



MAPLE PARK PLACE

Core Plus Grocery-Anchored Multi-Tenant Shopping Center
Bolingbrook (Chicago MSA), IL

EXECUTIVE SUMMARY



EXECUTIVE SUMMARY | MAPLE PARK PLACE



OVERVIEW

Property Address

257-339 N Weber Rd,
Bolingbrook, IL 60440



Square Feet

212,320 SF / 21.73 Acres



Effective Occupancy

94%



Year Built

1992



Anchor Tenants

Aldi, Best Buy & Burlington



GROCERY-ANCHORED



UNIQUE VALUE CREATION
& NOI GROWTH



STABILIZED & ESSENTIAL
NEIGHBORHOOD
SHOPPING DESTINATION



LEASE-UP OPPORTUNITY
OF 13,412 SF



STRONG FUNDAMENTALS
WITH DYNAMIC TENANT
LINE-UP



EXCEPTIONAL
DEMOGRAPHICS WITH
HIGH INCOMES

Population	1-Mile	3-Mile	5-Mile
2021 Estimate	8,450	95,091	222,329
2026 Projection	8,892	99,318	232,498
Average Household Income			
2021 Estimate	\$135,650	\$143,573	\$138,982
Households			
2021 Estimate	2,652	29,530	72,791
2026 Projection	2,793	30,804	75,962

MAPLE PARK PLACE



First National Realty Partners, one of the nation's premier sponsors of commercial real estate partnerships, is proud to present the opportunity to invest in a grocery-anchored multi-tenant shopping center located in Bolingbrook, IL. Maple Park Place is an institutional quality, 212,320 square foot grocery-anchored shopping center that is 94% occupied and offers significant upside.

The property is under contract to be purchased for \$30,350,000 dollars which the members of First National Realty Partners' Investment Committee believe creates a compelling going-in cost basis with attractive cash-on-cash returns.

Maple Park Place is anchored by a 22,633 square-foot Aldi grocery store as well as a 44,198 square-foot Burlington and 31,849 square-foot Best Buy. Aldi has been a tenant since 2018, has lease term through February 2028 and maintains five 5-year renewal options that will allow them to remain at the site until 2053. Aldi joined the center in 2018 after the prior ownership downsized Best Buy to fit their current prototype. Aldi is a privately owned, German-based discount supermarket brand with over 2,000 locations across 36 states and 11,000 stores globally. Aldi generated over \$121 billion dollars in 2021. According to Placer.ai, this Aldi location ranks in the top 30% of all stores in the state in terms of foot-traffic.

In addition to Aldi, Burlington, and Best Buy, Maple Park Place features a high-quality tenant roster including Party City, Advanced Auto Parts, Dollar Tree, Meineke, Benjamin Moore and X-Sport Fitness. The remaining 13,412 SF of vacant space in the center provides FNRP with the opportunity to increase foot traffic, enhance cash flow and create meaningful upside.

Maple Park Place is situated in a densely populated and extremely affluent suburb approximately 33-miles west of downtown Chicago. The subject property is located at the intersection of Weber Road and Boughton Road which sees over 60,000 vehicles per day. The center is situated five miles west of the I-355 and I-55 interchange, which provides convenient regional access to downtown Chicago. Within a 5-mile radius of the property, the population is over 222,300 people and expected to grow by 4.6% over the next five years. Additionally, the average household incomes are over \$138,900.

ASSET MANAGEMENT PLAN | MAPLE PARK PLACE

To realize this potential, a straightforward business plan focused on creating value has been developed by **First National Realty Partners' Asset Management Team** to maximize investor returns. The Business Plan consists of the following key criteria:

1

The foundation of the business plan is driven by the ability to generate consistent levels of high annual income that will increase during the holding period from a stable mix of e-commerce resistant tenants that is anchored by an essential operating grocery tenant.

2

Multiple opportunities exist for value creation that starts with the lease up of approximately 13,412 square feet of rentable vacant space which has the potential to increase NOI by over \$330,000 dollars which is a 16% increase over existing NOI.

3

Party City is expiring in 2024 and is currently paying a below-market rent which provides a significant opportunity for FNRP to create value by bringing this rent to market. We also will negotiate new lease extensions with Aldi and other key tenants.

