

# FOR SALE

Value-Add Multi-Tenant Retail Property  
2301-2323 W 95th Street Chicago, IL 60643



## CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Frontline Real Estate Partners, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Frontline Real Estate Partners, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Frontline Real Estate Partners, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Frontline Real Estate Partners, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Frontline Real Estate Partners, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Frontline Real Estate Partners, LLC in compliance with all applicable fair housing and equal opportunity laws.

## CONTENTS

PROPERTY INFORMATION	3
FINANCIAL ANALYSIS	6
LOCATION INFORMATION	9
DEMOGRAPHICS	14



An aerial photograph of a commercial strip with a large green number 1 overlaid in the center. The strip includes a building with a sign for 'BEVERLY FIRE' and another with a sign for 'the SHOP'. There are trees, a sidewalk, and a street in the foreground.

# 1 PROPERTY INFORMATION





### Offering Summary

Sale Price:	Subject To Offer
In-Place NOI:	Approx \$140,269
Occupancy:	74%
Building Size:	20,392 SF
Lot Size:	0.67 Acres
Year Built:	1955
Renovated:	2005
Zoning:	B2-1
Traffic Count:	Approx. 28,200 VPD

### Property Overview

Value-add multi-tenant retail property located just steps from the recently redeveloped Evergreen Plaza, along 95th Street, just west of Western Avenue, in Chicago's Beverly Neighborhood. The 20,392 SF retail building is located within a high traffic commercial corridor surrounded by a mix of national and local retailers. Fronting 95th Street, Tenants benefit from visibility and exposure to 28,000+ VPD. All Tenants are on NNN leases including One Main Financial, Beverly Smiles, Beverly Furniture, and 504 Concepts. The property includes a 20-car parking lot, direct access to public transit including the 95th Street CTA bus stop directly in front of the building, and convenient access to Interstate 57 (I-57), less than three (3) miles to the east. Neighboring retailers include Whole Foods, Walmart, Sam's Club, Meijer, Menards, Chase Bank, Potbelly, Chipotle, Dollar Tree, AT&T, and Planet Fitness, among many others.

### Property Highlights

- 74% leased with all tenants on NNN leases
- Rare opportunity to acquire a multi-tenant retail property with a positive cash flow and the ability to add value through lease-up
- The building features excellent visibility and exposure directly fronting 95th Street (28,000+ VPD)
- Surrounded by national retailers including Whole Foods, Walmart, Sam's Club, Meijer, Menards, Ulta Beauty, Shoe Carnival, Michael's, Chase Bank, Potbelly, Chipotle, Dollar Tree, AT&T, and Planet Fitness, among many others.

**Andrew Rubin**  
Executive Vice President  
224.628.4005  
arubin@frontlinerepartners.com

**Matthew Tarshis**  
Principal  
847.780.8063  
mtarshis@frontlinerepartners.com

**Zack Pearlstein**  
Senior Vice President  
847.275.6106  
zpearlstein@frontlinerepartners.com

**Andrew Picchietti**  
Vice President  
847.602.2005  
apicchietti@frontlinerepartners.com



# RETAIL PROPERTY FOR SALE

## PROPERTY DESCRIPTION



### Location Description

The property is located within the Beverly neighborhood at the southwestern edge of the city. The building sits along the south side of 95th Street, just east of the signalized intersection at 95th Street and Western Avenue. Both The Evergreen Marketplace and The Evergreen Plaza Shopping Center are located at the signalized intersection and feature a strong mix of national retailers including Whole Foods, Burlington, Five Below, Menard's Walmart, Sam's Club, Ulta Beauty, Michael's, Shoe Carnival, Planet Fitness, DSW, and Meijer, among many others. From a regional perspective, the Property is located approximately 15 miles southwest of Chicago's Loop and approximately eight (8) miles southeast of Midway International Airport. Beverly is bordered by Evergreen Park to the west, the Morgan Park neighborhood to the south, and the Washington Heights neighborhood to the east. Interstate 57 (I-57) access is located approximately three (3) miles to the east, providing access to Downtown Chicago and the neighboring southern suburbs.

