

CONFIDENTIAL OFFERING MEMORANDUM

Trophy Single Tenant Citibank · Signalized Corner Across from Westfield Old Orchard  
4749 Golf Road // Skokie, IL 60076 (Chicago MSA)



EXCLUSIVELY OFFERED BY:

**BRAD TEITELBAUM**

Vice President / Broker  
312.275.3116  
brad@baumrealty.com

**BAUM REALTY GROUP, LLC**

1030 W. Chicago Avenue, Suite 200  
Chicago, IL 60642  
www.baumrealty.com



# Offering Summary

Baum Realty Group, LLC has been exclusively retained by ownership to sell a freestanding Citibank property in Skokie, Illinois, an affluent North Shore suburb of Chicago which is accessible from I-94 (136,300 VPD) and benefits from a dense local customer base of 74,723 people and an average household income of \$133,251 within 2 miles. The property is strategically situated across from Westfield Old Orchard at the signalized intersection of Golf Road and Skokie Boulevard (43,200 VPD) with access from both streets, dedicated on-site parking, and stand-alone ATM drive-thru. There are approximately 10 years of primary term remaining with 10% rent increases every 5 years plus options.



<b>PRICE:</b>	<b>\$6,795,000</b>
<b>CAP RATE:</b>	<b>5.18%</b>
<b>NOI:</b>	<b>\$352,000</b>

Term Remaining:	±10 Years
Rent Increases:	Yes – 10% every 5 years plus options
Lease Type:	Net Lease
Building Size:	3,800 Square Feet
Total Parking	38 Spaces
Freestanding Drive-thru ATMs:	2
Lot Size:	±0.58 Acres



# Investment Highlights

## DENSE POPULATION ON NORTHWEST SUBURB OF CHICAGO

There are approximately 74,723 residents, 27,539 households, and an average household income of \$133,251 within two miles of the site providing a dense customer base for the bank.

## LESS THAN ONE MILE FROM TWO I-94 EXITS

The Old Orchard I-94 interchange ramps are each less than 1 mile from Citibank providing residents and commuting customers with excellent site access to / from the highway. I-94 is the primary interstate highway leading to / from downtown Chicago to the north and northwest suburbs.

## SIGNALIZED HARD CORNER LOCATION WITH PARKING

Citibank benefits from excellent traffic exposure of 43,200 VPD at the signalized hard corner intersection of Golf Road & Skokie Boulevard with access from both streets. Citibank also has a separate freestanding drive-thru ATM station with 2 lanes to the east of the branch. 38 dedicated on-site parking spaces as well as bus stops from six different routes at the intersection accommodate customers' needs by public and private transportation.

## MULTIPLE RENT INCREASES AFTER FIRST OPTION

Citibank has  $\pm 10$  years of lease term remaining with 10% rent increases every 5 years plus options. Five (5) additional successive five (5) year term Extension Periods.

## RELOCATION BRANCH & OVER 3.5 MILES FROM CLOSEST CITIBANK BRANCH

Only Citibank within a 3.5-mile radius, the bank continues to thrive in the immediate area without nearby competition. Citibank relocated to this site in 2014 to gain visibility and increase their customer volume.



