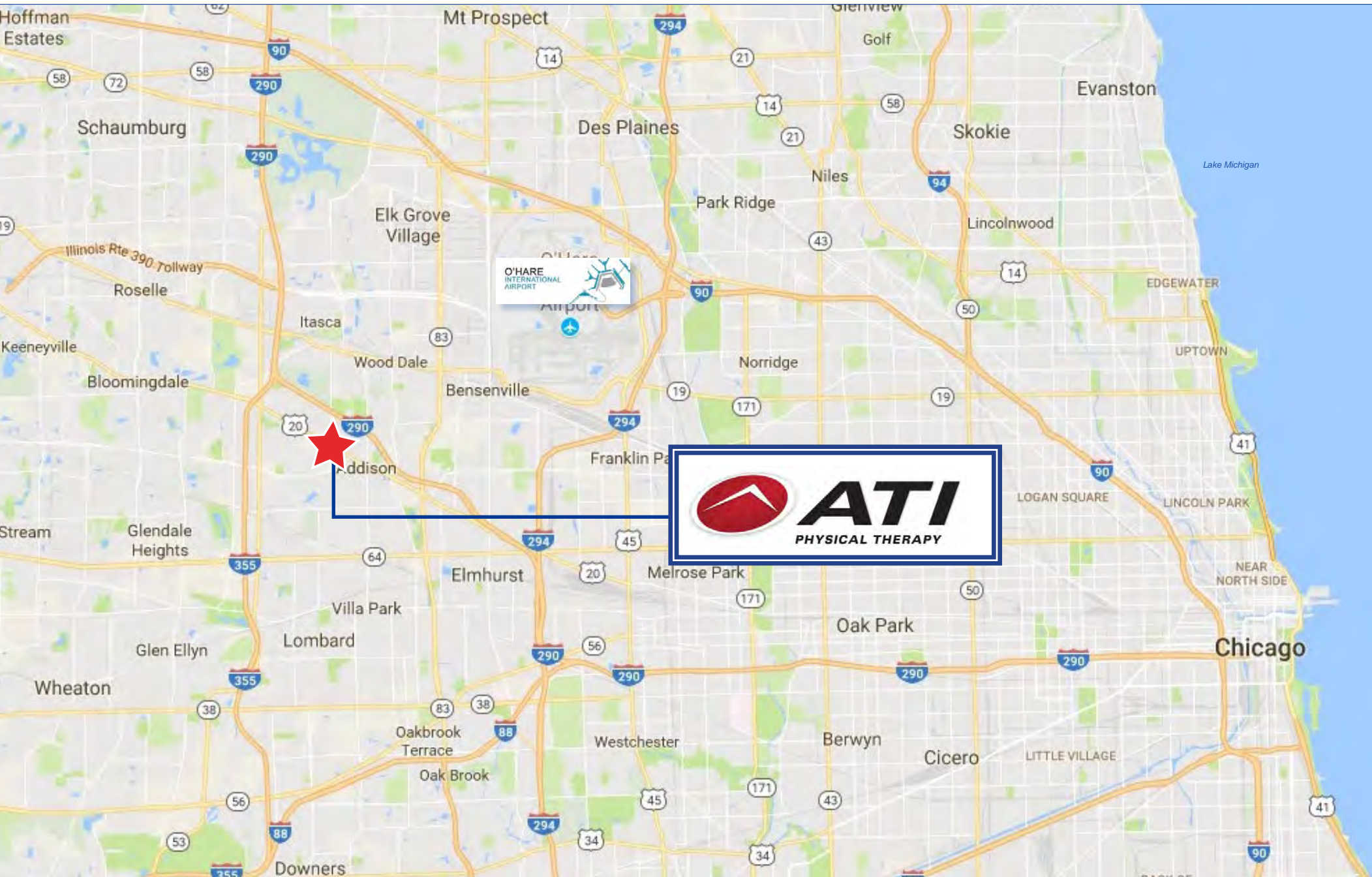
**Landlord is responsible for Roof and Structure. Landlord collects 'Administrative Fee' equal to 15% of Operating Costs excluding Real Estate Taxes. The fee is not included in the NOI.*











**DEMOGRAPHIC
REPORT:**

Population	1-Mile	3-Mile	5-Mile
Total Population	17,702	84,376	255,146
Total Households	5,580	28,366	90,722

Income	1-Mile	3-Mile	5-Mile
Median Household Income	\$56,333	\$63,573	\$68,612
Average Household Income	\$69,923	\$82,290	\$88,648



