



DAVITA
ANCHORED
MULTI-TENANT
RETAIL

W 115th St (13,596 VPD)

S Pulaski Rd (30,264 VPD)

DAVITA ANCHORED MULTI-TENANT RETAIL

11500 South Pulaski Road - Alsip, IL 60803

DAVITA ANCHORED MULTI-TENANT RETAIL - ALSIP, IL

EXCLUSIVELY MARKETED BY



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CONFIDENTIALITY & DISCLAIMER

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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Present Exclusively For Sale the 6,834 SF DaVita Anchored Multi-Tenant Retail Located at 11500 South Pulaski Road in Alsip, IL. The NNN Nature of the DaVita Lease Allows the Landlord to Recapture 100% of DaVita's Prorata Share of the Operating Expenses, Providing a True Passive Investment Property, Once the Remaining Space is Leased Out, Providing For a Beneficial Investment.

Sale Price

\$1,311,000

OFFERING SUMMARY

As Is NOI:	\$34,640
Stabilized Cap Rate:	10.50%
Stabilized Proforma NOI:	\$137,652

BUILDING INFORMATION

Street Address:	11500 S Pulaski Rd
City, State, Zip:	Alsip, IL 60803
Available Space:	3,174 SF
Building Size:	6,834 SF
Lot Size:	0.62 Acres
Occupancy:	54%
Year Built:	2013
Traffic Counts:	43,800 VPD



Actual Property Image

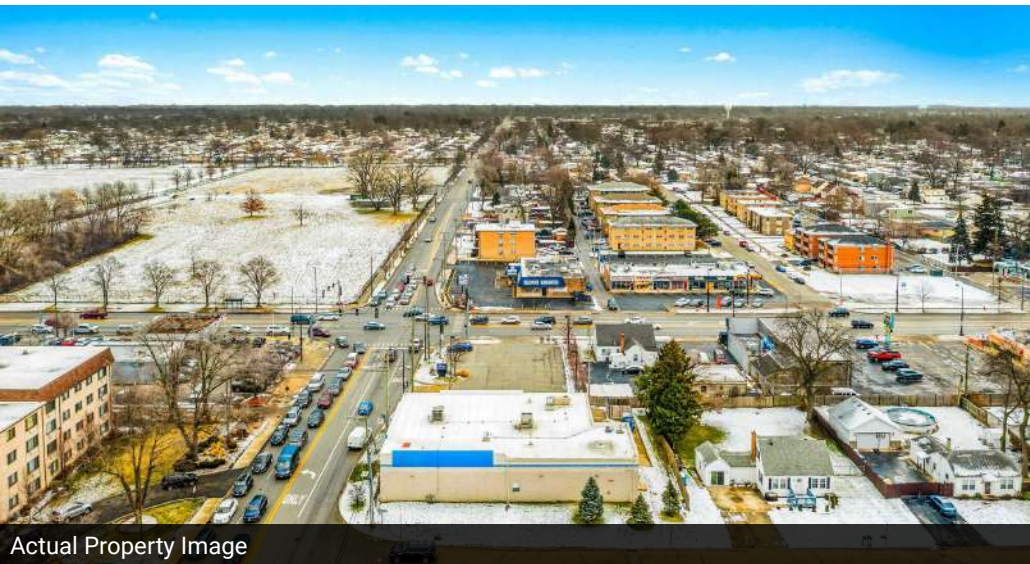


Actual Property Image

INVESTMENT HIGHLIGHTS



Actual Property Image



Actual Property Image

PROPERTY HIGHLIGHTS

- DaVita Recently Renewed Their Lease an Additional 5 Years, Showing Commitment to the Location and Providing a Secure Anchor Tenant With Proven Operating Success at the Site
- DaVita's Lease is Guaranteed By Its Parent Company, DaVita, Inc., a Colorado Incorporation; DaVita is One of the Largest Kidney Care Companies in the US With More Than 3,154 Locations, Generating \$11.91 Billion in Revenue With an S&P Rating of BB, Providing Superior Financial Security For an Investor
- An Investor Has the Opportunity to Add Significant Value By Leasing the Remaining 3,174 SF of Divisible Space, Which Features Incredible Frontage Along South Pulaski Road and West 115th Street and Exposure to Over 43,800 Vehicles Per Day
- The Property is Near Dozens of National Tenants and Nearby Traffic Drivers Including: Jewel Osco, ALDI, Walgreens, AutoZone, Advance Auto Parts, McDonald's, Taco Bell, Dunkin', Among Many Others
- More Than 139,500 Residents Within a 3-Mile Radius Featuring an Average Household Income in Excess of \$93,800, Providing a Dense Customer Base For the Retailers
- The NNN Nature of the DaVita Lease Allows the Landlord to Recapture 100% of DaVita's Prorata Share of the Operating Expenses, Providing a True Passive Investment Property, Once the Remaining Space is Leased Out
- This Property is Located Less Than 16-Miles Southwest of Downtown Chicago; The Chicago MSA is the Third Largest Metropolitan Area in the Country With 9.5 Million People



