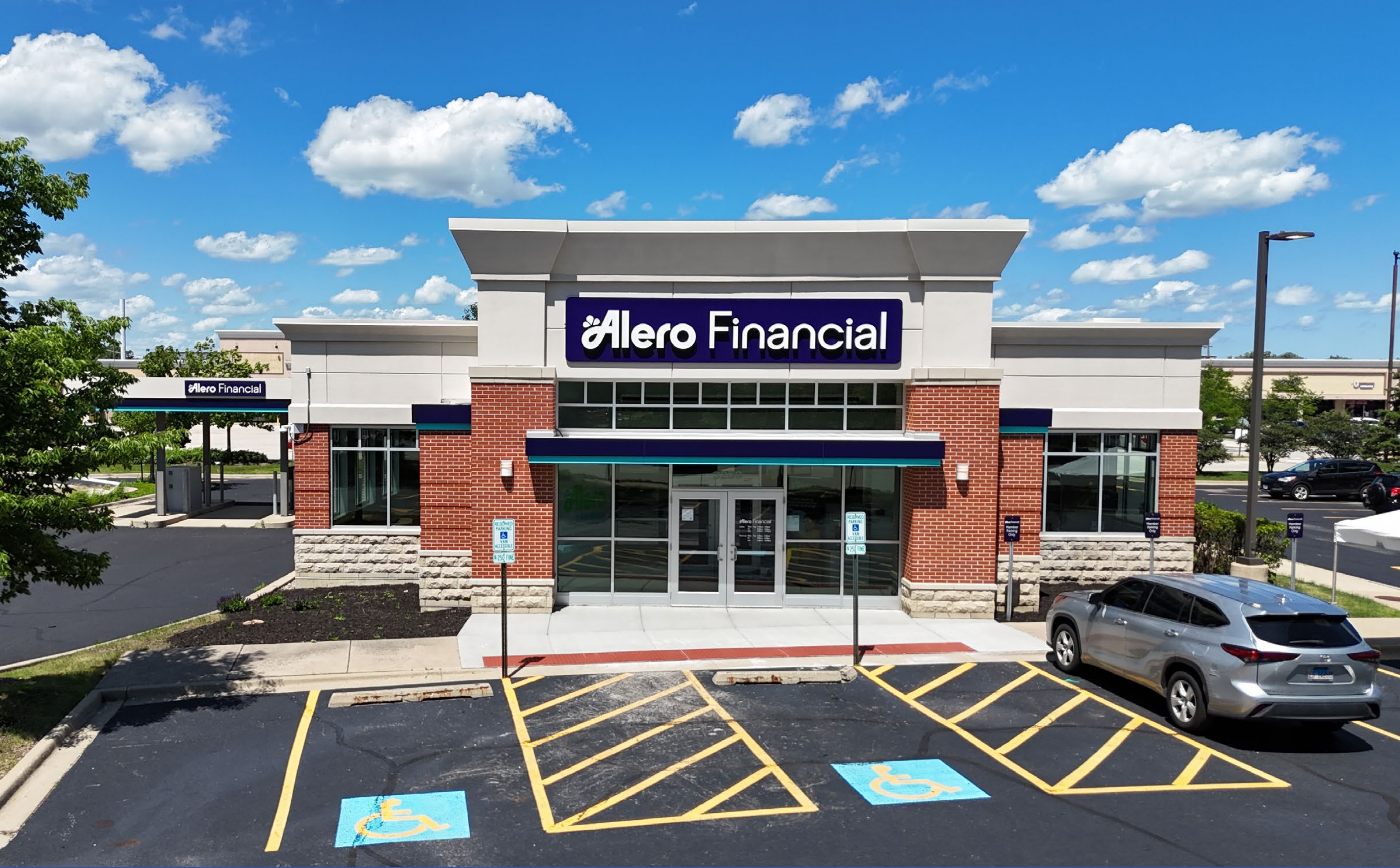

NET LEASE INVESTMENT OFFERING

Alero Financial

3250 Kirchoff Rd
Rolling Meadows, IL 60008 (Chicago MSA)

Alero FINANCIAL

THE Boulder GROUP

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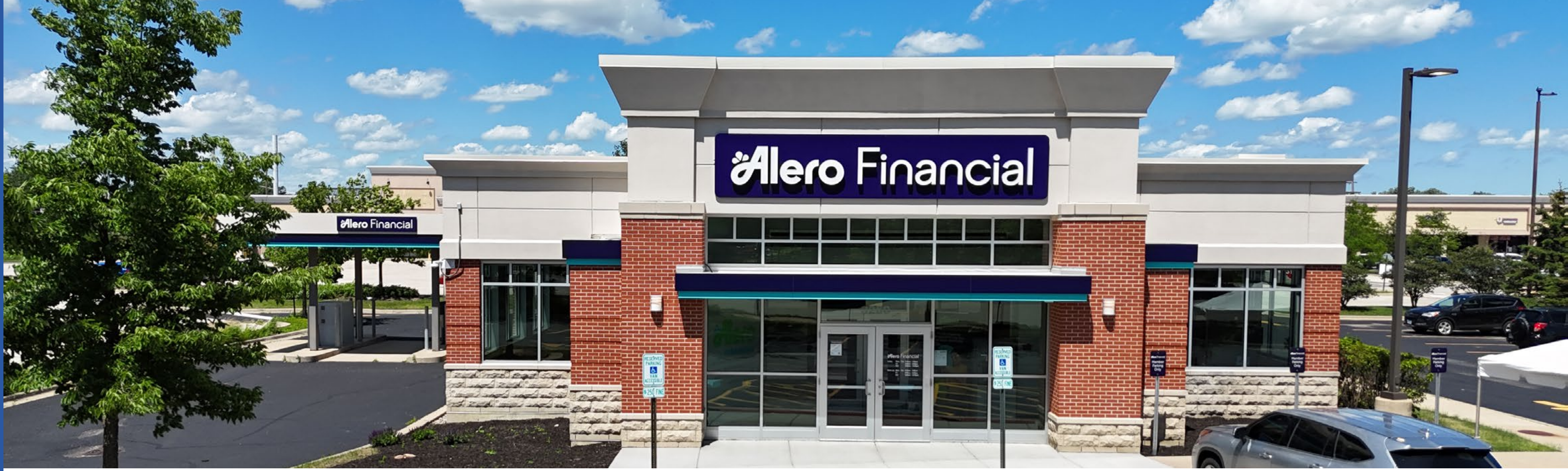


Executive Summary

The Boulder Group is pleased to exclusively market for sale a single tenant net leased Alero Financial property located within the Chicago MSA in Rolling Meadows, Illinois. Alero Financial recently executed a new 10-year lease commencing in May 2026 (estimated). The lease is absolute triple net with zero landlord responsibilities and includes a 10% rental escalation in year six along with 3% annual escalations throughout the two 5-year renewal options. The property is fee simple, offering an investor depreciation benefits not common with most banks.

The 3,598 square-foot property is situated as an outparcel within Rolling Meadows Shopping Center, co-tenanted by Jewel-Osco, McDonald's, Endeavor Health, Pizza Hut, Anytime Fitness, Dollar Tree, WingStop, and Starbucks. The site benefits from visibility and access along Kirchoff Road, which carries over 11,000 vehicles per day, with additional regional connectivity provided by I-290 (186,000 VPD) and I-90 (148,000 VPD). The surrounding trade area supports a robust population base of over 283,000 residents within a five-mile radius, complemented by affluent demographics with average household incomes exceeding $148,000 within three miles. The property is further supported by a strong concentration of demand drivers in the immediate area, including Rolling Meadows High School (2,000 students), Harper College (22,000 students), Endeavor Health Northwest Community Hospital (489 beds), Woodfield Mall, and Arlington Park, the proposed site of the new Chicago Bears stadium.

Alero Financial is a not-for-profit, member-owned credit union established in 1939 as Automatic Credit Union by 15 employees of Automatic Electric Co. in Chicago. Headquartered in Elgin, Illinois, it has grown through several name changes, including GTE Employees Federal Credit Union and Corporate America Family Credit Union (CAFCU)—into a forward-thinking financial cooperative. Following its strategic merger with North Bay Credit Union (effective March 1, 2026) and transition to a full community charter, the organization officially rebranded as Alero Financial on April 2, 2026. The name "Alero" evokes momentum, partnership, support, and forward progress while remaining rooted in cooperative values. With approximately 15 branches serving members across five states in the Midwest and Northern California, Alero Financial provides checking, savings, lending, digital banking, and personalized financial solutions designed to help individuals, families, and businesses thrive through accessible services, responsible lending, and a deep commitment to community and member well-being.

