

SINGLE-TENANT

amazon

@ DEPAUL UNIVERSITY



INTERNET RESISTANT TENANT



DIRECTLY ACROSS FROM DEPAUL UNIVERSITY



\$163,000 AHHI; INFILL CHICAGO



In Association With Scott Reid Parasell, Inc | A Licensed Illinois Broker #478027307

OFFERING MEMORANDUM
CHICAGO, ILLINOIS



HANLEY INVESTMENT GROUP
REAL ESTATE ADVISORS



OFFERING MEMORANDUM

CHICAGO, ILLINOIS

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OFFERING SUMMARY

AMAZON @ DEPAUL UNIVERSITY



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LOCATION

Amazon @ DePaul University
1001-1005 West Webster Avenue
Chicago, IL 60614

OFFERING SUMMARY

Price:	\$1,955,000
Net Operating Income:	\$97,740
Current Capitalization Rate:	5.00%
2022 Capitalization Rate:	5.50%
Net Rentable Area:	2,800
Year Built:	2010

LEASE TERMS

Lease Commencement:	10/4/2017
Lease Expiration:	9/30/2027
Lease Term:	10 Years
Lease Term Remaining:	7 Years
Lease Type:	NNN
Monthly Rent:	\$8,167 (\$2.92 psf)
Rental Increases:	10% Every 5 Years (October 2022)
Renewal Options:	Two 5-Year @ 10% Each Option





- **Single-Tenant Amazon (NASDAQ: AMZN; S&P: AA-):**
 - Executed 10-year lease in 2017
 - 10% increases every 5 years (next increase October 2022)
 - Largest company by revenue in the world with \$280.5 billion in revenue in 2019
 - #2 “World’s Most Admired Companies” – Forbes (2017-2020)
 - #1 “Most Valuable Global Brand” – Brandz (2019)
 - #1 “Best Managed Company” – Drucker Institute (2019)
- **Critical Amazon Hub Locker Location:**
 - Amazon Hub Lockers are a secure, self-service kiosk that allow pick up or returns any time without worrying about doorstep package theft
 - Amazon started to grow their locker plan strategy in 2011
 - Amazon currently has locker locations in over 900 cities and 3,000 locations
 - Planning to double their locker program over the next year



INVESTMENT HIGHLIGHTS

AMAZON @ DEPAUL UNIVERSITY



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- **2010 Construction; No Deferred Maintenance:** The offering consists of lower level retail condo space within a 4-story mixed-use building with luxury condominiums above it (average sale price over \$1,000,000; 1,800 SF)
- **Strategically Located Directly Across the Street from DePaul University; Largest Catholic Higher Education Institution in the Country; 24,000 Students:** This Amazon Hub Locker location has a 4.7 Google rating (119 Google Reviews) with customer feedback focused on the convenience of the location and the challenges they had with their packages before this location opened
- **Convenient to Public Transportation:** CTA Red line Fullerton station (4.1 million annual riders) and Brown/Purple line Armitage station (1.3 million annual riders) are both located less than a quarter of a mile away, providing immediate access to pedestrian traffic
- **Dense Affluent Lincoln Park Chicago Location:** There are 1,000,000 residents within a 5-mile radius; \$163,000 AHHI within a 1-mile radius; Lincoln Park is one of the densest and most affluent neighborhoods in the country
- **High Profile Intersection; 2 Miles from Wrigley Field along Sheffield Avenue**



STACKING SITE PLAN

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NOT A PART
- Luxury Condos; 6 Units -