SECTION 2

FINANCIAL INFORMATION

STABILIZED PROFORMA

Stabilized Proforma					
Tenant	Lease Type	SF	Rent / SF	Monthly Base Rent	Annual Rent
DaVita Dialysis	NNN	3,660 SF	\$22.00	\$6,710	\$80,520
New Tenant*	NNN	3,174 SF	\$18.00	\$4,761	\$57,132
Total/AVG		6,834	\$20.14	\$11,471	\$137,652
Reimbursable Expenses					
Expenses:			Price / SF		Total
CAM			\$1.60		\$10,912.00
Real Estate Taxes			\$13.41		\$91,660.00
Insurance			\$0.52		\$3,534.00
Utilities			\$0.52		\$3,545.00
Management Fee			\$0.88		\$6,000.00
Total Reimbursements			\$16.92		\$115,651.00
Potential Gross Revenue			\$37.07		\$253,303.00
Expenses					
Expenses:			Price / SF		Total
CAM			\$1.60		\$10,912.00
Real Estate Taxes			\$13.41		\$91,660.00
Insurance			\$0.52		\$3,534.00
Utilities			\$0.52		\$3,545.00
Management Fee			\$0.88		\$6,000.00
Total Operating Expenses			\$16.92		\$115,651.00
Stabilized Net Operating Income			\$20.14		\$137,652.00
*We Assume a New Lease of the Vacant Space at \$18.00 PSF on a 5-Year Term.					
*Owner May Consider a One Year Master Lease on the Vacant Space.					

RENT ROLL

TENANT	SIZE (SF)	% OF BUILDING	\$/SF/YR	ANNUAL RENT	LEASE START	LEASE END	RENTAL INCREASES	OPTIONS
DaVita Dialysis	3,660 SF	53.56%	\$22.00	\$80,520	1/1/2024	12/31/2030	10% in Each Option	3 x 5 Year Options
Future Tenant	3,174 SF	46.44%	\$18.00	\$57,132	6/1/2024	3/31/2029	TBD	Yes
TOTAL	6,834 SF	100%	\$30.00	\$137,652				