4

Utilize our world class operating platform and full-time staff of over 100 real estate professionals, led by our industry-leading in-house leasing team, to implement our asset management plan to increase occupancy while operating the property in a more efficient manner to reduce expenses and increase net operating income during the holding period.

5

Leverage our existing presence and market knowledge in IL to enhance operating efficiencies and drive value.

6

Utilize our strong institutional relationship with Aldi, Burlington, and other key tenants to maximize revenue and term.

7

Implement a cost segregation study to accelerate the depreciation of the property which will provide significant tax benefits to our partners throughout the holding period. These tax benefits have the potential for additional upside as a result of the recent passage of the CARES Act in March 2020.

8

The final element of the business plan is to exit with a sale in Year 3. The successful execution of the components of the Business Plan will allow for the sale of the property at a lower cap rate with higher net operating income at the conclusion of our hold period.

GROCERY-ANCHORED | MAPLE PARK PLACE



High Performing ALDI

22,633
SQ FT

Top 30%
Ranked in the
State of Illinois

National Grocery-Anchor

Anchored by a high performing ALDI, which provides significant drawing power to the property and has lease term through 2028. ALDI, a national grocery chain German-based company, is one of the world's largest privately-owned companies with over 2,000 locations in 36 states. According to Placer.ai, the ALDI at Maple Park Place is ranked in the top 30% in Illinois.



[illegible]

Maple Park Place is located in Bolingbrook, Illinois. Situated at the “main and main” intersection of Weber Road and Boughton Road, the shopping center benefits from its prominent location. The intersection sees daily traffic counts of over 60k VPD.

As part of Will County, the subject property benefits from lower real estate tax expense in Will County (relative to shopping centers situated within Cook County).

The center serves 95K residents within a 3-mile radius of the property with average household incomes of \$143K, and 222K residents earning average household incomes of \$138K within a 5-mile radius.

Maple Park Place is situated two and a half miles north of I-55 and five miles west of the full interchange between I-55 and I-355, both well-traveled interstates connect the subject property to Chicago and the nearby suburbs including Naperville, Lemont, Romeoville, Darien, and Downers Grove.

The Maple Park Place submarket notable retailers included Meijer, Home Depot, Target, Kohl's, Lowe's, Marshalls, and Jewel. The overall occupancy in the submarket is a healthy 95%.

INVESTMENT HIGHLIGHTS | MAPLE PARK PLACE

Stable Income Stream | 75% Of Base Rent From National Retailers

Maple Park Place has a stable revenue stream with 75% of base rent coming from national retailers that boast a combined WALT of 5.2 years. The rightsizing of Best Buy to their prototype size coupled with the addition of ALDI solidified Maple Park Place as one of the dominant centers in the market. Recent renewals with Ross Dress For Less, Benjamin Moore, and Fantastic Sam's further support ongoing tenant retention.

Value Enhancement

Maple Park Place features a unique value-add opportunity as the shopping center is currently 94% leased, allowing FNRP to lease 6 available units totaling 13,412-square feet.



LEASE-UP OPPORTUNITY OF 13,412 SF



FNRP 360™

National Tenant Network.
Highly-Talented In-House Leasing Team.
A World-Class Operating Platform.

[LEARN MORE](#)

Dynamic Tenant Line-Up

Complementing ALDI is a diversified "best in class" tenant line-up consisting of retail, service, dining, and specialty tenants including Ross Dress For Less, Burlington, Best Buy, and Dollar Tree. The strong assortment of tenants provides the center with a strong consumer draw. A high performing X Sport Fitness (24/7) is also a significant traffic facilitator for the shopping center.



Maple Park Place is A Retail & Lifestyle Center

Strong draw from a 24hr/7 gym, providing daily visitors and cross-shopping synergies.



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BOLINGBROOK, IL | MAPLE PARK PLACE

National Tenant Line-Up

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INVESTMENT HIGHLIGHTS | MAPLE PARK PLACE

Outstanding Demographics | Desirable Western Chicago Suburb

There are currently 95K residents within a 3-mile radius of the property with average household incomes of \$143K, and within 5 miles these numbers increase to 222K residents earning average household incomes of \$138K.