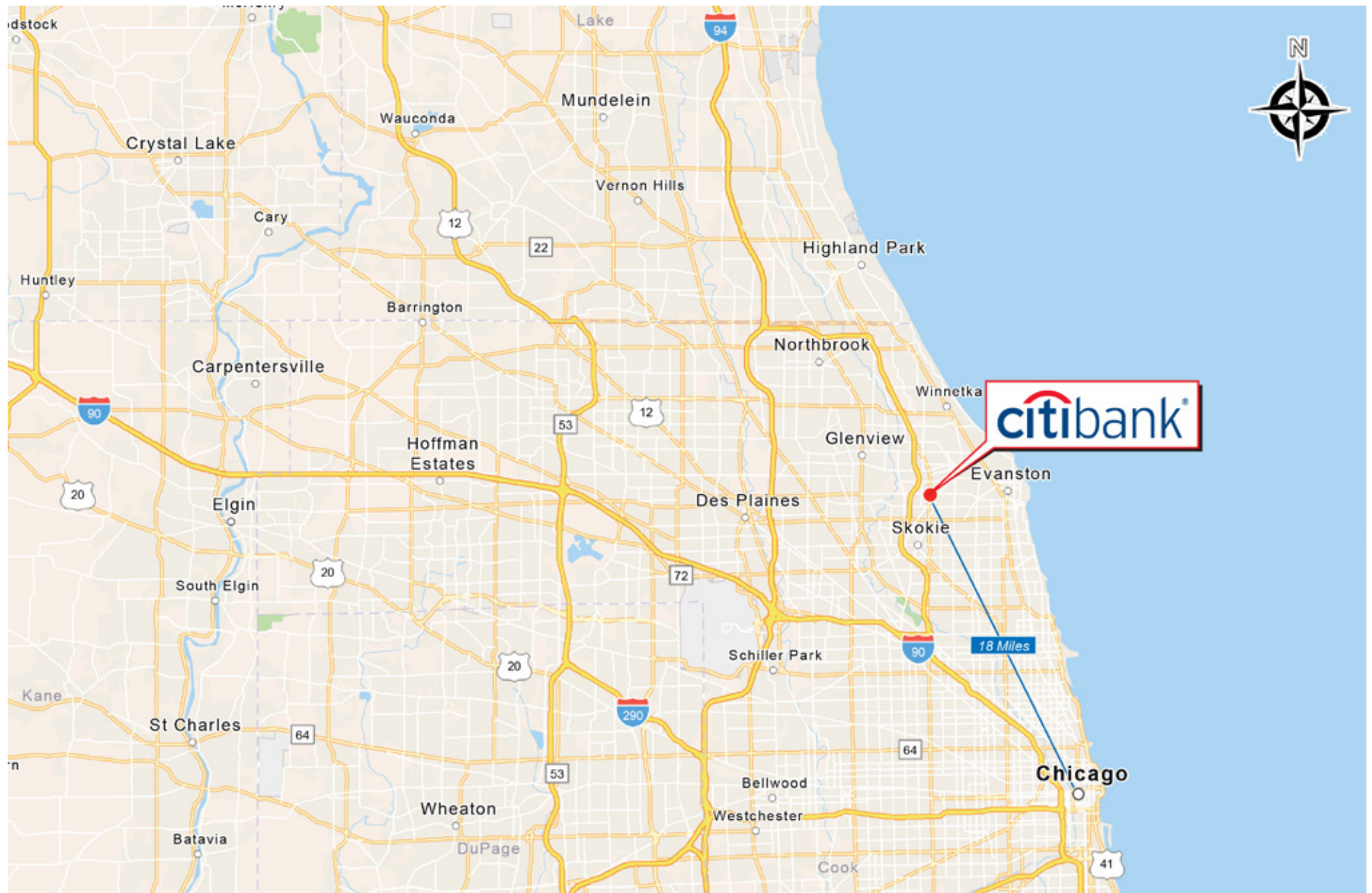
## HUGE DEPOSITS

Highly Successful Branch - \$196 million in deposits. 57% higher deposits than the average branch in Skokie (27 branches).

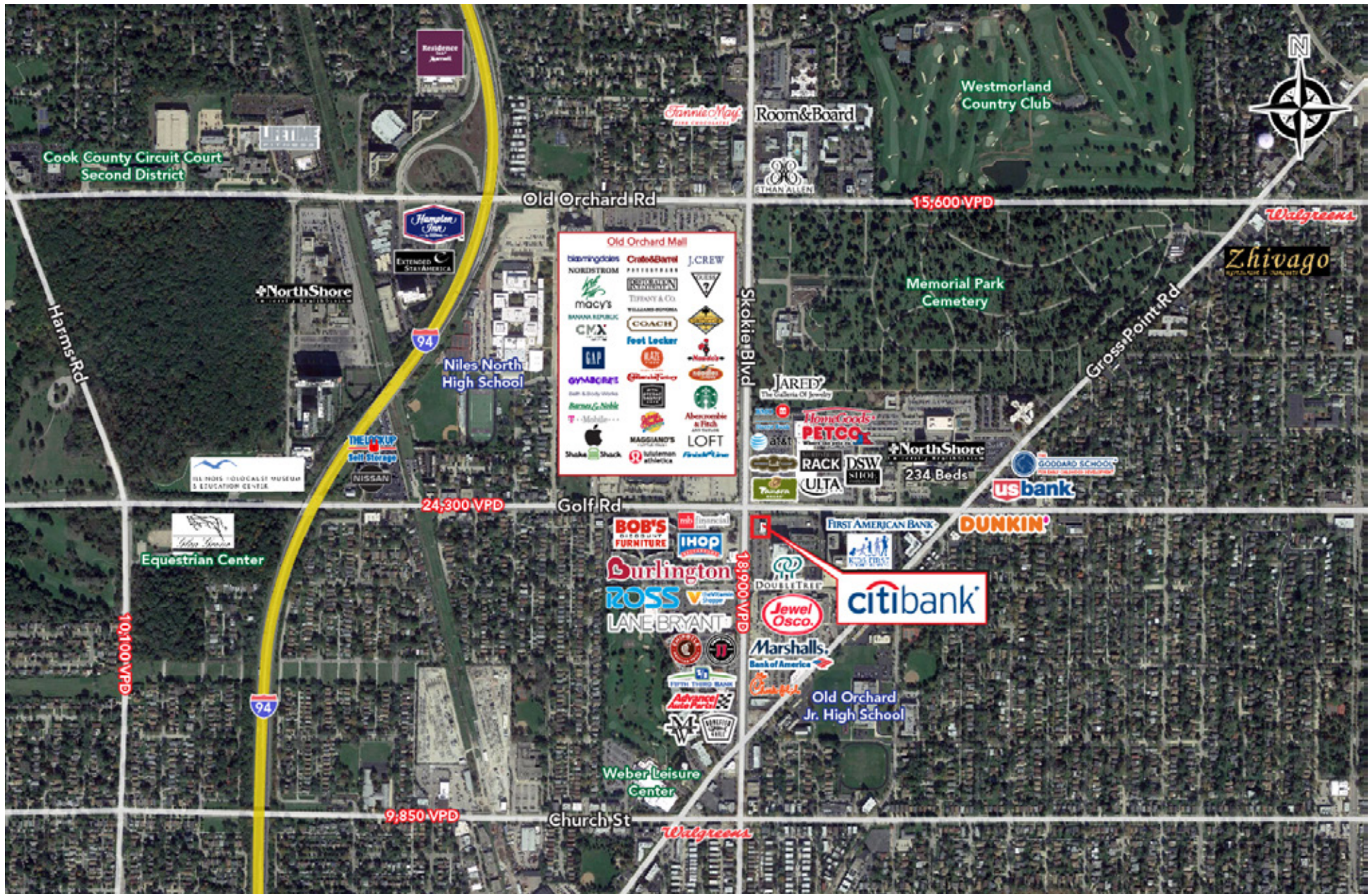
## INVESTMENT GRADE CREDIT TENANT

Citibank is a leading bank with 700 Citibank branches in the US and more than 1,800 overseas. For the FYE 2018, Citigroup (NYSE: C) had revenue in excess of \$33.8 billion and holds investment grade credit A3 (Moody's) providing an investor with excellent financial security.