**MARKET
OVERVIEW:**

Addison, Illinois

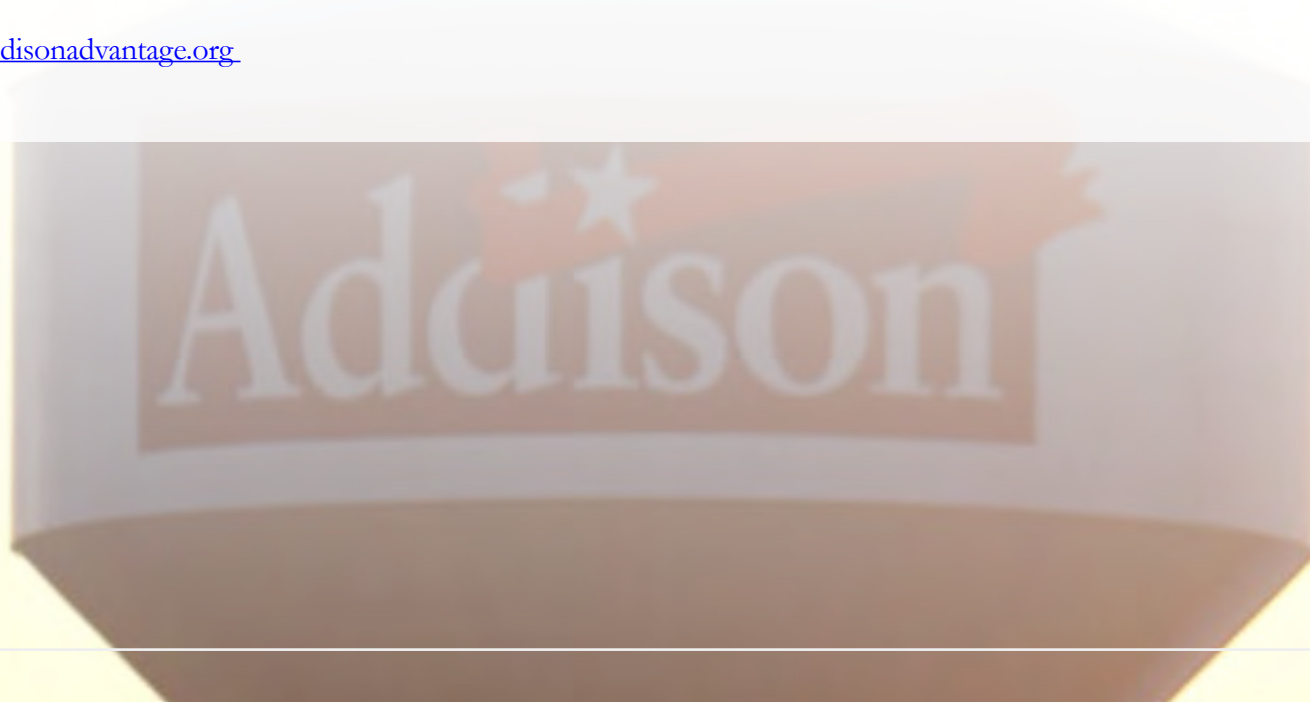
Addison is a village located in the Chicago Metropolitan Area, roughly 20 miles west of the Loop, in DuPage County. The village has a population of more than 37,000 people earning an average household income in excess of \$75,500 per year. Addison lies on Salt Creek, an affluent of the Des Plains River.



Addison is less than 10 miles from O'Hare International Airport, one of the busiest airports in the world and primary international airport serving the Chicago metropolitan area. Addison is served by two Interstate Highways, two Illinois Routes, and one US Highway. North-south roads include: IL-53 (Rohlwing Road), I-355 (Veterans Memorial Tollway) and IL-83 (Kingery Highway). East-west roads include: US-20 (Lake Street) and I-290.

Addison was incorporated in 1839. By the 1840s the area was thriving with German newcomers. It began to grow in area and population when developer Anthony Ross built Normandy Manor on 40 acres he acquired in 1953. In the mid-1950s Green Meadows Estates offered bi-level houses and a shopping center. The Addison population grew from 813 in 1950 to 35,914 by 2000. In the 1960s the Addison Industrial Commission was formed. While the northwest section of Addison had been developed with single-family housing, in 1983 the village also planned a segregated office research and industrial area. In 1987 the Addison industrial area had 1,000 firms.

www.addisonadvantage.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. Chicago has many nicknames, the best-known being the Windy City.

