

ATI PHYSICAL THERAPY ANCHORED STRIP

3214-3220 W 115TH ST | CHICAGO, IL 60655



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MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

DOWNTOWN CHICAGO



Walgreens

Food4Less

MARIST
HIGH SCHOOL

TJ-maxx
HomeGoods
MARIANO'S

FAMILY DOLLAR

Jewel-Osco



BANK OF AMERICA

DOLLAR TREE
T Mobile
O'Reilly
AUTO PARTS

Great Clips
IT'S GONNA BE GREAT
SUBWAY

State Farm

Jewel-Osco
PET SUPPLIES PLUS
Minus the hassle.

W. 115TH ST
± 14,000 VPD

SUBJECT
PROPERTY



MARSHFIELD PLAZA

Jewel-Osco **LA FITNESS**
TARGET **OLD NAVY**
Burlington **DOLLAR TREE**

FRESENIUS

Advocate Health Care

7 ELEVEN

7 ELEVEN **BEGGARS PIZZA**

Cash America

S. KENZIE AVE
± 14,500 VPD

Jewel-Osco **PET SUPPLIES PLUS**
Minus the hassle.

**SUBJECT
PROPERTY**

W. 115TH ST
± 14,000 VPD



EXECUTIVE OVERVIEW

ATI PHYSICAL THERAPY ANCHORED STRIP

INVESTMENT SUMMARY

Matthews Real Estate Investment Services™ Healthcare Division is proud to present the opportunity to acquire a 6,420 square foot medical/retail center in Oak Lawn, a submarket of the great city of Chicago, IL. The 100% fee simple interest in this property is being offered fully leased to 4 qualified services based medical (3) and retail (1) tenants. This site features 4 units between 1,300 to 2,300 square feet. These suits are an ideal size for this use, making the site easy to backfill if any vacancy were to occur.

The property is situated on a high traffic street, directly across from a Jewel-Osco anchored center. Many other high-quality retail tenants bring nearby traffic to the area, including O'Reilly Auto Parts, Pet Supplies Plus, 7-11, Subway, Starbucks, Dollar Tree, Etc. The property is in a dense area with 454,600+ residents in a 5-mile radius, and average household incomes of \$99K/year in the 1-mile radius surrounding the site. Just off the corner of South Kedzie Ave and W 115th St, these roads combine for an annual traffic count of 28,500+ vehicles per day. Benefiting from its location, quality of tenancy, and strong real estate fundamentals, this asset provides qualified investors an opportunity to acquire a secure, e-commerce proof property at a high rate of return.

PROPERTY

- **Healthcare Real Estate:** Healthcare properties are highly sought after for their resilience against economic downturns as well as e-commerce. Healthcare spending is expected to be 18% of US GDP in 2020. Total healthcare spending is projected to increase 70% over the next 8 years.
- **Ideal 1031 Exchange Property:** With minimal landlord responsibilities, a corporate guaranty, and scheduled rental increases this is a perfect property for local or out of state investors
- **E-Commerce Proof Investment:** The site has been strategically tenanted with e-commerce resistant tenants, 3 medical and 1 service-based tenant. These are future-ready businesses that cannot be replaced over the internet.

LOCATION

- **Strategically Located:** The property sits in between I-294, I-57, and I-94, the 3 major highways that go across Illinois and throughout the Chicago Metro Area.
- **Affluent Demographics:** The average household incomes are over \$98,800 within a 1-mile radius, with over 454,000 residents within a 5-mile radius.
- **Major Retail Corridor:** Located across the street from a Jewel-Osco anchored center with many other high-quality retail tenants bring nearby traffic to the area, including O'Reilly Auto Parts, Pet Supplies Plus, 7-11, Subway, Starbucks, Dollar Tree, Etc

TENANT

- **Strong Anchor Tenant:** ATI Physical Therapy has over 860 locations and 6,000 employees, and Physical Therapy is a \$30 Billion industry with expected job growth of 30% over the next 10 years.
- **Complimentary Dentistry:** This site features a 10-year lease with a successful local dental practice, an industry growing at a faster pace than the total economy with market size of \$137.6B in 2020.
- **Laundry Consistency:** Another highlight of this property is the laundromat tenant. Laundromats have been one of the most stable and consistent businesses models in this country over the past 30 years, and those



