



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



Former Chase Bank
202 Forest Boulevard
Park Forest, IL 60466



F O R M E R C H A S E B A N K

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IN COOPERATION WITH
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FORMER CHASE BANK

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FORMER CHASE BANK

INVESTMENT SUMMARY

We Are Pleased to Present Exclusively For Sale the Former Chase Bank Located at 202 Forest Boulevard in Park Forest, IL. This Opportunity Included a Double Net (NN) Lease With 2 Years Remaining. The Building is Approximately 10,500 SF on 1.14 Acres of Land.

OFFERING SUMMARY

PRICE	\$849,000
CURRENT GROSS INCOME	\$156,000
PRICE PER SF	\$80.86
PRICE PER LAND AREA	\$17.10
GUARANTOR	Corporate

PROPERTY SUMMARY

ADDRESS	202 Forest Boulevard Park Forest, IL 60466
COUNTY	Cook
BUILDING AREA	10,500 SF
LAND AREA	1.14 AC 49,658 SF
BUILT	1960



ACTUAL PROPERTY IMAGE

FORMER CHASE BANK

HIGHLIGHTS

- Hard & Signalized Corner With Great Access and Visibility
- Ideal Development and Redevelopment Opportunity
- Located in an Opportunity Zone
- Drive-Thru Accessible Building
- Directly Adjacent to the Park Forest Police Station
- Within Walking Distance of Nearly 1,000 Multi-Family Units (Avg Occupancy of 96.7%)
- Catty-Corner to Park Forest Farmer's Market (Open Every Saturday)
- Roughly Half of the Building is Currently Under a Lease; Tenant is Currently Paying \$13,000 Per Month Until January 31, 2022
- Property Offers a Sub-Level Bank Safe (Can Be Removed at Current Tenant's Sole Cost)
- Below Market Replacement Cost Price Per SF of \$80.86
- Nearby Tenants Include: Walgreens, CVS Pharmacy, Dollar General, Family Dollar, State Farm, ALDI, Walmart and More



