



BIMBO BAKERIES USA

OFFERING MEMORANDUM | 1311 W. CARDINAL COURT | URBANA, IL

NEWMARK

THE INVESTMENT

5 THE OFFERING

6 INVESTMENT HIGHLIGHTS

THE TENANT

8 TENANT/CREDIT OVERVIEW

9 LEASE ABSTRACT

RENT SCHEDULE

11 LOCATION MAP

12 AERIAL MAP

15 SITE PLAN

URBANA, ILLINOIS

17 LOCATION OVERVIEW

18 DEMOGRAPHICS



THE INVESTMENT



THE OFFERING

Newmark's Net Lease Practice Group has been retained to exclusively offer the opportunity to purchase the Bimbo Bakeries USA-leased property located in Urbana, Illinois.

The facility is leased to Bimbo Bakeries USA, LLC under a 15 year lease with approximately 10.5 years remaining. Bimbo Bakeries is operating under a NN lease with landlord responsibilities limited to maintaining and replacing the roof and structure for the duration of the lease -- and parking for the first five years. The lease features 5% rental escalations every five years throughout the initial term and the three (3), five (5) year options periods.

The property is centrally located within close proximity to Interstate 74 (54K VPD) and Interstate 57. Other nearby national credit tenants include FedEx Corporation, Ryder, Home Depot, Holiday Inn Express, Wyndham Garden Inn and the University of Illinois (student body population of 44K) to name a few. In addition, the area is well populated with a growing population of 141,000 residents in the 5 mile radius.

Bimbo Bakeries USA, LLC is the American corporate arm of the \$15.45BB multi-national bakery company Grupo Bimbo (BMV:BIMBO). In 2019, Grupo Bimbo North American division generated \$7.6BB in revenues. The US division has over 20,000 employees and is headquartered in Horsham, PA. Grupo Bimbo owns an investment grade credit rating of BBB by Standard & Poor's and is currently #49 on the Fortune 500 list.

Property Summary	
Price	\$1,600,000
Cap Rate	5.58%
NOI	\$89,264.59

Bimbo Bakeries USA Urbana, IL	
Location	1311 W. Cardinal Court
Property description	Office / Warehouse Distribution
Building area	5,000
Acreage	1.75
Construction	Metal
Dock doors	6
Environmental	Clean Phase I
Parking lot	Concrete
Year built	2016
Remaining term	Approximately 10.5 years
Room to expand	Yes: 5,000 SF



10+ YEAR
LEASE TERM

5% RENTAL INCREASES
EVERY FIVE YEARS

BUILT TO SUIT CONSTRUCTION
INDUSTRIAL DISTRIBUTION



JUST OFF
INTERSTATE 74
54,700 VPD



HOME OF THE
UNIVERSITY OF ILLINOIS
AT URBANA-CHAMPAIGN

INVESTMENT HIGHLIGHTS

BUILT TO SUIT CONSTRUCTION WITH ADD'L ROOM TO EXPAND

The subject property was built in 2016 and consists of a 5,000 SF building on a 1.75 acre parcel of land with additional room to expand. This was a built to suit project developed specifically for the tenant who uses the facility as sorting and distribution facility for the Urbana-Champaign MSA.

STRONG, INVESTMENT GRADE CREDIT PARENT

Bimbo Bakeries USA, LLC is the American corporate arm of the \$15.45 billion multi-national bakery company Grupo Bimbo (BMV:BIMBO). In 2019, the North American Division generated \$7.6 billion in revenues. Grupo Bimbo owns an investment grade credit rating of BBB by Standard & Poor's. Bimbo Bakeries USA, LLC is headquartered in Horsham, PA with 20,000 U.S. employees and over 60 US bakeries.

LONG-TERM PASSIVE LEASE

Bimbo Bakeries USA, LLC signed a 15 year lease with 10.5 years of term remaining (Lease expiration date of 12/1/2031). The lease features landlord responsibilities limited to maintenance and replacement of roof and structure for the life of the lease, and parking for the first five years.