Investment Highlights

- Positioned within the Chicago MSA – Ranked #3 in the United States for population size
- New 10-year lease commencing in May 2026
- Absolute NNN – No landlord responsibilities
- Fee simple - offering an investor depreciation benefits not common with most banks
- Rental escalations throughout the primary term and options
- Outparcel in Rolling Meadows Shopping Center (Jewel-Osco, McDonald’s, Endeavor Health, Pizza Hut, Anytime Fitness, Dollar Tree, WingStop, Starbucks)
- Visibility and access along Kirchoff Road (11,000+ VPD) with proximity to I-290 (186,000 VPD) and I-90 (148,000 VPD)
- 283,000+ residents within a five-mile radius
- Affluent demographics - $148,000+ average household income within three miles
- Surrounded by major demand drivers: Rolling Meadows High School (2,000 Students), Harper College (22,000 Students), Endeavor Health Northwest Community Hospital (489 Beds), Woodfield Mall, and Arlington Park (Proposed Chicago Bears Stadium)

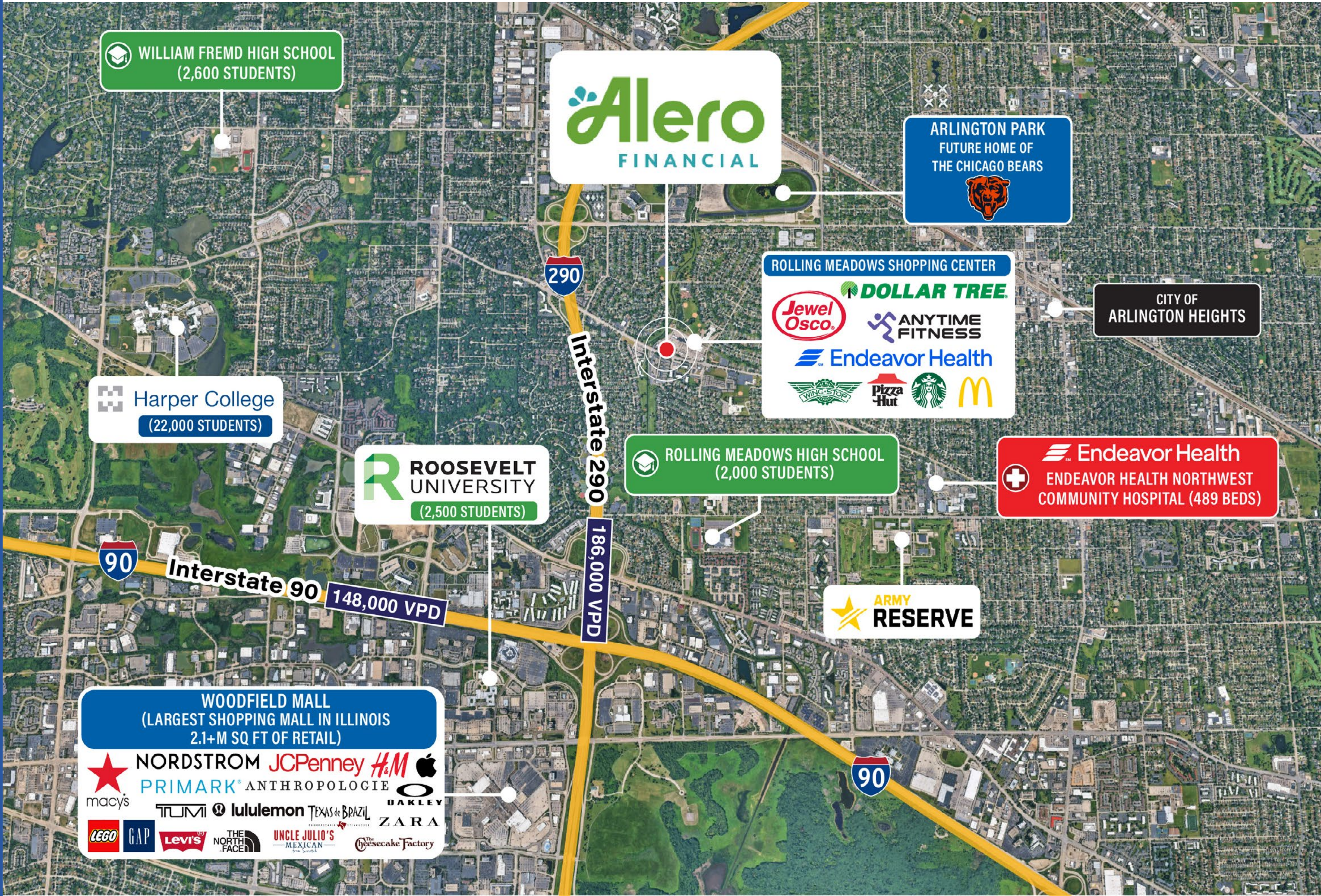
Property Overview

PRICE	CAP RATE	NOI
$2,124,672	5.80%	$123,231

LEASE COMMENCEMENT DATE:	**5/21/2026 (est)**
LEASE EXPIRATION DATE:	**6/14/2036**
RENEWAL OPTIONS:	**Two 5-year**
RENTAL ESCALATION:	**10% in year 6 3% annual in options**
LEASE TYPE:	**Absolute NNN**
TENANT:	**Alero Financial**
YEAR BUILT:	**2010**
BUILDING SIZE:	**3,598 SF**
LAND SIZE:	**0.80 AC**