# Property Information

Citibank is located in a retail heavy sector of Skokie, a suburb approximately 17 miles north of downtown Chicago. The property is situated at the signalized corner of Golf Road and Skokie Boulevard and benefits from excellent traffic exposure of 43,200 vehicles per day and traffic from 6 bus routes. The urban infill location has an extremely dense population in the immediate area including 74,723 residents, 27,539 households, and a daytime population of 69,797 within 2 miles. Additionally, Old Orchard I-94 (136,300 VPD) interchanges are located within 1 mile of the site providing an influx of vehicular traffic to the area and convenient access for residents coming to / from the highway.

Golf Road is a major east / west road running from downtown Evanston / Northwestern University (3.7 miles) to the northwest suburbs of Mount Prospect and Des Plaines. Some of Skokie's most popular retail destinations are across the street in Westfield Old Orchard Mall to the northwest and The Shops at Orchard Place to the north. The immediate area features complimentary retailers including Panera Bread, DSW, Petco, AT&T, Nordstrom's, Tiffany & Co, J.Crew, Old Navy, Macy's, Apple, Gap, Barnes & Noble, Forever 21, Bloomingdale's, Chipotle, Portillo's, Jimmy John's, Jewel-Osco, Culver's, and Chick-fil-A.

Skokie Boulevard is easily accessible via the I-94 Skokie Road exit (2.5 miles from the site), the CTA 'L' Yellow Line, and multiple bus routes. Westfield Old Orchard opened in 1956 with two stores. In 1991, Nordstrom announced plans to open its second Chicago area location at Old Orchard. In addition to the 200,000 square foot Nordstrom, Old Orchard also expanded the mall by 100,000 square feet as part of a \$200 million expansion and 62 new store openings. Old Orchard underwent a \$50 million dollar expansion and renovation in late 2007. Today it is the third largest mall by total square footage in Illinois. Citibank also sits right next to the North Shore Center for the Performing Arts, encompassing Centre East, Northlight Theater, Skokie Valley Symphony Orchestra, and a DoubleTree by Hilton Hotel Chicago – North Shore Conference Center.



**PROPERTY ADDRESS:**  
4749 GOLF ROAD  
SKOKIE, IL 60076

**BUILDING SIZE:**  
3,800 SQUARE FEET

**PARCEL SIZE:**  
±0.58 ACRES

**DRIVE-THRU ATMS:**  
2

**DEPOSITS**  
\$196,000,000

**TOTAL PARKING:**  
38 PARKING SPACES

**TAX PIN:**  
10-15-100-028-0000











## SITE PLAN





# Lease Abstract

## CITIBANK

<b>Tenant:</b>	Citibank
<b>Space Size:</b>	3,800 Square Feet
<b>Rent Commencement:</b>	8/1/2014
<b>Lease Expiration:</b>	11/30/2029
<b>Current Annual Base Rent:</b>	\$352,000
<b>Renewal Options:</b>	Five (5) additional successive five (5) year term extension periods.
<b>Rent Increases:</b>	Yes – 10% rent increases every 5 years.
<b>Roof &amp; Structure:</b>	Landlord responsible for structural and exterior elements, common area both exterior and interior roofs, floors, slabs, facades, core areas, exterior walls, parking, and replacement of major HVAC components.
<b>Taxes:</b>	Tenant is responsible for 100% of taxes for Premises.
<b>HVAC:</b>	Tenant responsible.
<b>Insurance:</b>	Landlord to carry commercial and general liability insurance for entire Premise, property insurance covering Building and fixtures, which both shall comply with mortgage or insurance carried by owners. Tenant to carry Special Causes of Loss property insurance, Commercial General Liability Insurance, Worker's Compensation Insurance, Builder's Risk insurance, any insurance required under Exhibit E, and any other insurance that may be required in Skokie. All insurance policies must be satisfactory to Landlord. Tenant may alone or in conjunction with Citigroup Inc. maintain self-insurance or umbrella insurances as further set forth therein.
<b>Utilities:</b>	Tenant pays utilities directly.



# Tenant Overview



Citigroup is the 8th largest bank in the world according to Business insider with more than 2,500 branches worldwide (700 Citibank branches in the US). Citibank is part of the Global Consumer Banking division of the financial services multinational Citigroup, Inc. (the parent company). Citigroup operates in two main regions of Global Consumer Banking and Institutional Clients Group.

Citigroup is ranked 3rd on the list of largest banks in the United States and, alongside JPMorgan Chase, Bank of America, and Wells Fargo; it is one of the Big Four banks of the United States.

Citigroup is ranked 30th on the Fortune 500 as of 2019. Citigroup has over 200 million customer accounts and does business in more than 160 countries.

October 15, 2019 Citigroup reported net income for the third quarter 2019 of \$4.9 billion compared to \$4.6 billion for the third quarter of 2018. Revenues increased 1% from the prior-year period.