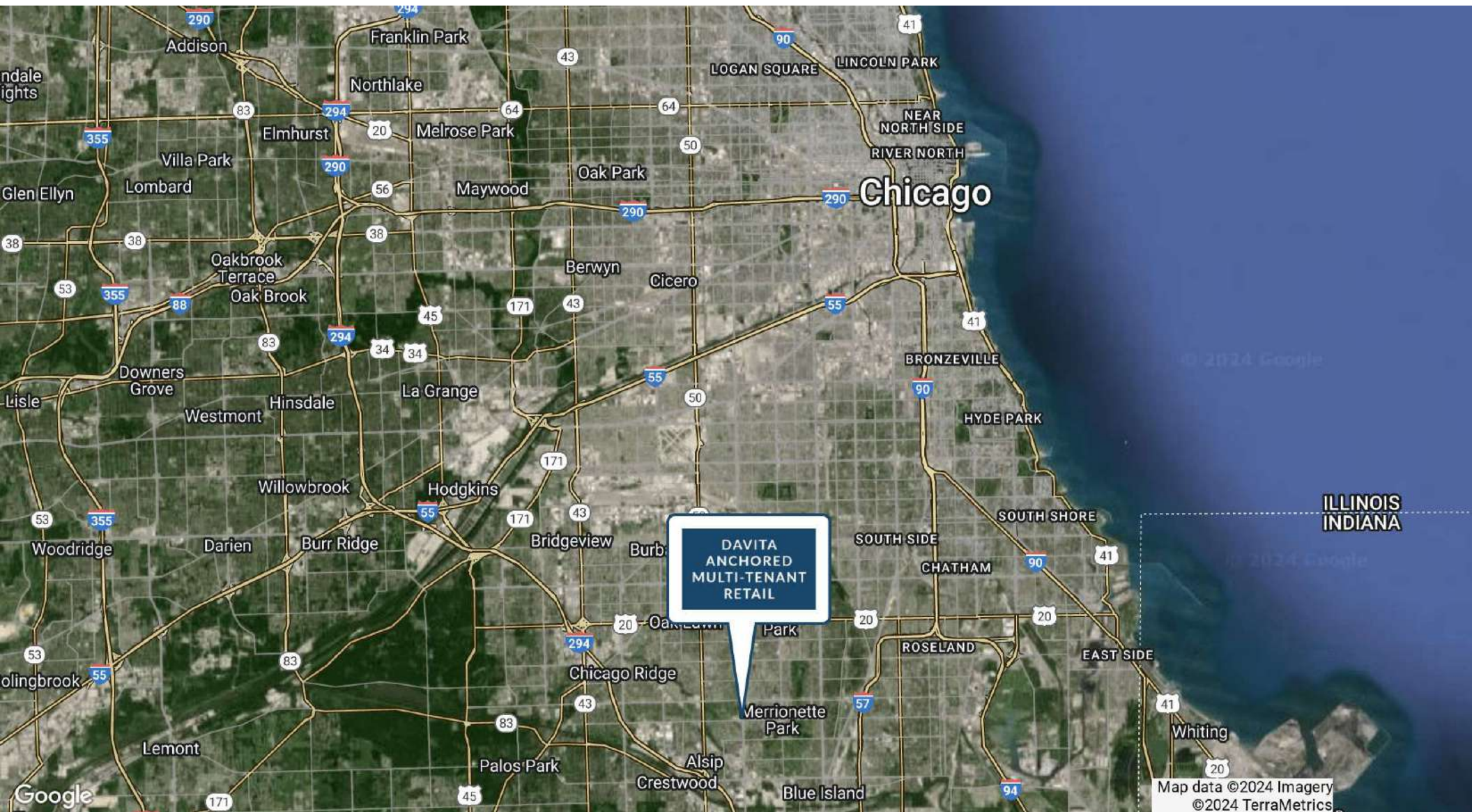




SECTION 3

PROPERTY INFORMATION

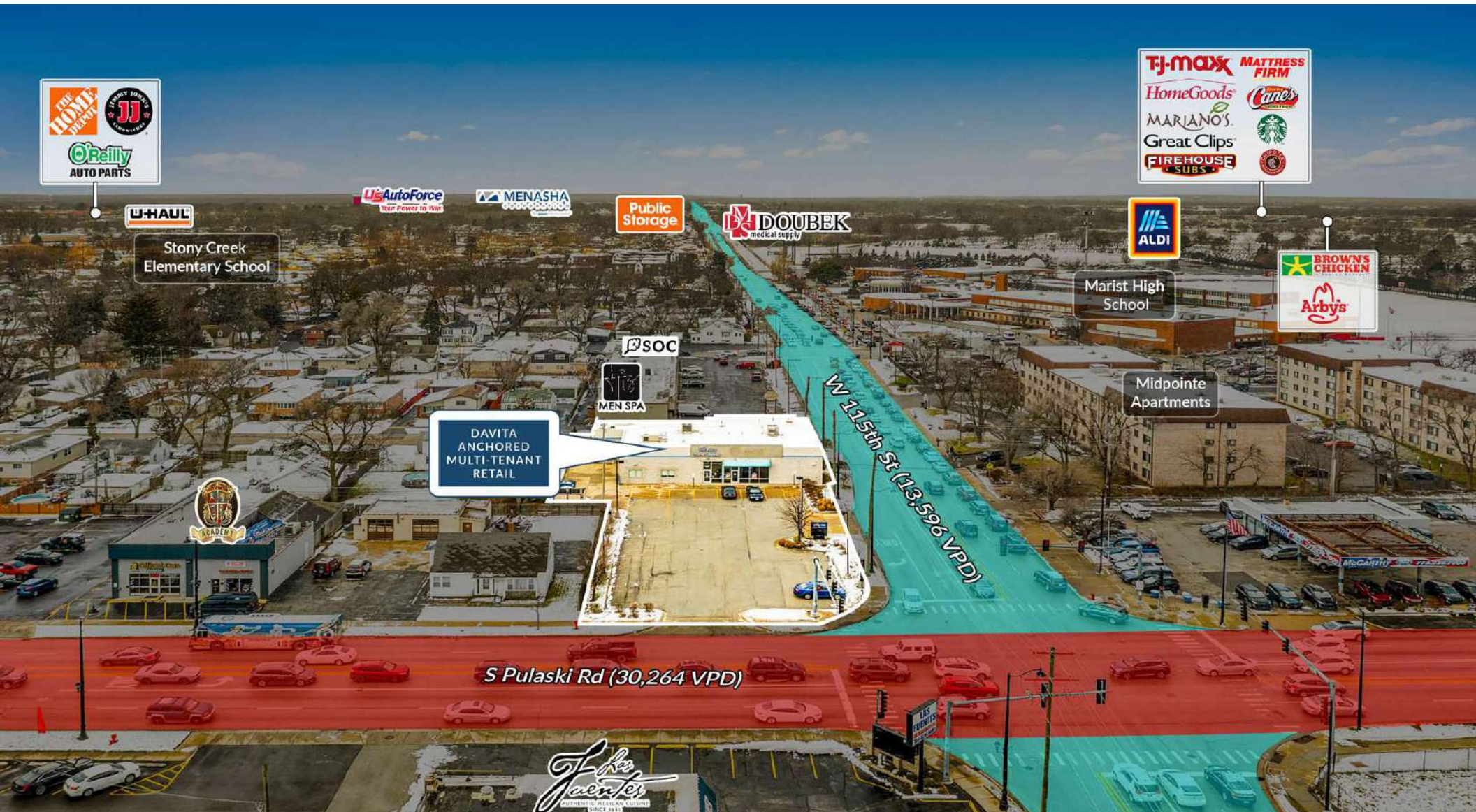
LOCATION MAP