**Andrew Rubin**  
Executive Vice President  
224.628.4005  
arubin@frontlinerepartners.com

**Matthew Tarshis**  
Principal  
847.780.8063  
mtarshis@frontlinerepartners.com

**Zack Pearlstein**  
Senior Vice President  
847.275.6106  
zpearlstein@frontlinerepartners.com

**Andrew Picchietti**  
Vice President  
847.602.2005  
apicchietti@frontlinerepartners.com





# FINANCIAL ANALYSIS

# RETAIL PROPERTY FOR SALE

## RENT ROLL

Suite	Tenant Name	Size SF	% Of Building	Annual Rent	Lease Start	Lease End
2301	Beverly Smiles	1,750 SF	8.58%	\$47,080	5/26/12	10/31/27
2311	Vacant	2,757 SF	13.52%	-	N/A	N/A
2313	One Main Financial	2,200 SF	10.79%	\$43,332	8/1/15	7/31/30
2315	Vacant	2,510 SF	12.31%	-	N/A	N/A
2317	Beverly Furniture	8,089 SF	39.67%	\$51,372	5/3/24	9/30/26
2321	504 Concepts	3,086 SF	15.13%	\$44,856	6/13/13	9/30/26
<b>Totals</b>		<b>20,392 SF</b>	<b>100%</b>	<b>\$186,640</b>		

**Andrew Rubin**  
Executive Vice President  
224.628.4005  
arubin@frontlinerepartners.com

**Matthew Tarshis**  
Principal  
847.780.8063  
mtarshis@frontlinerepartners.com

**Zack Pearlstein**  
Senior Vice President  
847.275.6106  
zpearlstein@frontlinerepartners.com

**Andrew Picchiatti**  
Vice President  
847.602.2005  
apicchiatti@frontlinerepartners.com

### Income Summary

Base Rent	\$186,645
Reimbursable Revenue	\$102,788
<b>Gross Income</b>	<b>\$289,434</b>

### Expenses Summary

Snow Removal	\$7,745
Sweeping & Maintenance	\$14,108
Utilities	\$500
Insurance	\$8,188
Property Taxes	\$104,152
Management Fee	\$14,472
<b>Operating Expenses</b>	<b>\$149,164</b>
<b>Net Operating Income</b>	<b>\$140,269</b>



An aerial photograph of a commercial strip with a large green number 3 overlaid in the center. The strip includes a building with a 'BEVERLY FIRE' sign, a 'the SHOP' building, and a 'Recycling' center. A white van is parked on the street in front of the recycling center. The background shows residential houses and trees.

# 3

## LOCATION INFORMATION





Andrew Rubin  
Executive Vice President  
224.628.4005  
arubin@frontlinerepartners.com

