

OFFERING MEMORANDUM

Chase Bank | Lake Forest, IL (Chicago MSA)



Average Household Income is over \$384,000 within one mile of this site



884 S. Waukegan Rd., Lake Forest, IL 60045



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Disclaimer

This Offering Memorandum ("Memorandum") is intended solely for the use of prospective investors in determining whether or not to pursue the possible acquisition of the Property ("the Property") at **884 S Waukegan Rd., Lake Forest, IL 60045**. This Memorandum is of a proprietary and confidential nature. Prospective investors and/or their advisors are expressly forbidden from sharing this information with any individuals or organizations that are not directly connected with the analysis of this investment opportunity. STREAM Capital Partners, LLC ("SCP") have been retained as the exclusive advisors for this investment opportunity. Any and all inquiries are to be directed to SCP.

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TRANSACTION SUMMARY

Purchase Price: \$7,857,142

Cap Rate: 3.50%

Annual Rent: \$275,000



Lease Summary

Tenant:	JP Morgan Chase Bank, NA
Lease Type:	Absolute NNN Ground Lease
Landlord Responsibilities:	None
Remaining Lease Term:	16 years
Lease Commencement:	December 11, 2018
Lease Expiration:	December 31, 2038
Option Increases:	10% every 5 years
Options to Renew:	Three, 5-year options

Property Specifications

Address:	884 S Waukegan Rd Lake Forest, IL 60045
Building Size:	3,600 SF
Land Size:	41,610 SF
Parcel 1:	33,463 SF
Parcel 2:	8,147 SF
Zoning:	B-1 District in Lake Forest



Investment Highlights

- This branch was a “must have” for Chase Bank to help serve the high net worth individuals, family offices and businesses within the community.
- The property is located adjacent to the METRA North line that takes commuters to and from downtown Chicago.
- Lake Forest is one of the wealthiest towns in America. The average HH Income is over \$384,000 within one mile of this site.
- Lake Forest is home to wealthy residents and an abundance of major corporations which include: Grainger, Abbott, Pfizer, Brunswick, The Chicago Bears, Tenneco, Hospira, Northwestern Medicine Lake Forest Hospital, and more.



TENANT SUMMARY

JPMorgan Chase & Co. (NYSE: JPM) is a multinational banking and financial services holding company. With \$2.8 trillion in assets, JPMorgan Chase is the largest bank holding company in the United States. With over 250,000 employees, the Company is engaged in investment banking, financial services for consumers and small businesses, commercial banking, financial transaction processing and asset management. It offers non-interest-bearing deposits; and interest-bearing deposits, such as savings accounts, demand deposits, and time deposits.

The company also provides consumer loans, such as residential mortgages, home equity loans and lines of credit, auto loans, business banking loans, and student and other loans; and home equity loans secured by junior liens, prime mortgage loans, and payment option loans.

With more than 5,600 branches in nearly two dozen states and active in more than 100 countries, Chase is among the nation's top mortgage lenders and credit card issuers. It serves millions of consumers, small businesses and many of the world's most prominent corporate, institutional, and government clients.



\$2.8 Trillion
in Assets

250,000+
Employees worldwide

5,600
Branches nationwide

100 Countries
Presence in 100 markets

16,000+
ATM's nationwide

www.stream-cp.com



AREA MAP



BIRDSEYE VIEW



M LAKE FOREST
TRAIN STATION

**SUBJECT
PROPERTY**

CHASE

17,200
CARS PER DAY

Waukegan Road
43

AERIAL



Lake Michigan

Downtown Chicago

**SUNSET
FOODS**

**SUBJECT
PROPERTY**
CHASE

CIBC

FIFTH THIRD BANK

**M LAKE FOREST
TRAIN STATION**

True Value

17,200
CARS PER DAY

Waukegan Road 43

Conway Road

Telegraph Road

**Lou Malnati's
PIZZERIA**
STARBUCKS COFFEE
JJ JIMMY JOHN'S

AERIAL



M LAKE FOREST
TRAIN STATION

Telegraph Road



Conway Road



**SUBJECT
PROPERTY**
CHASE



Gloucester Crossing

Waukegan Road **43**

17,200
CARS PER DAY

AERIAL



AERIAL



BUILDING PHOTOS



CHICAGO MSA MARKET SNAPSHOT



The Chicago metropolitan area, commonly referred to as “Chicagoland,” includes the city of Chicago and its suburbs, spanning 16 counties in Northern Illinois, Northwest Indiana, and Southeast Wisconsin.

The Chicago Region is the Most Diversified Economy in the Country

The Chicago Region is the nation’s **top metropolitan area** for corporate relocations and expansions. The Region is home to the corporate headquarters of **57** Fortune 1000 companies.



With over **120 million visitors**, Illinois set record **\$43.1 billion** in tourism spend in 2019. The money directly supported 344,100 jobs, up 1,800 from 2018. It generated **\$2.5 billion** in state sales tax revenue, nearly 8% over a year earlier.



Lake Forest, Illinois Submarket Overview

The city of Lake Forest is home to numerous corporate headquarters including multiple Fortune 500 companies.



