

# NET LEASE INVESTMENT OFFERING



**AMC THEATRES**  
5530 W Homer Street  
Chicago, Illinois 60639



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

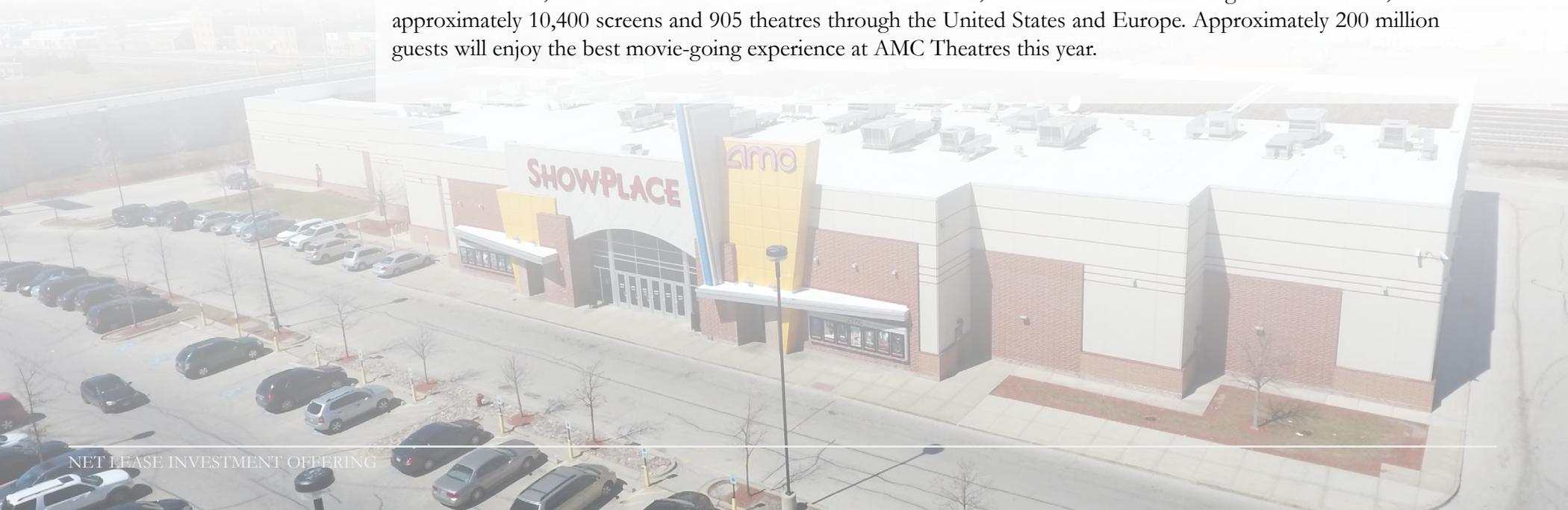


**EXECUTIVE  
SUMMARY:**

The Boulder Group is pleased to exclusively market for sale a single tenant net leased AMC Theatres property located in Chicago, Illinois. The AMC lease is absolute triple net with zero landlord responsibilities and has approximately 10 years remaining in the primary term. National retailers in the immediate area include Target, Lowe's, Jewel-Osco (Albertsons), Home Depot, Walmart and Walgreens. There are also many large industrial and distribution centers near the property such as Coca-Cola and Mars Chocolate North America.

The 57,976 SF movie theatre is located in a densely populated neighborhood of Chicago with limited competition. There are an abundance of homes and schools in the immediate proximity from which AMC draws its customers and contributes to its strong operating history. The property is strategically positioned where there are no theaters within 4 miles of the property. This theatre best serves the numerous homes, schools and 1,092,750 people living within 5 miles of the property. The property is located next to the Hanover Park station along the Metra commuter rail line that connects downtown Chicago to the western suburbs. The Metra Rail line (Milwaukee Direct West) had 6,349,815 riders in 2017. The 9.97 acre property also has ample parking to better serves its guests.

AMC is recognized as the industry leader and an iconic destination for movie-goers. AMC has the largest share of the American theater market ahead of Regal Entertainment Group and Cinemark Theatres. After acquiring Odeon Cinemas, UCI Cinemas and Carmike Cinemas in 2016, the chain became the largest in the world, with approximately 10,400 screens and 905 theatres through the United States and Europe. Approximately 200 million guests will enjoy the best movie-going experience at AMC Theatres this year.