Matthew Tarshis  
Principal  
847.780.8063  
mtarshis@frontlinerepartners.com

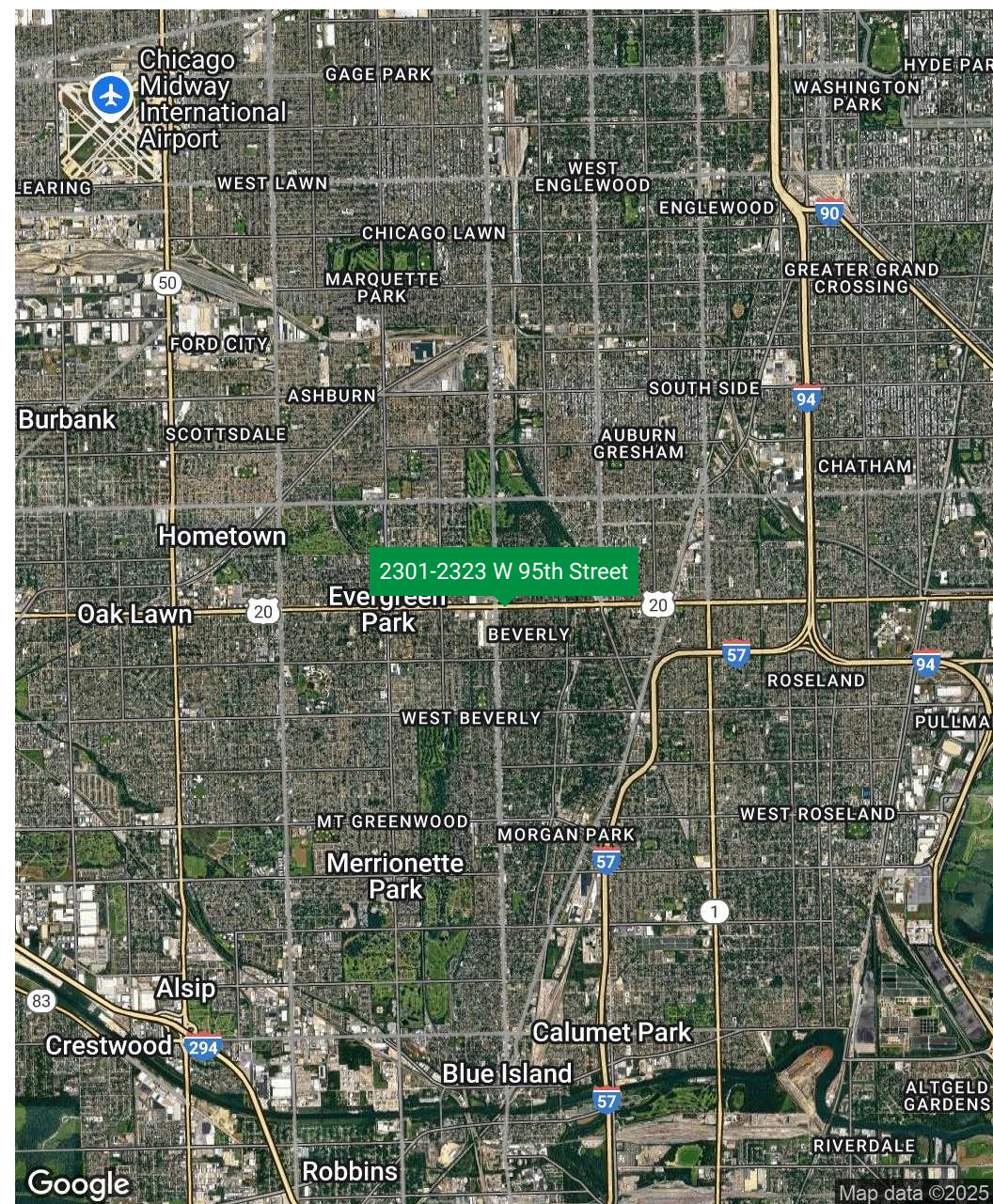
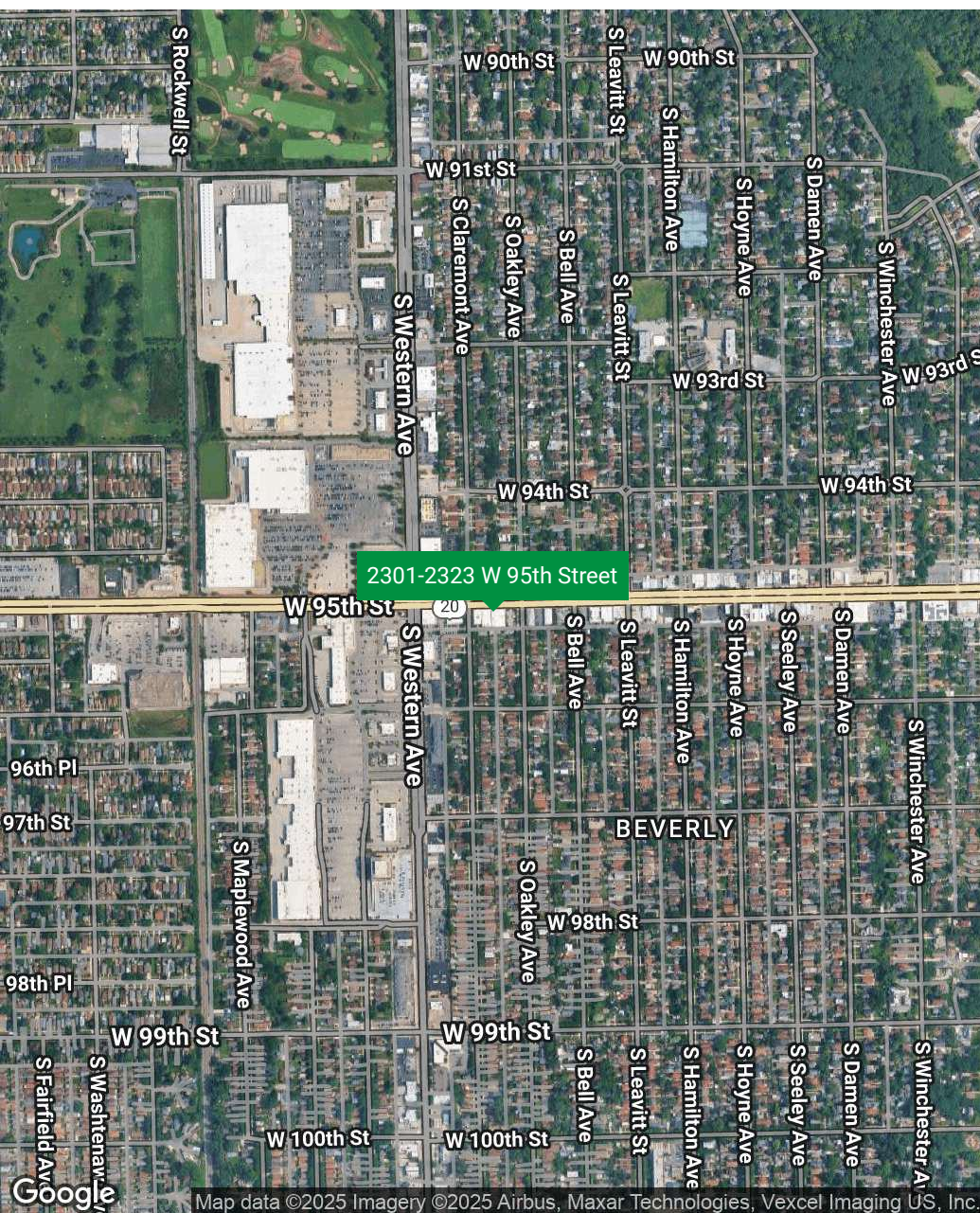
Zack Pearlstein  
Senior Vice President  
847.275.6106  
zpearlstein@frontlinerepartners.com