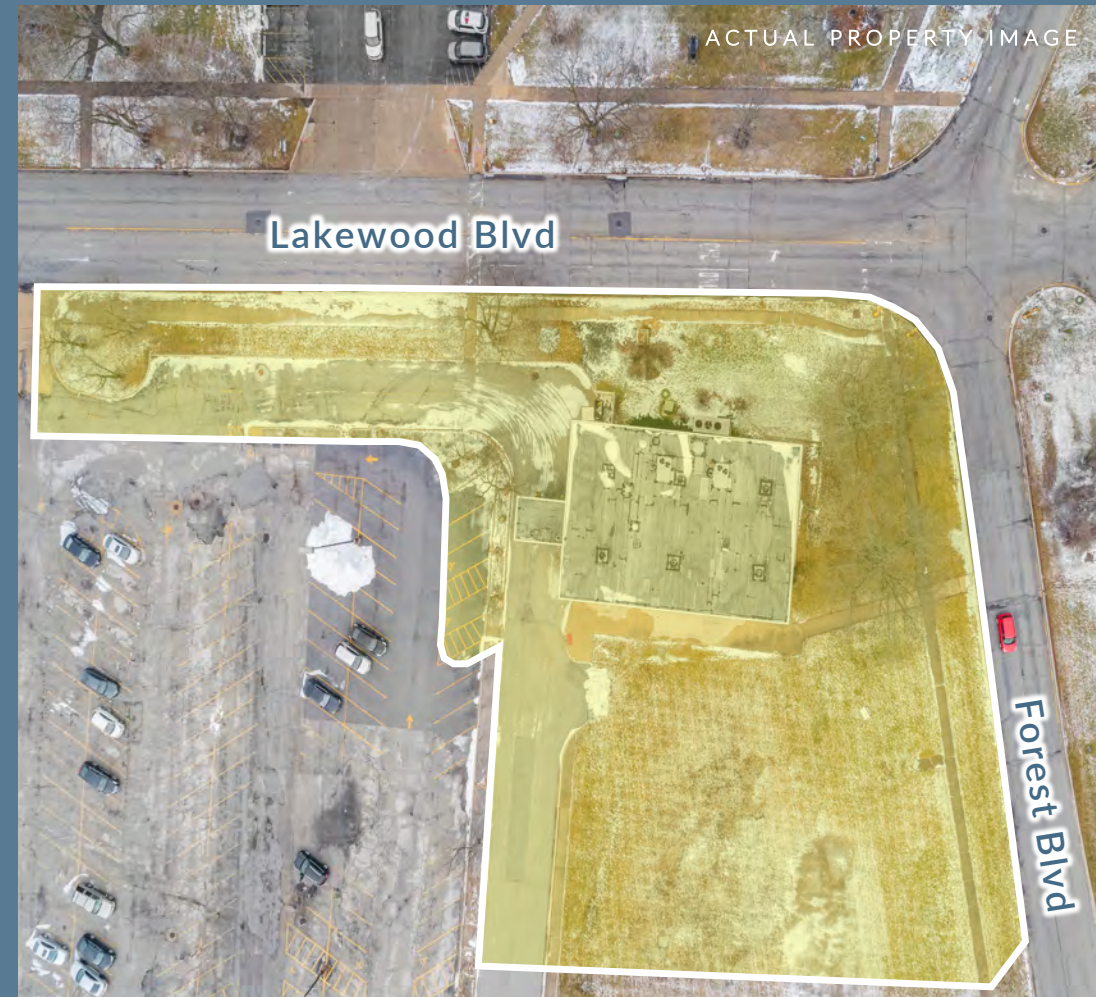
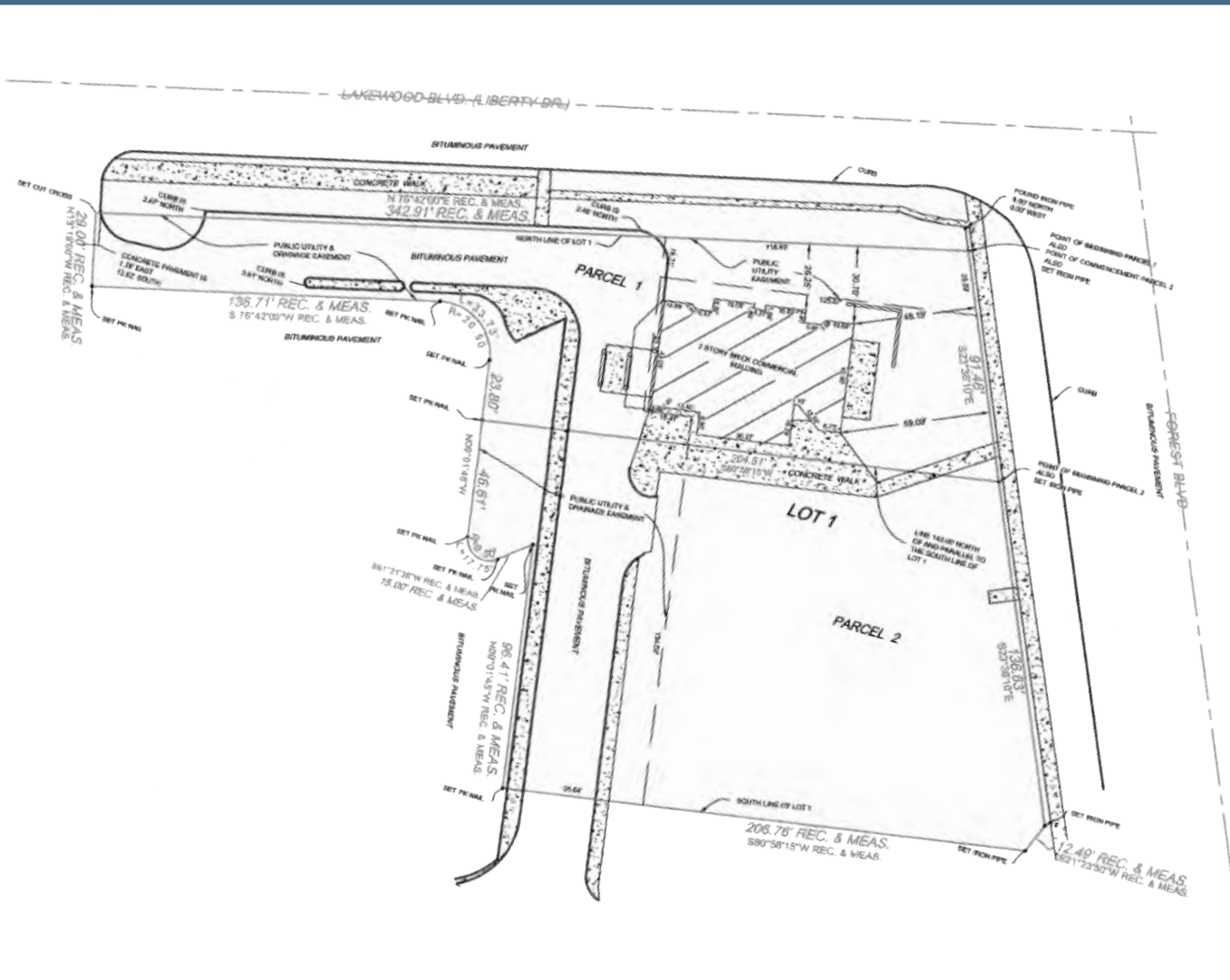
ACTUAL PROPERTY IMAGE

