

ELK GROVE VILLAGE, IL



NILES, IL



**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES

CHICAGO, IL



# U.S. BANK & REPUBLIC BANK PORTFOLIO

THREE ILLINOIS LOCATIONS

OFFERING MEMORANDUM



## EXCLUSIVELY LISTED BY:

### VINCE CHAPEY

Associate

D: (925) 718-7525

M: (925) 915-9569

E: [vincent.chapey@matthews.com](mailto:vincent.chapey@matthews.com)

**License No. 02102058 (CA)**

### CHUCK EVANS

Associate Vice President & Director

D: (925) 319-4035

M: (925) 323-2263

E: [chuck.evans@matthews.com](mailto:chuck.evans@matthews.com)

**License No. 01963473 (CA)**

### BROKER OF RECORD

Kyle Matthews

**License No. 471019766 (IL)**

## TABLE OF CONTENTS

03

Financial Overviews

22

Area Overviews

**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES

NILES, IL



CHICAGO, IL







# PROPERTY OVERVIEWS

U.S. BANK & REPUBLIC BANK PORTFOLIO

# U.S. BANK INVESTMENT HIGHLIGHTS

## 1100 W DEVON | ELK GROVE VILLAGE, IL

- » Short term lease strategically positioned for redevelopment or owner/user
- » Strong hedge against inflation with 3.00% annual increases
- » Strong visibility with over ±15,000 cars passing by this site every day
- » Sitting outparceled to Belvedere Events & Banquets Hall which is Northern Chicago's premier Banquet Hall.
- » Located directly off of Interstate 290 which is one of the main arteries running into Chicago with over 180,000 CPD
- » Extremely strong demographics with the average household income exceeding \$104,200 in a one and three-mile radius

### DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2026 Projection	9,816	73,141	230,533
2021 Estimate	9,946	74,013	233,189
2010 Census	10,088	74,686	235,092
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2026 Projection	3,985	29,131	87,854
2021 Estimate	4,044	29,498	88,888
2010 Census	4,124	29,839	89,636
INCOME	1-MILE	3-MILE	5-MILE
2021 Avg HH Income	\$104,274	\$110,076	\$99,837



### THREE BANK PORTFOLIO PRICE

\$4,411,800



### THREE BANK PORTFOLIO NOI

\$378,532



### LOT AREA

±1.03 AC



### BUILDING SF

±4,388 SF



# U.S. BANK - ELK GROVE VILLAGE, IL

## FINANCIAL SUMMARY

<b>Address</b>	1100 W. Devon, Elk Grove Village, IL
<b>Three Bank Portfolio Price</b>	\$4,411,800
<b>Portfolio Cap</b>	8.58%
<b>Rent</b>	\$175,711
<b>Year Built</b>	1973
<b>Lot Size</b>	±1.03 AC
<b>Building SF</b>	±4,388 SF

## TENANT SUMMARY

<b>Lease Type</b>	Absolute NNN
<b>Tenant</b>	U.S. Bank
<b>Lease Guarantor</b>	U.S. Bank
<b>Roof &amp; Structure</b>	Tenant Responsible
<b>Rent Commencement Date</b>	12/11/03
<b>Lease Expiration Date</b>	1/31/23
<b>Lease Term</b>	20 Years
<b>Rental Increases</b>	3.00% Annual
<b>Renewal Options</b>	Two (2), Ten (10) Year Options

