



Price: \$2,713,043 | NNN Ground Rent: \$156,000 | CAP: 5.75% | Bank Deposits: \$92,154,000 | 6-Years



Rob James and Dan de Sa'

Phone: 212.686.0072

Fax: 212.686.0078

rob@exp1031.com

www.exp1031.com

- Dense infill site in one of Chicago's wealthiest communities
- Pure triple net ground lease with no landlord responsibilities and 6 years of term
- Chicago MSA with population of 9.5 million people
- Third largest metropolitan area in the United States
- High bank deposits of \$92 million dollars with high likelihood of renewal
- A- credit rating with Standard and Poor's
- Pad site to Grocery Anchored Shopping Center
- 25 minutes Downtown Chicago
- Pad site to Shop N Save, TJ Maxx, Best Buy, Party City and Old Navy
- Near Walmart, Kohl's, Ross, Home Depot and JoAnn Fabric

This information has been obtained from sources deemed reliable, however EXP Realty Advisors does not guarantee, warranty or represent its accuracy.
It is the Purchaser's responsibility to independently confirm the accuracy and completeness of the information contained herein.

INVESTMENT OVERVIEW: EXP Realty Advisors exclusively presents for sale a PNC Bank (S&P A-) ground lease located on .8511 acres in the Chicago MSA. The bank has high deposits of \$92 million and a below market rent of \$156,000 per year and four drive through tellers. The property is a pad site to Shop N Save, TJ Maxx, Best Buy, Party City and Old Navy among others. It is located on Lemont Road which has average daily traffic of 21,000 vehicles. It is just off the corner of 75th Street which has traffic counts of 33,900 vehicles per day. It is in Downers Park Plaza which is a grocery anchored shopping center that boasts long-term national tenants located in an established dense suburban trade area with strong population.

Downers Grove is highly accessible to downtown Chicago being a 25-minute train ride to the loop. This enables the population to easily commute to downtown Chicago however Downers Grove is also the location of major employers, including Midwestern University, DeVry University, State Farm, and Blue Cross Blue Shield, among others. The Chicago metropolitan area, of which Downers Grove is a part, has a population of 9.5 million people and is the third largest metropolitan area in the United States. The Chicago MSA is one of the world's largest and most diversified economies with more than 4 million employees and generating an annual gross regional product of \$561 billion. The region is home to more than 400 major corporate headquarters including 31 in the Forbes 500.

The property is near Naperville which is ranked as the wealthiest city in the Midwest and 11th wealthiest in the nation. It was ranked among the nation's safest cities and voted second best place to live in the United States by Money Magazine and rated first on the list of best cities for early retirement by Kiplinger. It was also named as one of the most educated large cities in America with populations over 50,000.

TENANT OVERVIEW: The PNC Financial Services Group, Inc. (NYSE: PNC) (S&P: A-) operates as a diversified financial services company in the United States and internationally. As of December 31, 2019, the bank operated a network of 2,372 branches and 9,162 ATMs. The PNC Financial Services Group, Inc. was founded in 1922 and is headquartered in Pittsburgh, Pennsylvania. As of 12-31-19 the bank had revenue of \$17.8 Billion, net income of \$5.37 Billion, total assets of \$410 Billion.

PNC Bank Ground Lease	
Address	7351 Lemont Rd. Downers Grove IL
Building	3,200
Land Size	.8511 Acres
Building Age	1980
Tenant	PNC Bank (S&P A-)
Term	6 Years
Lease Expiration	1/31/2026
Current Rent	156,000
Tenant is in their second to last option	
Last Option Rent	182,000
Bank Branch Deposits	92,154,000
National Average for Bank Branch Deposits	62,000,000
Percent by which Tenant's Deposits Exceed National Average	49%
Lease type	Absolute NNN Ground Lease
Management Fee (there are no management responsibilities)	4% of current rent (included in above rent)
Price	2,713,043
Cap Rate	5.75%
Price PSF	848