LIST PRICE

\$1,603,646



TOTAL NOI

\$140,303



CAP RATE

8.75%



GROSS LEASABLE AREA

±6,420 SF



FINANCIAL OVERVIEW

ATI PHYSICAL THERAPY ANCHORED STRIP

RENT ROLL

TENANT	START	EXPIRATION	RSF	RSF %	START DATE	END DATE	PSF	ANNUAL	CHANGE RENT%	EST REIM	LEASE	OPTIONS
K&K Cleaners	7/1/16	7/31/21	1,400	21.81%	7/1/19	7/31/21	\$12.00	\$16,800	-	\$15,215	Net	None
Podiatrist (Dr. Sack)	9/1/10	8/31/21	1,300	20.25%	9/1/19	8/31/21	\$19.00	\$24,698	-	\$14,428	Net	None
Dentist (Ziotkowski and Papanicolas)	3/1/10	2/28/30	1,320	20.56%	3/1/20	2/28/21	\$23.05	\$30,420	-	\$14,545	Net	Two (2), Five (5) Year Options
				3/1/21	2/28/22	\$23.62	\$31,178	2.50%				
				3/1/22	2/28/23	\$24.21	\$31,957	2.50%				
				3/1/23	2/29/24	\$24.82	\$32,756	2.50%				
				3/1/24	2/28/25	\$25.44	\$33,575	2.50%				
				3/1/25	2/28/26	\$26.07	\$34,415	2.50%				
				3/1/26	2/28/27	\$26.72	\$35,275	2.50%				
				3/1/27	2/29/28	\$27.39	\$36,157	2.50%				
				3/1/28	2/28/29	\$28.08	\$37,061	2.50%				
				3/1/29	2/28/30	\$28.78	\$37,987	2.50%				
				3/1/30	2/28/31	\$29.50	\$38,937	2.50%				
				3/1/31	2/29/32	\$30.24	\$39,910	2.50%				
				3/1/32	2/28/33	\$30.99	\$40,908	2.50%				
				3/1/33	2/28/34	\$31.77	\$41,931	2.50%				
				3/1/34	2/28/35	\$32.56	\$42,979	2.50%				
				3/1/35	2/29/36	\$33.37	\$44,054	2.50%				
				3/1/36	2/28/37	\$34.21	\$45,155	2.50%				
				3/1/37	2/28/38	\$35.06	\$46,284	2.50%				
				3/1/38	2/28/39	\$35.94	\$47,441	2.50%				
				3/1/39	2/29/40	\$36.84	\$48,627	2.50%				
				ATI Physical Therapy	5/8/17	5/31/27	2,400	37.38%	6/1/20			
6/1/21	5/31/22	\$29.22	\$70,135					2.00%				
6/1/22	5/31/23	\$29.81	\$71,538					2.00%				
6/1/23	5/31/24	\$30.40	\$72,969					2.00%				
6/1/24	5/31/25	\$31.01	\$74,428					2.00%				
6/1/25	5/31/26	\$31.63	\$75,917					2.00%				
6/1/26	5/31/27	\$32.26	\$77,435					2.00%				
6/1/27	5/31/28	\$32.91	\$78,984					2.00%				
6/1/28	5/31/29	\$33.57	\$80,563					2.00%				
6/1/29	5/31/30	\$34.24	\$82,175					2.00%				
6/1/30	5/31/31	\$34.92	\$83,818					2.00%				
6/1/31	5/31/32	\$35.62	\$85,494					2.00%				
6/1/32	5/31/33	\$36.34	\$87,204					2.00%				
6/1/33	5/31/34	\$37.06	\$88,948					2.00%				
6/1/34	5/31/35	\$37.80	\$90,727					2.00%				
6/1/35	5/31/36	\$38.56	\$92,542					2.00%				
6/1/36	5/31/37	\$39.33	\$94,393					2.00%				

FINANCIAL OVERVIEW

INCOME	\$ PSF	\$ ANNUAL
Total Rental Income	\$21.92	\$141,436
REIMBURSEMENTS		
Management Fee	\$1.07	\$6,882
Administrative Fee	\$0.56	\$3,580
Real Estate Taxes (2018)	\$5.68	\$36,477
CAM	\$1.88	\$12,068
Insurance	\$0.46	\$2,960
Utilities	\$0.34	\$2,171.00
Total Reimbursements	\$9.99	\$64,138
Gross Revenue	\$32.02	\$205,574
EXPENSES		
Management Fee	\$1.55	\$9,929
Real Estate Taxes (2018)	\$5.68	\$36,477
CAM	\$1.88	\$12,068
Insurance	\$0.52	\$3,340
Utilities	\$0.54	\$3,457
Total Operating Expense	\$10.17	\$65,271
Net Operating Income	\$21.85	\$140,303