Exceptional Location | 60k VPD

The subject property is located at the “main and main” intersection of Weber Road and Boughton Road, where 60,600 vehicles pass each day. The center is conveniently situated five miles west of the full interchange of I-355 and I-55 and two and a half miles north of I-55, which provides convenient regional access to downtown Chicago. Bolingbrook is an affluent western suburb with over 75,000 residents in the community.

Will County Advantage

As part of Will County, the subject property benefits from lower real estate tax expense relative to shopping centers situated within Cook County. The lower tax expense will help FNRP increase future rental rates. Will County has also added almost 70,000 single family houses over the last 20 years, validating the desirability of the area.



95,000+
3-Mile Population



\$143,000+
3-Mile Avg. HH Income



222,000+
5-Mile Population



\$138,000+
5-Mile Avg. HH Income

TENANCY | MAPLE PARK PLACE

Outstanding Demographics | Desirable Western Chicago Suburb

Maple Park Place is a 94% leased, 212,320 square foot grocery-anchored center, featuring ALDI, Best Buy, Burlington, Ross Dress For Less, X Sport, Dollar Tree, and Party City.

Recent Renewals



Benjamin Moore (2030)



Ross Dress For Less (2027)



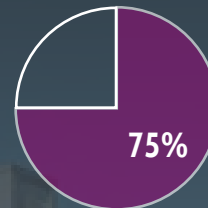
Fantastic Sam's (2026)



The Best Buy right sizing and 10-year lease extension in 2017 secured its position in the shopping center for the long term.

13,412 SF
AVAILABLE
TO BE LEASED

94%
OCCUPANCY



75% Of Base Rent Comes From National Retailers

Aldi, Burlington, Ross, Best Buy, Dollar Tree, Party City, Advanced Auto, and Benjamin Moore.

15+
YEARS

Long-Term Tenant Commitment

Best Buy, Advance Auto Parts, Benjamin Moore, Fantastic Sam's, Meineke Muffler and Car Care, and X Sport have all been operating at the center for over 15 years.

RETAIL MAP FACING SOUTHWEST | MAPLE PARK PLACE



RETAIL MAP FACING EAST | MAPLE PARK PLACE



RETAIL MAP FACING NORTHWEST | MAPLE PARK PLACE



RETAIL MAP FACING SOUTH | MAPLE PARK PLACE



FINANCIAL
OVERVIEW



FINANCIAL MODEL

MAPLE PARK PLACE

MAPLE PARK PLACE	6/31/23	6/31/24	6/31/25
Potential Base Rent	2,540,766	2,604,602	2,696,957
Other Revenue	3,894	4,011	4,131
Absorption & Turnover Vacancy	(227,413)	(127,732)	0
Scheduled Base Rent	2,317,247	2,480,881	2,701,088
+ Expense Reimbursement Revenue	852,519	930,637	1,017,305
Potential Gross Income	3,169,766	3,411,518	3,718,393
- General Vacancy Loss	0	(8,668)	(86,213)
Effective Gross Revenue	3,169,766	3,402,850	3,632,180
Operating Expenses			
- CAM	280,670	289,090	297,764
- Insurance	65,819	72,401	79,641
- Property Taxes	592,141	621,748	652,835
- Property Management Fee	158,488	170,142	181,609
Total Operating Expenses	1,097,118	1,153,381	1,211,849
Net Operating Income	2,072,648	2,249,469	2,420,331
Below NOI Costs			
- Tenant Improvements	105,000	334,500	40,000
- Leasing Commissions	24,917	139,720	11,008
- CapEx	880,375	0	0
+ Release of Reserves	(1,010,292)	(474,220)	(51,008)
- Lender Required Capital Reserves	31,848	32,803	33,788
- Admin	41,733	41,733	41,733
- Asset Management Fee	303,500	303,500	303,500
Total Leasing, Capital & Asset Mgt Costs	377,081	378,036	379,021
Cash Flow Before Debt Service	1,695,567	1,871,433	2,041,310
Debt Service	874,831	895,223	897,416
Net Distributable Cash Flow	820,735	976,210	1,143,893
Net-Net to the Partner	5.8%	6.9%	8.0%
Average Net-Net to the Partner	5.8%	6.3%	6.9%