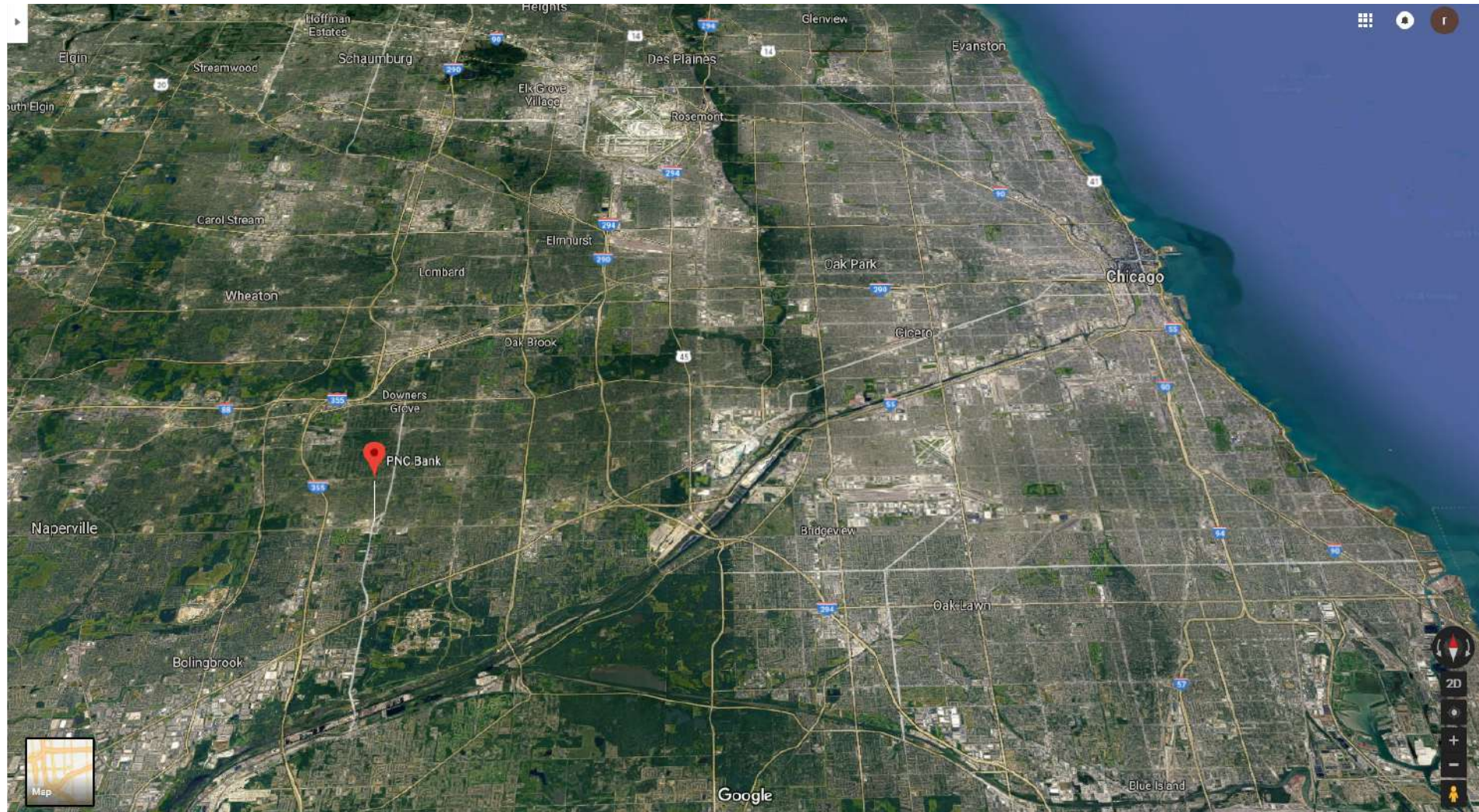




PNC Bank Ground Lease – Building Photo



Google



PNC Bank Demographics

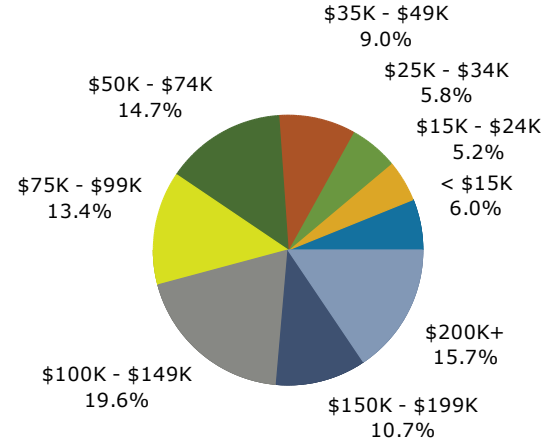


0764 – Downers Park Plaza Downers Grove, IL	1 Mile	3 Miles	5 Miles
Demographics (2019)			
Population	13,050	88,015	253,247
Households	4,881	35,810	101,463
Families	3,371	22,557	65,581
Avg. Household Size	2.64	2.43	2.47
Owner Occupied Housing Units	3,942	25,286	74,840
Renter Occupied Housing Units	938	10,525	26,623
Median Age	42.2	43.9	43.5
Median Household Income	\$93,362	\$92,269	\$91,051
Avg. Household Income	\$12,7199	\$129,871	\$126,916