Citigroup is publicly listed on the New York Stock Exchange under the ticker symbol "C" and holds an investment grade credit A3 (Moody's) providing an investor with excellent financial security.



<b>TENANT:</b> <b>CITIGROUP, INC</b>
<b>OWNERSHIP:</b> <b>PUBLIC – NYSE: C</b>
<b>S &amp; P RATING:</b> <b>BBB+ (INVESTMENT GRADE)</b>
<b>TOTAL LOCATIONS:</b> <b>2,500 WORLDWIDE</b>
<b>FYE 2018 REVENUE:</b> <b>\$33.8 BILLION</b>
<b>MARKET CAPITALIZATION (MAY 2019):</b> <b>\$123 BILLION</b>
<b>WEBSITE:</b> <b>WWW.CITIGROUP.COM</b>





# Skokie Overview

## ECONOMIC OVERVIEW

The aspects of retail sales, industrial activity, and a business service sector are just a few of the reasons that make Skokie a unique Chicago suburb. Skokie's locations provide a myriad of benefits such as access to raw materials, local supplies and servicing, and access to markets both regional and national.

In the past few years economic development has been a key area of focus for the Village Board's and Quality Government services. The former 23.4-acre site for Searle / Pfizer has now begun development to become the Illinois Science + Technology Park in Downtown Skokie.

The expansion of Westfield Old Orchard was largely due to the Village of Skokie as well as the North Shore Center for the Performing Arts. Skokie encourages visitors and residents to contribute to the local economy as they are a founding member to the Chicago's North Shore Convention and Visitors Bureau. These successful endeavors enhance the commercial tax base while adding new depth to its already rich cultural offerings.

### SKOKIE'S LARGEST EMPLOYERS (2018 ESTIMATES)

Company	Business Type	Employees
NorthShore University Health System	Skokie Hospital and Administrative Support	2,410
Federal Mogul	Advanced Manufacturing	1,279
Niles Township District #219	High School District	950
Macy's	Retailer	910
Georgia Nut Co.	Food Production	815
Nordstrom Inc.	Retailer	618
Village of Skokie	Municipal Government	498
Cook County	Second District Courthouse	465
Skokie Park District	Park District	432
Generation Brands	Lighting Manufacturer	417

### IMAGES

① Illinois Science + Technology Park

② Westfield Old Orchard Mall





## GROWTH

Skokie was among the 80 fastest-growing suburbs in the entire nation according to Money magazine. When it comes to entertainment options, services, public parks, and schools Chicago magazine always has high praise for Skokie in their suburban livability rating.

## EDUCATION

Niles North High School (.5 miles from Citibank) is one of the country's best high schools according to both Newsweek and U.S News and World Report. Skokie is also home to Colleges and Universities; National Lewis University, Everest College, Hebrew Theological College, and Oakton Community College which is always among the nation's best community colleges. Northwestern University part of the Big Ten Conference is less than 4 miles away in neighboring Evanston, IL.



### IMAGES

- ① Skokie Northshore Sculpture Park
- ② CTA Yellow Line 'L' Dempster-Skokie Station
- ③ Niles North High School