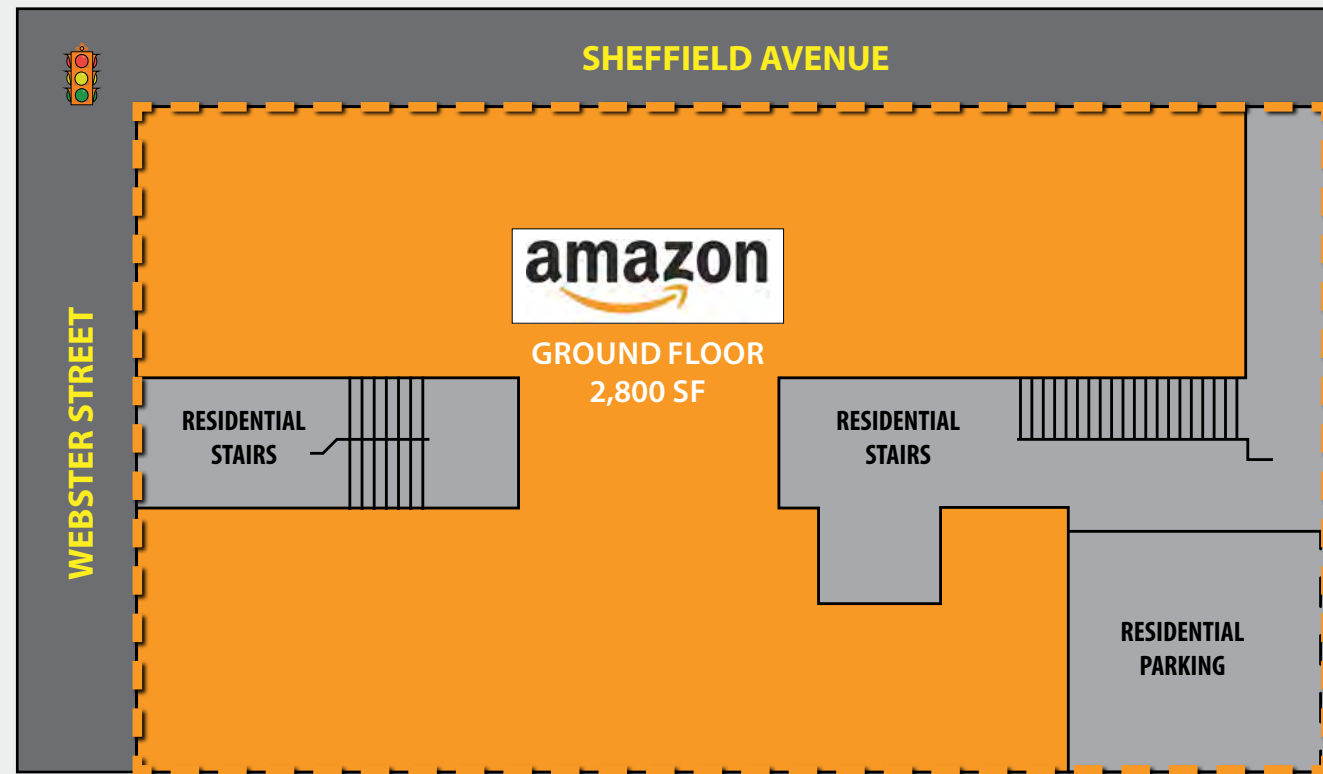
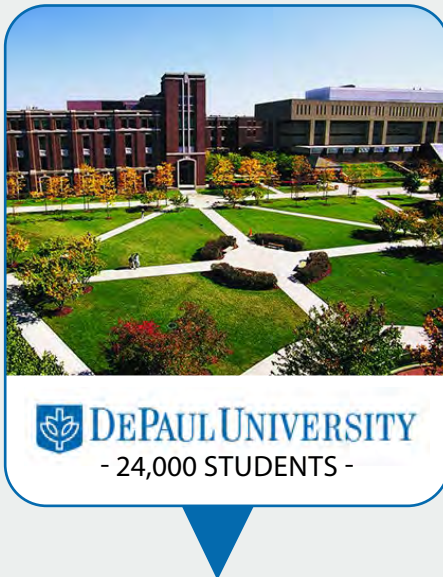
GROUND FLOOR
- Amazon; 2,800 SF -