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 there 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

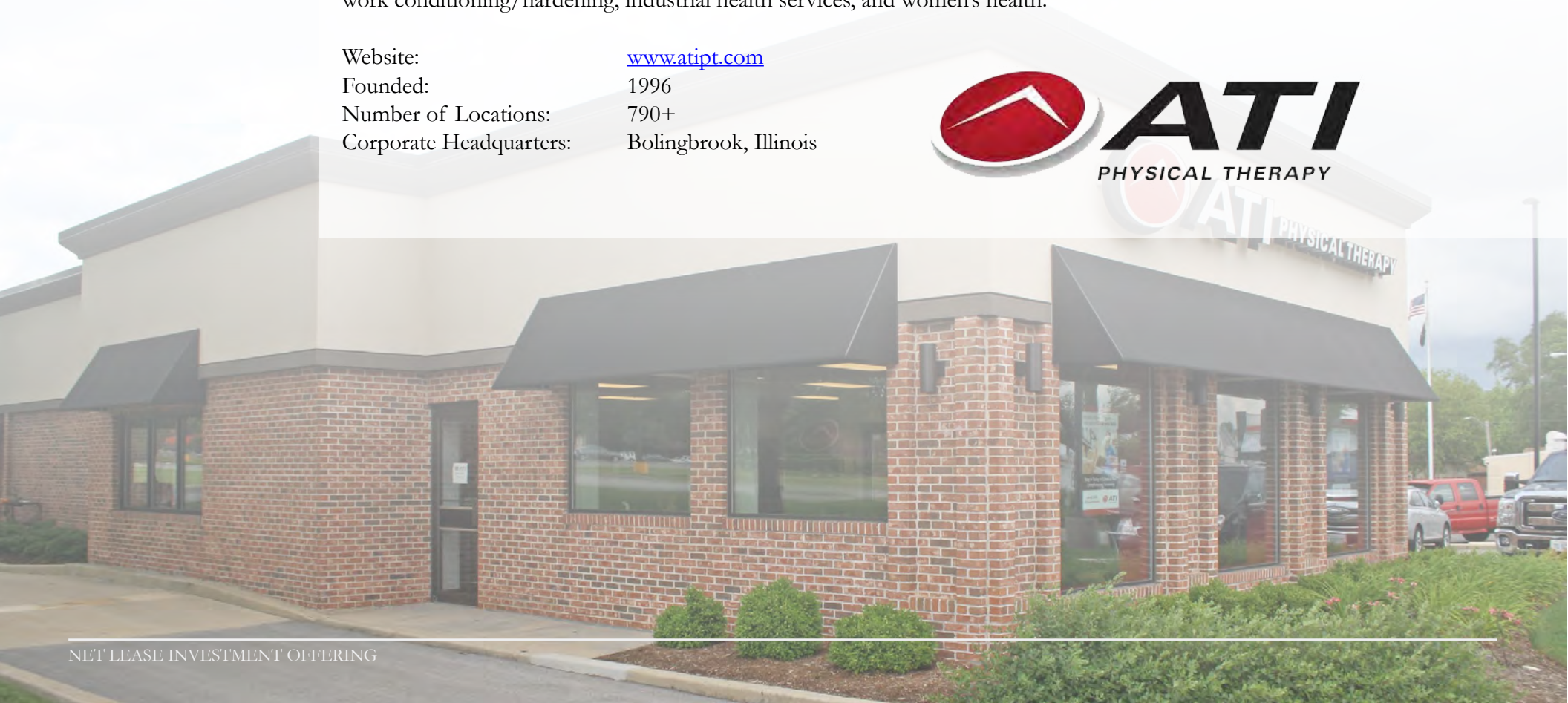
TENANT OVERVIEW:

ATI Physical Therapy

ATI Physical Therapy is an outpatient orthopedic private practice that focuses on providing high-quality rehabilitation services. ATI distinguishes itself in the rehabilitation industry by taking a comprehensive, whole body approach with emphasis on hands-on, one-to-one care. ATI Physical Therapy was named the “Best Physical Therapy Practice” in the nation by Advance Magazine for performing exceptionally strong in all areas of assessment including patient care and growth, employee training and retention, services, community presence, facilities, and company expansion.

Founded in 1996, ATI Physical Therapy began with one clinic in Willowbrook, Illinois. Today, ATI is the largest physical therapy company under one brand name in the United States. ATI has more than 790 clinic locations. ATI offers patient-centered care and evidence-based services in physical therapy, aquatic therapy, hand therapy, sports medicine, work conditioning/hardening, industrial health services, and women’s health.

Website: www.atipt.com
 Founded: 1996
 Number of Locations: 790+
 Corporate Headquarters: Bolingbrook, Illinois





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