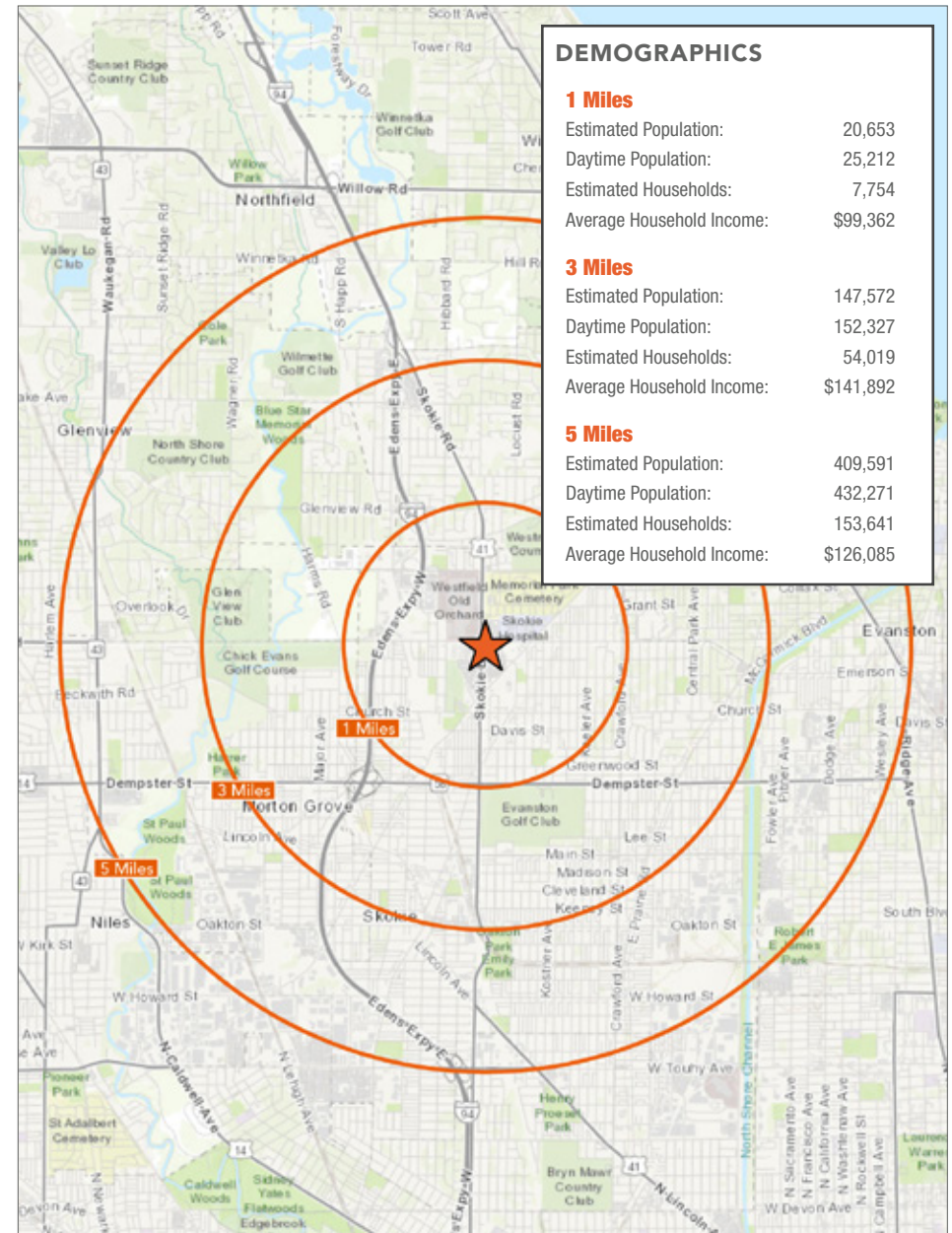


## DEMOGRAPHIC SUMMARY

2000-2010 Census, 2018 Estimates with 2023 Projections

		1 mile	3 miles	5 miles
Population	2019 Estimated Population	20,653	147,572	409,591
	2024 Projected Population	20,575	147,287	408,448
	2010 Population (U.S. Census)	20,366	146,543	407,530
	2000 Population (U.S. Census)	19,686	144,554	405,803
	% Projected Growth 2019 -2023	-0.4%	-0.2%	-0.3%
	% Historical Growth 2000-2019	4.9%	2.1%	0.9%
	2019 Median Age	45.7	44.2	41.9
Households	2019 Estimated Households	7,754	54,019	153,641
	2023 Projected Households	7,714	53,952	153,278
	2010 Total Households (U.S. Census)	7,651	53,588	152,533
	2000 Total Households (U.S. Census)	7,361	53,176	151,941
	% HH Projected Growth 2019 -2023	-0.5%	-0.1%	-0.2%
	% HH Historical Growth 2000-2019	5.3%	1.6%	1.1%
Income	2019 Average Household Income	\$99,362	\$141,892	\$126,085
	2019 Median Household Income	\$72,204	\$93,720	\$82,316
	2019 Per Capita Income	\$37,110	\$52,356	\$47,524
Business	2019 Total Businesses	1,049	5,984	15,885
	2019 Total Employees	14,204	74,351	208,383
	2019 Estimated Daytime Population	25,212	152,327	432,271
Education (Age 25+)	2019 Adult Population (Ages 25+)	15,462	104,007	284,400
	2019 Elementary (Grade Level 0 to 8)	4.8%	3.4%	4.1%
	2019 Some High School (Grade Level 9 to 11)	3.6%	2.9%	3.8%
	2019 High School Diploma	17.0%	12.5%	14.3%
	2019 Some College/No Degree	16.6%	14.0%	14.3%
	2019 Associate Degree	5.9%	5.4%	5.1%
	2019 Bachelor Degree	26.9%	31.0%	30.2%
	2019 Graduate Degree	22.3%	28.7%	26.1%
Race & Ethnicity	% Any College	71.8%	79.1%	75.7%
	2019 White Population	56.2%	64.4%	65.7%
	2019 Black/African American Population	5.3%	7.3%	7.4%
	2019 Asian Population	31.8%	21.4%	18.5%
	2019 American Indian/Alaska Native Population	0.2%	0.2%	0.2%
	2019 Pacific Islander Population	0.0%	0.0%	0.0%
	2019 Other Race	2.5%	3.1%	4.5%
	2019 Population of Two or More Races	3.9%	3.7%	3.6%
	2019 Hispanic Population	57.7%	54.3%	52.5%

Source: Esri, Esri and Infogroup, U.S. Census





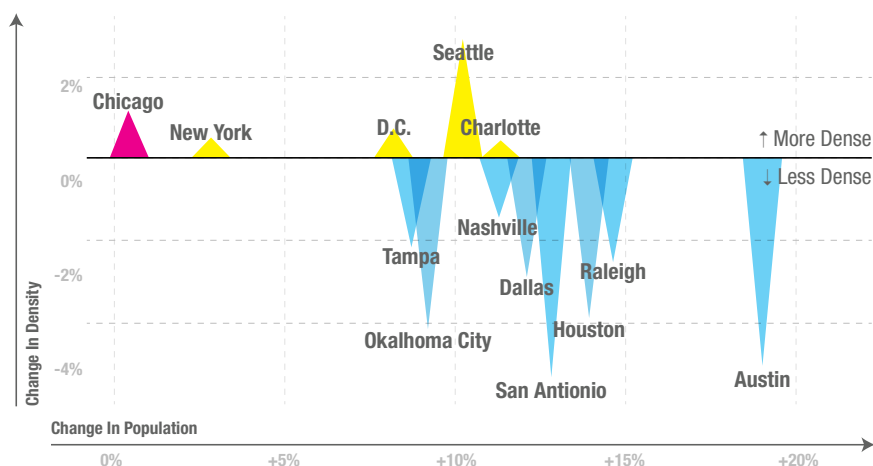
# Chicago Economic Overview

## 3RD LARGEST MSA IN THE U.S.

The Chicago MSA is home to approximately 9.5 million residents, making it the third most populous region in the country, encompassing 16 counties across three states: Illinois, Indiana, and Wisconsin. The city of Chicago is the economic and cultural capital of the Midwest, featuring a vibrant downtown district that is filled with world class businesses, restaurants, retail, residences, and entertainment. The strong economic base, skilled labor pool and diverse background make this 24-hour metropolis one of the most important and influential in the world.