DEBT QUOTE

LTV: 65%

RATE: 4%

AMORTIZATION: 25

Loan quote provided by Barrington Capital based on market conditions at this time. Actual rates and terms will vary based on market conditions at closing. Please contact:

Kevin Puder
kevin.puder@barringtoncapcorp.com

TENANT OVERVIEWS

ATI PHYSICAL THERAPY ANCHORED STRIP



COMPANY NAME

ATI PHYSICAL THERAPY

LOCATIONS

860+ LOCATIONS

REVENUE

\$420 MILLION

ATI PHYSICAL THERAPY

Among the top leaders in the industry, ATI has built a differentiated platform in therapy that is focused on their patients. A progressive vision: with exceptional, patient-centered care, trusted expertise, and remarkable outcomes, our goal is to exceed customer's expectations – every day, in every clinic. ATI is a nationally recognized rehabilitation provider, specializing in research-based physical therapy, works' compensation rehab, employer worksite solutions, sports medicine, home health, and a variety of specialty therapies.

Founded in Willowbrook, Illinois in 1996, this Assessment Technologies Inc. developed its internationally recognized F.I.R.S.T. (Functional Integration of Rehabilitation and Strength Training) program from the collaborative efforts of a broad swath of medical professional expertise. ATI focuses on teamwork, communication, quality of care, and a friendly atmosphere as its core values.

Named the "Best Physical Therapy Practice in the Nation" by ADVANCE Magazine for its exceptional performance in areas including patient care and growth, employee training and retention, community presence, clinical facilities, and company expansion. ATI is one of the first physical therapy companies in the country to achieve URAC Core Accreditation, a mark of distinction that recognizes their commitment to quality healthcare. With more than 860 clinics across 25 states, ATI, Inc. has no plans to slow down its meteoric growth as a leader in patient-focused physical rehabilitation.



COMPANY NAME

MT. GREENWOOD PODIATRY

LOCATIONS

CHICAGO & BARTLETT, IL

MEDICAL SPECIALTY

PODIATRY

MT. GREENWOOD PODIATRY

When your foot or ankle begins to hurt, trust Dr. Mark Sack to give the medical or surgical care that is needed. With over 15 years of experience, Dr. Sack has dedicated himself to providing high-quality foot and ankle care to all of his patients. He prides himself on accurately diagnosing and treating any foot and ankle ailments that the client is experiencing. Dr. Sack handles a wide variety of foot and ankle issues, such as athletic injuries, disease, arthritis, and even disease at both of his convenient locations in Chicago and Bartlett, IL.



AREA OVERVIEW

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CHICAGO, IL

Chicago, located in northeastern Illinois, is the state's largest and the country's third most populous city. The greater Chicagoland area encompasses northeastern Illinois and extends in southeastern Wisconsin and northwestern Indiana, representing the third-largest metropolitan area in the United States and the most dominant metropolis in the Midwest region. Chicago's triumphant economy is powered by its strong manufacturing presence in a variety of industries such as food products, candy, pharmaceuticals, communication equipment, scientific instruments, automobiles, and raw metals. Since its founding, the city has proven to be an essential manufacturing hub for the nation's top-performing companies with its central location allowing Chicago to be at the center of global trade, transit, and data networks.

Chicago's industry mix most closely matches the nation's, with no single industry employing more than 12% of the workforce. Additionally, as a multicultural city that thrives on the harmony and diversity of its neighborhoods, Chicago embodies the values of America's heartland integrity. It is this level of diversification that has resulted in Chicago being rated as having the most balanced economy in the United States with an extremely high satisfaction rating.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2025 Projection	15,801	148,552	430,872
2020 Estimate	16,089	150,791	437,466
2010 Census	16,827	156,424	454,614
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2025 Projection	6,459	56,983	157,314
2020 Estimate	6,538	57,532	158,980
2010 Census	6,712	58,643	162,748
INCOME	1-MILE	3-MILE	5-MILE
Avg HH Income	\$99,888	\$90,486	\$77,130



ECONOMY

The city is an efficient economic powerhouse, home to more than 400 major corporate headquarters, including 31 in the Fortune 500. Boeing, United Continental Holdings, Inc., Exelon Corporation, R. R. Donnelley & Sons Company, and Archer Daniels Midland are just a few of the Fortune 500 companies based in the area. Motorola Solutions, Inc. intends to move their headquarters from Schaumburg, IL to Chicago in the coming future. McDonald's has become the latest Fortune 500 company to establish its presence in Chicago as it moved its headquarters from Oak Brook, IL to the windy city in early 2018.