SAMPLE INVESTMENT

MAPLE PARK PLACE

SAMPLE INVESTMENT

	Year 0	Year 1	Year 2	Year 3
Sample Investment Based on a 3-Year Hold	(1,000,000)			
Return of Capital				1,000,000
Annual Cash Distributions		57,720	68,654	80,447
Plus Upside				181,006
Total Cash Flows	(1,000,000)	57,720	68,654	1,261,453
Annualized Rate of Return				12.5%
Equity Multiple				1.4x

SENSITIVITY ANALYSIS

MAPLE PARK PLACE

EXIT CAP RATE SENSITIVITY

Cap Rate	Exit NOI	Net Exit Value	IRR	Net Profit	Equity Multiple
5.8%	2,536,199	43,038,528	17.6%	7,501,555	1.6x
6.0%	2,536,199	41,252,697	15.0%	6,251,473	1.5x
6.3%	2,536,199	39,609,164	12.5%	5,101,000	1.4x
6.5%	2,536,199	38,091,571	10.1%	4,038,685	1.3x
6.8%	2,536,199	36,685,978	7.8%	3,054,770	1.2x

NOI SENSITIVITY





NOI Adjustment	Exit NOI	Net Exit Value	IRR	Net Profit	Equity Multiple
90.0%	2,282,579	35,648,247	5.6%	2,125,462	1.2x
95.0%	2,409,389	37,628,705	9.2%	3,613,231	1.3x
100.0%	2,536,199	39,609,164	12.5%	5,101,000	1.4x
105.0%	2,663,009	41,589,622	15.7%	6,588,768	1.5x
110.0%	2,789,819	43,570,080	18.7%	8,076,537	1.6x

SITE PLAN & TENANT LINE-UP | MAPLE PARK PLACE






Unit	Tenant	SF
1	Uncle Remus Saucy Fried Chicken	2,295
2	Zeda Nails	2,400
3	Benjamin Moore	2,325
4	AVAILABLE	1,605
5	Diya's Threading and Waxing	1,200
6	Best Buy	31,849
7	AVAILABLE	4,012
9	X-Sport Fitness	16,400
10	Emad Saidi, DMD	1,600
11	AVAILABLE	1,600
12	Dollar Tree	11,924
15	Fantastic Sams	1,190
16	Discount Nutrition Store	1,610
17	AVAILABLE	1,400
18	AVAILABLE	2,800
20	Party City	20,000
23	Ross Dress For Less	26,984
24	Burlington	44,198
25	Meineke Muffler and Car Care	4,600
29	Advance Auto Parts	7,700
34	AVAILABLE	1,995
36	Aldi	22,633
Total SF		212,320





RENT ROLL | MAPLE PARK PLACE

Suite	Tenant	Sq.Feet	Commencement Date	Expiration Date	Renewal Options	Rent PSF	Rent Escalations	Step-Up Date
1	Uncle Remus Saucy Fried Chicken	2,295	11/20/2019	5/31/2025	One 5-year	\$23.93	\$24.40 \$24.89 \$25.39 \$25.90 \$26.41 \$26.96 \$27.48	6/1/2023 6/1/2024 6/1/2025 - First Option 6/1/2026 6/1/2027 6/1/2028 6/1/2029
								
2	Zeda Nails	2,400	9/19/2013	1/31/2030	One 5-year	\$23.00	\$25.30 \$27.83	11/1/2024 2/1/2030 - First Option
3	Benjamin Moore	2,325	12/1/1995	12/31/2030	Two 5-year	\$22.50	\$24.75 \$27.23 \$29.95	1/1/2026 1/1/2031 - First Option 1/1/2036 - Second Option
								
4	Vacant	1,605						
5	Diya's Threading and Waxing	1,200	5/7/2019	5/31/2024	None	\$26.00	\$26.52	6/1/2023
6	Best Buy	31,849	6/12/2002	3/31/2028	Two 5-year	\$10.25	\$10.50 \$10.50 \$10.50	4/1/2023 4/1/2028 - First Option 4/1/2033 - Second Option
								