## POPULATION DENSITY CHANGE IN U.S. METRO AREAS (2010-2016)



## GROWING URBAN CORE

Chicago's urban core and surrounding neighborhoods has become noticeably more dense. In the last several years, according to a report by The New York Times, between 2010 and 2016, Chicago's density has increased by 1.2%.

The report suggests that the city's population is shifting and refocusing with an influx of younger, more affluent residents moving into areas like the Loop, West Loop, and Wicker Park.



### #1 FOR CORPORATE RELOCATION & INVESTMENT

Chicago remains the #1 ranked metro area for Corporate Relocation and Investment in the US in *Site Selection Magazine*, a title it has held for six consecutive years and Chicago lead all major cities in the Americas except for New York for Foreign Direct Investment (FDI) Strategy according to *fDi Magazine*. Since Q1 2018, Canada-based BMO Financial Group, Italy-based Ferrara Candy, Germany-based navigation company HERE, and UK based digital agency AmazeRealise have all announced plans to establish headquarters in Chicago. Additionally, more than 30 corporations have moved their operations from surrounding suburbs since 2015, to the Chicago metro area. Most recently, McDonald's moved their global headquarters from Oak Brook to a new \$250M building in the West Loop.

### START UP AND TECH HUB

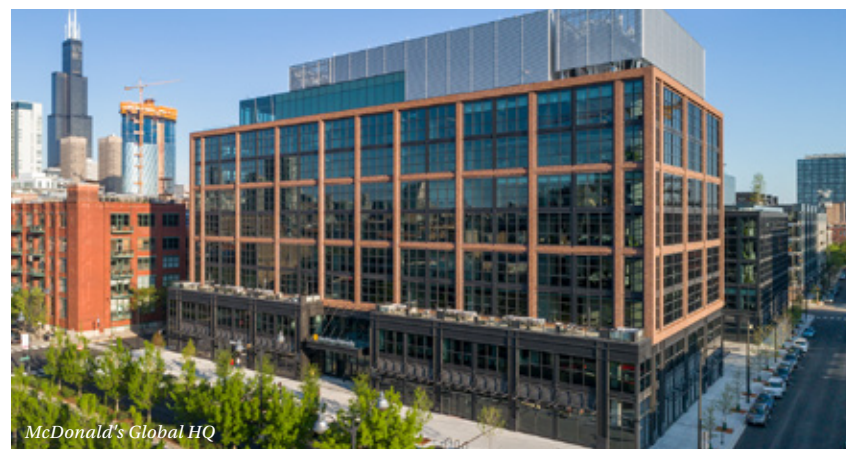
Chicago is home to tech industry giants and is a hotbed for privately held startups in the Midwest. Chicago has one of the largest venture capital ecosystems in the US and was ranked the #1 US city for venture capital returns in 2019 by PitchBook, a leading source for venture capital and private equity data research. In 2018, Chicago saw \$1.86 billion in venture capital investments. Facebook expanded their operations in Chicago, leasing 263,000 SF downtown and Google signed a lease for over 200,000 SF at 210 N. Carpenter Street in the West Loop, just down the street from their Midwest HQ at 1K Fulton. Salesforce, a global leader in CRM, announced a they will occupy 500,000 SF in the new 60-story Salesforce Tower Chicago, in a move that will significantly expand Salesforce's regional HQ and add 1,000 new tech jobs over the next five years. Salesforce employees will start moving into the Salesforce Tower Chicago upon completion which is slated for 2023.

***"Reflecting a melding of corporate and entrepreneurial cultures, Chicago has more than 100 startup incubators and accelerators and more than 300 corporate R&D centers."***

*Site Selection Magazine*



*Salesforce Tower rendering*



*McDonald's Global HQ*



## GLOBAL CITY

Chicago ranks 8th for the second year in a row on the A.T. Kearney 2019 Global Cities Index, which examines cities' performance based metrics spanning five dimensions: business activity, human capital, information exchange, cultural experience, and political engagement.

Chicago ranks 6th on fDi's American Cities of the Future 2019/20 report, which benchmarks cities based on five categories: Economic Potential, Business Friendliness, Human Capital and Lifestyle, Cost Effectiveness and Connectivity. Chicago had the biggest movement in this year's top 10, rising nine places to 6th. In 2018, Chicago attracted 49 FDI projects, its highest such figures since FDI Markets records began in 2003. Most FDI investments were in sales, marketing and support, business services and headquarters activities (together accounting for more than three-quarters of Chicago's inward FDI).

***"The Windy City, the Second City, the Dark City – call it what you will, Chicago is the economic and cultural capital of the Midwest."***

*Wired Magazine*

## WORLD CLASS EDUCATION

The Chicago MSA is home to several world class higher education universities that provide the area with a constant supply of top job talent and disposable income. On average there are 145,000 annual graduates from 138 degree-granting colleges and universities.