Andrew Picchietti  
Vice President  
847.602.2005  
apicchietti@frontlinerepartners.com



# RETAIL PROPERTY FOR SALE

AERIAL MAP



**Andrew Rubin**  
Executive Vice President  
224.628.4005  
arubin@frontlinerepartners.com

**Matthew Tarshis**  
Principal  
847.780.8063  
mtarshis@frontlinerepartners.com

**Zack Pearlstein**  
Senior Vice President  
847.275.6106  
zpearlstein@frontlinerepartners.com

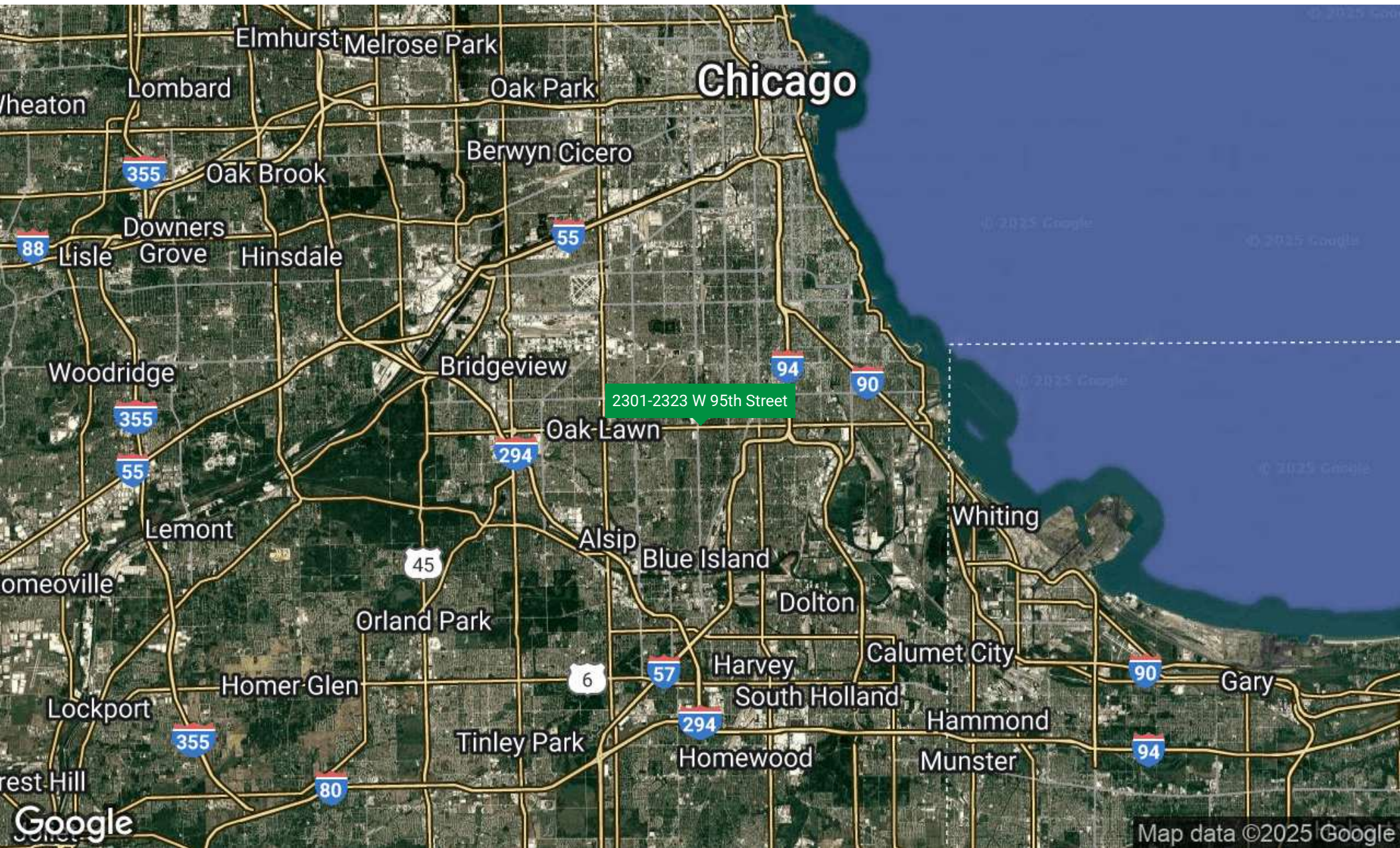
**Andrew Picchiatti**  
Vice President  
847.602.2005  
apicchiatti@frontlinerepartners.com