LEASE SUMMARY

TENANT	JP Morgan Chase
PREMISES	Occupies Approximately 5,500 SF Within a 10,500 SF Building
LEASE COMMENCEMENT	February 1, 2001
LEASE EXPIRATION	January 31, 2022
LEASE TERM	~2 Years Remaining
RENEWAL OPTIONS	None
RENT INCREASES	None
LEASE TYPE	Double Net Lease (NN)
PERMITTED USE	Bank / Retail
PROPERTY TAXES	Reimbursed By Tenant
INSURANCE	Reimbursed By Tenant
COMMON AREA	Landlord's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Reimbursed By Tenant
UTILITIES	Reimbursed By Tenant
GUARANTEE	Corporate
RIGHT OF FIRST REFUSAL	No

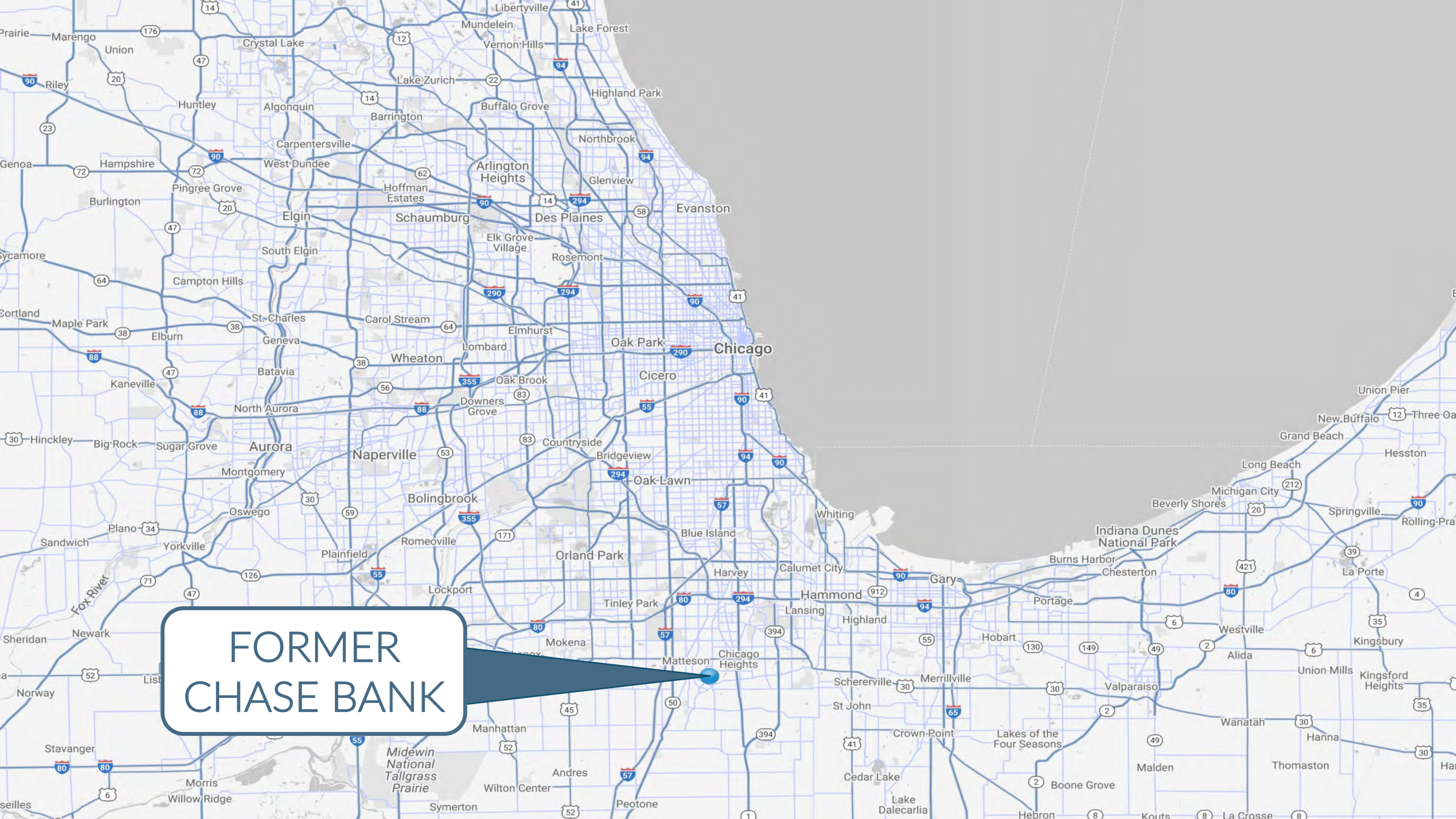
TENANT	SQUARE FOOTAGE	% OF TOTAL	ANNUAL BASE RENT	RENT PER SF
JP Morgan Chase	5,500 SF	52%	\$156,000	\$28.36
Vacant	5,000 SF	48%	-	-
TOTAL	10,500 SF	100%	\$156,000	

