

OFFERING MEMORANDUM

Walgreens | Chicago MSA

Walgreens



TABLE OF CONTENTS

- 03 Disclaimer
- 04 Transaction Summary
- 05 Aerial Views
- 07 Market Overview
- 08 Demographics

EXCLUSIVE REPRESENTATION

Ryan Smeele

Vice President

847 651 7500

Ryan@stream-cp.com

Lic: 475.168020

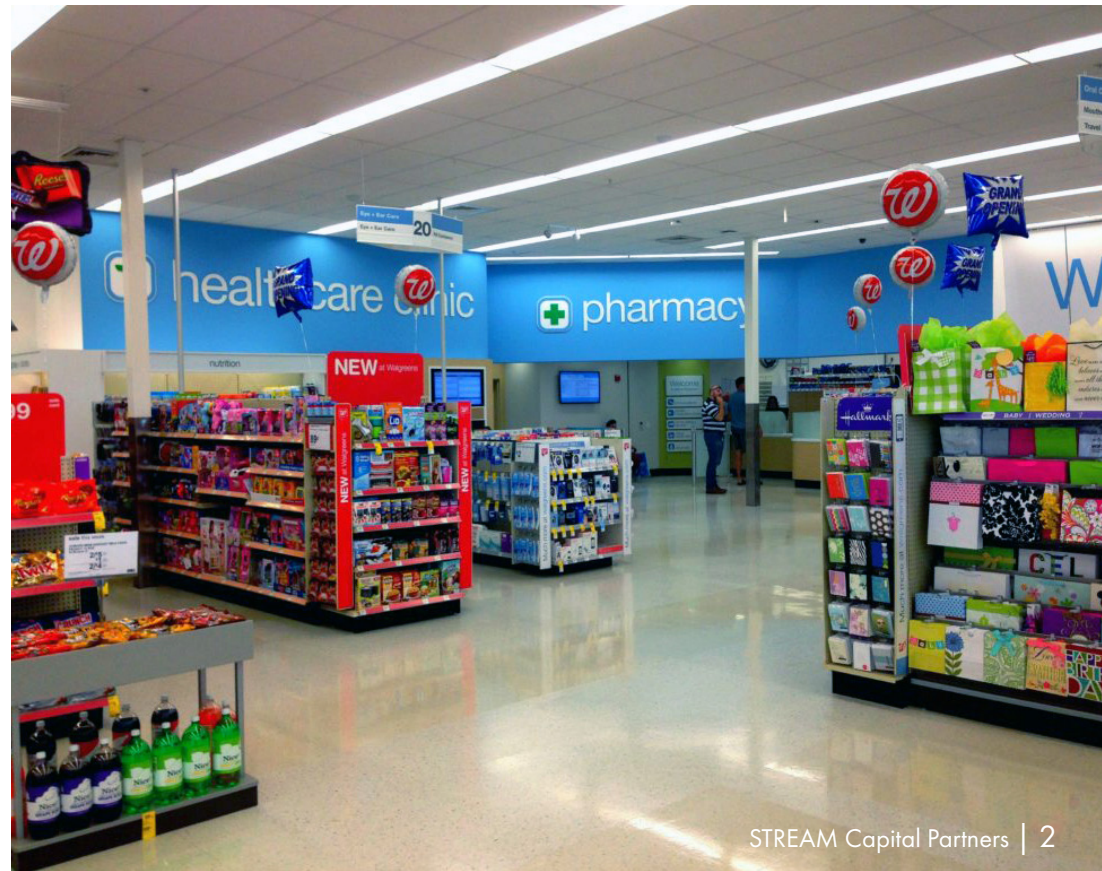
Jordan Shtulman

Managing Principal

847 226 4133

Jordan@stream-cp.com

Lic: 475.152062



DISCLAIMER

This Offering Memorandum ("Memorandum") is intended solely for the use of prospective investors in determining whether or not to pursue the possible acquisition of the Property ("the Property") at 8701 S. Cicero Ave. in Hometown, Illinois. This Memorandum is of a proprietary and confidential nature. Prospective investors and/or their advisors are expressly forbidden from sharing this information with any individuals or organizations that are not directly connected with the analysis of this investment opportunity. STREAM Capital Partners, LLC ("SCP") has been retained as the exclusive advisor for this investment opportunity. Any and all inquiries are to be directed to SCP.

