



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS

JDS Real Estate Services, Inc.  
IL Lic. # 471.018303



AT&T & Jersey Mike's  
1724 - 1732 West Lawrence  
Chicago, IL 60640

A T &amp; T &amp; J E R S E Y M I K E ' S

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AT&T & JERSEY MIKE'S

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# INVESTMENT SUMMARY

We Are Pleased to Offer For Sale the 3,747 SF AT&T & Jersey Mike's Located at 1724-1732 W Lawrence Avenue in Chicago, Illinois. This Opportunity Includes Two High Quality Tenants With Triple Net Leases on Each, Providing For a Great Investment.

## OFFERING SUMMARY

PRICE	\$2,192,000
CAP	6.00%
NOI	\$131,520
PRICE PER SF	\$585.00
GUARANTOR	Varies

## PROPERTY SUMMARY

ADDRESS	1724-1732 W Lawrence Avenue Chicago, IL 60640
COUNTY	Cook
BUILDING AREA	3,747 SF
LAND AREA	0.16 AC
BUILT   RENOVATED	1985   2018



AT&T & JERSEY MIKE'S

# HIGHLIGHTS

- AT&T Has Over 4 Years Remaining on a Triple Net (NNN) Lease – With Minimal Landlord Responsibilities, 10% Rental Increases At Option Periods and a Strong Operator With ~2,000 Locations
- Upon Completion of Renovations, Jersey Mike's Will Have a 10 Year Triple Net (NNN) Lease - With 10% Rental Increases and 2 x 5 Year Option Periods
- At the Corner of Lawrence Avenue and Hermitage Avenue With a Combined VPD of Over 52,800 Vehicles
- Average Household Income of \$91,495 and Over 495,682 Residents Within a 3-Mile Radius
- Nearby Tenants Include: Staples, Mariano's (Kroger), CVS, Walgreens, Chase Bank, Shell, Mobil, Dunkin', Starbucks, ALDI, Target, LA Fitness Center, Subway, Baskin Robbins, T-Mobile, Wendy's and More
- The Property is Located Steps Away From the Ravenswood Train Station (2,630 Average Weekday Riders) - Which is Serviced By the Chicago CTA Metro Union Pacific North Line With an Average Weekday Rush Hour Seeing Over 1.6 Million Rides Per Day
- Property is Zoned B3-1.5 (Community Shopping District) - Which Provides Owner Future Redevelopment to Build a Mixed-Use Project With Available in Place Zoning; In Addition, the Site is Located Within the Western Ave North TIF District
- Cook County is the 2nd Most-Populous County After Los Angeles County, CA and Chicago is the 3rd Most Populous City in the U.S.
- Chicago is Home to Nearly 10 Million Residents and Boasts Significant Job Opportunities With Fortune 500 Companies Including: Walgreens Boots Alliance, Boeing, Archer Daniels Midland, United Continental Holdings and Allstate