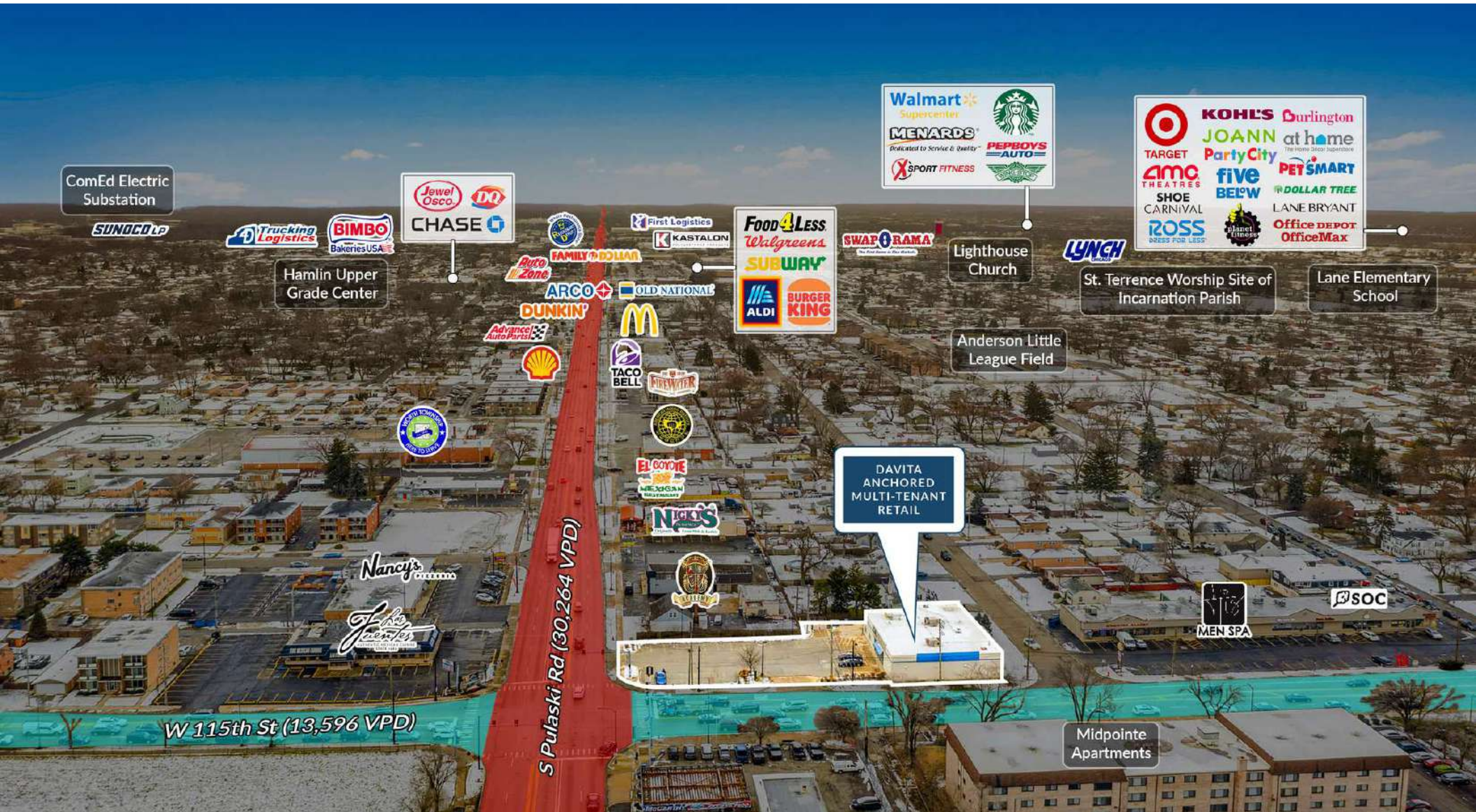
PROPERTY IMAGES



AERIAL MAP



AERIAL MAP



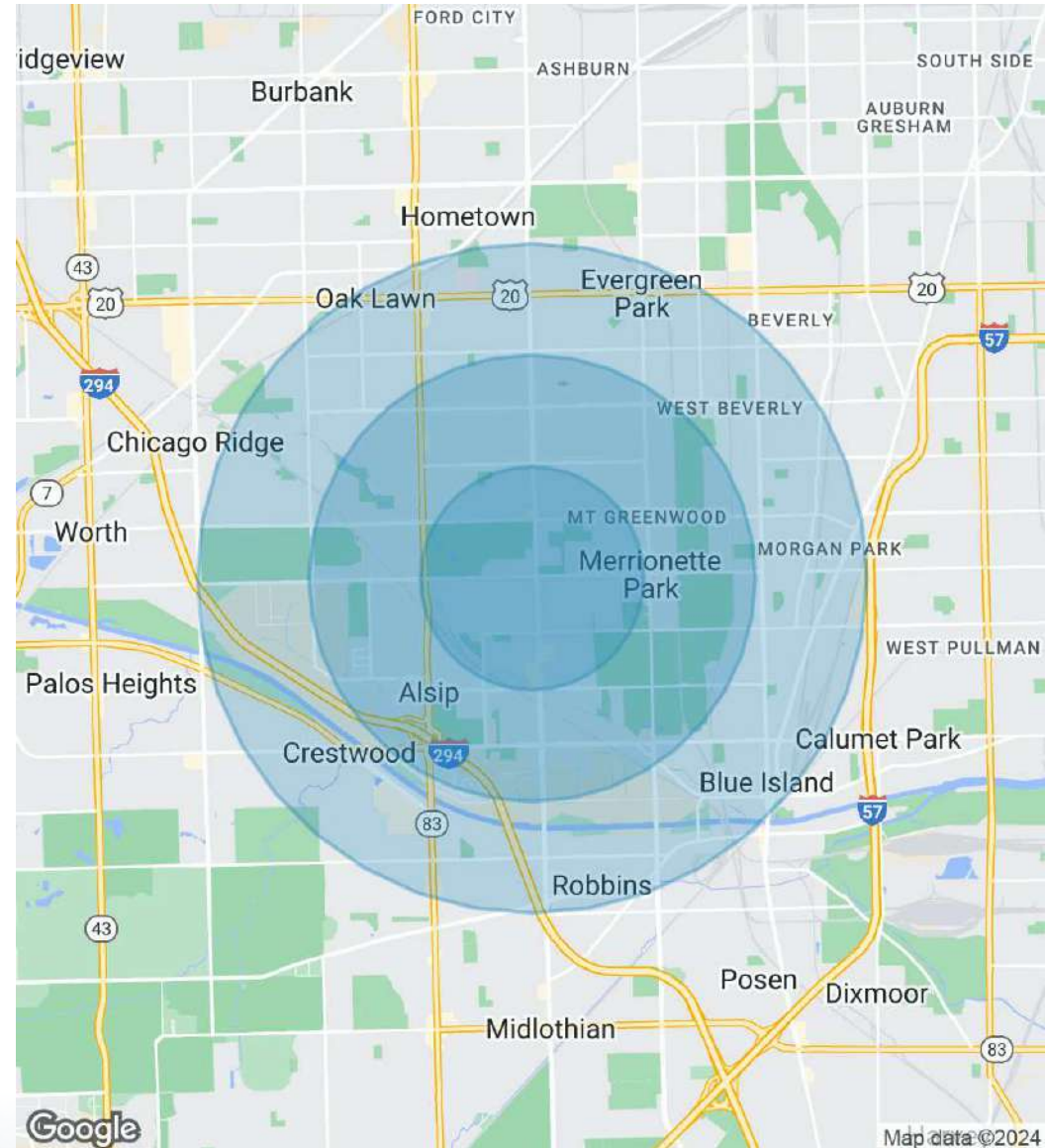
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	17,805	60,641	139,875
Average Age	38.2	40.0	40.5
Average Age (Male)	37.5	38.0	38.6
Average Age (Female)	39.6	41.3	42.3