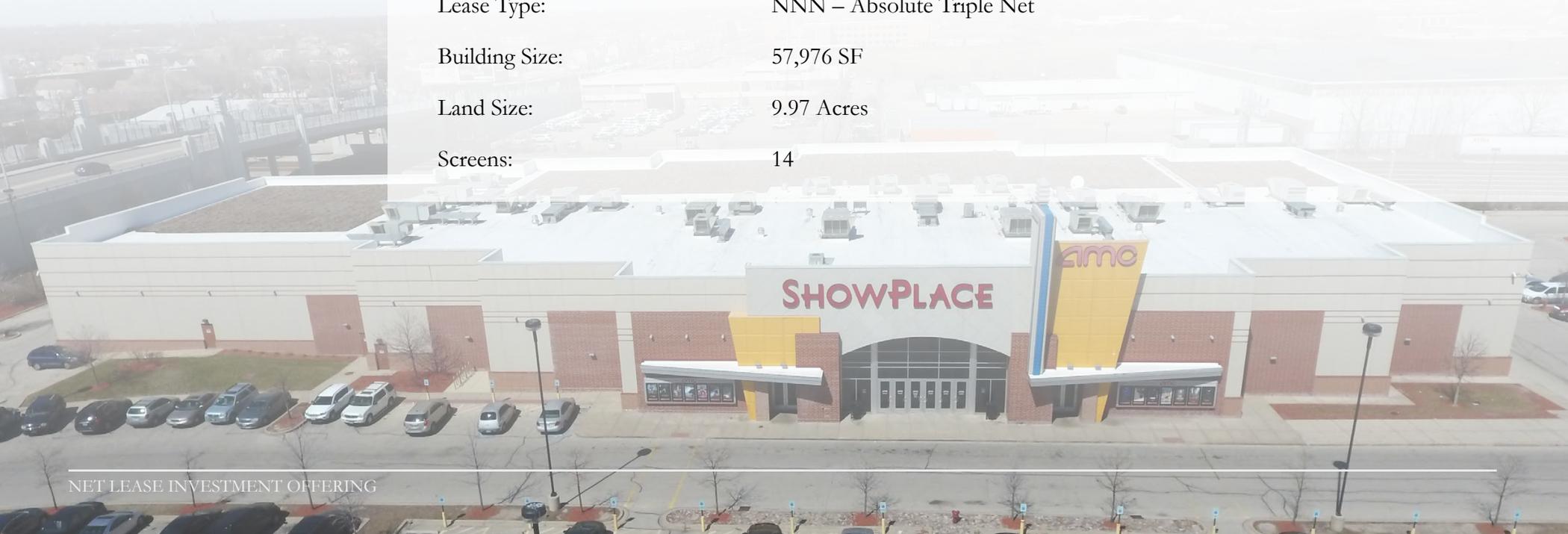


**INVESTMENT  
HIGHLIGHTS:**

- Located in the city of Chicago
- Dense infill location with high barriers to entry
- Well positioned in a dense neighborhood with limited competition
- 1,092,750 people live within 5 miles of the property earning an average household income of \$75,536
- Closest theatre is over 4 miles away
- Absolute triple net with zero landlord responsibilities
- Retailers in the surrounding area include Target, Lowe's, Jewel-Osco, Home Depot, Walmart and Walgreens
- The property is located next to the Hanover Park station along the Metra commuter rail line that connects Chicago to the western suburbs (6,349,815 riders in 2017)
- Rental escalations every 5 years
- Numerous schools and homes in the immediate area
- AMC has the largest share of the American theater market and will have approximately 200 million guests this year