## ANNUALIZED OPERATING DATA

TERM REMAINING	ANNUAL RENT	CAP RATE
Current	\$378,532	8.60%



# U.S. BANK - ELK GROVE VILLAGE, IL







**Jewel-Osco**  
HEADQUARTERS

**Jewel-Osco**  
CHURCH STREET  
"RIGHTOUSLY GOOD BEER!"  
**TARGET**

**TK** **Takachiho America, Inc.**

**kester**  
CONNECTING INNOVATION™

**HYATT**  
PLACE

**dla.**

**WESTIN**  
HOTELS & RESORTS  
**KEYENCE**

**BCI** **BATAVIA**  
CONTAINER  
INC.  
Corrugated Packaging Solutions

**OEC**  
GROUP

**Canon**

INTERSTATE  
**290**

**Mortenson**  
**Flexera**

**390**

± 66,000 VPD

motels  
**6**

DEVON AVE  
± 14,000 VPD

American  
Academy of  
Pediatrics

**PERFORMANCE**  
AUTO CENTER INC

**BRIDGE**

**CONCORDIA**  
INTERNATIONAL CORP

**usbank**  
ELK GROVE VILLAGE, IL

**DUNKIN'**

E. NERGE RD  
± 15,000 VPD

**RoccoVino's**  
Italian Restaurant

**Smile Creations**  
Dental

**elly's**  
BRUNCH & CAFE

**COUNTRY**  
INN & SUITES  
BY RADISSON  
**Belvedere**  
events~banquets





### ELK CROSSING SHOPPING CENTER



ALEXIAN BROTHERS  
MEDICAL GROUP  
BANK OF AMERICA  
COACH'S CORNER  
DUNKIN'  
FEDEX  
LITTLE CAESAR'S  
MCDONALD'S  
PANERA BREAD  
ETC.

**ELK GROVE  
HIGH SCHOOL**

**O'HARE**  
INTERNATIONAL AIRPORT

**AMITA**  
HEALTH<sup>®</sup>

**FRESENIUS  
MEDICAL CARE**



± 180,000 VPD

### ELK GROVE TOWN CENTER SHOPPING CENTER



BUFFALO WILD WINGS  
CHASE BANK  
ELK GROVE FARMER'S MARKET  
ELK GROVE FIRE DEPT.  
ELK GROVE LIBRARY  
EXXON  
GOOD TEQUILA'S  
PAVILION FITNESS  
ETC.