ATTRACTIVE RENT ESCALATIONS

The Bimbo Bakeries USA, LLC lease also include 5% rent escalations every five years in the initial term and throughout the three (3), five (5) year renewal options.

STRONG LOGISTICS LOCATION

The property is centrally located within close proximity to Interstate 74 (54K VPD) and Interstate 57. Other nearby national credit tenants include FedEx Corporation, Ryder, Home Depot, Holiday Inn Express, Wyndham Garden Inn and the University of Illinois (student body population of 44K) to name a few. In addition, the area is well populated with a growing population of 141K residents in the 5 mile radius.

THE TENANT



Parent
Grupo Bimbo

Guarantor
Bimbo Bakeries USA, LLC



S&P RATING
BBB (Parent)

Stock Symbol
BMV: BIMBO



U.S. Corporate HQ
Horsham, PA



2019 North American Revenues
\$7.6 billion



Industry
Food Processing & Distribution



Number of U.S. Employees
20,000



Website
www.bimbobakeriesusa.com

TENANT/CREDIT OVERVIEW



Grupo Bimbo is the largest baking company in the world generating \$15.45 billion in net sales in 2019. They produce and distribute fresh and frozen sliced bread, buns, cookies, snacks, salted snacks and confectionery products, among others, in 32 countries throughout the Americas, Europe and Asia. The North American division generates approximately 49% of Grupo Bimbo's total revenues and 41% of their EBITDA. Bimbo Bakeries USA, LLC is the American corporate arm of the multinational bakery company.

Bimbo Bakeries USA's story begins in 1994, when Grupo Bimbo – Mexico's largest baking company with operations in 32 countries – purchased La Hacienda, a California-based tortilla company. Bimbo Bakeries USA then entered the U.S. bread market in 1997 with the acquisition of Pacific Pride Bakeries of San Diego. The company grew again in 1998 with the purchase of Mrs. Baird's Bakeries in Texas, which at the time was the largest family-owned bakery in the U.S. The combined operations were renamed Bimbo Bakeries USA (BBU).

In 2002, BBU acquired the Western U.S. baking business of George Weston Ltd., adding such iconic premium brands as Oroweat®, Entenmann's®, Thomas'® and Boboli®. In 2009, Grupo Bimbo purchased the remaining U.S. fresh baked goods business of George Weston Ltd., adding brands such as Arnold®, Brownberry®, Freihofer's® and Stroehmann®. In 2011, BBU completed its largest acquisition to date: Sara Lee's North American Fresh Bakery business. Adding Sara Lee's bread business doubled BBU in size, enabling them to better deliver on their mission, vision and values. Today, BBU operates more than 60 bakeries, employs more than 20,000 associates and distributes products through 11,000 sales routes throughout the United States.



1311 W CARDINAL COURT | URBANA, ILLINOIS

PURCHASE PRICE \$1,600,000

CAP RATE 5.58%

LEASE ABSTRACT

Rent Commencement Date:	November 30, 2016
Annual Rent:	\$89,264
LED:	12/1/2031
Tenant/Guarantor:	Bimbo Bakeries USA, Inc.
Rent Increases:	5% every 5 years
Option Periods:	3, 5 years options
Expenses:	NN - Roof, Structure, Parking Lot (first 5 years only)

RENT SCHEDULE

Year	Annual Rent	Monthly Rent	Bump
1-5 (Current)	\$89,264.59	\$7,438.72	
6-10	\$93,727.82	\$7,810.65	5%
11-15	\$98,414.21	\$8,201.18	5%
Option Period 1	\$103,334.92	\$8,611.24	5%
Option Period 2	\$108,501.67	\$9,041.82	5%
Option Period 3	\$113,926.75	\$9,493.90	5%

PROPERTY SPECIFICS

Bimbo Bakeries USA Urbana, IL	
Location	1311 W. Cardinal Court
Year built	2016
SF	5,000
Acreage	1.75
Construction:	Metal (Pre-engineered Steel)
Dock doors	6
Environmental	Clean Phase I
Parking lot	Concrete
Clear Height	18 Feet
Room to Expand	Yes (5,000 SF)