Frontline Real Estate Partners | 11



# RETAIL PROPERTY FOR SALE

REGIONAL MAP



**Andrew Rubin**  
Executive Vice President  
224.628.4005  
arubin@frontlinerepartners.com

**Matthew Tarshis**  
Principal  
847.780.8063  
mtarshis@frontlinerepartners.com

**Zack Pearlstein**  
Senior Vice President  
847.275.6106  
zpearlstein@frontlinerepartners.com

**Andrew Picchiatti**  
Vice President  
847.602.2005  
apicchiatti@frontlinerepartners.com



# RETAIL PROPERTY FOR SALE

SITE PLAN




Andrew Rubin  
Executive Vice President  
224.628.4005  
arubin@frontlinerepartners.com

Matthew Tarshis  
Principal  
847.780.8063  
mtarshis@frontlinerepartners.com

Zack Pearlstein  
Senior Vice President  
847.275.6106  
zpearlstein@frontlinerepartners.com

Andrew Picchiatti  
Vice President  
847.602.2005  
apicchiatti@frontlinerepartners.com

An aerial photograph of a commercial strip with a large green number 4 overlaid in the center. The strip includes a building with a sign for 'BEVERLY FIRE' and another with 'the SHOP 1-47'. A white van is parked on the street in front of the buildings. The background shows a residential area with houses and trees.