# LEASE SUMMARY

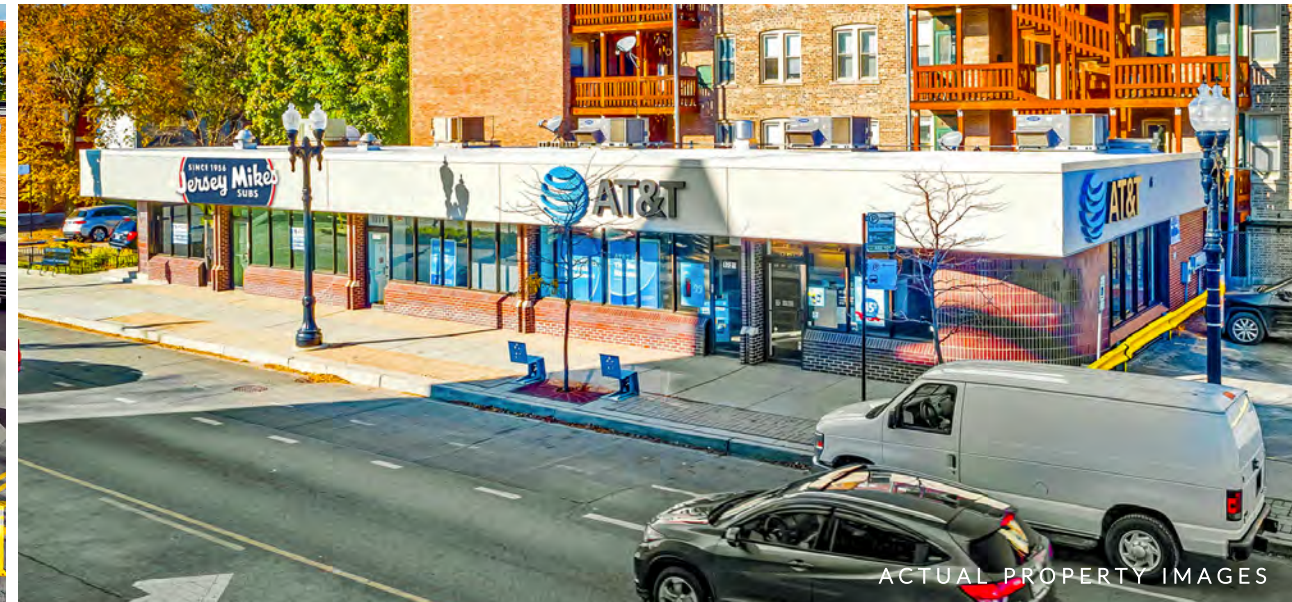
TENANT	Prime Communications (AT&T's Largest Authorized Dealer)
PREMISES	A Premise of Approximately 2,248 SF
LEASE COMMENCEMENT	May 30, 2017
LEASE EXPIRATION	May 31, 2024
LEASE TERM	4+ Years Remaining
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES	10% at Option Periods
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Retail - Wireless Communication
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF/STRUCTURE & PARKING LOT	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility



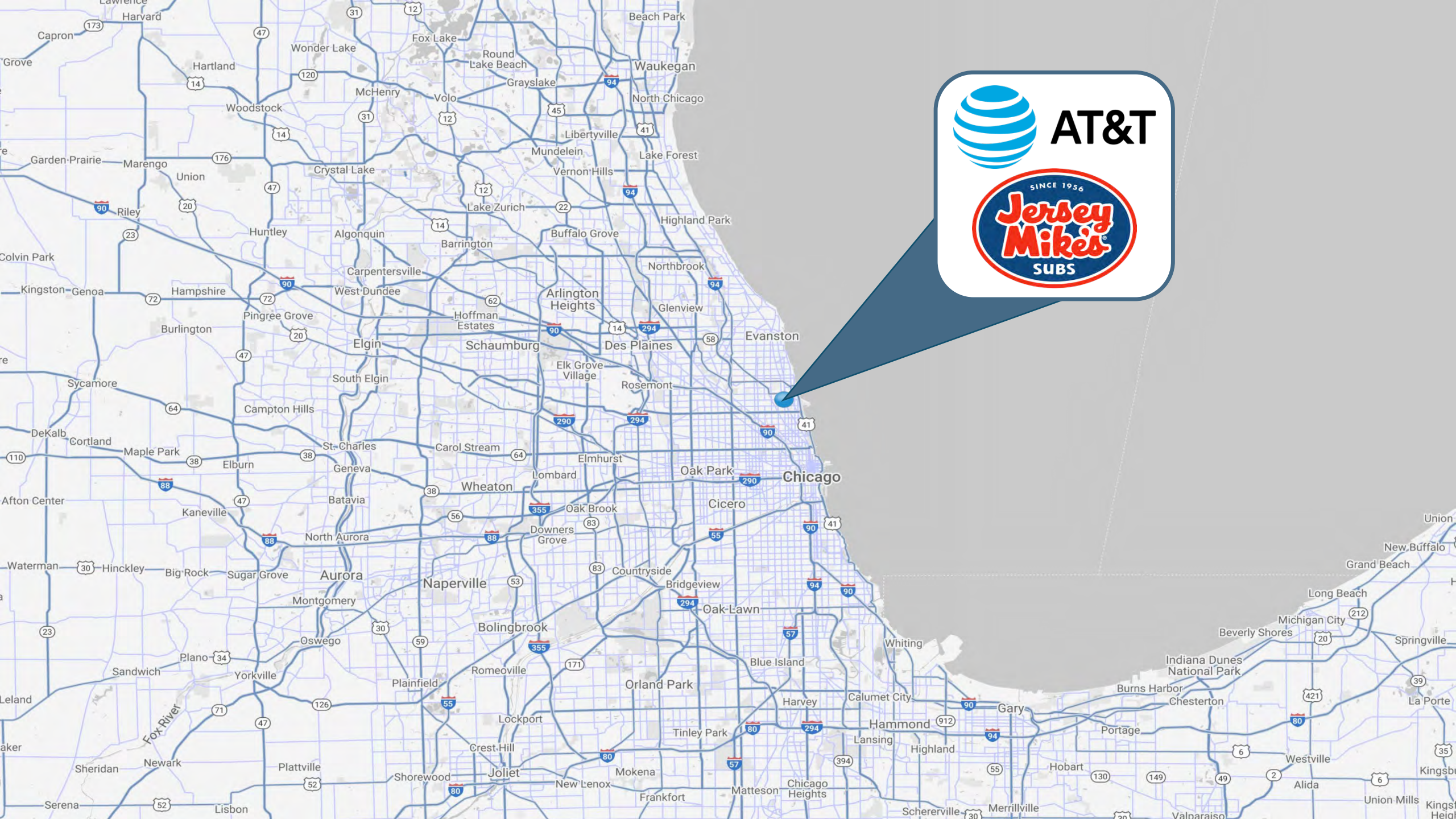
# LEASE SUMMARY

TENANT	Jersey Mike's
PREMISES	A Premise of Approximately 1,499 SF
LEASE COMMENCEMENT	Est. April 1, 2020
LEASE EXPIRATION	Est. March 31, 2030
LEASE TERM	10 Years
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES	10% Every 5 Years
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Quick Service Restaurant
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF/STRUCTURE & PARKING LOT	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility

## RENT ROLL



TENANT	SQUARE FOOTAGE	% OF TOTAL	ANNUAL BASE RENT	RENT PER SF	MONTHLY CAM	TOTAL MONTHLY PAYMENT	RENTAL INCREASE	LEASE BEGIN	LEASE END	OPTIONS
Prime Communications (AT&T)	2,248 SF	60%	\$77,556	\$34.50	\$1,620.43	\$8,083.43	10% At Each Option	05/30/2017	05/31/2024	2 x 5 Years
Jersey Mike's	1,499 SF	40%	\$53,964	\$36.00	\$1,080.52	\$5,577.52	10% Every 5 Years	EST. 04/01/2020	EST. 03/31/2030	2 x 5 Years
TOTAL	3,747 SF	100%	\$131,520	\$35.10	\$2,700.95	\$13,660.95				