SITE PLAN / PARCEL MAP

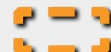
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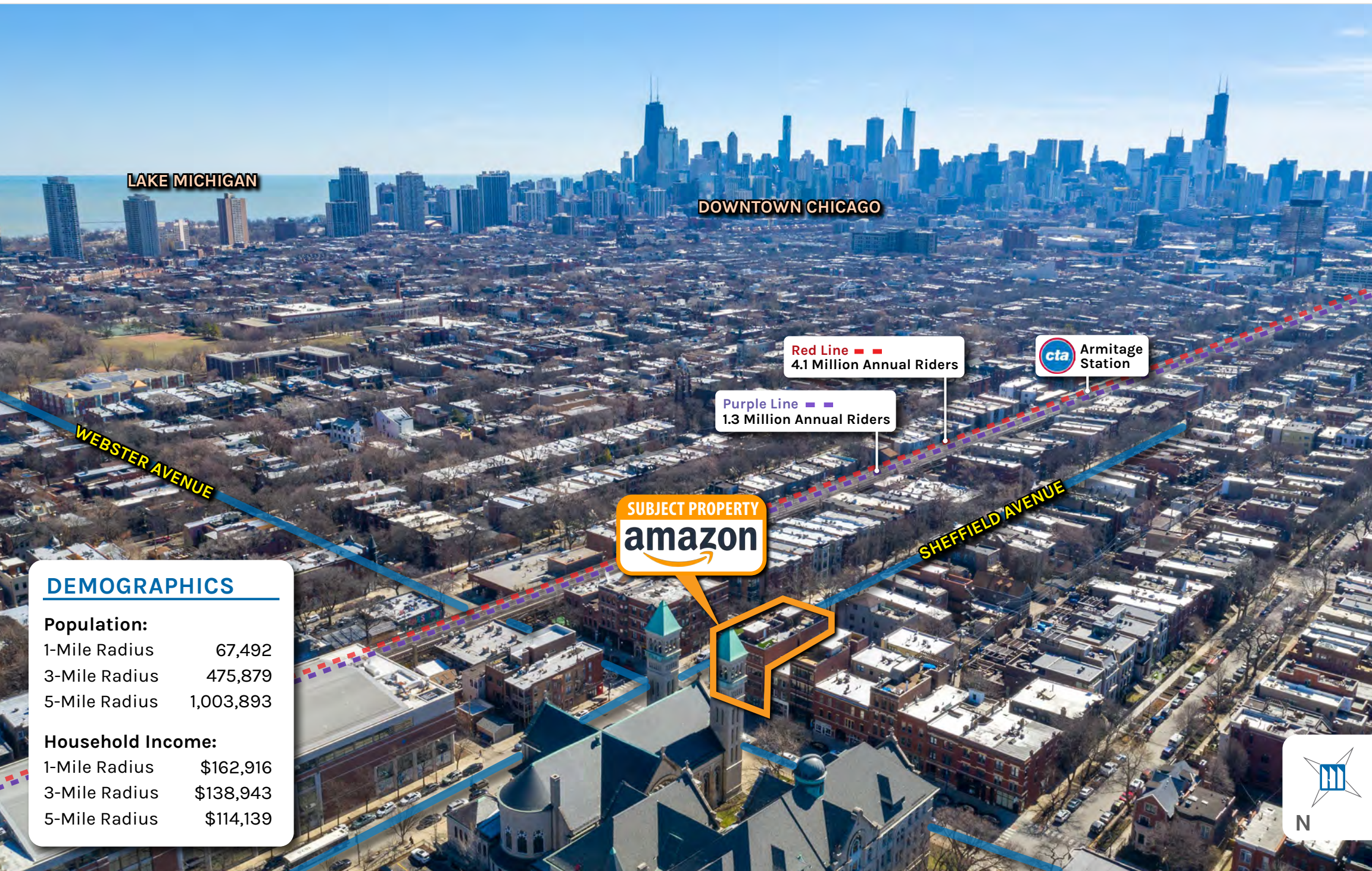
SUBJECT PROPERTY



PROPERTY PARCEL

APN: 14-32-216-054-1007





DEMOGRAPHICS

Population:

1-Mile Radius	67,492
3-Mile Radius	475,879
5-Mile Radius	1,003,893

Household Income:

1-Mile Radius	\$162,916
3-Mile Radius	\$138,943
5-Mile Radius	\$114,139

SUBJECT PROPERTY
amazon

Red Line ■ ■
4.1 Million Annual Riders

Purple Line ■ ■
1.3 Million Annual Riders

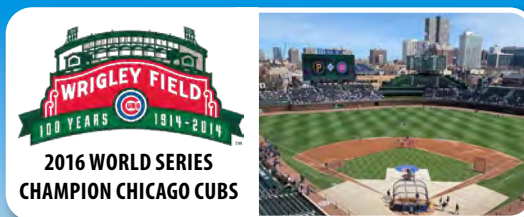


AERIAL OVERVIEW

AMAZON @ DEPAUL UNIVERSITY



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UPTOWN CHICAGO
- 55,137 POPULATION -

LINCOLN PARK
- 67,260 POPULATION -



DEPAUL UNIVERSITY
- 24,000 STUDENTS -

SHEFFIELD AVENUE

Red Line ■ ■
4.1 Million Annual Riders

Purple Line ■ ■
1.3 Million Annual Riders

WEBSTER AVENUE

SUBJECT PROPERTY
amazon



REGIONAL MAP

AMAZON @ DEPAUL UNIVERSITY



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36

Fortune 500 Companies
Headquartered in the MSA

#3

Largest Metropolitan
Area in the U.S.