By accepting this Memorandum, the recipient agrees that it will cause its directors, officers, employees and representatives to use the Memorandum and all of the information contained therein only to evaluate this specific investment opportunity and for no other purpose and shall return this Memorandum together with any copies to SCP upon request. This Memorandum contains confidential material which is non-public information. Receipt of this Memorandum constitutes your acknowledgment that you will maintain the information contained herein in strict confidence.

All information contained herein has been provided by the Organization, its affiliates or other sources that SCP deems reliable; however, SCP has not independently verified any of the information, including the financial estimates and projections and selected real estate information, contained herein. This Memorandum includes information about the Organization, including selected financial information, estimates and projections that reflect various assumptions concerning anticipated results, which may or may not prove to be correct and selected real estate information which may or may not prove to be correct. Such projections and estimates may or may not be indicative of future performance, which may be significantly more or less favorable than that as reflected herein.

In furnishing this Memorandum, none of the Organization, its affiliates or SCP undertakes any obligation to provide additional information or to correct or update any of the information set forth in the Memorandum. None of the Organization, its affiliates or SCP makes any representation or warranty, expressed or implied, as to the accuracy or completeness of the information contained herein in this Memorandum, or made available in connection with any further investigation of the Organization, and nothing contained herein is, or shall be relied upon as, a promise or representation, whether as to the past or the future. The recipient should rely solely on the representations and warranties made to it by the Organization or its affiliates in any executed definitive agreement.

Under no circumstances should the Organization, its affiliates or any of their management, directors, shareholders, employees, customers or vendors be contacted directly.



TRANSACTION SUMMARY

Purchase Price:	\$4,642,857
Cap Rate:	7.00%
Annual Rent:	\$325,000

Lease Specifications

Tenant:	Walgreens
Lease Type:	NN
Landlord Responsibilities:	Roof, Structure & Parking Replacement
Remaining Lease Term:	+/- 8.5 Years
Lease Expiration Date:	May 31, 2027
Options to Renew:	Eight, 5-year options
Rent Increases:	5% every 5 years in options
2018 Reported Sales:	\$2,748,543

Property Specifications

Location:	8701 S. Cicero Avenue Hometown, IL
RSF:	14,855 SF
Land Size:	1.48 acres
Year Built:	2001

Location Highlights

Very densely populated Chicago sub-market
Located at the signalized intersection of 87 th St. (28,274 VPD) & Cicero Ave. (43,100 VPD)
Corner location in a densely-populated area with over 192,000 households within five miles of the Property



AERIAL VIEW



DOLLAR GENERAL

CVS
pharmacy

JUSTTIRES

PNC
BANK

bp

Chicago Border

87th Street (28,274 VPD)

50

Walgreens

dressbarn
FAIRPLAY
LA FITNESS
THE SALVATION ARMY

Cicero Avenue
(43,100 VPD)

U-HAUL

Volkswagen

66,245
Households within
3 miles of Property
192,185
3-mile population

AERIAL VIEW



HOMETOWN DEMOGRAPHICS

POPULATION ESTIMATE

1-MILE

26,425

3-MILE

192,185

5-MILE

577,744

ESTIMATED AVERAGE HOUSEHOLD INCOME

1-MILE

\$89,602

3-MILE

\$94,373

5-MILE

\$84,395



CONTACT INFORMATION

Ryan Smeele

Vice President
847 651 7500

Ryan@stream-cp.com
Lic: 475.168020

Jordan Shtulman

Managing Principal
847 226 4133

Jordan@stream-cp.com
Lic: 475.152062



STREAM CAPITAL PARTNERS

Birmingham
AL

Greenwich
CT

Los Angeles
CA

Chicago
IL

Charlotte
NC

Ft. Lauderdale
FL

4201 WEST IRVING PARK ROAD

| SUITE 200

|

CHICAGO, IL

|

WWW.STREAM-CP.COM