\$384,000+

Average Household Income within one mile of the subject property



Lake Forest is home to Lake Forest College, which enrolls approximately 1,500 students representing 43 states and 80 countries.

3rd Largest

Metropolitan area in the U.S.

400+

Major corporate headquarters call the Chicago Region home

1,900

Foreign-based companies have a presence in Chicagoland

200+

Higher Education Institutions

6 Million+

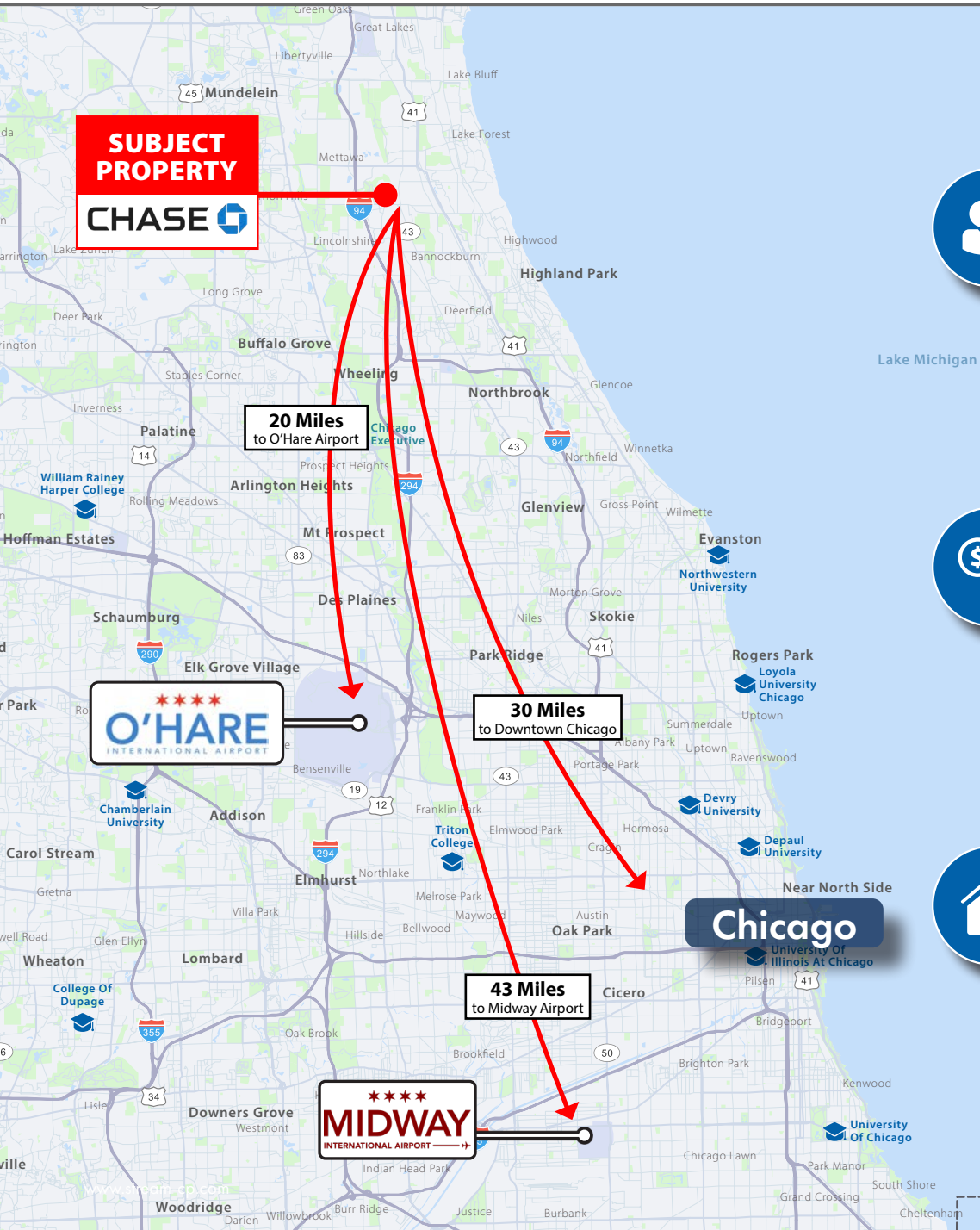
Full and part-time employees

LAKE FOREST MARKET SNAPSHOT

Conway Park at Lake Forest, designed and developed by Field Partners in the early 1990s, has become the home to some America's finest corporations and is considered one of the premier suburban office parks in the Midwest. Situated on a four-way interchange of I-94, Conway Park at Lake Forest combines outstanding access from all directions with excellent visibility from Route 60 and the interstate. Also significant is its proximity to Lake Forest's charming downtown area, as well as its legendary residential districts.



REGIONAL MAP



Demographics

Source: Landvision 2021



Residential Population

1 Mile	3 Miles	5 Miles
3,704	31,538	100,933



Average Household Income

1 Mile	3 Miles	5 Miles
\$384,395	\$275,278	\$214,240



Total Housholds

1 Mile	3 Miles	5 Miles
1,288	11,143	38,445



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