**COUNTRY  
INN & SUITES**  
BY WHITSON  
**Belyvedere**  
events~banquets

E. NERGE RD  
± 15,000 VPD

**Smile Creations**  
Dental



**PERFORMANCE  
AUTO CENTER INC**

**DUNKIN'**

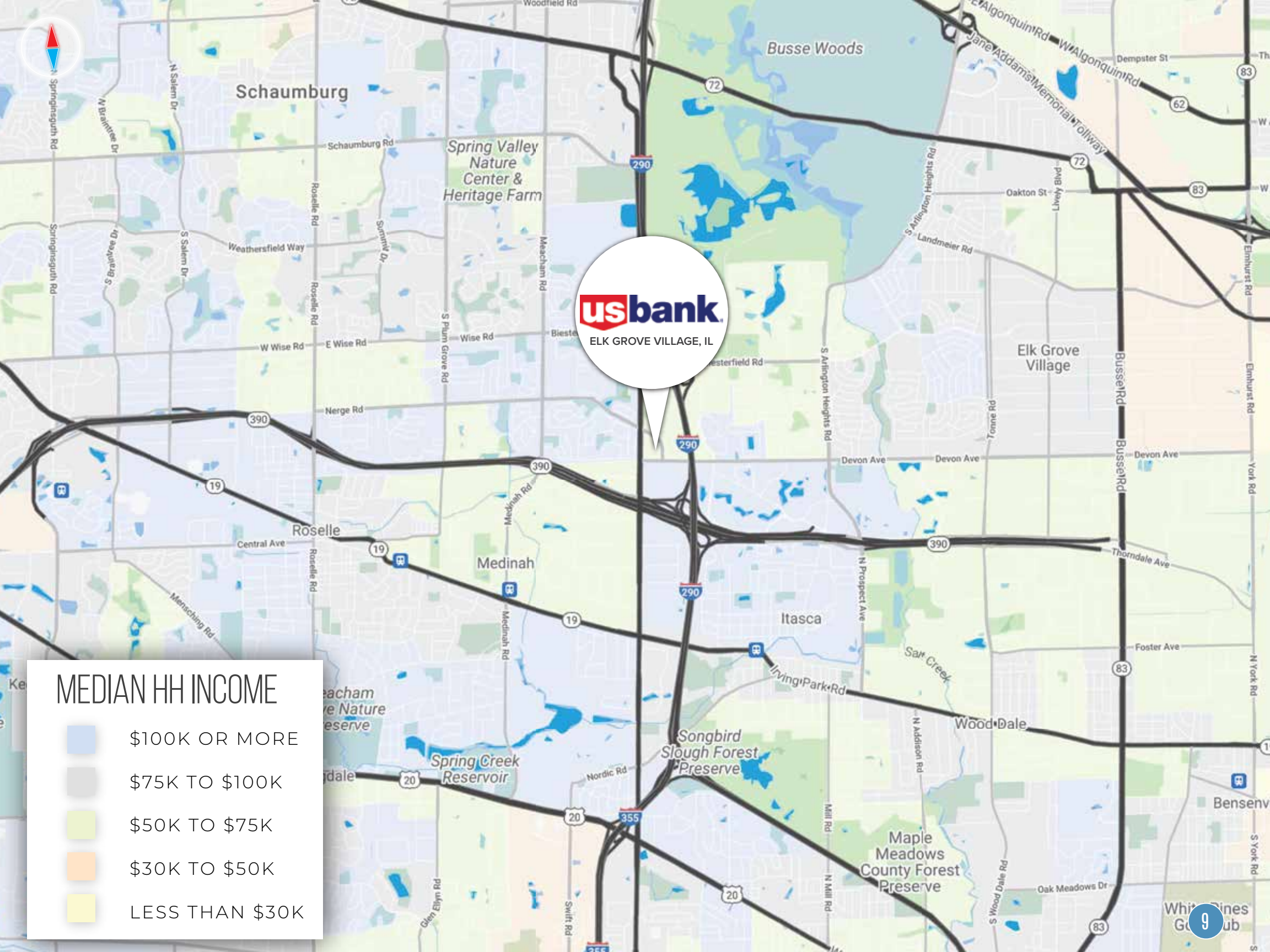
DEVON AVE  
± 14,000 VPD

**usbank**  
ELK GROVE VILLAGE, IL

**elly's**  
BRUNCH & CAFE







**usbank**  
ELK GROVE VILLAGE, IL

## MEDIAN HH INCOME

- \$100K OR MORE
- \$75K TO \$100K
- \$50K TO \$75K
- \$30K TO \$50K
- LESS THAN \$30K



# U.S. BANK INVESTMENT HIGHLIGHTS

## 8500 WEST DEMPSTER | NILES, IL

- » Short term lease strategically positioned for redevelopment or owner/user
- » Strong hedge against inflation with 3.00% annual increases
- » Strong visibility with over ±36,000 cars passing by this site every day
- » Sitting on a hard corner adjacent to a shopping center which is anchored by The Home Depot and Jewel-Osco to name a few
- » Lutheran General Hospital which is one of Chicago's premier hospitals with nearly 700 beds, is close to this location
- » Extremely strong demographics with an average household income exceeding \$110,500 in a three-mile and five-mile radius

### DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2026 Projection	21,234	148,835	344,652
2021 Estimate	21,689	150,587	348,617
2010 Census	22,855	151,464	350,193
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2026 Projection	7,479	57,926	132,788
2021 Estimate	7,645	58,603	134,479
2010 Census	8,076	58,857	135,761
INCOME	1-MILE	3-MILE	5-MILE
2021 Avg HH Income	\$94,757	\$110,579	\$112,483



### THREE BANK PORTFOLIO PRICE

\$4,411,800



### THREE BANK PORTFOLIO NOI

\$378,532



### LOT AREA

±0.91 AC



### BUILDING SF

±4,233 SF



# U.S. BANK - NILES, IL

## FINANCIAL SUMMARY

<b>Address</b>	8500 West Dempster, Niles, IL
<b>Three Bank Portfolio Price</b>	\$4,411,800
<b>Portfolio Cap</b>	8.58%
<b>Rent</b>	\$124,002
<b>Year Built</b>	1973
<b>Lot Size</b>	±0.91 AC
<b>Building SF</b>	±4,233 SF

## TENANT SUMMARY

<b>Lease Type</b>	Absolute NNN
<b>Tenant</b>	U.S. Bank
<b>Lease Guarantor</b>	U.S. Bank
<b>Roof &amp; Structure</b>	Tenant Responsible
<b>Rent Commencement Date</b>	12/11/03
<b>Lease Expiration Date</b>	1/31/23
<b>Lease Term</b>	20 Years
<b>Rental Increases</b>	3.00% Annual
<b>Renewal Options</b>	Two (2), Ten (10) Year Options

## ANNUALIZED OPERATING DATA


TERM REMAINING	ANNUAL RENT	CAP RATE
Current	\$378,532	8.60%



U.S. BANK - NILES, IL







Advocate  
Lutheran General Hospital<sup>1</sup>  
Advocate Children's Hospital<sup>1</sup>

O'HARE  
INTERNATIONAL AIRPORT



Mobil



W. DEMPSTER ST  
± 36,000 VPD



TONY'S  
Fresh Market

N. GREENWOOD AVE  
± 21,000 VPD







**BANK OF AMERICA**

**GOLF MILL  
SHOPPING CENTER**

**Gordon's**  
FOOD SERVICE  
**JCPenney**  
**TARGET**

AMC  
SEARS  
ULTA BEAUTY  
VALUE CITY FURNITURE  
ETC.