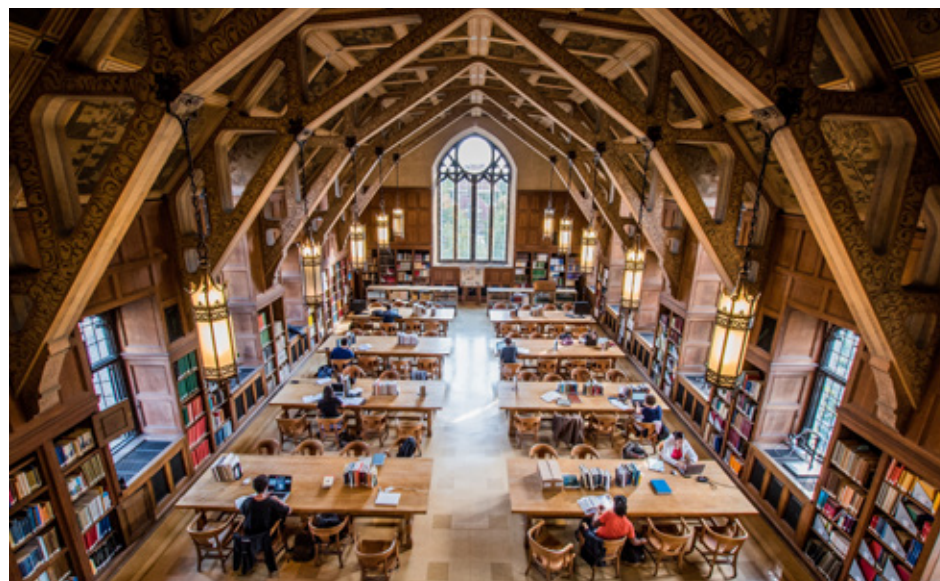
Top universities in the area include Northwestern University, The University of Chicago, Illinois Institute of Technology, Loyola University Chicago, De Paul University, Columbia College Chicago and, University of Illinois at Chicago.

Global Cities Index	
Top 10 Global Cities 2019	
CITY	RANK
New York	1
London	2
Paris	3
Tokyo	4
Hong Kong	5
Singapore	6
Los Angeles	7
<b>Chicago</b>	<b>8</b>
Beijing	9
Washington DC	10

The Global Cities Index examines the current performance of 130 cities based on 27 metrics spanning five dimensions: business activity, human capital, information exchange, cultural experience, and political engagement. The Index provides insights into the global reach, performance, and level of development of the world's largest cities. Source: A.T. Kearney Global Cities 2019.

American Cities of the Future	
Top 10 Overall American Cities of the Future 2019/20	
CITY	RANK
New York	1
San Francisco	2
Toronto	3
Montreal	4
Houston	5
<b>Chicago</b>	<b>6</b>
Boston	7
Los Angeles	8
Palo Alto	9
Seattle	10

218 locations were analyzed for the study under five categories: Economic Potential, Business Friendliness, Human Capital and Lifestyle, Cost Effectiveness and Connectivity, which were weighted by importance to the FDI decision-making process in order to compile both subcategory rankings and the overall 'American Cities of the Future 2019/20' ranking. Source: fDi Magazine. Research and data by fDi Intelligence division of the Financial Times, 2019.





**Fortune 500 Companies With Headquarters In the Chicago MSA**

COMPANY	RANK	REVENUES (\$M)	Location
Walgreens Boots Alliance	17	\$ 131,537	Deerfield
Boeing	28	\$ 101,127	Chicago
State Farm Insurance	36	\$ 81,732.2	Bloomington
Archer Daniels Midland	49	\$ 64,341	Chicago
Caterpillar	58	\$ 54,722	Deerfield
United Continental Holdings	78	\$ 41,303	Chicago
Allstate	82	\$ 39,815	Northbrook
Exelon	93	\$ 35,985	Chicago
AbbVie	96	\$ 32,753	North Chicago
Abbott Laboratories	103	\$ 30,578	Abbott Park
Mondelez International	116	\$ 25,938	Deerfield
US Foods Holding	125	\$ 24,175	Rosemont
McDonald's	149	\$ 21,025.2	Chicago
Jones Lang LaSalle	189	\$ 16,318.4	Chicago
CDW	191	\$ 16,240.5	Lincolnshire
Illinois Tool Works	214	\$ 14,768	Glenview
Discover Financial Services	253	\$ 12,848	Riverwoods
LKQ	262	\$ 11,876.7	Chicago
Tenneco	267	\$ 11,763	Lake Forest
W.W. Grainger	282	\$ 11,221	Lake Forest
Baxter International	286	\$ 11,127	Deerfield
Univar	353	\$ 8,632.5	Downers Grove
Anixter International	364	\$ 8,400.2	Glenview
Conagra Brands	386	\$ 7,938.3	Chicago
Dover	412	\$ 7,395.8	Downers Grove
Motorola Solutions	416	\$ 7,343	Chicago
Packaging Corp. of America	432	\$ 7,014.6	Lake Forest
Arthur J. Gallagher	435	\$ 6,934	Rolling Meadows
R.R. Donnelley & Sons	445	\$ 6,800.2	Chicago
Ulta Beauty	449	\$ 6,716.6	Bolingbrook
Northern Trust	453	\$ 6,658.9	Chicago
Old Republic International	481	\$ 6,021.8	Chicago
Ingredion	486	\$ 5,841	Westchester
TreeHouse Foods	489	\$ 5,812.1	Oak Brook