Photographs

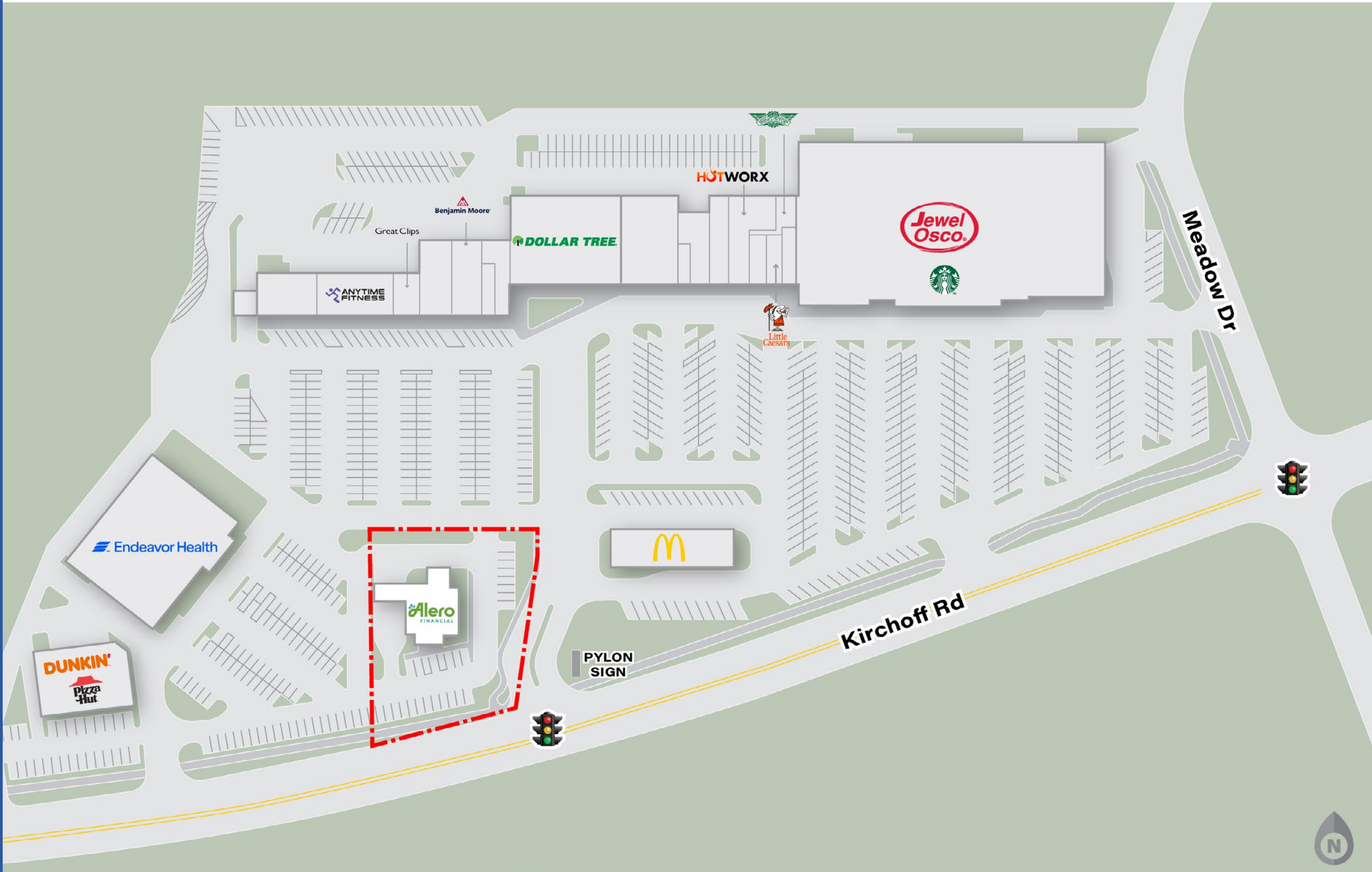
Aerial



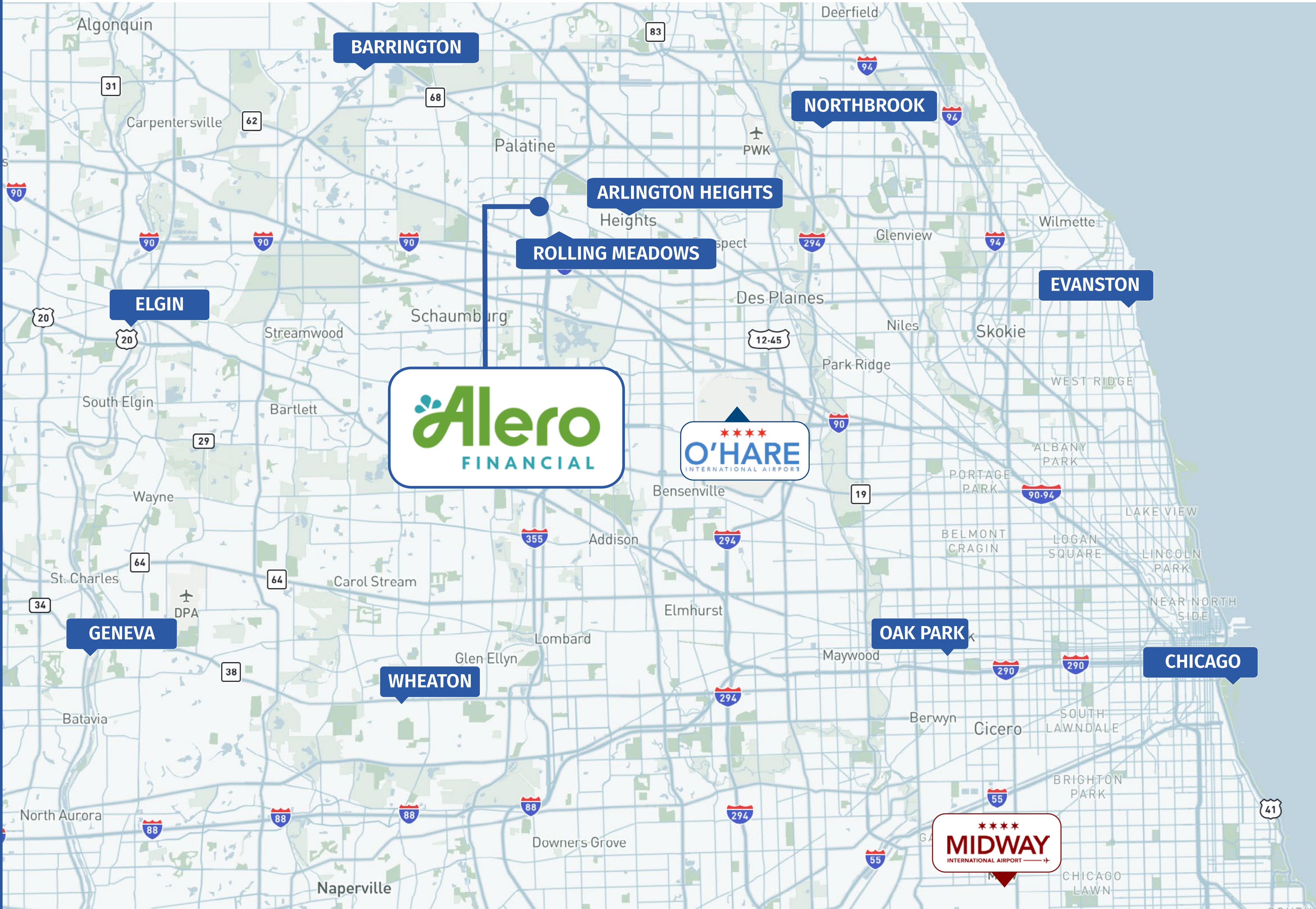
WILLIAM FREMD HIGH SCHOOL (2,600 STUDENTS)
Alero FINANCIAL
ARLINGTON PARK FUTURE HOME OF THE CHICAGO BEARS
290
ROLLING MEADOWS SHOPPING CENTER
DOLLAR TREE
Jewel Osco
ANYTIME FITNESS
Endeavor Health
WINGSTOP
Pizza Hut
CITY OF ARLINGTON HEIGHTS
Harper College (22,000 STUDENTS)
Interstate 290
186,000 VPD
ROOSEVELT UNIVERSITY (2,500 STUDENTS)
ROLLING MEADOWS HIGH SCHOOL (2,000 STUDENTS)
Endeavor Health
ENDEAVOR HEALTH NORTHWEST COMMUNITY HOSPITAL (489 BEDS)
90
Interstate 90
148,000 VPD
ARMY RESERVE
WOODFIELD MALL (LARGEST SHOPPING MALL IN ILLINOIS 2.1+M SQ FT OF RETAIL)
macy's
NORDSTROM
JCPenney
H&M
PRIMARK
ANTHROPOLOGIE
OAKLEY
TUMI
lululemon
TEXAS de BRAZIL
ZARA
LEGO
GAP
Levi's
THE NORTH FACE
UNCLE JULIO'S MEXICAN
The Cheesecake Factory
90