# 4 DEMOGRAPHICS



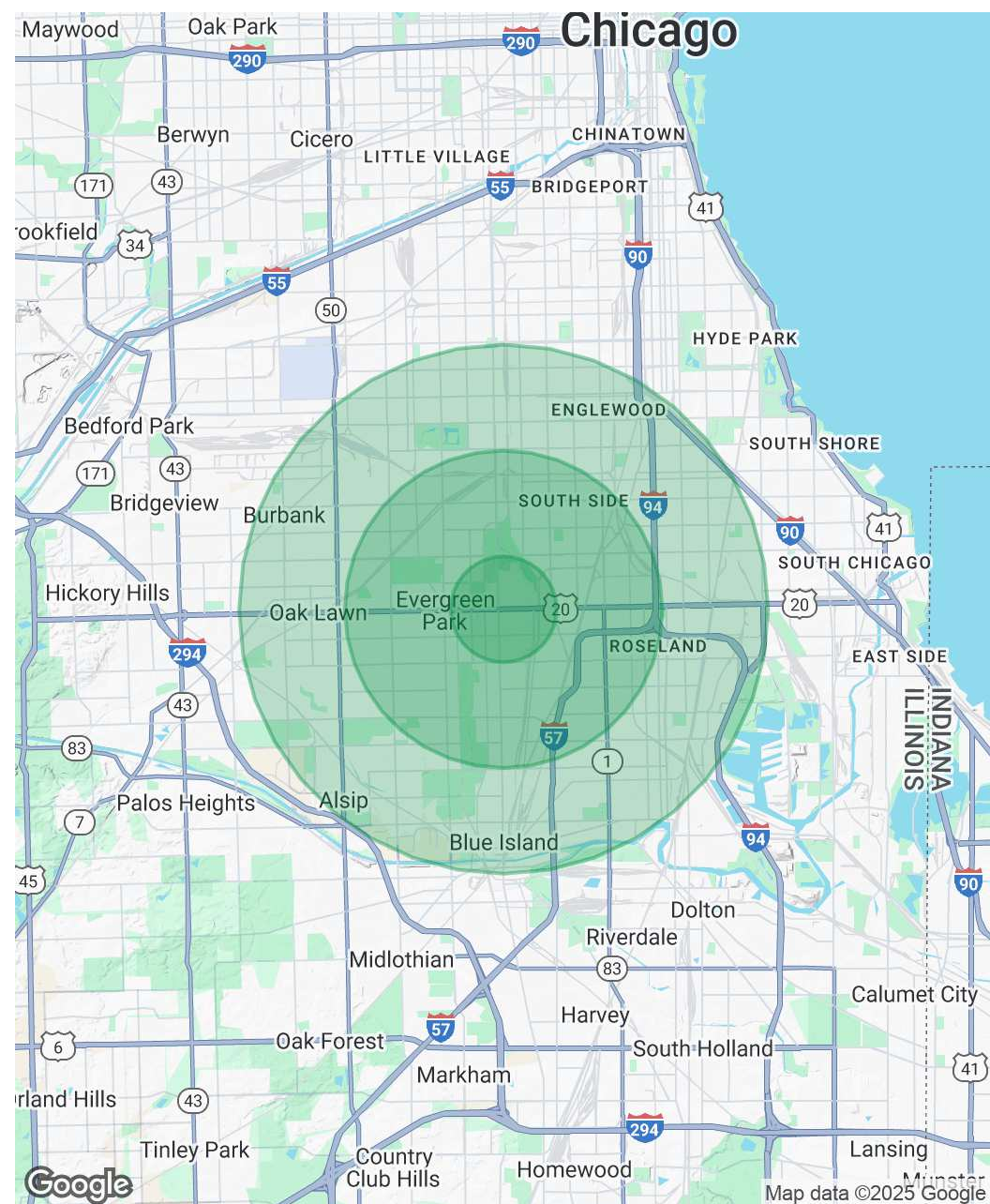
# RETAIL PROPERTY FOR SALE

## DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	17,105	206,363	552,267
Average Age	42	42	40
Average Age (Male)	40	40	39
Average Age (Female)	43	43	42

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	6,374	78,697	205,950
# of Persons per HH	2.7	2.6	2.7
Average HH Income	\$140,897	\$94,447	\$79,925
Average House Value	\$376,699	\$264,166	\$239,045

