Mobil

1008 E Sibley Blvd, Dolton, IL 60419

Retail
Investment Opportunity
Offering Memorandum

MATTHEWS™

Exclusively Listed By

Michael Pope
Associate
(858) 766-5418
michael.pope@matthews.com
License No. 02260830 (CA)

Jake Linsky
Associate Vice President
(602) 975-0804
jake.linsky@matthews.com
License No. 02214278 (CA)

Matthew Fitzgerald
Broker of Record
Broker Lic. No.: 471021676 (IL)
Firm Lic. No.: 478027547 (IL)

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Property Overview

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Investment Highlights

Property Highlights

- **Attractive 7.25% Cap Rate -** Acquire a high-yield, passive investment offered at a 7.25% capitalization rate, supported by a strong annual base rent of $226,800, delivering immediate and stable cash flow.
- **Long-Term Lease with Exceptional Income Security -** Benefit from approximately 10 years remaining on the original 15-year lease term, plus five additional 5-year renewal options, providing the potential for secure tenancy and predictable income through 2057.
- **Built-In Inflation Protection -** The lease includes 8% compounding rental increases every five years, creating consistent NOI growth while protecting purchasing power and enhancing long-term asset value.
- **Absolute Triple-Net (NNN) Lease -** Structured as an Absolute NNN lease, the tenant is responsible for all operating expenses, maintenance, taxes, and insurance, allowing investors to enjoy a truly passive, management-free income stream.
- **Significant Tax Advantages -** The property may qualify for 100% bonus depreciation in the first year under the One Big Beautiful Bill Act, allowing eligible investors to potentially deduct the full value of qualifying building components with useful lives under 20 years. Investors should consult their CPA regarding eligibility and tax treatment.
- **Excellent Traffic Exposure -** The property benefits from outstanding visibility along E. Sibley Boulevard, where approximately 30,100 vehicles pass the site daily, generating consistent exposure and supporting long-term fuel and convenience retail demand.
- **Strong Population Density -** The property serves a dense infill market with approximately 97,135 residents within a three-mile radius, substantially exceeding the comparable sales average of 58,935 residents, supporting long-term tenant performance and real estate fundamentals.
- **Prime Retail Corridor** - Strategically positioned at the signalized intersection of Greenwood Road and E. 149th Street (IL-83), the property is located within a Food 4 Less-anchored shopping center alongside established national retailers including Advance Auto Parts and Citi Trends. The surrounding trade area features a strong concentration of national and regional retailers, including Burger King, Dunkin', Wendy's, KFC, Taco Bell, Metro by T-Mobile, Dollar Tree, and Greenwood Liquors & Foods. This established retail presence generates consistent consumer traffic and reinforces the intersection as a prominent retail destination within the surrounding market.

MENARDS
Downtown East Chicago
±8.5 Miles Away
DUNKIN'
BR baskin robbins
±10 Miles Away
PURDUE UNIVERSITY
NORTHWEST
Purdue University Northwest - Hammond Campus
±9,000 Students | ±1,000 Employees
E
Walgreens
THE TACO PLACE
Wendy's
GLOBAL SELF STORAGE
KFC
BURGER KING
CITI TRENDS
Subject Property
metro by T-Mobile
FOOD 4 LESS
DOLLAR TREE
E Sibley Blvd ± 30,100 VPD
Greenwood Rd
Advance Auto Parts
Thornridge High School
±1,200 Students


N
Drive Thru
Gas Pumps
E Sibley Blvd ± 30,100 VPD

1008 E Sibley Blvd
Dolton, IL 60419

±3,581 SF
GLA

1969
Year Built

±30,100
Vehicles Per Day

Absolute NNN
Lease Type

$873.58
Price Per SF

Property Photos

Financial Overview

Mobil
1008 E Sibley Blvd, Dolton, IL 60419

Financial Summary

$3,128,275	7.25%	$873.58	±0.68 AC
List Price	Cap Rate	Price Per SF	Lot Size

Property Details

Concept	Mobil
Ownership Type	Fee Simple
Tenant	Sibley Food & Fuel, Inc
Lease Type	Absolute NNN
Original Lease Term	15 Years
Rent Commencement	1/31/2022
Lease Expiration	2/28/2037
Lease Term Remaining	±10 Years
Rental Increases	8% Every 5 Years
Renewal Options	Five, 5-Year Options
ROFR	Yes