**PROPERTY OVERVIEW:**

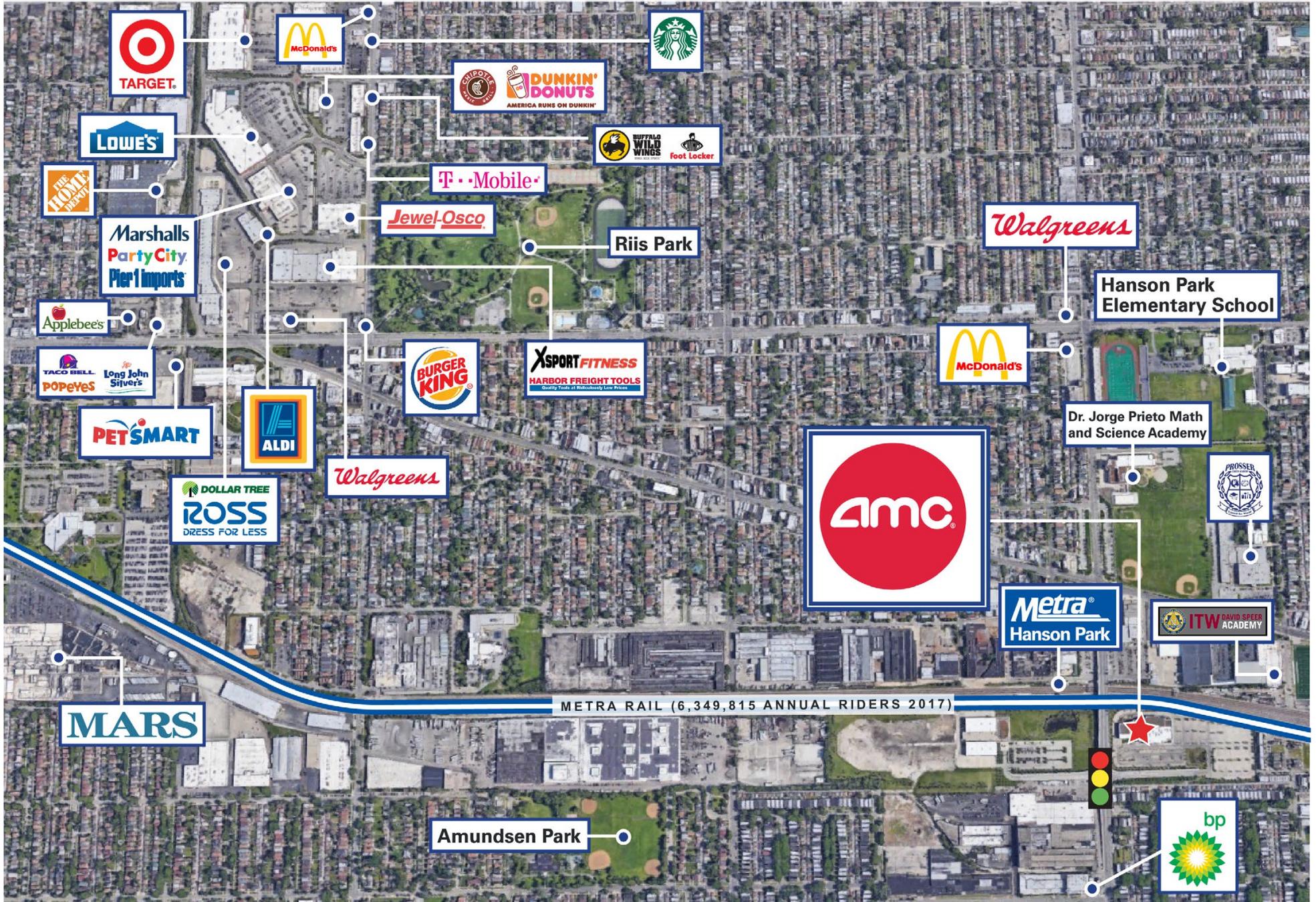
Price:	\$23,740,000
Cap Rate:	7.85%
Net Operating Income:	\$1,863,440
Rental Escalations:	CPI every 5 years capped at 10%
Next Rental Escalation:	February 1, 2023
Lease Expiration Date:	January 31, 2028
Renewal Options:	Three 5-Year
Year Built:	2007
Tenant:	American Multi-Cinema, Inc.
Lease Type:	NNN – Absolute Triple Net
Building Size:	57,976 SF
Land Size:	9.97 Acres
Screens:	14