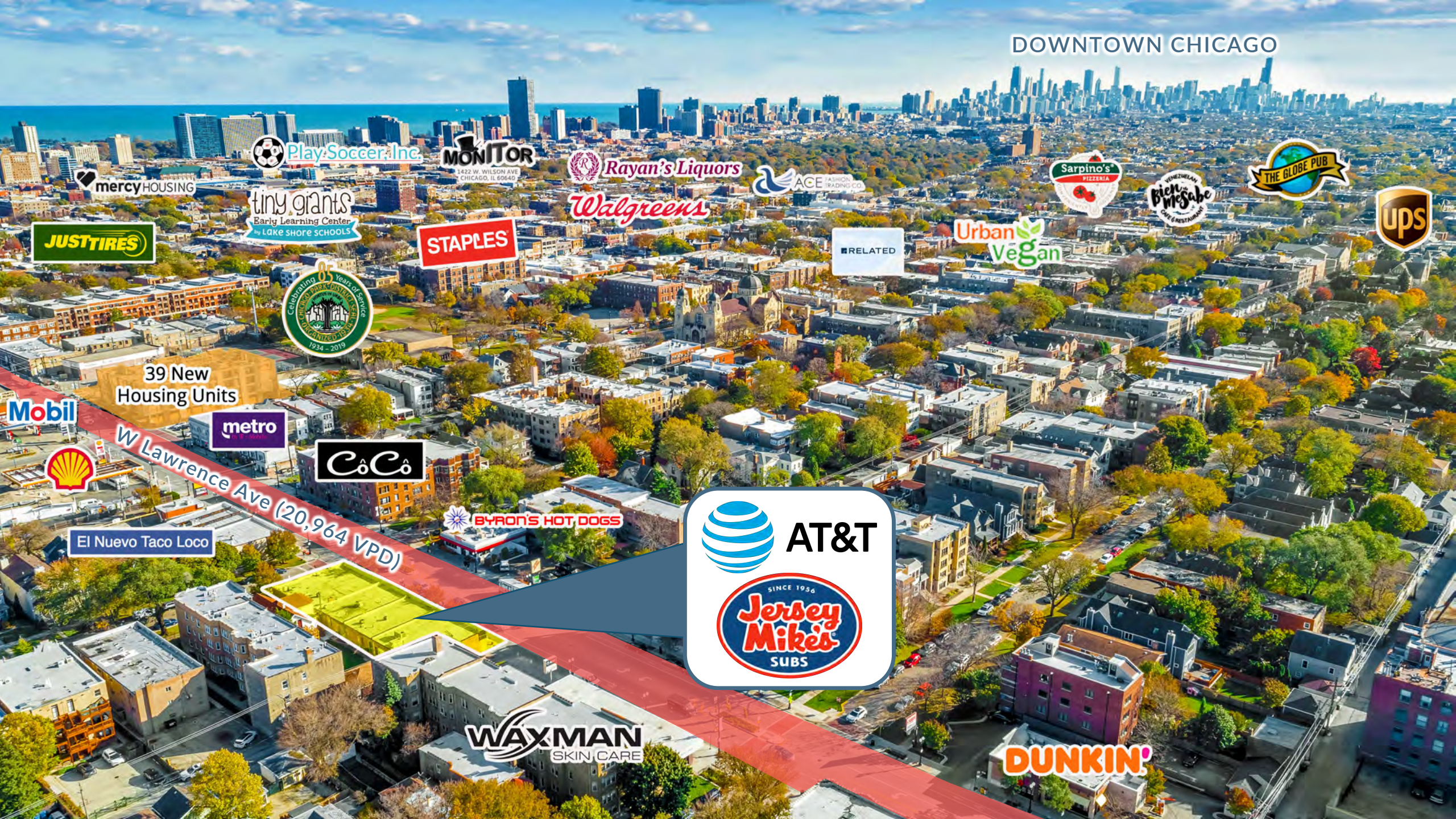


AT&T

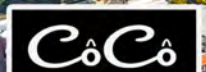


SINCE 1956  
**Jersey Mike's**  
SUBS

DOWNTOWN CHICAGO



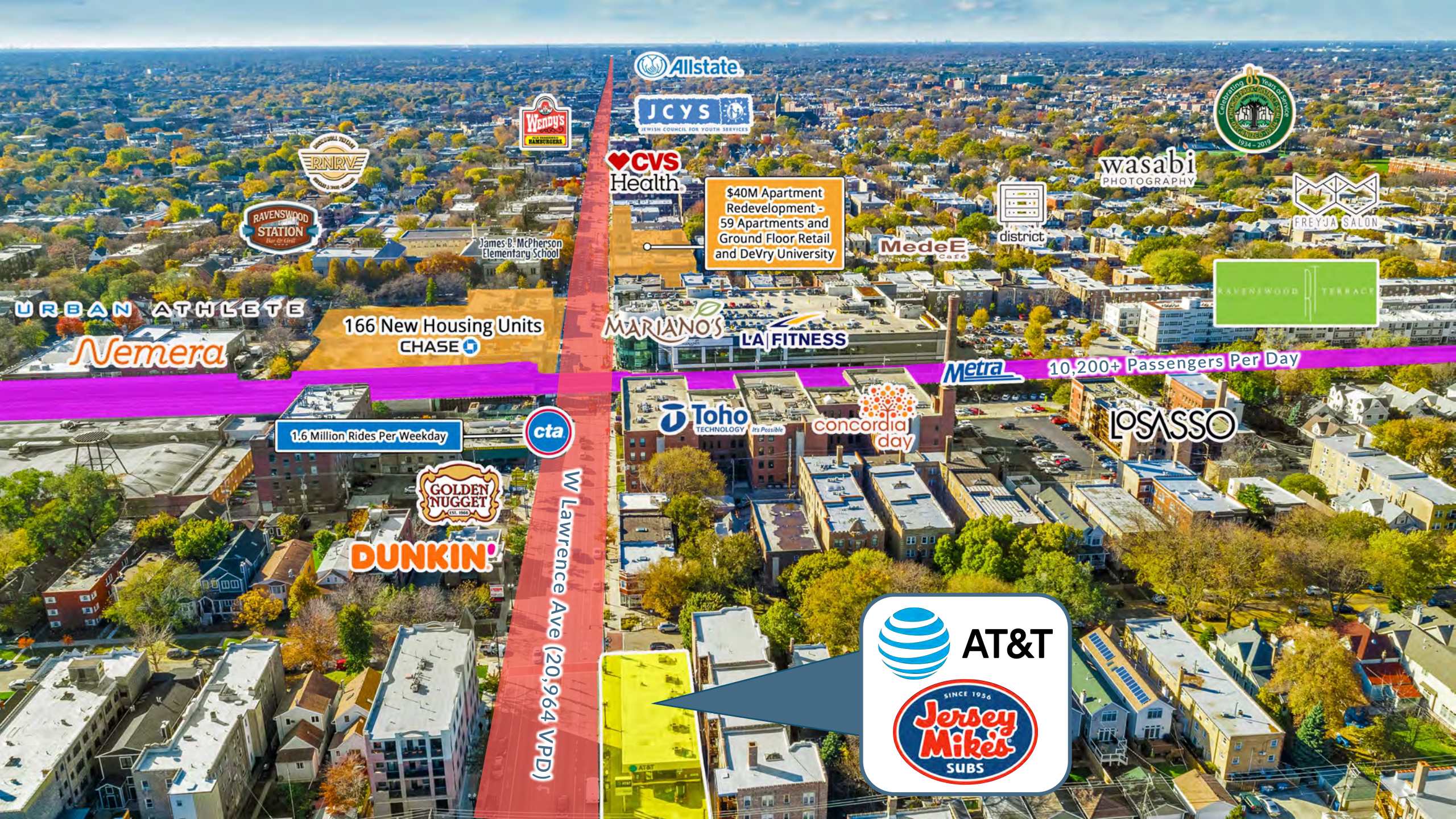
39 New Housing Units



El Nuevo Taco Loco

W Lawrence Ave (20,964 VPD)





James B. McPherson Elementary School



\$40M Apartment Redevelopment - 59 Apartments and Ground Floor Retail and DeVry University



10,200+ Passengers Per Day



1.6 Million Rides Per Weekday



W Lawrence Ave (20,964 VPD)



AT&T



URBAN ATHLETE



166 New Housing Units  
CHASE



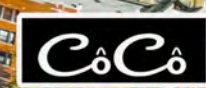
CROSSROADS



MIDDLE EAST  
BAKERY & GROCERY



CRAFTY BEAVER  
Building Better Communities Since 1934



AT&T



W Lawrence Ave (20,964 VPD)



BYRON'S HOT DOGS

CVS pharmacy  
SUBWAY  
cricket

CHASE  
MARIANO'S  
LA FITNESS

AT&T  
Jersey Mike's  
SUBS

GOODYEAR  
ROSATI'S  
CHICAGO PIZZA  
Starbucks

CHASE  
cricket  
Kentucky Fried Chicken

W Lawrence Ave

Best  
Mobil

Mya

T-Mobile

metroPCS

BR  
DUNKIN'

Starbucks  
SUBWAY

Staples  
Walgreens

N Clarke St

ACE  
Bank of America  
T-Mobile  
SUBWAY  
Huntington  
7 ELEVEN  
JJ  
HARRY JONES  
SAFETYWARE

N Broadway St

DUNKIN' cricket  
SONIC  
McDonald's  
BR  
DUNKIN'