7	Vacant	4,012						
9	X-Sport	16,400	9/1/1998	4/30/2029	Four 5-year	\$15.97	\$17.57 \$19.33 \$21.26 \$23.39 \$25.73	5/1/2024 5/1/2029 - First Option 5/1/2034 - Second Option 5/1/2039 - Third Option 5/1/2044 - Fourth Option
								

RENT ROLL | MAPLE PARK PLACE

Suite	Tenant	Sq. Feet	Commencement Date	Expiration Date	Renewal Options	Rent PSF	Rent Escalations	Step-Up Date
10	Emad Saidi, DMD	1,600	3/6/2019	3/31/2029	One 5-year	\$19.38	\$19.87 \$20.37 \$20.87 \$21.40 \$21.93 \$22.48 \$23.04 \$23.62 \$24.21 \$24.82 \$25.44	4/1/2023 4/1/2024 4/1/2025 4/1/2026 4/1/2027 4/1/2028 4/1/2029 - First Option 4/1/2030 4/1/2031 4/1/2032 4/1/2033
11	Vacant	1,600						
12	Dollar Tree 	11,924	8/11/2009	8/31/2027	Two 5-year	\$9.50	\$10.00 \$10.50 \$11.00	9/1/2022 9/1/2027 - First Option 9/1/2032 - Second Option
15	Fantastic Sam's	1,190	3/1/1992	4/30/2026	None	\$22.86	\$23.55	3/1/2025
16	Discount Nutrition Store	1,610	8/6/2021	3/31/2026	One 5-year	\$16.00	\$16.50 \$17.00 \$17.50 \$18.03 \$18.57 \$19.12 \$19.70 \$20.29	4/1/2023 4/1/2024 4/1/2025 4/1/2026 - First Option 4/1/2027 4/1/2028 4/1/2029 4/1/2030
17	Vacant	1,400						
18	Vacant	2,800						
20	Party City 	20,000	5/1/2015	3/31/2024	None	\$7.43		
23	Ross Dress For Less 	26,984	8/29/2011	1/31/2027	Three 5-year	\$7.88	\$8.34 \$8.80 \$9.27	2/1/2027 - First Option 2/1/2032 - Second Option 2/1/2037 - Third Option

RENT ROLL | MAPLE PARK PLACE

Suite	Tenant	Sq.Feet	Commencement Date	Expiration Date	Renewal Options	Rent PSF	Rent Escalations	Step-Up Date
24	Burlington	44,198	9/22/2017	2/29/2028	Four 5-year	\$10.74	\$11.43 \$11.88 \$12.34 \$12.80 \$13.25	3/1/2023 3/1/2028 - First Option 3/1/2033 - Second Option 3/1/2038 - Third Option 3/1/2043 - Fourth Option
								
25	Meineke Muffler and Car Care	4,600	8/29/2003	8/31/2023	None	\$17.48	\$18.00	9/1/2022
								
29	Advance Auto Parts	7,700	2/21/2006	2/28/2026	None	\$17.91	\$18.40 \$19.00 \$19.57	6/1/2023 6/1/2025 6/1/2025
								
34	Vacant	1,995						
36	ALDI	22,633	11/1/2018	10/31/2028	Five 5-year	\$10.51	\$11.56 \$12.71 \$13.98 \$15.39 \$16.92	11/1/2028 - First Option 11/1/2033 - Second Option 11/1/2038 - Third Option 11/1/2043 - Fourth Option 11/1/2048 - Fifth Option
								

Occupied	198,908	93.7%
Vacant	13,412	6.3%
Total SF	212,320	100%



MARKET OVERVIEW

MARKET OVERVIEW | MAPLE PARK PLACE

Bolingbrook, Will County, Illinois

Maple Park Place is located at the corner of Weber Road and Boughton Road in Bolingbrook, Will County, Illinois. The village of Bolingbrook is the second largest village in the state of Illinois. It encompasses 24 square miles and is located approximately 28 miles from downtown Chicago. Within a three-mile radius of the center there are more than 95,000 people enjoying average household incomes of \$143,000. Maple Park Place is located two and a half miles north of a full interchange with the highly traveled Interstate 55 (93K VPD) and Veterans Parkway. Interstate 55 runs from Plainfield and Joliet northeast to downtown Chicago.

