

FIFTH THIRD BANK

6422 W ARCHER AVE
CHICAGO, IL 60638



REPRESENTATIVE PROPERTY

SJS & PARTNERS
CLIENT FOCUSED, RETAIL DRIVEN

EXCLUSIVELY LISTED BY :

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**SUBJECT PROPERTY**

Investment Highlights

- Absolute NNN Ground Lease Fifth Third Bank located at 6422 W Archer Avenue, Chicago Illinois one parcel in from the hard corner of W Archer Avenue and S Narragansett Avenue with a combined traffic count of over 31,900 vehicles.
- Fifth Third Bank has a GLA of 8,100 SF and sits on a .77-acre lot.
- Fifth Third Bank has 12 years remaining in the base term of a NNN ground lease with three 5-year options with 15% increases every 5 years though the base term and the options.
- Fifth Third Bank has 1,300+ locations, over \$130 billion in assets, and an S & P credit rating of A-
- The subject property is one mile down the road from Chicago Midway International Airport with over 22,000,000 annual passengers
- The subject property is surrounded by retail destinations such as Home Depot, Target, Sam's Club, Chick-Fil-A, McDonald's, Burger King, Starbucks, Chipotle, Walgreens, Speedway, Kohls, Ross Dress for Less, and many Others.
- The subject property is in a dense and affluent infill area of Chicago with a population of over 68,270 people living within a 3-Mile radius with an average household income of \$88,336.

Offering Summary

PRICE

\$10,766,000

Cap Rate	4.75%	Price Per SF	\$1,329
Gross Leasable Area	8,100 SF	Current NOI	\$511,394
Expiration	January 15, 2032	Lease Years Remaining	12
Lot Size	.77 Acres	Lease Type	NNN

Rent Schedule

PERIOD	COMMENCEMENT DATE	EXPIRATION DATE	ANNUAL RENT	MONTHLY RENT	RPSF	PERCENTAGE INCREASE
Years 1-3	1/16/2007	1/15/2010	\$336,250	\$28,021	\$41.51	15.00%
Years 3-8	1/16/2010	1/15/2015	\$386,687	\$32,224	\$47.74	15.00%
Years 8-13	1/16/2015	1/15/2020	\$444,690	\$37,058	\$54.90	15.00%
Years 13-18	1/16/2020	1/15/2025	\$511,394	\$42,616	\$63.14	15.00%
Years 18-23	1/16/2025	1/15/2030	\$588,103	\$49,009	\$72.61	15.00%
Years 23-25	1/16/2030	1/15/2032	\$676,319	\$56,360	\$83.50	15.00%
Option 1A	1/16/2032	1/15/2035	\$676,319	\$56,360	\$83.50	0.00%
Option1B	1/16/2035	1/15/2037	\$777,766	\$64,814	\$96.02	15.00%
Option 2A	1/16/2037	1/15/2040	\$777,766	\$64,814	\$96.02	0.00%
Option 2B	1/16/2040	1/15/2042	\$894,431	\$74,536	\$110.42	15.00%
Option 3A	1/16/2042	1/15/2045	\$894,431	\$74,536	\$110.42	0.00%
Option3B	1/16/2045	1/15/2047	\$1,028,596	\$85,716	\$126.99	15.00%

Property Details

Street Address	6422 W Archer Ave
City State Zip	Chicago, IL 60638
Building SF	8,100 SF
Lot Size	.77 AC
Tax ID	19-07-431-020 to 19-07-431-027
Zoning	N/A



Tenant & Lease Overview

Tenant Overview - FIFTH THIRD BANK

Tenant	Fifth Third Bancorp
Industry	Banking
Parent	N/A
Public/Private	Public
Credit Rating / Rating Agency	S&P/ A-
Number of Stores	1,300+
Headquarters	Cincinnati, OH
Website	www.53.com
Year founded	1858

FIFTH THIRD BANK Lease Abstract

Tenant Name	Fifth Third Bancorp
Original Lease Term	25 Years
Remaining Term	12
Lease Expiration	1/15/2032
Lease Type	NNN
Ownership Interest	Ground Lease
Rent Escalations	15% Every 5 Years
Annual Rent	\$511,394
Rent per GLA	\$63.14
Expenses	None
Tenant	Fifth Third Bank