Demographics data derived from AlphaMap



**Andrew Rubin**  
Executive Vice President  
224.628.4005  
arubin@frontlinerepartners.com

**Matthew Tarshis**  
Principal  
847.780.8063  
mtarshis@frontlinerepartners.com

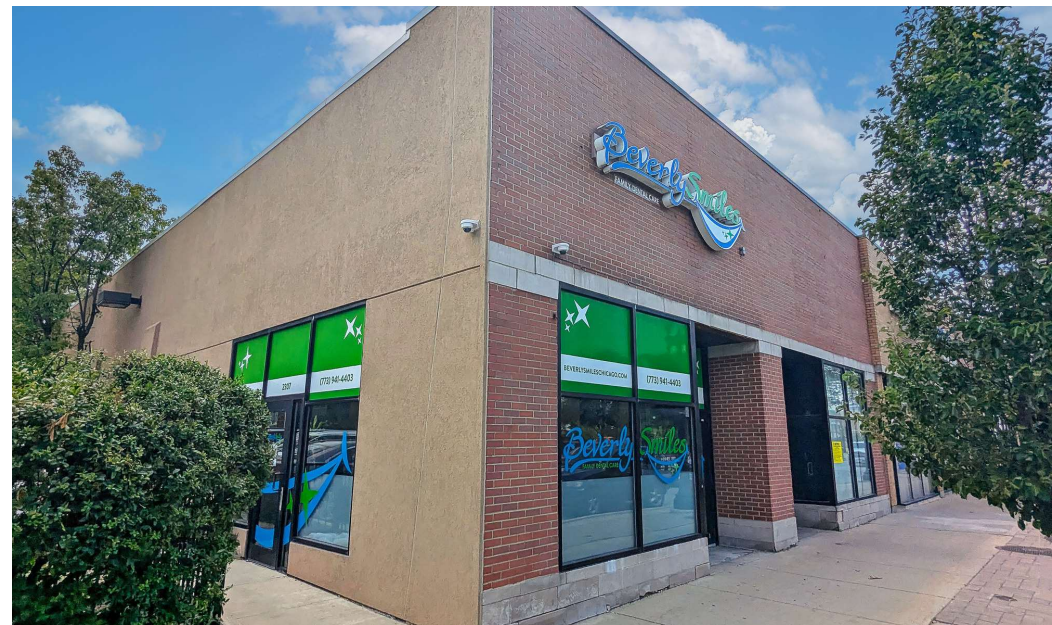
**Zack Pearlstein**  
Senior Vice President  
847.275.6106  
zpearlstein@frontlinerepartners.com

**Andrew Picchietti**  
Vice President  
847.602.2005  
apicchietti@frontlinerepartners.com



# RETAIL PROPERTY FOR SALE

ADDITIONAL PHOTOS



**Andrew Rubin**  
Executive Vice President  
224.628.4005  
arubin@frontlinerepartners.com

**Matthew Tarshis**  
Principal  
847.780.8063  
mtarshis@frontlinerepartners.com

**Zack Pearlstein**  
Senior Vice President  
847.275.6106  
zpearlstein@frontlinerepartners.com

**Andrew Picchietti**  
Vice President  
847.602.2005  
apicchietti@frontlinerepartners.com



# RETAIL PROPERTY FOR SALE

## MEET THE TEAM



**Andrew Rubin**

Executive Vice President

**Direct:** 224.628.4005 **Cell:** 224.628.4005  
arubin@frontlinerepartners.com



**Matthew Tarshis**

Principal

**Direct:** 847.780.8063 **Cell:** 847.542.9058  
mtarshis@frontlinerepartners.com

IL #475.156642



**Zack Pearlstein**

Senior Vice President

**Direct:** 847.275.6106 **Cell:** 847.275.6106  
zpearlstein@frontlinerepartners.com

IL #475168541



**Andrew Picchietti**

Vice President

**Direct:** 847.602.2005 **Cell:** 847.602.2005  
apicchietti@frontlinerepartners.com

IL #475-181270

**Andrew Rubin**  
Executive Vice President  
224.628.4005  
arubin@frontlinerepartners.com

**Matthew Tarshis**  
Principal  
847.780.8063  
mtarshis@frontlinerepartners.com

**Zack Pearlstein**  
Senior Vice President  
847.275.6106  
zpearlstein@frontlinerepartners.com

**Andrew Picchietti**  
Vice President  
847.602.2005  
apicchietti@frontlinerepartners.com

**Frontline Real Estate Partners, LLC**  
570 Lake Cook Rd, Suite 120, Deerfield, IL 60015

**main:** 847.780.8065

**fax:** 847.919.3816

**frontlinerepartners.com**

## FULLY LEASED MULTI-TENANT RETAIL PROPERTY 2301-2323 W 95th Street Chicago, IL 60643

**Andrew Rubin**  
**Executive Vice President**

**O:** 224.628.4005

**C:** 224.628.4005

**arubin@frontlinerepartners.com**

**Matthew Tarshis**  
**Principal**

**O:** 847.780.8063

**C:** 847.542.9058

**mtarshis@frontlinerepartners.com**

**Zack Pearlstein**  
**Senior Vice President**

**O:** 847.275.6106

**C:** 847.275.6106

**zpearlstein@frontlinerepartners.com**

**Andrew Picchietti**  
**Vice President**

**O:** 847.602.2005

**C:** 847.602.2005

**apicchietti@frontlinerepartners.com**