Source: Fortune Magazine, June 2019

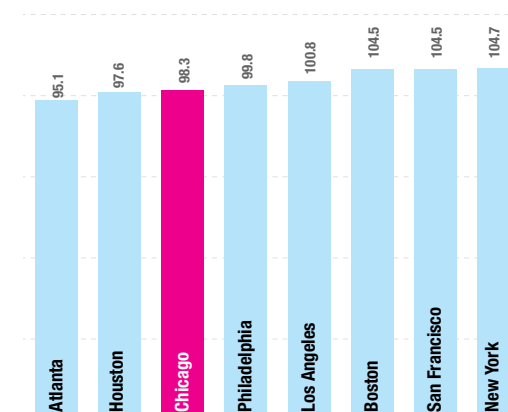
**STRONG, DIVERSE ECONOMY**

Chicago MSA has the 3rd largest Gross Domestic Product in the US, after New York City and Los Angeles, at \$737.3 billion. Chicago also ranks 8th in the world in terms of cities with the highest Gross Product. Additionally, Chicago is the most diversified economy in the US, with no single industry employing more than 14% of the workforce. Chicago's primary industries include Financial Services, Business & Professional Services, Manufacturing, Health Services, and Transportation and Warehousing.



## Chicago is home to over 400 major corporate headquarters, including 36 Fortune 500 companies

As one of the largest financial centers in North America, the Chicago MSA is home to more than 400 major corporate headquarters, including Walgreens Boots Alliance, Boeing, United Continental Holdings, McDonald's, Discover Financial and Abbott Laboratories, among others. The city is also home to the largest futures exchanges in the US, the CME Group.

**COST OF DOING BUSINESS BY METRO AREA**




## INTERNATIONAL TRAVEL DESTINATION

Chicago's tourism totals have consistently been on the rise in recent years, growth in 2018 was more substantial than normal. A record **57.6 million people visited Chicago in 2018**, nearly a 4.3% increase over 2017's record of 55.2 million. The largest percentage of growth was domestic travel with a 4.4% increase over 2017. International visitor numbers also increased 2.9% over 2017.

The record setting numbers were due, in part, to several initiatives that boosted leisure travel as well as word-of-mouth and high-profile kudos. *Condé Nast Traveler* readers voted Chicago the number 1 big city in the US two years in a row, *Bon Appétit* magazine named Chicago "restaurant city of the year" in 2017, and the *Financial Times* called Chicago "the most architecturally aware city on earth." Part of the boost also came from the city's aggressive pursuit of big-tourist draws including the NFL Draft, the James Beard Foundation Awards and the Laver Cup. The city also bolstered tourism-friendly offerings with attractions like the Riverwalk and, more recently, Art on the Mart. Business travel also contributed to the bump, with an 3.5% in 2018. 59 new major conventions have committed to meet in Chicago in future years.



## DUAL-HUB AIRPORT SYSTEM

O'Hare International Airport and Midway International Airport, the only "dual-hub" airport system in North America, handled **105 million passengers in 2018**. Both airports have direct rail access to Downtown Chicago and modernization projects are happening at both O'Hare and Midway. Most notably O'Hare's \$8.5 billion plan to expand over the next decade which includes a new airfield, terminal, gates, and passenger perks. Midway's improvements are budgeted at \$400 million and include restaurants, upgraded passenger screening, and updated parking infrastructure.

O'Hare is the busiest airport in the world for flight operations and is among the few airports worldwide that rank in the top 20 for both passenger volume and cargo tonnage - two leading indicators of an airport's connectivity and economic strength.



# Confidentiality Disclosure

Baum Realty Group, LLC ("Baum") has been retained as the exclusive broker by the Owner of Record ("the Owner") of 4749 Golf Road in Skokie, IL in connection with the sale of certain properties ("the Property") as described in this Offering Memorandum.

This Offering Memorandum has been prepared by Baum for use by a limited number of parties, and does not purport to provide a necessarily accurate summary of the physical or economic aspects of the Property or any of the documents related thereto, nor does it purport to be all inclusive or to contain all of the information which prospective investors may need or desire further, the Offering Memorandum is limited to the matters set forth therein. All budgets or projections have been developed by Baum and Owner, and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Baum and therefore are subject to variation. Each of Baum and Owner makes no representation as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Baum and its employees, and Owner, and its trustees, officers, and employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or omissions from the Offering Memorandum or any other written or oral communication transmitted or made available to the recipient. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property Owner as of the date of preparation of the Offering Memorandum.

Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors.

Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers regarding the property, and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the property unless and until such offer is approved by Owner and the Board of Trustees of Owner and a written agreement for the purchase of the Property has been fully executed, delivered and approved by Owner and its legal counsel, and any conditions to Owner's obligations hereunder have been satisfied or waived.

This Offering Memorandum and the contents, except such information that is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Offering Memorandum, you acknowledge that you have executed, and have agreed to be bound by, the Confidentiality Agreement with Baum and Owner.



CONFIDENTIAL OFFERING MEMORANDUM

Trophy Single Tenant Citibank · Signalized Corner Across from Westfield Old Orchard  
4749 Golf Road // Skokie, IL 60076 (Chicago MSA)



EXCLUSIVELY OFFERED BY:

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Vice President / Broker  
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**BAUM REALTY GROUP, LLC**

1030 W. Chicago Avenue, Suite 200  
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