Site Plan

Shopping Center Site Plan



Map


BARRINGTON
NORTHBROOK
ARLINGTON HEIGHTS
ROLLING MEADOWS
ELGIN
EVANSTON
Alero FINANCIAL
O'HARE INTERNATIONAL AIRPORT
GENEVA
WHEATON
OAK PARK
CHICAGO
MIDWAY INTERNATIONAL AIRPORT
Algonquin
Deerfield
Carpentersville
Palatine
PWK
Heights
Glenview
Wilmette
Des Plaines
Schaumburg
Streamwood
Niles
Skokie
Park Ridge
South Elgin
Bartlett
WEST RIDGE
ALBANY PARK
PORTAGE PARK
Wayne
Bensenville
Addison
LAKE VIEW
BELMONT CRAGIN
LOGAN SQUARE
LINCOLN PARK
St. Charles
Carol Stream
DPA
Elmhurst
NEAR NORTH SIDE
Lombard
Glen Ellyn
Maywood
Batavia
Berwyn
Cicero
SOUTH LAWNDALE
BRIGHTON PARK
North Aurora
Downers Grove
Naperville
CHICAGO LAWN

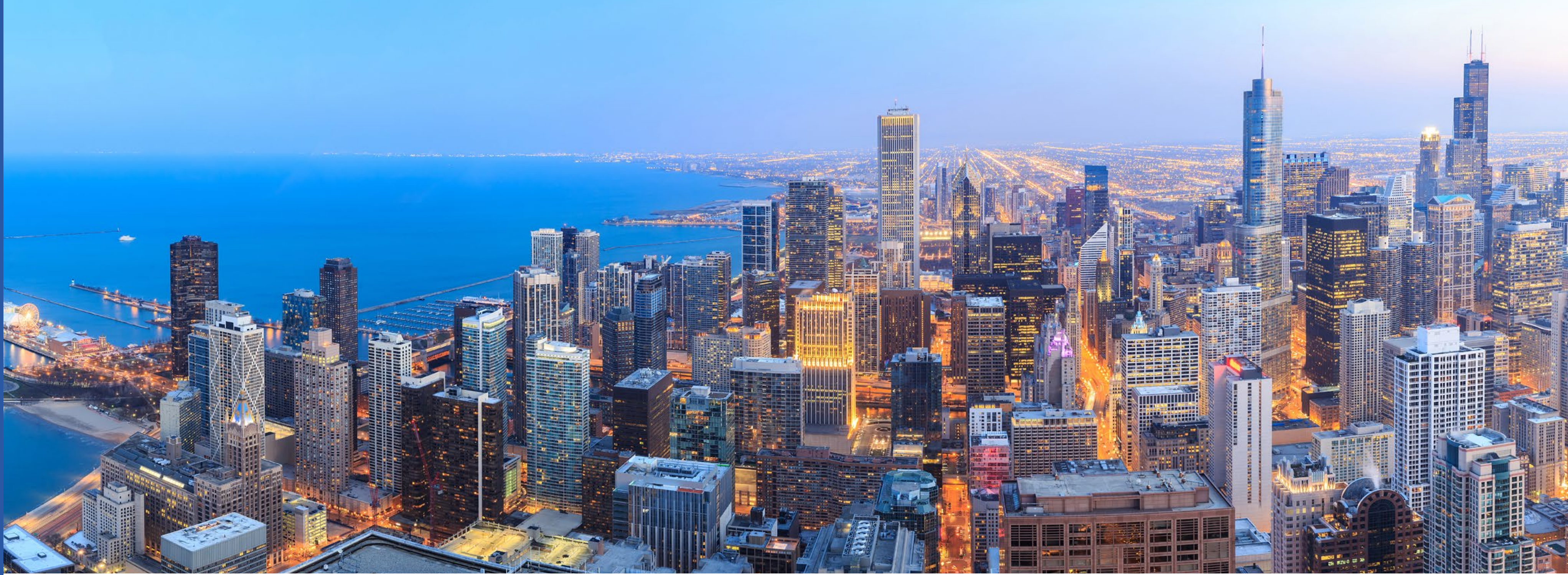
Location Overview

ROLLING MEADOWS, ILLINOIS

Rolling Meadows is a suburban city in Cook County, Illinois, located approximately 24 miles northwest of downtown Chicago. Incorporated in 1955, the community was developed in the early 1950s by builder Kimball Hill on land previously used for farming since the 1830s settlement of the Plum Grove area; he constructed affordable ranch-style homes primarily for post-World War II veterans and blue-collar workers. Named for its gently rolling terrain, the city covers about 5.6 square miles and has grown into a mature suburb with a mix of residential neighborhoods, commercial areas, and corporate offices along the "Golden Corridor." As of the 2020 U.S. Census, its population was 24,200, with 2024 estimates around 23,732 and 2026 projections near 23,507; the median household income is approximately $98,514, and the median age is about 39.5 years. Rolling Meadows is home to various businesses that employ tens of thousands of people, features parks and recreational facilities, schools, and cultural sites such as the Rolling Meadows Historical Museum and the 1950s House replica and continues to focus on community development and economic vitality as part of the Chicago metropolitan area.

Demographics

	POPULATION	HOUSEHOLDS	MEDIAN INCOME	AVERAGE INCOME
1-MILE	12,215	5,056	$110,439	$134,147
3-MILE	97,358	41,141	$114,391	$148,746
5-MILE	283,154	117,647	$106,801	$138,753



MSA Overview

CHICAGO MSA