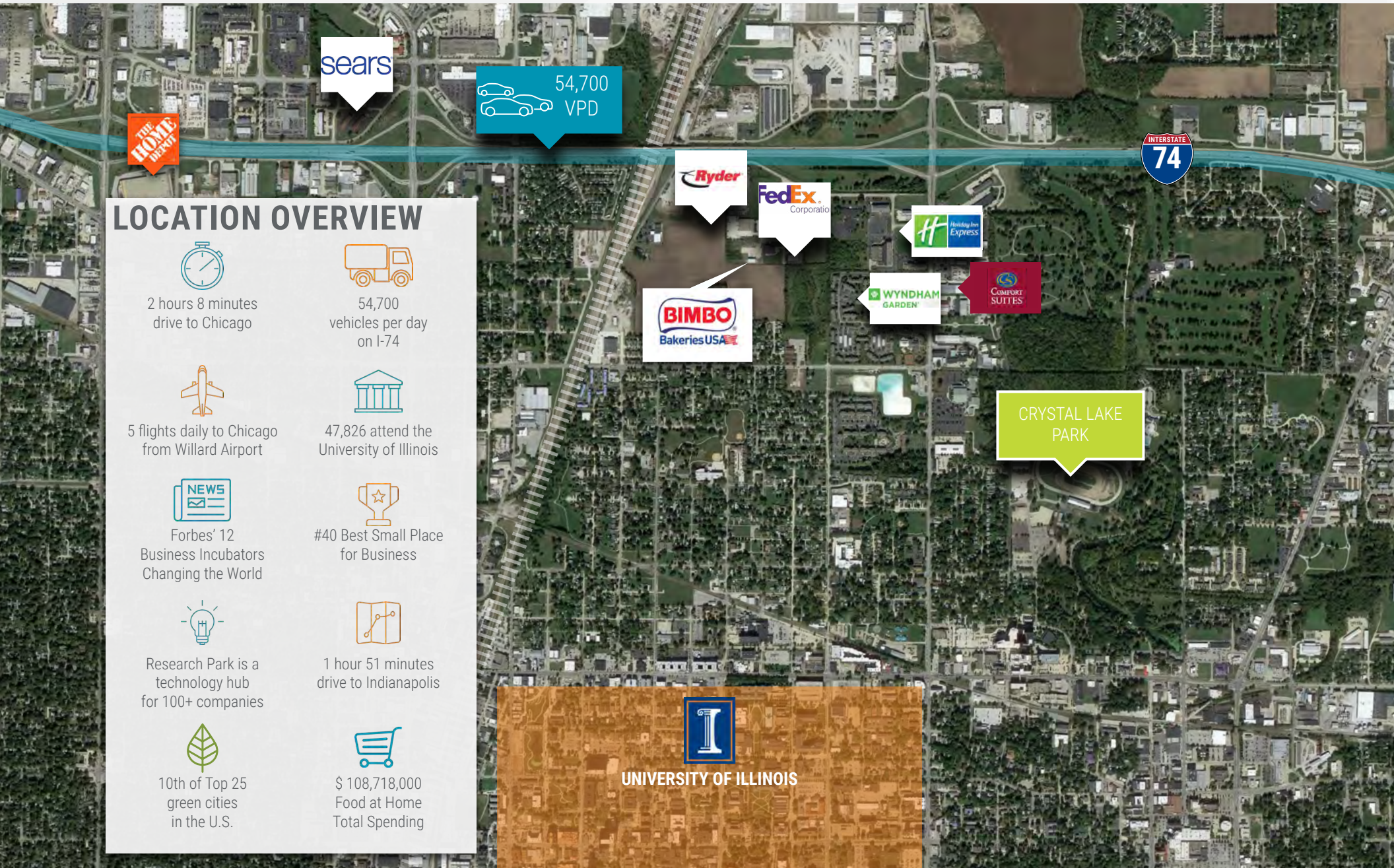


SUBJECT PROPERTY



DISTANCE TO SUBJECT PROPERTY





sears

54,700
VPD

THE HOME DEPOT

INTERSTATE
74

Ryder

FedEx
Corporation

Hyatt
Holding Inn
Express

WYNDHAM
GARDEN

COMFORT
SUITES

BIMBO
Bakeries USA

CRYSTAL LAKE
PARK



UNIVERSITY OF ILLINOIS

LOCATION OVERVIEW



2 hours 8 minutes
drive to Chicago



54,700
vehicles per day
on I-74



5 flights daily to Chicago
from Willard Airport



47,826 attend the