**Walgreens**



N. GREENWOOD AVE  
± 21,000 VPD

**TONY'S**  
*Fresh Market*

**GOLF MILWAUKEE PLAZA  
SHOPPING CENTER**

**Walmart**  
**verizon**

ARVIN  
CHIPOTLE  
FEDEX  
HOME & BEYOND  
ETC.

**RETAIL  
SHOPPING CENTER**

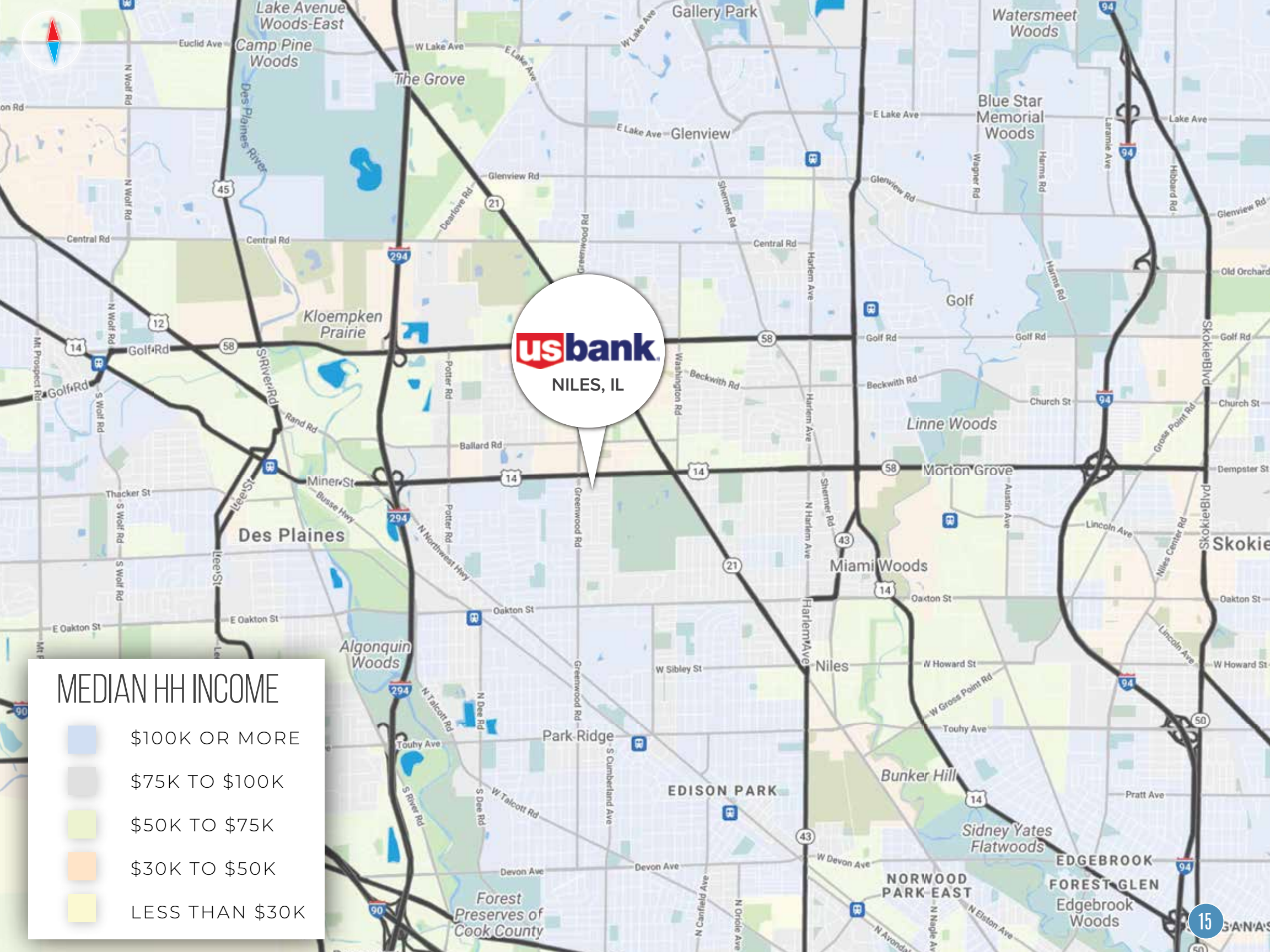
**JOANN**  
**PETSMART**  
**Marshalls**  
**PATEL BROTHERS**

AMERICA'S BEST  
FRESH FARMS  
FULL HOUSE FURNITURE  
H&R BLOCK  
HONEST NILES  
OLD NAVY  
PARTY CITY  
STARBUCKS  
WENDY'S  
ETC.