The Chicago MSA, officially known as the Chicago-Naperville-Elgin, IL-IN-WI Metropolitan Statistical Area, is the third-largest metropolitan statistical area in the United States. Centered on the City of Chicago, it encompasses multiple counties across northeast Illinois, northwest Indiana, and a small portion of southeast Wisconsin, covering approximately 6,923 to 10,856 square miles depending on the precise delineation. Formally defined by the U.S. Office of Management and Budget, the region has evolved from earlier designations dating back to the 1950s and serves as the economic and cultural hub of the Midwest. As of recent estimates around 2024–2025, its population stands at approximately 9.4 million, with a 2020 Census figure of 9,618,502 and modest recent growth observed in 2024–2025. The area features a diverse economy driven by key sectors including manufacturing, finance and insurance, transportation and warehousing, professional services, health care, food manufacturing, and logistics, generating a gross metropolitan product of roughly $919–$962 billion in 2024–2025 (projected to approach or exceed $1 trillion by 2026). It maintains a civilian labor force near 5 million, with major employment in health care & social assistance, manufacturing, and professional services, alongside ongoing job growth in several divisions and a focus on innovation, trade, and regional connectivity as part of the broader Great Lakes economy.

CHICAGO

Tenant Overview

ALERO FINANCIAL

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Website:	www.alerofinancial.org
Headquarters:	Elgin, IL
Number of Locations:	15 +/-
Company Type:	Not-for-profit, member-owned

CONFIDENTIALITY & DISCLAIMER

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 or Biltmore Companies and should not be made available to any other person or entity without the written consent of The Boulder Group or Biltmore Companies.

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 nor Biltmore Companies 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 or Biltmore Companies has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group or Biltmore Companies 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.

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