ROSS  
DRESS FOR LESS  
tcf bank  
DOLLAR TREE  
Jewel-Osco  
THE SALVATION ARMY

BR  
DUNKIN'  
SUBWAY  
Public Storage  
metroPCS  
7 ELEVEN

TARGET  
ALDI  
WING STOP  
Hair cuttury  
Starbucks  
AT&T  
BMO  
Harris Bank  
SUBWAY  
PNC  
CVS pharmacy  
metroPCS



## CHICAGO | COOK COUNTY | ILLINOIS

Chicago is the most populous city in the U.S. state of Illinois and the third most populous city in the United States. With an estimated population of 2,705,994 residents in 2018, it is also the most populous city in the Midwestern United States. Chicago is the county seat of Cook County, the second most populous county in the US, with a small portion of the northwest side of the city extending into DuPage County near O'Hare Airport. Chicago is the principal city of the Chicago metropolitan area, often referred to as Chicagoland. At nearly 10 million people, the metropolitan area is the third most populous in the nation. Chicago's 58 million domestic and international visitors in 2018 made it the second most visited city in the nation. The city was ranked first in the 2018 Time Out City Life Index, a global quality of life survey of 15,000 people in 32 cities.

Due to the cities close proximity, Chicago's economy affects Rockford's. Chicago has the third-largest gross metropolitan product in the United States – about \$670.5 billion according to September 2018 estimates. The city has also been rated as having the most balanced economy in the U.S, due to its high level of diversification. Chicago is a major world financial center, with the second-largest central business district. The city has major financial and futures exchanges, including the Chicago Stock Exchange, the Chicago Board Options Exchange, and the Chicago Mercantile Exchange (the "Merc"). The Chicago metropolitan area has the 3rd largest science and engineering work force of any metropolitan area in the nation. Manufacturing, printing, publishing and food processing also play major roles in the city's economy. Several medical products and service companies are headquartered in the Chicago area, including Baxter International, Boeing, Abbott Laboratories, and the Healthcare division of General Electric.

Chicago, on Lake Michigan in Illinois, is among the largest cities in the U.S. Famed for its bold architecture, it has a skyline punctuated by skyscrapers such as the iconic John Hancock Center, 1,451-ft. Willis Tower (formerly the Sears Tower) and the neo-Gothic Tribune Tower. The city is also renowned for its museums, including the Art Institute of Chicago with its noted Impressionist and Post-Impressionist works. The city is home to Millennium Park which is where the giant Cloud Gate, "The Bean", sculpture is located.



CLOUD GATE SCULPTURE

WILLIS TOWER SKYDECK



PRIME COMMUNICATIONS

# TENANT PROFILE

Prime is the largest AT&T Authorized Retailer in the United States with nearly 2,000 locations from coast-to-coast.

Founded in 1999 with a single mall kiosk at Baybrook Mall in Houston, Texas, Prime Communications set out to build one of the most successful wireless retail businesses in the U.S.



COMPANY TYPE  
Private



FOUNDED  
1999



# OF LOCATIONS  
~2,000



HEADQUARTERS  
Sugar Land, TX



WEBSITE  
[primecomms.com](http://primecomms.com)

J E R S E Y   M I K E ' S

# TENANT PROFILE

Jersey Mike's Subs is an American submarine sandwich chain headquartered in New Jersey. The Jersey Mike's franchise has almost 2,000 locations open and about 124 more in development across the United States, in addition to three locations in Queensland, Australia and two in Ontario, Canada.

Like the original Mike's store in 1956, each Jersey Mike's Subs serves submarine sandwiches made to order, slicing the meats and cheeses as needed. A popular way to top off the sandwich with condiments is to order it "Mike's Way", which involves sliced onions, shredded lettuce, tomatoes, oregano, salt (spices) and "The Juice" - a mixture of red wine vinegar and olive oil. At Jersey Mike's, they offer a sub above - one that's measured in more than inches or seconds 'til served. They carefully consider every aspect of what is done - every slice, every sandwich, every store - they provide the customers with sustenance and substance too.