As a multicultural city that thrives on the harmony and diversity of its neighborhoods, Chicago embodies the values of America's heartland integrity. It is this level of diversification that has resulted in Chicago being rated as having the most balanced economy in the United States. Additionally, its central location allows Chicago to be at the center of global trade, transit and data networks.

HIGHER EDUCATION

Chicago has been a world center of higher education and research with several universities inside its city limits. Most notably, Northwestern University and the University of Chicago are two top universities that call the city home.

Northwestern University is a large, private research university based in Evanston with a comprehensive doctoral program. Attracting over \$650 million in sponsored research each year, Northwestern has the eighth largest university endowment in the country.

The University of Chicago is one of the world's leading and most influential institutions of higher learning. Its main campus is located seven miles south of downtown Chicago in the Hyde Park and Woodlawn neighborhoods. The University of Chicago has many prominent alumni, including 92 Nobel laureates that have been affiliated with the university as professors, students, faculty or staff.

A CITY IN A GARDEN

The beauty of Chicago lies not only in its magnificent architecture, but also in the city's vast preserved green and open spaces. Chicagoans have over 580 parks and 8,300 acres of green spaces at their disposal. With beaches, ice rinks and bike paths, there's no shortage of outdoor recreation for Chicagoans.

606/BLOOMINGDALE TRAIL

A \$95 million conversion of a former rail line to a 2.7-mile elevated park that extends through four vibrant, Chicago neighborhoods. An expansion will include 32 acres of linear park space along the Chicago River, 10 acres of sports and recreational fields and 17 acres of wetland park.

CHICAGO RIVERWALK

An award-winning \$108 million, 1.25-mile promenade along the south bank of the Chicago River downtown. Future expansion will extend the Riverwalk south an additional 1.8 miles from Lake Street to Ping Tom Memorial Park in Chinatown.

LINCOLN PARK

Lincoln Park, on Chicago's North Side, attracts 20 million visitors annually. They come to see the nation's oldest zoo to explore exotic plants at the grand Victorian glass conservatory, enjoy plays at the outdoor theater, row along the canal, stroll through the North Pond Nature Sanctuary and Butterfly conservatory, picnic on the playing fields, and frolic on North Avenue Beach.

JACKSON PARK

Jackson Park offers more than 500 acres of mature parkland along the lakefront, containing flower gardens, watercourses to wooded isles, sports facilities, stocked fish ponds, 18 miles of walking and biking paths—and it's the future site of the Barack Obama Presidential Center.





NAVY PIER

Navy Pier is Chicago's lakefront treasure on the shoreline of Lake Michigan. The pier encompasses more than fifty acres of parks, gardens, shops, restaurants, family attractions and exhibition facilities. Drawing nearly nine million visitors annually, Navy Pier is one of the most visited attractions in the entire Midwest



MILLENNIUM PARK

Located in the Loop community area of the city, Millennium Park is a 25 acre public park that offers awe-inspiring landscape, breathtaking architecture and an iconic collection of public art, such as the iconic Chicago Bean. It is Chicago's premier green space and presents dozens of free events for residents.



WILLIS TOWER

Still commonly referred to as Sears Tower, the Willis Tower is the second-tallest building in the United States. This bustling community of business, tourism and culture offers breathtaking views of the city from its Skydeck. Visitors can experience the Ledge, all-glass balconies that allow visitors to look through the glass floor to the street 1,353 feet below.



JOHN HANCOCK CENTER

The John Hancock Center is currently the eighth tallest building in the country. Equipped with a restaurant and lounge on the 95th floor, the Observatory (360 Chicago), and America's highest indoor swimming pool, the John Hancock Center appeals to residents and tourists alike. From the restaurant, diners can take in views of the city.

MAGNIFICENT MILE

Adjacent to downtown and one block east of Rush Street, the Magnificent Mile is an upscale section of Chicago's Michigan Avenue, which runs from the Chicago River to Oak Street in the Near North Side. Several of the tallest buildings in the country lie in this district, such as the John Hancock Center and the Trump International Hotel and Tower. Serving as the main thoroughfare between Chicago's Loop business district and Gold Coast, the Magnificent Mile contains a mixture of high-end department stores, restaurants, luxury retailers, residential and commercial buildings, financial services companies and hotels, primarily catering to tourists and the affluent.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **ATI Physical Therapy** located at **3214-3220 W 115th St, Chicago, IL 60655** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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