Fifth Third Bancorp is a diversified financial services company headquartered in Cincinnati, Ohio. As of March 31, 2014, the Company had \$130 billion in assets and operated 17 affiliates with 1,311 full-service Banking Centers, including 104 Bank Mart locations and 2,614 ATMs in Ohio, Kentucky, Indiana, Michigan, Illinois, Florida, Tennessee, West Virginia, Pennsylvania, Missouri, Georgia and North Carolina. Fifth Third operates four main businesses: Commercial Banking, Branch Banking, Consumer Lending, and Investment Advisors.

Fifth Third is among the largest money managers in the Midwest and, as of March 31, 2014, had \$302 billion in assets under care, of which it managed \$26 billion for individuals, corporations and not-for-profit organizations.

Parcel Map



*Borders are approximate and to be used for reference purposes only.

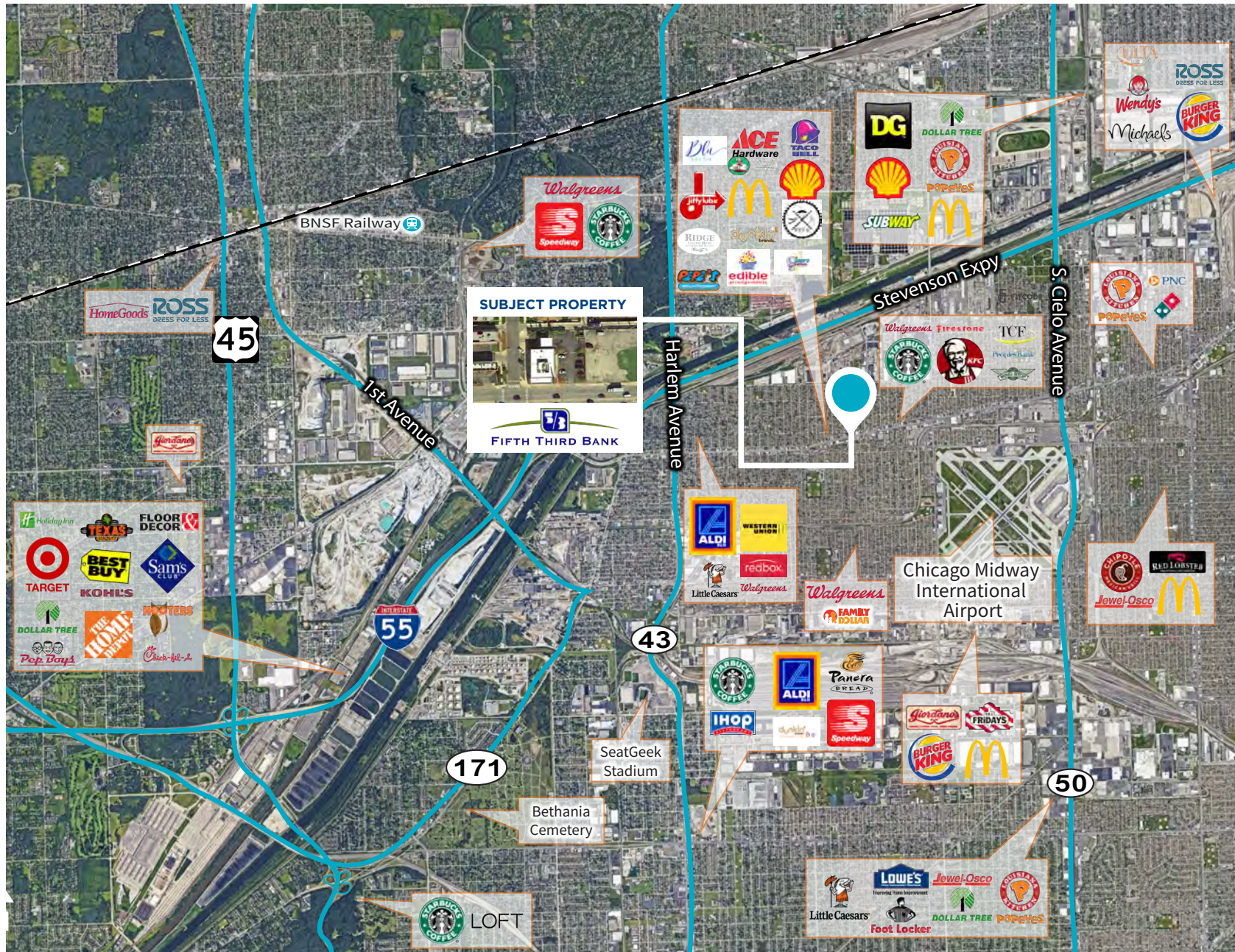
Parcel Map



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FIFTH THIRD BANK 11

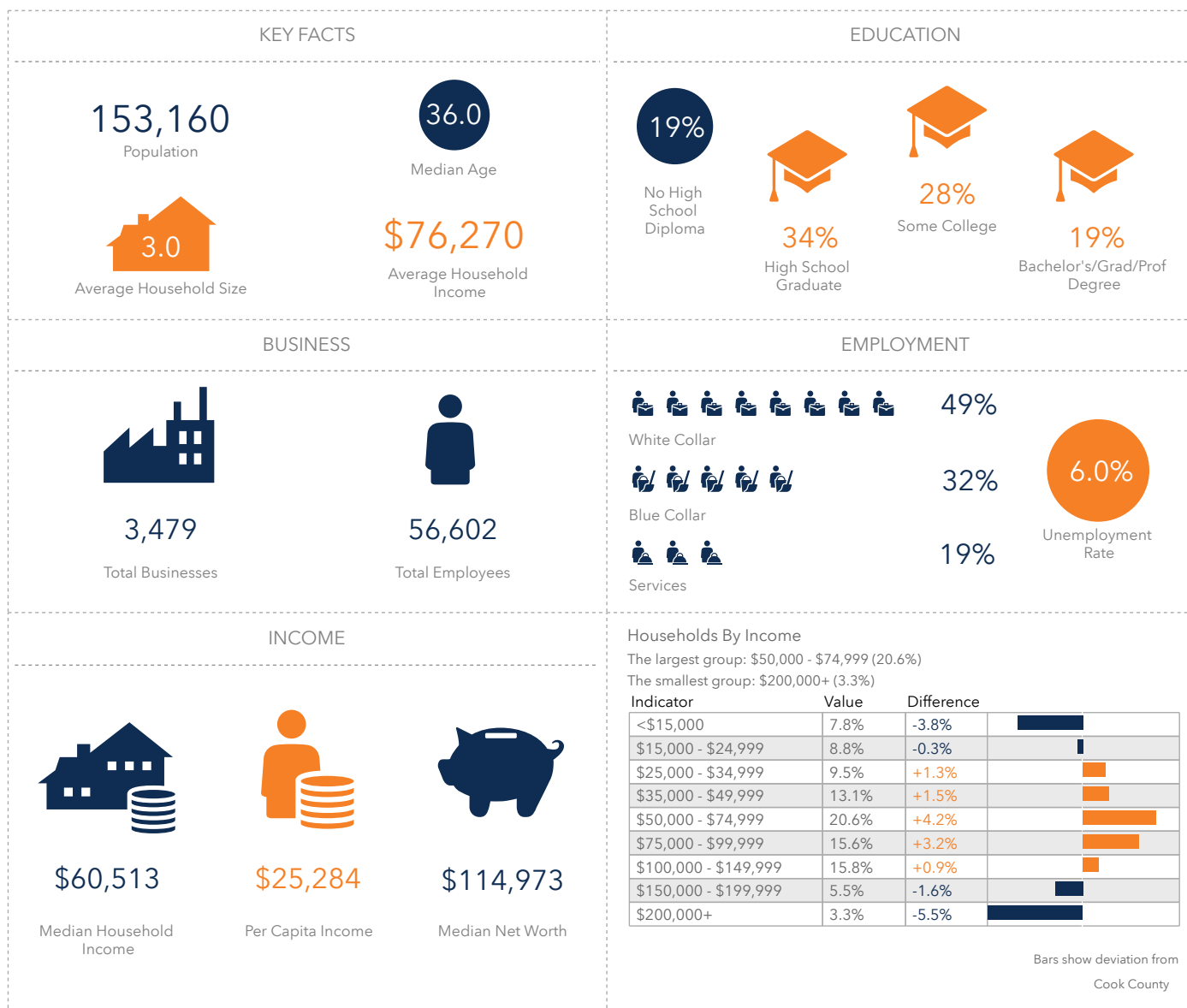




REPRESENTATIVE PROPERTY

Location Overview

3 MILE RADIUS OF 6422 W ARCHER AVE | CHICAGO, IL

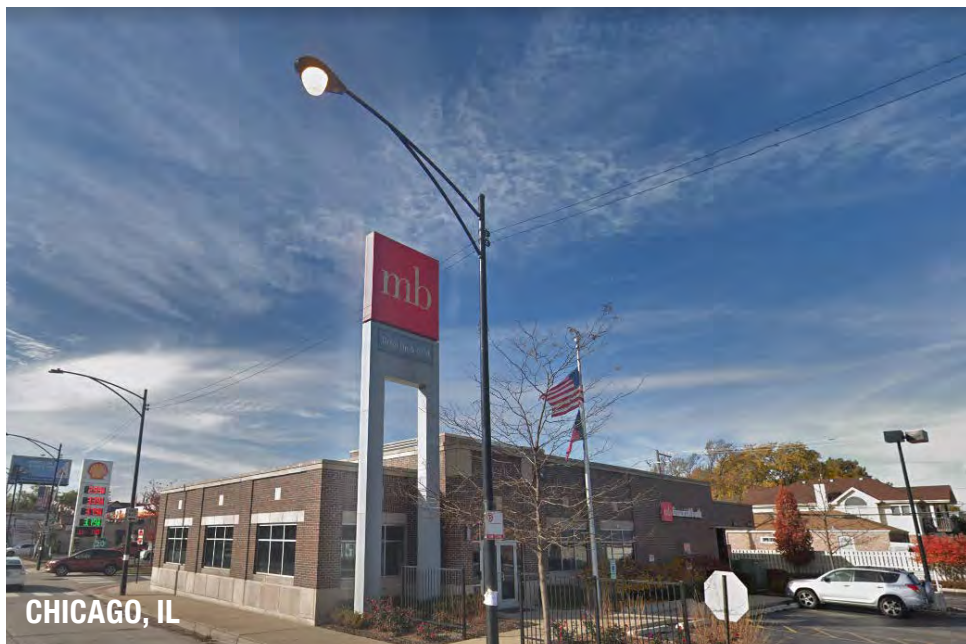


About CHICAGO, Illinois

Chicago, officially the City of 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 (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 United States.

Chicago's 58 million domestic and international visitors in 2018 made it the second most visited city in the nation, as compared with New York City's 65 million visitors in 2018. 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. Landmarks in the city include Millennium Park, Navy Pier, the Magnificent Mile, the Art Institute of Chicago, Museum Campus, the Willis (Sears) Tower, Grant Park, the Museum of Science and Industry, and Lincoln Park Zoo. Chicago's culture includes the visual arts, literature, film, theatre, comedy (especially improvisational comedy), food, and music, particularly jazz, blues, soul, hip-hop, gospel, and electronic dance music including house music.

(source: <https://en.wikipedia.org/wiki/Chicago>)





2019 Summary	1 Mile	3 Miles	5 Miles
Population	10,788	68,279	126,301
Households	3,560	22,964	41,829
Families	2,783	17,767	32,967
Average Household Size	3.03	2.96	3.01
Owner Occupied Housing Units	2,919	17,565	32,454
Renter Occupied Housing Units	641	5,400	9,375
Median Age	33.6	34.0	34.1
Median Household Income	\$78,141	\$75,658	\$75,199
Average Household Income	\$92,559	\$88,336	\$88,538

Pulled from STDB.com



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Marcus & Millichap