University of Illinois



Forbes' 12
Business Incubators
Changing the World



#40 Best Small Place
for Business



Research Park is a
technology hub
for 100+ companies



1 hour 51 minutes
drive to Indianapolis



10th of Top 25
green cities
in the U.S.



\$ 108,718,000
Food at Home
Total Spending

LOCATION OVERVIEW



NEIGHBORING TENANTS

Sagamore Publishing



Illinois American Water



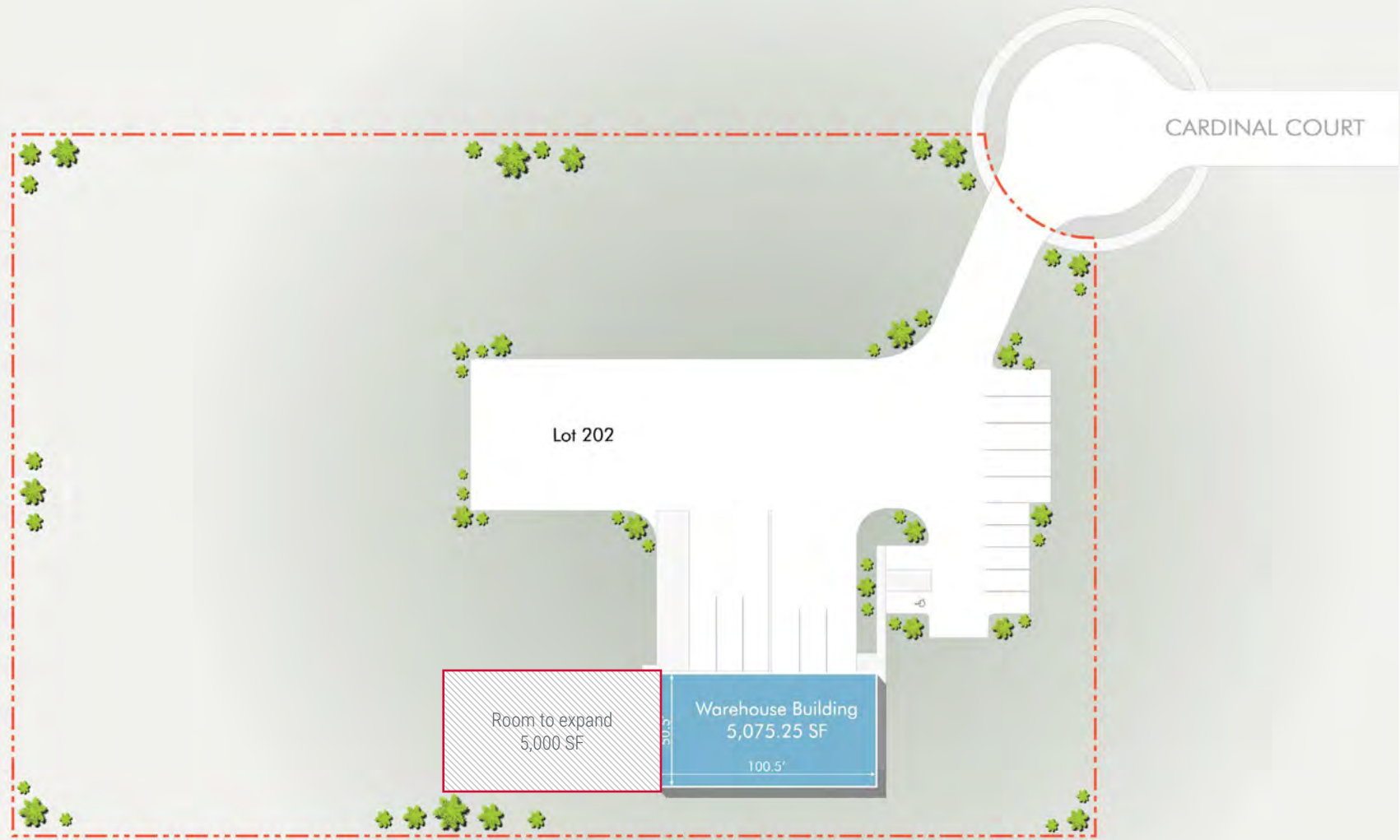
Fasteners Etc.