Economy

Known as “a place to grow”, Bolingbrook is the second largest village in the state of Illinois and has seen significant population and economic growth in recent years. The population has increased nearly 70% over the last 15-years due to the booming commercial development that’s attracted numerous people to the community for jobs and affordability. In 2021, the village announced the groundbreaking of Springs at Lily Cache Creek and Sawgrass. Springs at Lily Cache Creek is a luxury 320-apartment community, which is located one mile south of Maple Park Place. Sawgrass is located near the intersection of Hassert Boulevard and Essington Road. The project is a 52.165-acre subdivision that will comprise 121 single-family homes, falling within the Indian Prairie School District 204, and six outlots. Homes will range in size from about 2,400-3,300 square feet and have three to four bedrooms. Both subdivisions are expected to open in 2022. Bolingbrook is also home to 24 corporate headquarters including major companies like Ulta, ATI Physical Therapy, WeatherTech, and Impact Networking. Additionally, the village houses over 13 million square feet of industrial development and warehouses occupied by Amazon, General Motors, Sprint, Home Depot, and many more.

Major Bolingbrook Employers

Ranking	Company	Total Employees
1	WeatherTech	1,535
2	Ulta	1,232
3	Southern Glaziers Wine & Spirits	850
4	Amita	775
5	G & W Electric	670
6	Menasha	645
7	Ferrara Candy	630
8	ATI Physical Therapy	600
9	Fairrington LLC	450
10	West Liberty Foods	350

Education

Majority of Bolingbrook lies within the boundaries of Valley View School District 365U, which has approximately 16,000 students in 22 educational facilities. The village of Bolingbrook houses 8 elementary schools, 3 middle schools, and 1 high school. Bolingbrook High School has enrollment of approximately 3,450 students and is located two miles southeast of Maple Park Place.



57.6 Million
Annual Tourist

FORTUNE 500

37
Fortune 500
Companies



9.5 Million
Chicago MSA Residents

Chicago Overview

Chicago, the third largest city in the nation, serves as the economic and cultural capital of the Midwest. The Chicago Metropolitan Statistical Area ("MSA") encompasses fourteen counties in Illinois, Indiana, and Wisconsin. The Chicago MSA covers 9,581 square miles of land and water and is the third largest MSA in the nation with over 9.5 million people. The region was established at a natural portage between the Great Lakes and the Mississippi Valley and has served as the pivotal link in the nation's water, rail, and aviation networks. The Chicago MSA is a leader in financial trading, higher education, logistics, healthcare, manufacturing, and cultural institutions and is home to the headquarters of thirty-seven Fortune 500 corporations, including Boeing, Walgreens, Kraft Heinz, McDonald's, Motorola, Sara Lee, and United Airlines. The City of Chicago is an approved investment market for the vast majority of public, institutional, and private real estate investment firms.

CHICAGO OVERVIEW | MAPLE PARK PLACE

Stocking The Workforce

Chicago colleges produce more than 150k graduates per year

An Economic Powerhouse

Chicago's MSA has the 3rd largest GDP in the nation

Financial Anchor

Second-largest central business district in the United States

Impressive Academics

Top rated programs among the 130 area colleges & universities

Largest Employers

Ranking	Employer	Sector	Total Employees
1	U.S Government	Government	45,736
2	Chicago Public Schools	Education	37,731
3	City of Chicago	Government	31,621
4	Advocate Aurora Health	Healthcare	25,917
5	Cook County	Government	22,438
6	Northwestern Memorial	Healthcare	21,264

Largest Employers

Ranking	Employer	Sector	Total Employees
7	Amita Health	Healthcare	20,046
8	University of Chicago	Education	18,276
9	Amazon.com Inc	Retail	14,610
10	United Continental Holdings	Aviation	14,520

Economic Epicenter

Chicago has developed from America's industrial capital into one of the nation's most dynamic and diversified economies, with strengths in financial services, transportation, insurance, pharmaceuticals, and retailing. In addition, Chicago is home to four of the nation's largest financial exchanges, including the Chicago Board of Trade, the Chicago Board Options Exchange, the Chicago Mercantile Exchange, and the Chicago Stock Exchange. Major U.S. money center banks and nearly ninety foreign banks, including more than forty full-service branches, have operations in Chicago. These institutions serve as a major source of investment capital for the Midwest, providing clients with access to the Euro- Markets and facilitating both imports to the Midwest and exports of the region's products overseas. Public employment and services are provided by six county governments, 270 cities and villages, and nearly 1,000 schools, park, and other special-purpose districts.