SITE PLAN





ACTUAL PROPERTY IMAGES



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Cedarwood

South Suburban
Elementary

Faith United
Protestant Church

Western Ave



First Midwest Bank



**DOLLAR
GENERAL**



Park Forest
Farmers' Market



CENTRAL PARK
APARTMENTS



FORMER
CHASE BANK

Forest Blvd

Lakewood Blvd



SAINT IRENAEUS CHURCH
ROMAN CATHOLIC ARCHDIOCESE OF CHICAGO

Park Forest
Live Grow Discover

SOUTHLAND
CATERERS

State Farm

FIELDCREST
DANCE • ACTING • MODELING • ETIQUETTE

OFAI
OPPORTUNITY
ADVANCEMENT
INNOVATION
IN WORKFORCE DEVELOPMENT

S Orchard Dr

FAMILY DOLLAR

PENSKE



Walgreens

FORMER
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Area J
Cooperative

Police
Department

Forest Blvd

Lakewood Blvd

Walmart
Supercenter
FAMILY DOLLAR



Burlington LA FITNESS McDonald's
Kentucky Fried Chicken CITITRENDS
SALLY BEAUTY RED LOBSTER
Walgreens usbank Sprint bp

CVS pharmacy McDonald's
FIFTH THIRD BANK

Western Ave

ALDI DOLLAR TREE AutoZone
Food4Less Rainbow
MARCUS THEATRES SUBWAY White Castle
GNC metro by T-Mobile
TRANSMISSIONS AAMCO TOTAL CAR CARE O'Reilly AUTO PARTS CITGO Public Storage

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POPEYES DOLLAR GENERAL
DUNKIN' usbank
Baskin Robbins T