Annualized Operating Data

Lease Commence	Monthly Rent	Annual Base Rent	RPSF	Cap Rate
03/01/2027 - 02/28/2032	$18,900	$226,800	$63.33	7.25%
03/01/2032 - 02/28/2037	$20,412	$244,944	$68.40	7.83%
Option 1	$22,045	$264,540	$73.87	8.46%
Option 2	$23,809	$285,703	$79.78	9.13%
Option 3	$25,713	$308,559	$86.17	9.86%
Option 4	$27,770	$333,244	$93.06	10.65%
Option 5	$29,992	$359,903	$100.50	11.50%

Price based on upcoming increase on 3/1/2027

Tenant Overview

Headquarters
Spring, TX

Ownership Status
Public (NYSE: XOM)

Employees
61,000+

Locations
22,000+ Branded Stations Worldwide

Credit Rating
Aa2 (Moody's)

Annual Revenue
$349.6B (2024)

Mobil

Tenant Overview

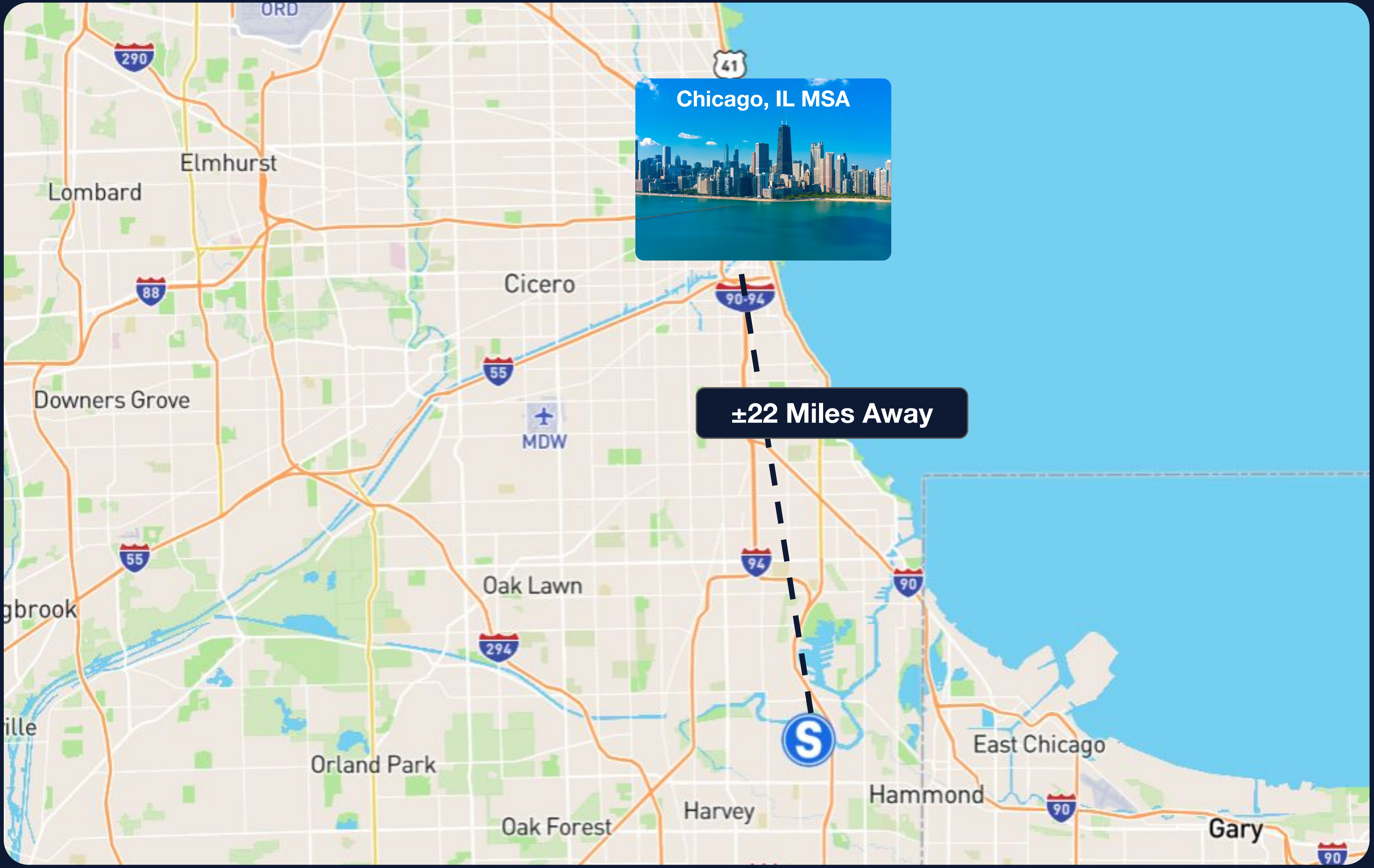
Mobil is one of the world's most recognized fuel and convenience retail brands, operating under Exxon Mobil Corporation (NYSE: XOM), one of the largest publicly traded integrated energy companies globally. Through an extensive branded retail network, Mobil serves millions of customers each day with high-quality fuels, lubricants, and convenience offerings. Supported by ExxonMobil's global operations spanning upstream, downstream, chemical, and low-carbon businesses, the Mobil brand benefits from exceptional financial strength, operational expertise, and long-term market stability.