TENANT OVERVIEW



TENANT OVERVIEW | MAPLE PARK PLACE



AREA: 22,633 SF
DATE OCCUPIED: Nov-2018
LEASE END: Oct-2028

ALDI is the nation's leading low-price grocer specifically focused on creating efficiencies at every level. German-based ALDI is one of the world's largest privately-owned companies with over 10,000 locations across North America, Europe, and Australia. A family trust established by owner Theo Albrecht has owned Trader Joe's since 1979. The private company began U.S. operations in 1976 with its first store in southeastern Iowa. Since then, ALDI has grown into a multi-billion-dollar retail business with over 2,000 locations in 36 states. The company is headquartered in Batavia, Illinois.



AREA: 31,849 SF
DATE OCCUPIED: May-2002
LEASE END: Mar-2028

Best Buy Co. Inc. (NYSE: BBY) is a provider of consumer technology products and services. The Company offers a range of merchandise and services to its customers, including computing and mobile phones, consumer electronics, appliances, entertainment and other products. Its services include consultation, delivery, design, health-related services, installation, memberships, repair, set-up, technical support, and warranty-related services. The Company's business segments are Domestic and International. Best Buy Co., Inc. was founded in 1966 and is headquartered in Richfield, Minnesota.



LOCATIONS	2,000
FOUNDED	1976
EMPLOYEES	25,000
REVENUE	\$106.3 Billion
PARENT	Albrecht Discounts
SUBSIDIARIES	Trader Joe's
HEADQUARTERS	Batavia, Illinois
WEBSITE	aldi.com



LOCATIONS	1,159
FOUNDED	1966
EMPLOYEES	102,000
REVENUE	\$47.262 Billion
STOCK TICKER	BBY (NYSE)
SUBSIDIARIES	Geek Squad
HEADQUARTERS	Richfield, Minnesota
WEBSITE	bestbuy.com

TENANT OVERVIEW | MAPLE PARK PLACE



AREA: 22,633 SF
DATE OCCUPIED: Aug-2011
LEASE END: Jan-2027

Ross Stores, Inc. (NASDAQ: ROST), together with its subsidiaries, operates off-price retail apparel and home fashion stores under the Ross Dress for Less and dd's DISCOUNTS brands. Its stores primarily offer apparel, accessories, footwear, and home fashions. The company's Ross Dress for Less stores sell its products at department and specialty stores primarily to middle income households; and dd's Discounts stores sell its products at department and discount stores regular prices to customers from households with moderate income. Ross Stores, Inc. operates approximately 1,630 off-price apparel and home fashion stores in 40 states, the District of Columbia, and Guam. The company was incorporated in 1957 and is headquartered in Dublin, California.



AREA: 7,700 SF
DATE OCCUPIED: Feb-2006
LEASE END: Feb-2026

Advance Auto Parts (NYSE: AAP) Advance Auto Parts is a leading automotive aftermarket parts provider that serves both professional installer and do-it-yourself customers. Advance operates approximately 5,000 stores and Worldpac branches throughout the United States, Canada, Puerto Rico and the U.S. Virgin Islands. The Company also serves independently owned Carquest branded stores across these locations in addition to Mexico and various Caribbean Islands.