W. DEMPSTER ST  
± 36,000 VPD







## REPUBLIC BANK INVESTMENT HIGHLIGHTS

### 6400 W DIVERSEY AVE | CHICAGO, IL

- » Short term lease strategically positioned for redevelopment or owner/user
- » Strong hedge against inflation with 3.00% annual increases
- » Strong visibility with over ±33,000 cars passing by this site every day
- » Sitting on a hard corner across the street from the Brickyard Mall. This is a large shopping center which is anchored by Target, Lowe's, Jewel-Osco, Ross Dress for Less, Harbor Freight Tools & The Home Depot to name a few
- » Extremely strong demographics with nearly 837,000 people in a 5-mile radius

### DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2026 Projection	45,406	319,177	811,285
2021 Estimate	46,773	329,706	836,559
2010 Census	51,311	366,248	921,782
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2026 Projection	12,944	104,988	278,292
2021 Estimate	13,433	109,038	288,426
2010 Census	15,220	123,895	324,743
INCOME	1-MILE	3-MILE	5-MILE
2021 Avg HH Income	\$78,968	\$88,670	\$88,066



### THREE BANK PORTFOLIO PRICE

\$4,411,800



### THREE BANK PORTFOLIO NOI

\$378,532



### LOT AREA

±0.21 AC



### BUILDING SF

±2,231 SF



# REPUBLIC BANK - CHICAGO, IL

## FINANCIAL SUMMARY

<b>Address</b>	6400 W Diversey Ave. Chicago, IL
<b>Three Bank Portfolio Price</b>	\$4,411,800
<b>Portfolio Cap</b>	8.58%
<b>Rent</b>	\$78,819
<b>Year Built</b>	1936
<b>Lot Size</b>	±0.21 AC
<b>Building SF</b>	±2,231 SF

## TENANT SUMMARY

<b>Lease Type</b>	Absolute NNN
<b>Tenant</b>	Republic Bank
<b>Lease Guarantor</b>	Republic Bank
<b>Roof &amp; Structure</b>	Tenant Responsible
<b>Rent Commencement Date</b>	12/11/03
<b>Lease Expiration Date</b>	1/31/23
<b>Lease Term</b>	20 Years
<b>Rental Increases</b>	3.00% Annual
<b>Renewal Options</b>	Two (2), Ten (10) Year Options

## ANNUALIZED OPERATING DATA

TERM REMAINING	ANNUAL RENT	CAP RATE
Current	\$378,532	8.60%



REPUBLIC BANK - CHICAGO, IL







## BRICKTOWN SQUARE

SHOPPING CENTER



LAS ISLAS BAR & GRILL  
SUNKISSED NAIL SALON  
UNIQUE  
ZEMSKY'S  
ETC.

**Gordon**  
FOOD SERVICE

**Foot Locker**  
**SHOE**  
CARNIVAL

**dd's**  
DISCOUNTS **XSPORT**  
FITNESS  
**HARBOR FREIGHT**  
TOOLS FOR SCHOOLS

**DUNKIN'**  
**CHIPOTLE**  
MEXICAN GRILL

**PETSMART**

**Marshalls**  
**Party City**

**Jewel-Osco**

**LOWE'S**



**PAPA JOHN'S**  
**GNC**

**cricket**  
wireless  
**BUFFALO WILD WINGS**



**Republic Bank**  
CHICAGO, IL

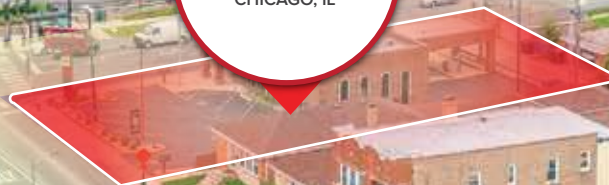
**NUTSTOP**

**FIFTH THIRD BANK**

**BANK OF AMERICA**



W. DIVERSEY AVE  
± 12,000 VPD



N. NARRAGANSETT AVE  
± 21,000 VPD

**GameStop**  
**verizon**  
**AT&T**  
**SALLY**  
BEAUTY







### HARLEM IRVING PLAZA SHOPPING CENTER



FOOT LOCKER  
FOREVER 21  
HOBBY LOBBY  
KOHL'S  
TORRID  
ZUMIE'S  
ETC.