COMPANY TYPE  
Private



FOUNDED  
1956



# OF LOCATIONS  
2,000+



HEADQUARTERS  
Wall Township, NJ



WEBSITE  
[jerseymikes.com](http://jerseymikes.com)

# CONFIDENTIALITY AGREEMENT

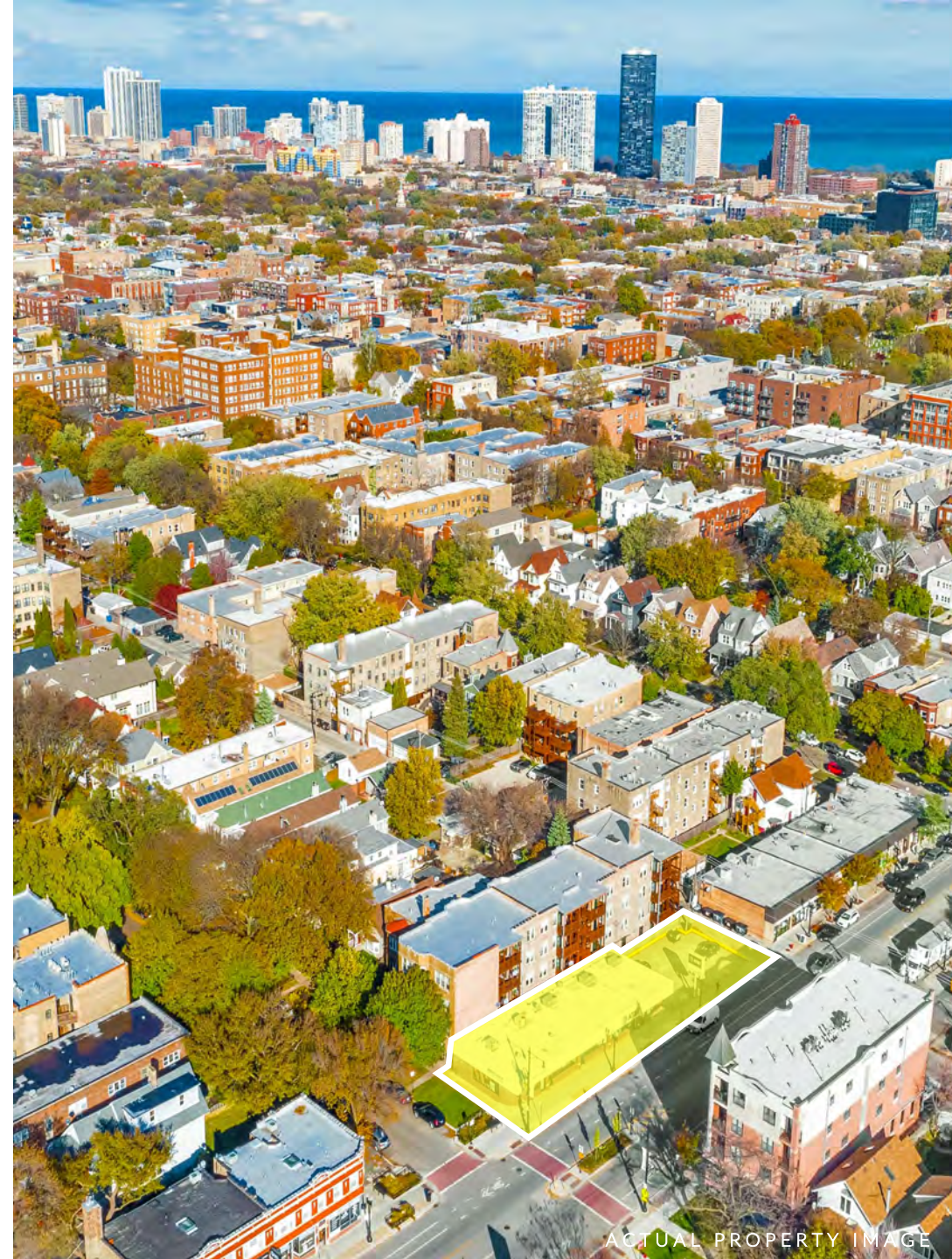
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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, JDS & SIG has not verified, and will not verify, any of the information contained herein, nor has JDS & SIG 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.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release JDS & SIG and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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