LOCATIONS	1,630
FOUNDED	1957
EMPLOYEES	88,100
REVENUE	\$180.2 Billion
STOCK TICKER	ROST (NASDAQ)
SUBSIDIARIES	dd's Discounts
HEADQUARTERS	Dublin, CA
WEBSITE	rossstores.com



LOCATIONS	5,000
FOUNDED	1932
EMPLOYEES	68,000
REVENUE	\$11 Billion
STOCK TICKER	AAP (NYSE)
SUBSIDIARIES	Carquest, WorldPac, Motologic, Inc, & More
HEADQUARTERS	Raleigh, NC
WEBSITE	advanceautoparts.com

TENANT OVERVIEW | MAPLE PARK PLACE



AREA: 44,198 SF
DATE OCCUPIED: Sep-2017
LEASE END: Feb-2028

Burlington Stores, Inc. (NYSE: BURL) operates as a retailer of branded apparel products in the United States. The company offers fashion-focused merchandise, including women's ready-to-wear apparel, menswear, youth apparel, baby products, footwear, accessories, home décor and gifts, and coats. The company operates 750 stores throughout the United States. Burlington Stores, Inc. was founded in 1972 and is based in Burlington, New Jersey.



LOCATIONS	750
FOUNDED	1972
EMPLOYEES	40,000+
REVENUE	\$6.11 Billion
STOCK TICKER	BURL (NYSE)
SUBSIDIARIES	Burlington Coat Factory Of Texas Inc,
HEADQUARTERS	Burlington, NJ
WEBSITE	burlington.com



AREA: 11,924 SF
DATE OCCUPIED: Aug-2009
LEASE END: Aug-2027

Dollar Tree Stores, Inc. (NASDAQ: DLTR) Dollar Tree, Inc. owns and operates discount variety stores offering merchandise at fixed prices. It operates through the Dollar Tree and Family Dollar segments. The Dollar Tree segment includes operations under Dollar Tree and Dollar Tree Canada brands, with its distribution centers in the United States and Canada. The Family Dollar segment consists of a chain of general merchandise retail discount stores providing consumers with a selection of competitively priced merchandise in convenient neighborhood stores. The company was founded by J. Douglas Perry and Macon F. Brock, Jr. in 1953 and is headquartered in Chesapeake, VA. The listed name for DLTR is Dollar Tree Inc. Common Stock.



LOCATIONS	1,000+
FOUNDED	1986
EMPLOYEES	210,565
REVENUE	\$25.51 Billion
STOCK TICKER	DLTR (NASDAQ)
SUBSIDIARIES	Family Dollar
HEADQUARTERS	Chesapeake, VA
WEBSITE	dollartree.com

TENANT OVERVIEW | MAPLE PARK PLACE



AREA: 20,000 SF
DATE OCCUPIED: May-2015
LEASE END: Mar-2024

Party City (NYSE: PRTY) Party City Holdco Inc. is a party goods retailer and supplier of decorated party goods. The Company operates through two segments: Retail and Wholesale. The Wholesale segment designs, manufactures, contracts for manufacture and distributes party goods, including paper and plastic tableware, metallic and latex balloons, Halloween and other costumes, accessories, novelties, gifts and stationery throughout the world. The Retail segment operates specialty retail party supply stores in the United States and Canada, principally under the names Party City and Halloween City, and it operates e-commerce Websites, principally through the domain name PartyCity.com. The Retail segment also franchises both individual stores and franchise areas throughout the United States, Mexico, and Puerto Rico, principally under the name Party City. Its Party City network consists of over 800 company-owned and franchise stores throughout North America. Founded in 1947, Party City is headquartered in Rockaway, New Jersey.



AREA: 16,400 SF
DATE OCCUPIED: Sep-1998
LEASE END: Apr-2029

Founded in 1997, **X Sport Fitness Health Clubs** is one of America's fastest growing fitness chains with gyms in Chicago, New York, and Washington D.C. Their gyms offer members state-of-the-art equipment and facilities, combined with first class service, quality personal training, educational programs, dietary supplements, and the latest in fitness apparel. Maple Park Place is one of 31 locations in the Chicagoland area. X Sport Fitness operates 40 locations throughout Chicago, New York, and Washington, D.C.



LOCATIONS	800+
FOUNDED	1947
EMPLOYEES	16,500
REVENUE	\$2.1 Billion
STOCK TICKER	PRTY (NYSE)
HEADQUARTERS	Elmsford, NY
WEBSITE	partycity.com



LOCATIONS	40
FOUNDED	1986
EMPLOYEES	1,750
REVENUE	\$204.8 Million
HEADQUARTERS	Chesapeake, VA
WEBSITE	xsportfitness.com

DISCLAIMER

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