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	7,604	24,754	58,183
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$98,760	\$98,613	\$93,812

TRAFFIC COUNTS

S Pulaski Rd	30,264 VPD
West 115th Street	13,596 VPD





SECTION 4

AREA OVERVIEW

AREA OVERVIEW



Chicago, IL



Cloud Gate Sculpture

CHICAGO, IL

Chicago is the most populous city in the U.S. state of Illinois and the third most populous city in the 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 nation. Chicago's 58 million domestic and international visitors in 2018 made it the second most visited city in the nation. 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. The City of Chicago is the largest city in Illinois with a population of 2,750,534 as of July 1, 2022. Chicago has the third-largest gross metropolitan product in the United States – about \$629.18 billion according to 2020 estimates. The city has also been rated as having the most balanced economy in the U.S, due to its high level of diversification. Chicago is a major world financial center, with the second-largest central business district. The city has major financial and futures exchanges, including the Chicago Stock Exchange, the Chicago Board Options Exchange, and the Chicago Mercantile Exchange (the "Merc").

The Chicago metropolitan area has the 3rd largest science and engineering work force of any metropolitan area in the nation. Manufacturing, printing, publishing and food processing also play major roles in the city's economy. Several medical products and service companies are headquartered in the Chicago area, including Baxter International, Boeing, Abbott Laboratories, and the Healthcare division of General Electric. Chicago, on Lake Michigan in Illinois, is among the largest cities in the U.S. Famed for its bold architecture, it has a skyline punctuated by skyscrapers such as the iconic John Hancock Center, 1,451-ft. Willis Tower (formerly the Sears Tower) and the neo-Gothic Tribune Tower. The city is also renowned for its museums, including the Art Institute of Chicago with its noted Impressionist and Post-Impressionist works. The city is home to Millennium Park which is where the giant Cloud Gate, "The Bean", sculpture is located. Navy Pier, located on Lake Michigan, just east of Chicago's downtown, has long been a Chicago landmark and is a focus for lakeside recreation. Another major waterfront activity is the annual Chicago Air and Water Show. It is the largest free event of its kind in the country and happens late summer every year along the Chicago lakefront. The show is best viewed from North Avenue Beach.



SECTION 5

TENANT OVERVIEW

TENANT PROFILE



TENANT OVERVIEW

Company:	NYSE: DVA
Founded:	1979
Locations:	3,053+
Headquarters:	Denver, CO
Website:	davita.com

DAVITA DIALYSIS

DaVita (NYSE: DVA) is a health care provider focused on transforming care delivery to improve quality of life for patients globally. The company is one of the largest providers of kidney care services in the U.S. and has been a leader in clinical quality and innovation for more than 20 years. DaVita cares for patients at every stage and setting along their kidney health journey—from slowing the progression of kidney disease to helping to support transplantation, from acute hospital care to dialysis at home. As of September 30, 2023, DaVita served approximately 201,300 patients at 2,694 outpatient dialysis centers in the United States. The company also operated 359 outpatient dialysis centers in 11 other countries worldwide. DaVita has reduced hospitalizations, improved mortality, and worked collaboratively to propel the kidney care industry to adopt an equitable and high-quality standard of care for all patients, everywhere.

CONFIDENTIALITY AGREEMENT

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The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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