AutoZone Save a lot
TACO BELL 7 ELEVEN metro by T-Mobile
SUBWAY Mobil

Sauk Trail

Walgreens

FAMILY DOLLAR

jiffy lube

CVS pharmacy
DOLLAR GENERAL

usbank

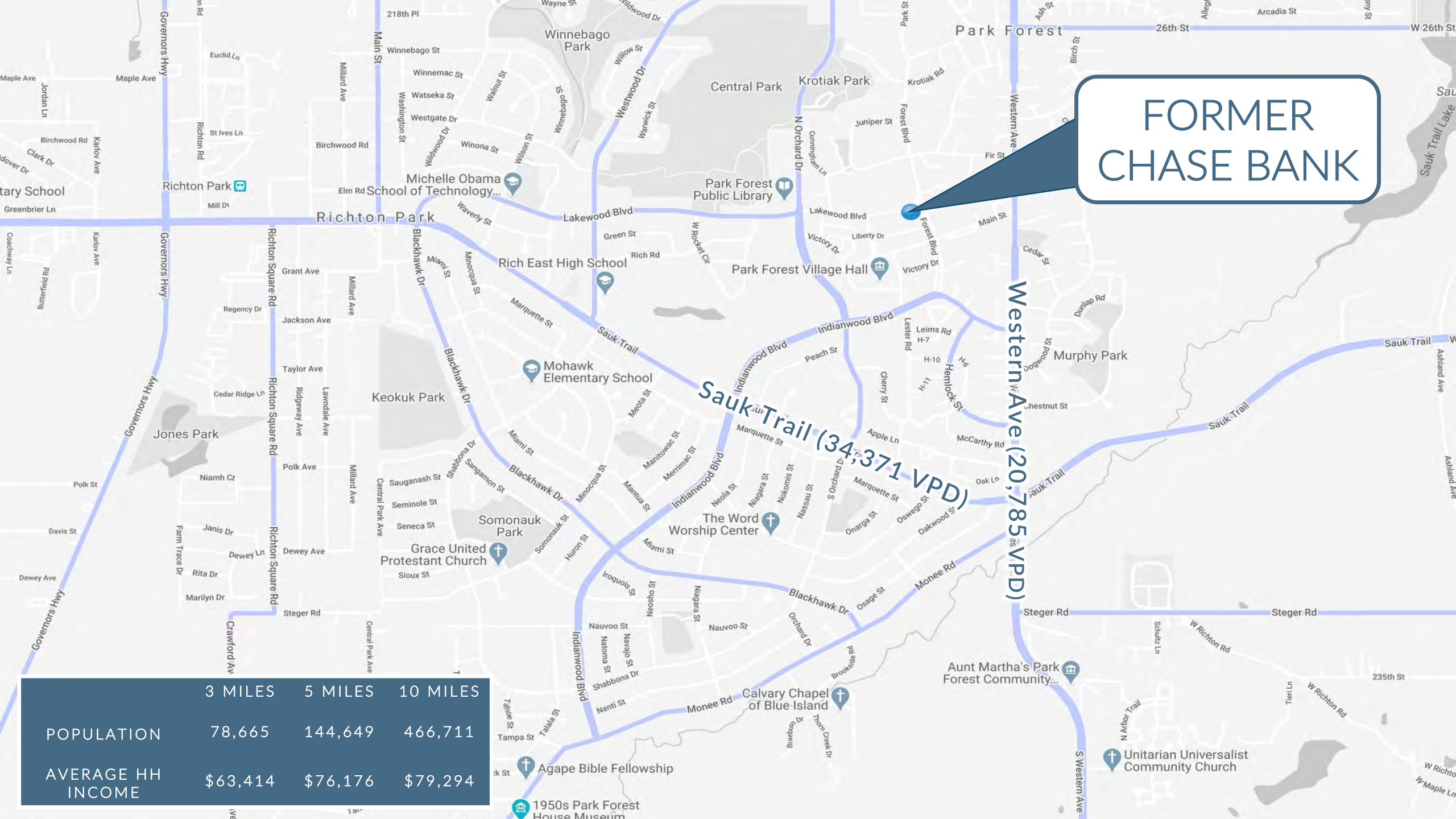
PARK FOREST | COOK COUNTY | ILLINOIS

Park Forest is a village located south of Chicago in Cook County, Illinois, with the small southern portion in Will county, Illinois, United States. The village was originally designed as a planned community for veterans returning from World War II. Park Forest has multiple public and private schools. In addition to the arts and culture scene including Tall Grass Arts Association and the Illinois Theatre Center, residents also have access to a myriad of recreational opportunities for both children and adults such as the Park Forest Aqua Center. Park Forest is bordered by Olympia Fields to the north, Chicago Heights to the east, University Park to the south, and Richton Park and Matteson to the west. The city is located 30 miles to downtown Chicago.

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.

Park Forest is only a 30 minute drive to Chicago's downtown, which is the perfect place to spend the day. 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.





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Sauk Trail (34,371 VPD)

Western Ave (20,785 as VPD)

	3 MILES	5 MILES	10 MILES
POPULATION	78,665	144,649	466,711
AVERAGE HH INCOME	\$63,414	\$76,176	\$79,294

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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 Latitude Commercial Realty, Inc. (LCR) in association with Sands Investment Group (SIG) and should not be made available to any other person or entity without the written consent of LCR & SIG.

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, LCR & SIG has not verified, and will not verify, any of the information contained herein, nor has LCR & 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 LCR & 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.



ACTUAL PROPERTY IMAGE

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