Amazon.com, Inc. is an American multinational technology company, and the world's largest online marketplace, artificial intelligence assistant provider, and cloud computing platform based on revenue and market capitalization. Referred to as one of the most influential economic and cultural forces in the world, Amazon earned \$280.5 billion in revenue in 2019 making it the largest company by revenue in the world. The company is the second largest private employer in the U.S. with 750,000 employees. One of the Big Four tech companies (alongside Google, Apple, and Microsoft), Amazon has a reputation for disrupting well-established industries with its technological innovation and mass scale.

The company was founded in 1994 in Washington as an online marketplace for books, but later expanded to sell software, electronics, furniture, apparel, food, jewelry, and toys. Amazon Prime, the company's two-day delivery service, surpassed 100 million worldwide subscribers in 2018. The company has a diverse portfolio of subsidiaries, including Amazon Prime Video, Amazon Music, Audible, Amazon Publishing, Amazon Studios, Amazon Web Services, Whole Foods Market, and more.

In February, Amazon opened its first cashierless pilot grocery store in Seattle which utilizes cameras and sensors to allow customers to grocery shop as usual and "just walk out," automatically charging their payment card on file.

The company is a world leader with its aggressive sustainability goals, including "The Climate Pledge" which is their commitment to be net-zero carbon across all of their businesses by 2040 — an entire decade ahead of the Paris Agreement's goal of 2050.

TOP HONORS

- **#2 "World's Most Admired Companies"** - Forbes (2017-2020)
- **#1 "Most Valuable Global Brand"** - Brandz (2019)
- **#1 "Best Managed Company"** - Drucker Institute (2019)

Company Type: Public (NASDAQ: AMZN; S&P: AA-)
Locations: 175 fulfillment centers
Website: www.amazon.com



Everything you need to know about Amazon Hub Locker

Sometimes your apartment or home isn't the best place to ship a package. Or maybe you want to surprise a friend with a last-second birthday gift and don't have the time to run home when it arrives. This is where Amazon Hub Locker comes in. With locations in over 900 cities and towns in the U.S. including convenience stores, local groceries, apartment buildings and Whole Foods Market, you can now pick up packages at a time and place that's convenient for you.



What is Amazon Hub Locker?

Locker is a secure, self-service kiosk that allow you to pick up your package at a place and time that's convenient for you — even evenings and weekends. No more worrying about packages left at your door while you're out.

Where are Lockers Located?

In more than 900 cities and towns across the U.S. Amazon Lockers are strategically located in convenience stores, grocery stores, apartment buildings, and malls. We like to place them in places you already go. It's a safe bet that there's one (or more) Locker located near your home, office or school.

How do Lockers Work?

It's easy – customers simply add an Amazon Locker to their Amazon address book and select the location as the shipping address during checkout. Once a package is ready for pickup, customers receive an e-mail with a unique 6 digit code that they'll use to remove the package from the designated slot.

Prime members, of course, will be able to get their packages with FREE Two-Day, One-Day and Same-Day Shipping. There is no additional cost to use an Amazon Locker You'll see all available options for your order during checkout.

Can I Have Something like a Mattress Delivered to a Locker?

No. Most items on Amazon.com can be delivered to a Locker, but there are a few restrictions, like an item's size and weight. To learn more about product eligibility, visit [amazon.com/locker](https://www.amazon.com/locker)

Why Should I Use a Locker?

If you live in an apartment building with small mailboxes and no doorman, you probably aren't so excited about your package hanging out in a lobby or a hallway by your door all day. Even if you live in a house, porch thieves may strike while you're away. If this is a concern in your neighborhood, lockers will give you peace of mind for every delivery.

What About Returns?

This is another convenient aspect of Amazon Hub Locker. If you want to make a return, you can drop it off at a Locker regardless of where it was originally delivered.