Mobil branded stations are strategically positioned along major transportation corridors, urban markets, and suburban communities throughout the United States and internationally. The brand is recognized for its premium fuel products, industry-leading lubricants, and strong customer loyalty, making Mobil one of the most established and dependable operators within the convenience retail and fuel sector.

- **Global Brand Recognition:** ExxonMobil operates in more than 60 countries, with Mobil-branded fuels sold through approximately 22,000 retail locations worldwide, making it one of the largest branded fuel networks in the world.
- **Financial Strength:** As one of the world's largest publicly traded energy companies, ExxonMobil generated approximately $349.6 billion in revenue during 2024, supported by a diversified global portfolio and investment-grade credit profile.

Market Overview

Mobil
1008 E Sibley Blvd, Dolton, IL 60419



Dolton, IL

Market Demographics

20,671
Total Population

$57,887
Median HH Income

8,084
Employed Population

$80,667
Average Household Income

Local Market Overview

Dolton is an established south suburban community in Cook County, immediately south of Chicago. Its location within the Chicago Southland provides convenient access to the broader metropolitan area, with Interstate 94 along the village's eastern boundary and Sibley Boulevard serving as a primary east-west commercial and transportation corridor. Pace bus service further connects the community with destinations throughout the Southland.

The community is predominantly residential, featuring established neighborhoods and a mature housing stock. Local commercial activity is concentrated primarily along Sibley Boulevard and other major thoroughfares, while Dolton and the surrounding Southland have longstanding ties to industrial, manufacturing, transportation, and logistics activity. The broader Southland also benefits from an extensive interstate and rail network connecting it with Chicago and the larger regional economy.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	19,941	97,135	246,589
Households	**1-Mile**	**3-Mile**	**5-Mile**
Current Year Estimate	7,367	37,561	94,487
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$80,667	$78,651	$78,348

Chicago, IL

Chicago remains one of the nation's largest and most established retail markets, supported by a diverse economy, dense population, strong consumer spending, and extensive transportation infrastructure. Consistent demand from residents, commuters, and visitors drives sustained retail activity across urban and suburban trade areas.

Chicago's combination of dense residential neighborhoods, major employment centers, strong transportation infrastructure, and high-traffic commercial corridors continues to support retail demand throughout the metro. The market's broad consumer base and diverse mix of national, regional, and local retailers make Chicago an attractive destination for continued retail expansion and investment across a wide range of submarkets.

9.42M+
Total Population

5 M+
Employed Population

$894.9 B+
GPD

$94.4K
Median HH Income

3rd Largest
Inventory Among Major Metros

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Associate Vice President
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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1008 E Sibley Blvd, Dolton, IL, 60419** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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2. You will hold it and treat it in the strictest of confidence; and

3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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