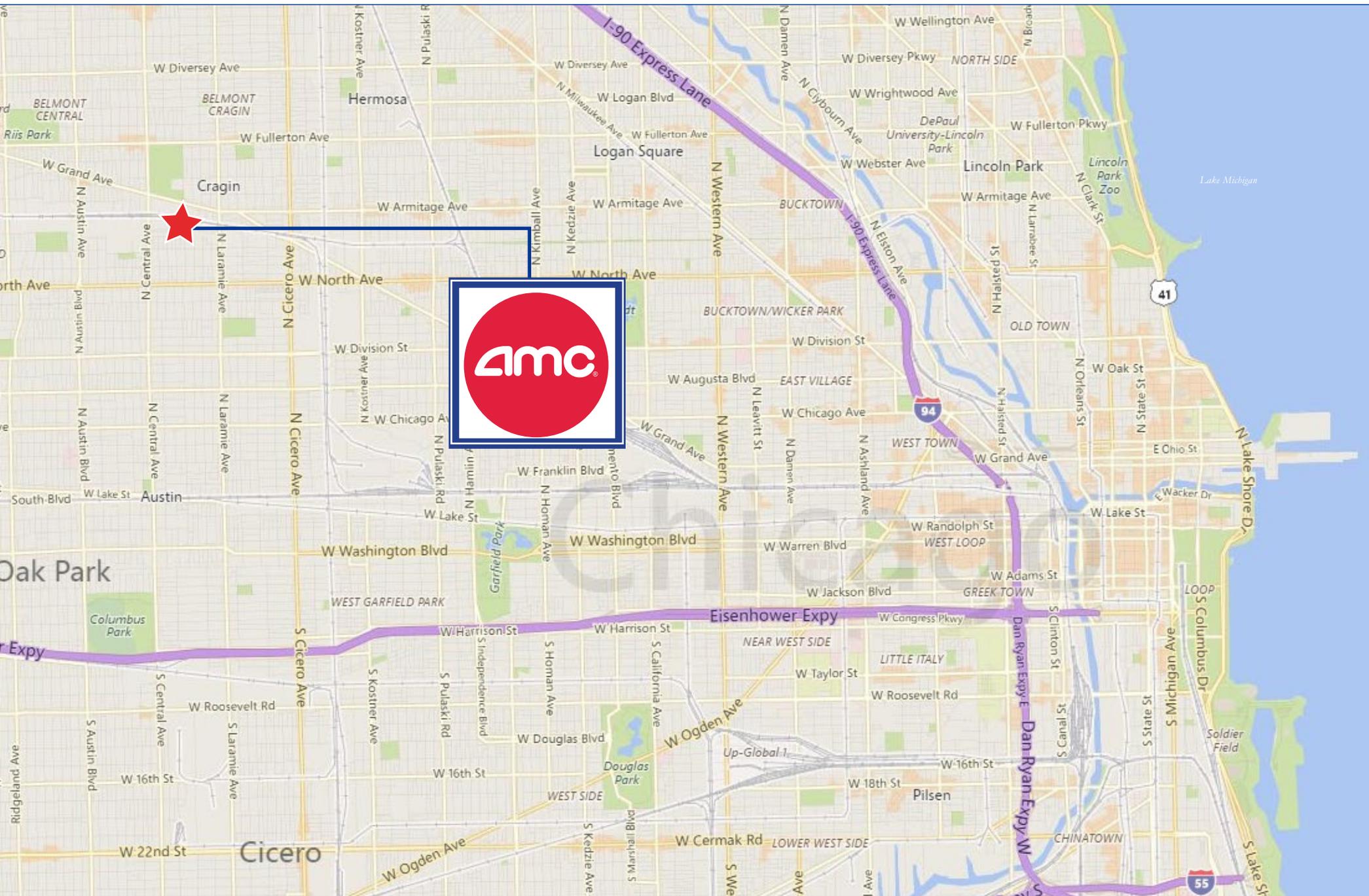


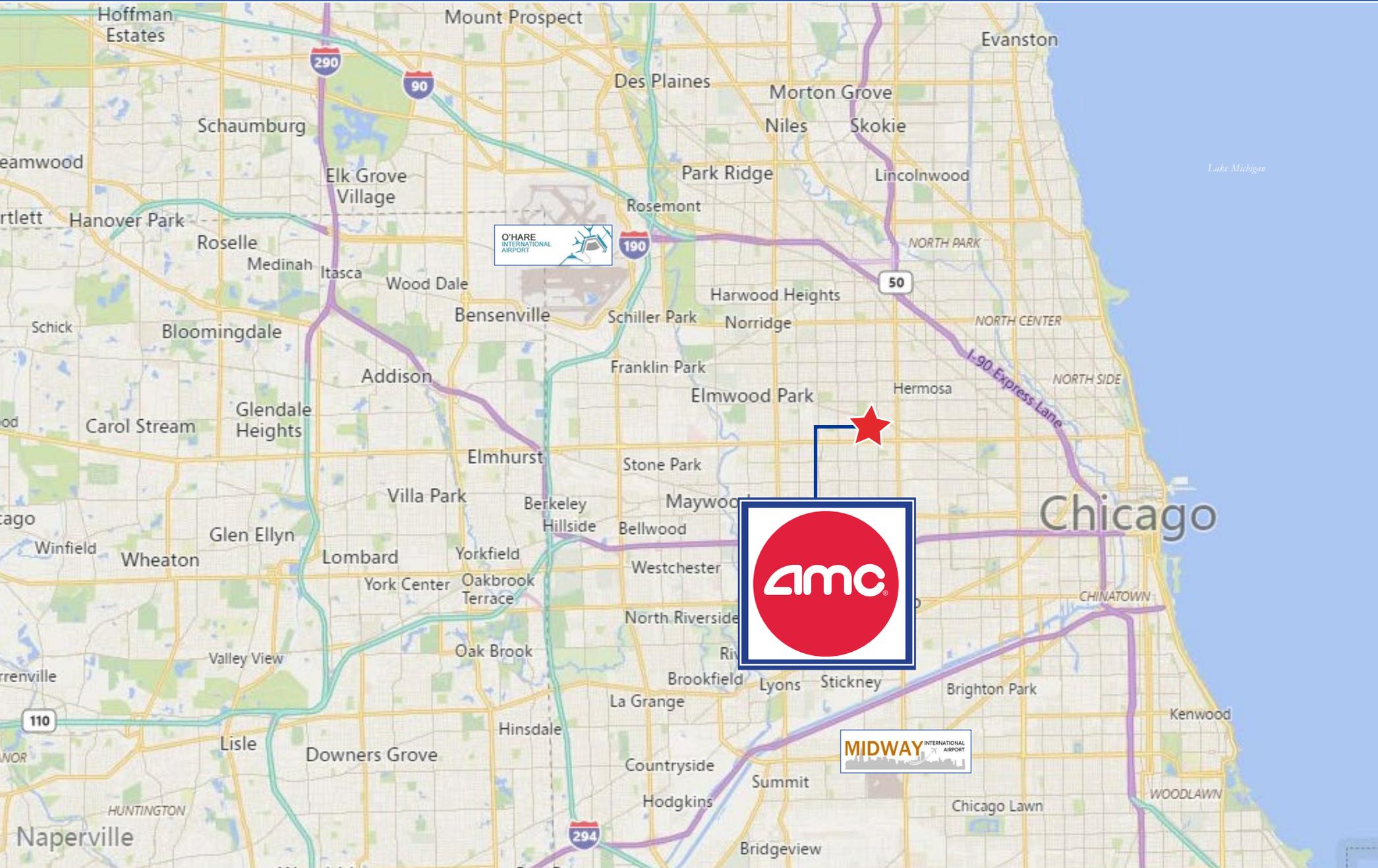
★ ★ ★ ★  
CITY OF CHICAGO











**DEMOGRAPHIC REPORT:**

<b>Population</b>	<b>1-Mile</b>	<b>3-Mile</b>	<b>5-Mile</b>
Total Population	61,481	472,421	1,092,750
Total Households	17,608	156,575	387,401

<b>Income</b>	<b>1-Mile</b>	<b>3-Mile</b>	<b>5-Mile</b>
Average Household Income	\$53,409	\$67,091	\$75,536



**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](http://www.cityofchicago.org)

**TENANT OVERVIEW:**

**AMC Theatres**

AMC Theatres is an American movie theater chain owned and operated by Wanda Group. Founded in 1920, AMC has the largest share of the American theater market ahead of Regal Entertainment Group and Cinemark Theatres. After acquiring Odeon Cinemas, UCI Cinemas and Carmike Cinemas in 2016, the chain became the largest in the world, with approximately 10,400 screens and 905 theatres through the United States and Europe.

Approximately 200 million guests will enjoy the best movie-going experience at AMC Theatres this year. AMC is recognized as the industry leader and an iconic destination for movie-goers. AMC has showed continued innovation through the co-founding of online ticketing, circuit-wide gift cards, a groundbreaking partnership with IMAX, the launch of AMC Stubs rewards program, and the introduction of AMC Dine-In Theatres. In recent years, AMC has continued to lead the industry by doing what it does best: focusing on its guests and providing the best-possible movie-going experience. Backed by its majority shareholder, The Wanda Group, AMC led the charge on the instillation of plush, power recliners, massively expanded and improved food and drink options for guests, including the introduction of MacGuffins Bars, and Coca-Cola Freestyle machines, and has made movie-going more immersive than ever through an expanded partnership with IMAX and the introduction of Dolby Cinema at AMC.

Website:	<a href="http://www.amctheatres.com">www.amctheatres.com</a>
Founded:	1920
Stock Symbol:	AMC
Market Capitalization:	\$2.13 billion
Number of Locations:	905
Employees:	34,000
Headquarters:	Leawood, KS





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