Chicago, Illinois

- Most populous city in the Midwest; 3rd most populous city in the U.S.
 - 2.7 million residents; 77 community areas containing more than 100 neighborhoods
 - Located in Cook County, the 2nd largest county in the U.S.
- Chicago and its suburbs comprise the Chicago Metropolitan Statistical Area (MSA)
 - 3rd most populated MSA in the nation with over 9.58 million residents
 - 84 million people live within 500 miles of Chicago; equivalent to 27% of the total U.S. population

ECONOMY

- One of the world's largest and most diversified economies with more than 4 million employees
 - Largest industries include health care and social assistance, manufacturing, and retail trade
- 3rd largest economy in U.S. by GDP at \$679.7 billion
- Home to the CME Group, the largest futures exchange in the world
- 400+ major corporate headquarters, including 36 in the Fortune 500
 - Boeing (#28), Walgreens Boots Alliance (#17), State Farm Insurance (#36), United Continental (#78), Exelon (#93), Abbott Laboratories (#103), McDonald's (#149), Motorola (#158), Jones Lang LaSalle (#189)
- Top employers are U.S. Government Chicago Federal Executive Board (49,000), Chicago Public Schools (39,000), City of Chicago (30,000), Cook County (21,000), and Advocate Health Care (18,000)

DEVELOPMENTS

- Chicago leads the nation in residential tower construction and corporate investment with numerous projects underway
- 30+ major high-rises are under construction in the greater downtown area
- \$800 million in private sector investment in Will County in 2018; more than 6 million square feet of building space delivered to the market and 7.5 million square feet of new leasing activity
- Strong residential construction growth in McHenry County with homes in the \$230,000 range
 - Oaks of Irish Prairie subdivision (86 homes), Legend Lakes development (82 homes), Liberty Trails subdivision (48 lots)
- **Riverline Project, Chicago South Loop** - \$2 billion development with 10 million square feet of apartments, condo units, retail, and a new riverfront park space on 14 acres; completion date 2026
 - 3,700 residences across 8 waterfront towers and townhouse blocks, as well as a commercial retail space, public riverwalk, and water taxi stop

City of Chicago *Highlights*

#3

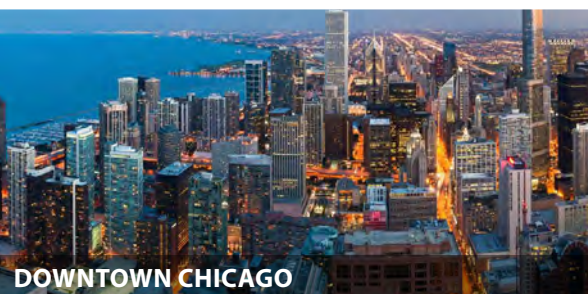
**"BEST CITY
IN THE WORLD"**

#3

**LARGEST METROPOLITAN
AREA IN THE U.S.**

3rd

**LARGEST ECONOMY
IN THE U.S. BY GDP**



DOWNTOWN CHICAGO



CHICAGO RIVERWALK



WRIGLEY FIELD



Chicago, Illinois

- Major national and regional center for America's heartland
 - Hub for industry, telecommunications, and logistics
 - Manufacturing, printing, publishing, insurance, and food processing play major roles in the city's economy
- Northwestern University ranked #7 "Best Regional Colleges in the Midwest" – US News (2019)

- Monee Amazon Facility, Will County** - 153,000 square foot facility; projected to employ 400 people; currently under construction
- Interstate 80 Improvements, Will County** - \$1 billion project
 - \$848 million to expand Interstate 80 and build new bridges over the Des Plaines River;
 - \$162 million to build an Interstate 57 interchange to serve the proposed South Suburban Airport
- Windett Ridge Subdivision in Yorkville, Kendall County** - 261 single family homes slated for completion December 2020
 - 20 completed homes for sale ranging from \$204,990 to \$329,90
- The Reserve at Hudson Crossing in Oswego, Kendall County** - 280 luxury apartments, 10,100 square feet of new restaurants and shops
- Vista Tower** - \$800 million renovation turning the giant Old Main Post Office into a new home for the likes of Uber, Pepsi and Walgreens; under construction