### NORRIDGE COMMONS SHOPPING CENTER



IHOP  
LONGHORN STEAKHOUSE  
PETCO  
PIZZA HUT  
VERIZON  
ETC.

### DUNNING SQUARE SHOPPING CENTER



BURGER KING  
DUNKIN'  
GALLERY OF HAIR  
LEE NAILS  
PANDA CHINA  
SALLY BEAUTY  
SUBWAY  
VAPE & CBD  
ETC.



### WEST BELMONT BRANCH CHICAGO PUBLIC LIBRARY

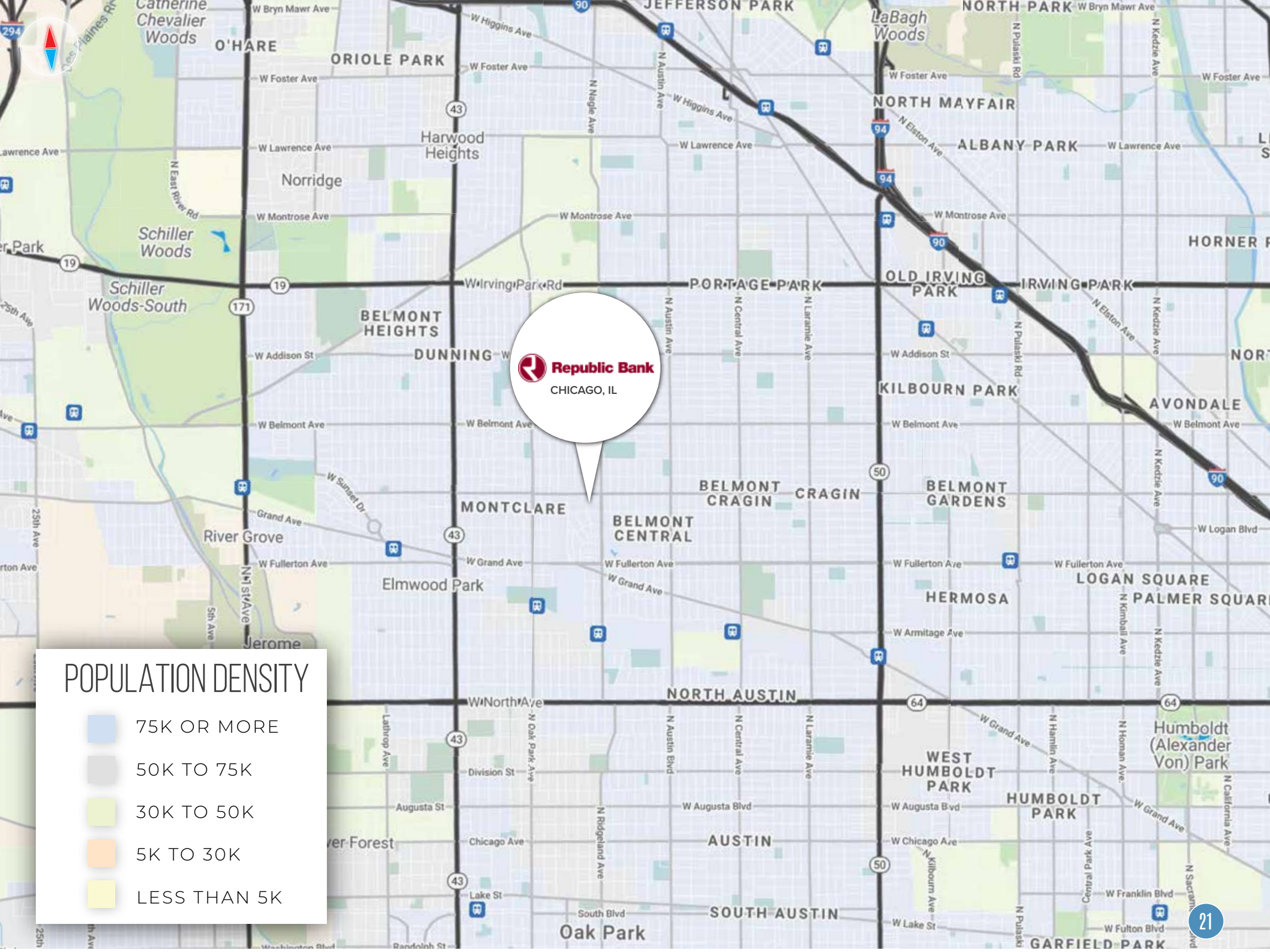


N. NARRAGANSETT AVE  
± 21,000 VPD

W. DIVERSEY AVE  
± 12,000 VPD












 **Republic Bank**  
CHICAGO, IL

POPULATION DENSITY

-  75K OR MORE
-  50K TO 75K
-  30K TO 50K
-  5K TO 30K
-  LESS THAN 5K



An aerial photograph of the Chicago skyline and Lake Michigan coastline. The image is overlaid with a semi-transparent blue gradient. The skyline features prominent skyscrapers like the Willis Tower. The foreground shows the sandy beach, a multi-lane highway, and a green park area with a winding path.

# AREA OVERVIEWS

CHICAGO MSA



## ELK GROVE VILLAGE, IL

Home to approximately 33,000 residents, Elk Grove Village is a village located in northeastern Illinois adjacent to O'Hare International Airport and is a near northwest suburb of Chicago, which is just around 23 miles southeast of the city. The village is located primarily in Cook County with a small portion in DuPage County.

Elk Grove Village is one of the Chicago metropolitan area's principal villages due to its large industrial park, located on the eastern portion of the village. The business park is the largest consolidated business park in North America with over 62 million square feet of industrial inventory, representing nearly half of the O'Hare Industrial Market. The business park is a manufacturing destination, it has the second-highest number of manufacturing jobs in the entire state. Over 3,600 businesses are located in Elk Grove Village, the largest being Alexian Brothers Medical Center (ABMC). Elk Grove Village has a diverse local economy with business operations from a broad range of industries including technology, manufacturing, retail, health care, warehousing, data centers, and logistics. Elk Grove Village also offers several points of interest including Rainbow Falls Waterpark, Pirates' Cove Children's Theme Park, and Busse Woods.