Projections (2024)			
Population	13,173	89,324	255,536
Household	4,923	36,464	102,593
Families	3,385	22,757	65,850
Avg. Household Size	2.64	2.42	2.47
Owner Occupied Housing Units	4,018	25,824	76,145
Renter Occupied Housing Units	905	10,640	26,447
Median Age	42.8	44.6	44.0
Median Household Income	\$105,431	\$102,784	\$101,522
Avg. Household Income	\$144,561	\$143,555	\$140,151

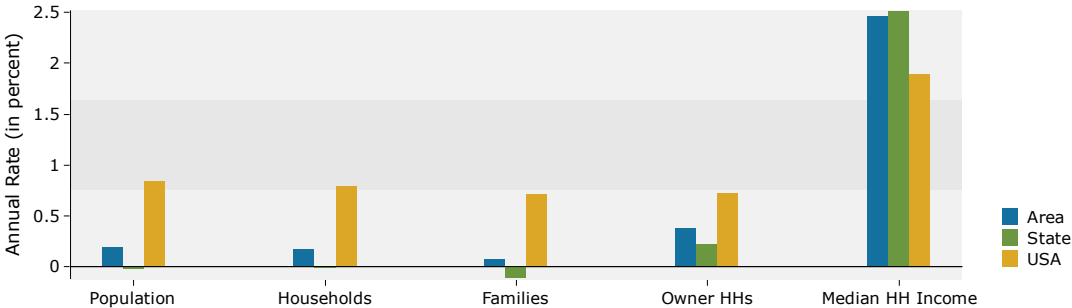


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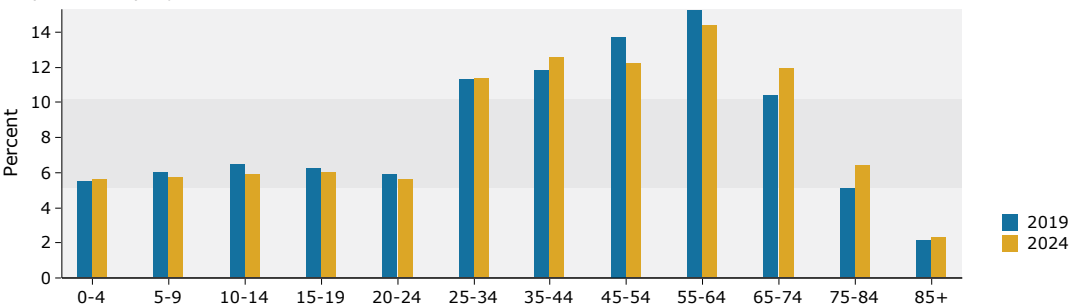
2019 Household Income



Trends 2019-2024



Population by Age



2019 Population by Race