EDUCATION

- 60+ colleges and universities supporting more than 325,000 students
- Northwestern University** - Private research university with 21,474 students and 3,344 faculty members
 - Fastest-growing research enterprise among all U.S. medical schools; recently opened the largest biomedical academic research building in the country
 - \$702 million in sponsored research funding in FY 2018
 - \$796.6 million contributed to the U.S. economy through federal research spending between 2009 and 2017;
 - \$130 million additional economic impact from non-federal research funding, capital investment, and local spending by faculty, staff, students, and their families
- University of Chicago** - Private research university with 16,445 students and 2,859 faculty members
 - 98 Nobel Prize winners; one of the highest concentrations of Nobel laureates in the world
 - #10 "Top University Rankings" – The University Rankings (2019)
 - #3 "Best National Universities" – US News (2019)

City of Chicago Highlights

#1

**IN THE U.S. FOR RESIDENTIAL
TOWER CONSTRUCTION**



**HOME TO THE 2ND BUSIEST
AIRPORT IN THE WORLD**

36

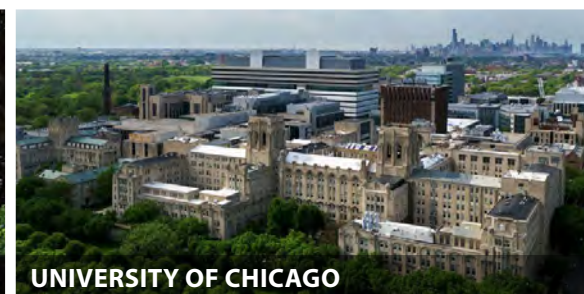
**FORTUNE 500 COMPANIES
HEADQUARTERED IN THE MSA**



RESIDENTIAL DISTRICT



NORTHWESTERN UNIVERSITY



UNIVERSITY OF CHICAGO

Chicago, Illinois

- Home to 6 of the 7 Class I railroads, 7 interstate highways, one of the busiest airports in the world, and the only connection between the Great Lakes and Mississippi River systems
- #2 "Most Diverse Places to Live in Illinois" and #8 "Most Diverse Cities in America" - Niche (2020)
- #1 "Metro Area for Corporate Investment" - Site Selection Magazine (2012)
 - The magazine tracked 416 business expansions and relocations in 2019 accounting for \$5 billion+ in investment in the area

- **University of Illinois at Chicago** - Public research university with 31,683 students
 - \$7.6 billion in income added to the state economy in FY 2017 through UIC and its research, hospital, entrepreneurial activities, students, and visitors
 - ◆ \$4 million from visitor spending
- University of Illinois at Chicago (28,000+ students), DePaul University (16,400+ students), Loyola University Chicago (15,000+ students), and Illinois Institute of Technology (7,800+ students)

TOURISM

- 57.7 million visitors in 2018, a new tourism record; 150,600 tourism related jobs
 - 135 hotel properties, offering 43,881 rooms in the Central Business District alone
- \$1.1 billion in tourism tax revenue (2018)
- 2,400+ meetings booked in 2018; \$4 billion economic impact
- 1 of only 13 metropolitan areas to have teams in all 4 major sports; NFL, MLB, NBA, and NHL;

Chicago Bears at Soldier Field; Chicago Cubs at Wrigley Field; Chicago Bulls at United Center; Chicago White Sox at Guaranteed Rate Field; Chicago Blackhawks at United Center

TRANSPORTATION

- 200,000+ jobs add \$115 billion to the regional economy
- A quarter of all freight in the nation originates, terminates, or passes through metropolitan Chicago
- **Chicago O'Hare International Airport** - 2nd "Busiest Airport in the World" based on aircraft movements
 - 1 of only 10 airports worldwide serving more than 200 destinations; 1,500 daily departures
 - 83.4 million passengers in 2018, a 4.5% increase from 2017
 - \$8.5 billion expansion plan over the next 10 years includes a new airfield and terminal gates
- **Amtrak** - 56 daily trains in the Chicago MSA; 3.3 million boardings
- **Midway International Airport** - 22 million passengers in 2018
 - \$248 million project that includes expanding concession facilities, widening bridge from airport to Chicago, and a new 80,000 square foot security pavilion

City of Chicago *Highlights*

\$16B

**IN TOURISM
SPENDING ANNUALLY**



**UNIVERSITY OF CHICAGO HAS
HAD 98 NOBEL PRIZE WINNERS**

57.7M

**ANNUAL VISITORS TO
THE CHICAGO MSA**



CHICAGO O'HARE INTERNATIONAL AIRPORT



MIDWAY INTERNATIONAL AIRPORT



AMTRAK



CNET.com



Amazon Wants to Double its Locker Program Over the Next Year

By Ben Fox Rubin | September 16, 2019

Amazon for the past few years has installed its bright orange delivery lockers in many corners of the US, from hotel lobbies to convenience stores to supermarkets. Now, it's eyeing plans to install a lot more, hoping to use the lockers to speed up Prime shipments and bolster its logistics network.