## NILES, IL

Bordering Chicago, Niles is conveniently located, with good schools, and a community that embraces ethnic diversity and comes together to enjoy events, festivals, and cultures. Niles is truly easy to do business with and is home to several major corporations, signature businesses, and industrial parks. Some of the major employers include Shure, FedEx, the Bradford Exchange, Coca Cola, Walmart, Home Depot, Target, Costco, and Fresh Farms, among others. With nearly four million square feet of retail space, the Village of Niles continues to be a major hub of retail activity, ranking 11th in the State of Illinois and sixth in the Chicago Metropolitan Area market for retail sales. The Village generated over \$1.5 billion in retail sales in 2019.

## 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.



**3RD LARGEST  
CITY IN THE UNITED STATES**



**9,504,753  
MSA RESIDENTS**



**OVER 40 MILLION  
ANNUAL VISITORS**



**OVER 400  
MAJOR CORPORATE HQ**





## 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.

## ECONOMY

Chicago has one of the world's largest and most diversified economies, with more than four million employees and generating an annual gross regional production (GRP) of over \$609 billion, exceeding the GRP of Sweden and Norway. Chicago is a key player in every business sector from risk management, innovation, and information technology to manufacturing and health services. 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 that have found success in the city of Chicago. In 2018, McDonald's, after 47 years in Oak Brook, finished construction on its new headquarters in Chicago's West Loop neighborhood to house 2000 employees. Motorola Solutions also moved its headquarters to Chicago in pursuit of capturing and maintaining its presence in the Midwest and Illinois markets. This trend is sure to continue with Corporate giants pursuing space and centralized locations within the Midwest.