FedEx Corporation



SITE PLAN



URBANA, ILLINOIS

URBANA

The Urbana metropolitan area is home to the University of Illinois at Urbana-Champaign, the flagship campus of the University of Illinois system. The Urbana-Champaign campus has a student body population of approximately 47,000. Champaign is also home to Parkland College which serves about 18,000 students during the academic year.

Due to the university and a number of well-known technology startup companies, the area is often referred to as the hub of the Silicon Prairie. Champaign houses offices for Sony, and for the Fortune 500 companies Abbott, Archer Daniels Midland (ADM), Caterpillar, Deere & Company, Dow Chemical Company, IBM, and State Farm. Herff Jones and Kraft also form part of the city's industrial base.

The city features a large technology and software industry mostly focusing on research and development of new technologies. The Research Park, located in southern Champaign and backed by the University of Illinois, is home to many companies, including Riverbed Technology, Citrix Systems, Abbott Laboratories, Dow Innovation Center, Intelligent Medical Objects, Yahoo! and the State Farm Research Center.

Several other software and technology companies also have offices in Champaign including AMD, Intel, IBM, Amdocs, Infobright, Instarecon, Phonak, Power World, Caterpillar Simulation Center, and Volition. The largest high technology employer is Wolfram Research, with more than 400 employees in Champaign. The United States Army Corps of Engineers maintains the Construction Engineering Research Laboratory (CERL) in Champaign.



Illini Union



Beckman Institute for Advanced Science and Technology

DEMOGRAPHICS

	3 Mile	5 Mile	10 Mile
POPULATION SUMMARY			
2010 Total Population	86,198	120,434	139,078
2020 Total Population	91,627	141,202	170,183
2025 Total Population	94,363	145,108	175,803
2020-2025 Annual Rate	0.59%	0.55%	0.65%
2020 Total Daytime Population	111,528	158,344	184,049
HOUSEHOLD SUMMARY			
2000 Households	30,688	48,493	55,458
2010 Households	33,681	54,795	64,460
2020 Households	36,222	58,249	69,620
2025 Households	37,618	60,185	72,256
MEDIAN HOUSEHOLD INCOME			
2020	\$32,634	\$44,847	\$51,244
2025	\$34,533	\$47,802	\$53,510
MEDIAN HOME VALUE			
2020	\$137,395	\$162,477	\$175,667
2025	\$34,533	\$47,802	\$53,510
MEDIAN AGE			
2020	24.3	26.3	27.5
2025	24.4	27.6	29.3
2020 POPULATION BY RACE/ETHNICITY			
White Alone	57.4%	60.5%	64.5%
Black Alone	17.4%	17.2%	14.9%
American Indian Alone	0.3%	0.3%	0.3%
Asian Alone	17.1%	15.1%	14.0%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	3.9%	3.1%	2.7%
Two or More Races	3.7%	3.7%	3.5%
Hispanic Origin	8.8%	7.5%	6.7%



NATIONAL NET LEASE
PRACTICE GROUP

JERRY HOPKINS
Executive Managing Director
918.878.9536
Jerry.Hopkins@ngkf.com

KEN HEDRICK
Executive Managing Director
918.878.9540
Ken.Hedrick@ngkf.com

D. ANDREW RAGSDALE, Esq.
Senior Managing Director
918.878.9535
Andrew.Ragsdale@ngkf.com

Broker of Record:
Carrie Frye
Executive Vice President, Market Leader
312.224.3124
IL RE LIC #471020937

BIMBO BAKERIES USA

1311 W. CARDINAL COURT | URBANA, IL

NEWMARK