The e-commerce giant is quietly working to vastly expand its Amazon Hub Locker network, according to a person familiar with the company's plans. It set a goal to evaluate over 1,000 new locations for its lockers every month, with expectations to approve a significant chunk of those sites, the person added.

At the moment, Amazon has fewer than 10,000 lockers located in US convenience stores, apartments and universities, the person said, so the plans point to an aggressive expansion.

"You're talking about almost doubling the program in one year," the person said.

The lockers, typically painted bright orange, are self-service kiosks customers can use for pickups and returns of their Amazon packages of electronics, toys, books and other products (though not perishable foods). Customers can open their lockers by punching in a code on a kiosk's touchscreen or scanning a barcode.

The online retailer's push to grow its Locker program, which started in 2011, appears to be part of Amazon's work to speed shipments and achieve its goal of one-day Prime shipping in the US. With a larger footprint of lockers, Amazon delivery workers will be able to drop off dozens of packages at once, instead of one at a time at individual addresses. Plus, the expansion could help Amazon build its logistics network to make up for FedEx's decision to stop delivering the retailer's US packages.

For brick-and-mortar retailers, adding in new lockers could help them bring in more customers, though this solution comes with a bit of irony. Traditional retailers have been battered by more people shopping online, especially at Amazon, so some shops may see the e-commerce giant as a rival instead of a savior.

Laura Behrens Wu, founder and CEO of shipping software provider Shippo, said a lockers expansion would face a few challenges. First, while lockers may be safer than dropping off packages at a doorstep, customers may balk at the idea of picking up their packages away from home.

Also, adding lockers in stores may boost foot traffic, but perhaps not purchasing. "If someone is carrying a lot of boxes back home, would they want to buy even more stuff to take back home?" she said.

Signs of a renewed focus on the lockers program are already cropping up. Amazon in May unveiled plans to bring its lockers to 200 Stein Mart discount department stores. Also, Rite Aid in June agreed to expand its partnership with Amazon, adding staffed in-store pickups of Amazon packages after already placing lockers in over 300 of its stores.

Additionally, the company a few years ago started rolling out new appearances for its lockers to fit the look of specific stores as a way of convincing more retailers to house them.



[CLICK FOR ARTICLE](#)



	<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>
Population			
2024 Projection	67,113	479,562	1,004,048
2019 Estimate	67,492	475,879	1,003,893
2010 Census	66,576	459,420	977,563
2000 Census	65,970	454,427	1,003,753
Growth 2000-2010	0.92%	1.10%	-2.61%
Growth 2010-2019	1.38%	3.58%	2.69%
Households			
2024 Projection	34,650	258,054	469,457
2019 Estimate	34,832	253,498	462,852
2010 Census	34,585	244,553	448,623
2000 Census	35,994	231,853	425,447
2019 Est. Population by Single-Classification Race			
White Alone	56,700	351,484	598,320
Black or African American Alone	2,949	32,931	132,413
American Indian and Alaska Native Alone	101	1,523	4,819
Asian Alone	4,677	40,069	93,462
Native Hawaiian and Other Pacific Islander Alone	27	238	502
Some Other Race Alone	1,127	33,549	135,726
Two or More Races	1,884	15,482	37,636
2019 Est. Population by Ethnicity (Hispanic or Latino)			
Hispanic or Latino	4,368	84,054	298,422
Not Hispanic or Latino	63,124	391,825	705,471
2019 Est. Average Household Income	\$162,916	\$138,943	\$114,139

CONFIDENTIALITY AGREEMENT

AMAZON @ DEPAUL UNIVERSITY



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\$6+ BILLION
retail sales nationwide



SHARED DATABASE
collaborative proprietary database



TOP BROKERAGE GLOBALLY
in investment sales



COSTAR POWER BROKER
top sales brokers & firm in OC



NATIONWIDE REACH
retail & investors across the U.S.