## 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.



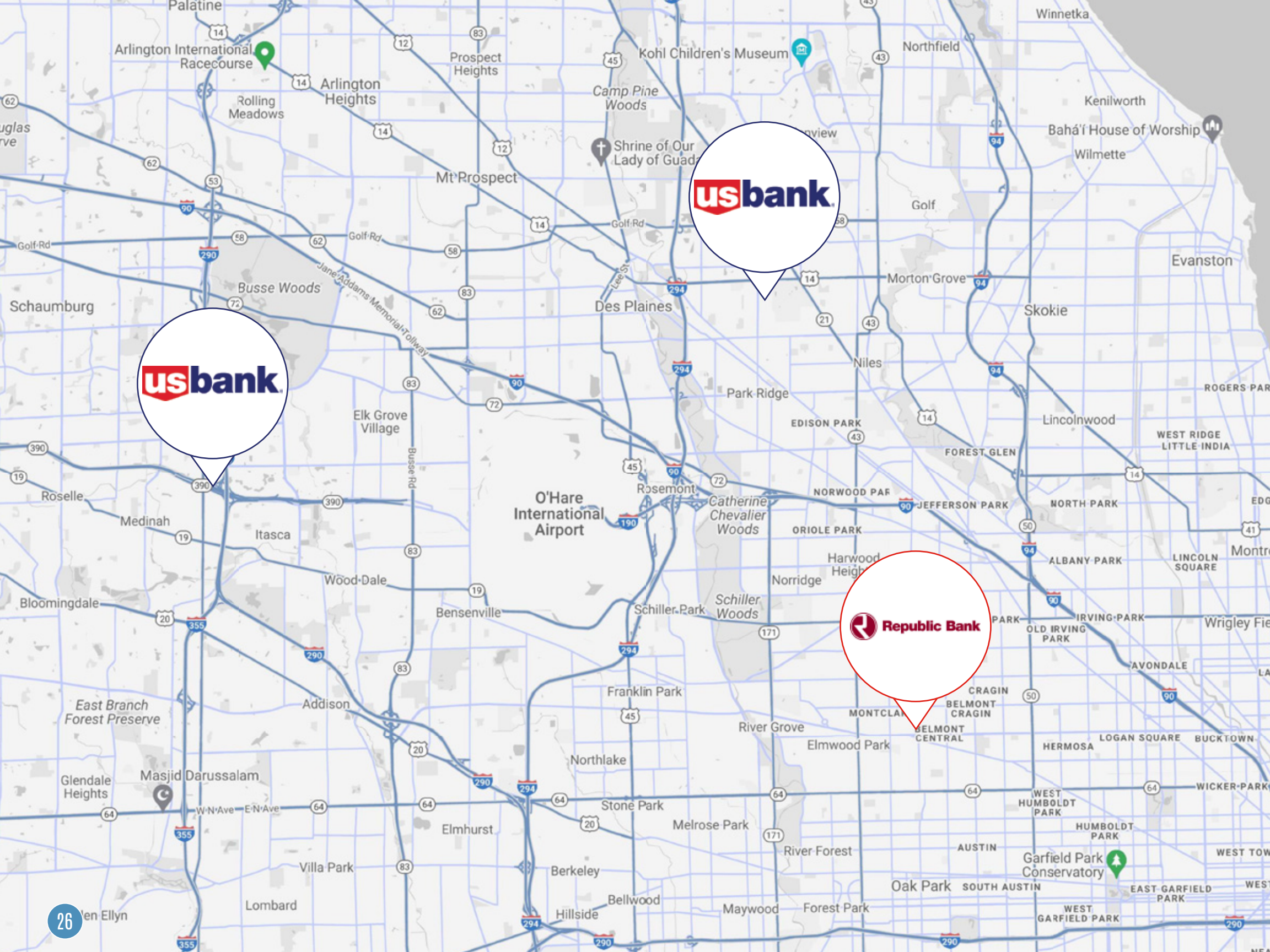
## JOHN HANCOCK CENTER

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 **U.S Bank & Republic Bank Portfolio** located in **Illinois** ("Property"). The 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 and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, 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.

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.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

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.



# U.S. BANK & REPUBLIC BANK PORTFOLIO

## THREE ILLINOIS LOCATIONS

OFFERING MEMORANDUM

### EXCLUSIVELY LISTED BY:

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#### VINCE CHAPEY

Associate

D: (925) 718-7525

M: (925) 915-9569

E: [vincent.chapey@matthews.com](mailto:vincent.chapey@matthews.com)

**License No. 02102058 (CA)**

#### CHUCK EVANS

Associate Vice President & Director

D: (925) 319-4035

M: (925) 323-2263

E: [chuck.evans@matthews.com](mailto:chuck.evans@matthews.com)

**License No. 01963473 (CA)**

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