

OFFERING MEMORANDUM



27 Property Portfolio IL Multi-Tenant Centers



LEAD BROKER

Peter Block
+1 847 384 2840
peter.block@colliers.com

FINANCIAL ANALYST

Rachel Patten
+1 317 713 2348
rachel.patten@colliers.com

DEBT ADVISOR

jeremy thornton
+1 415 288 7840
jeremy.thornton@colliers.com

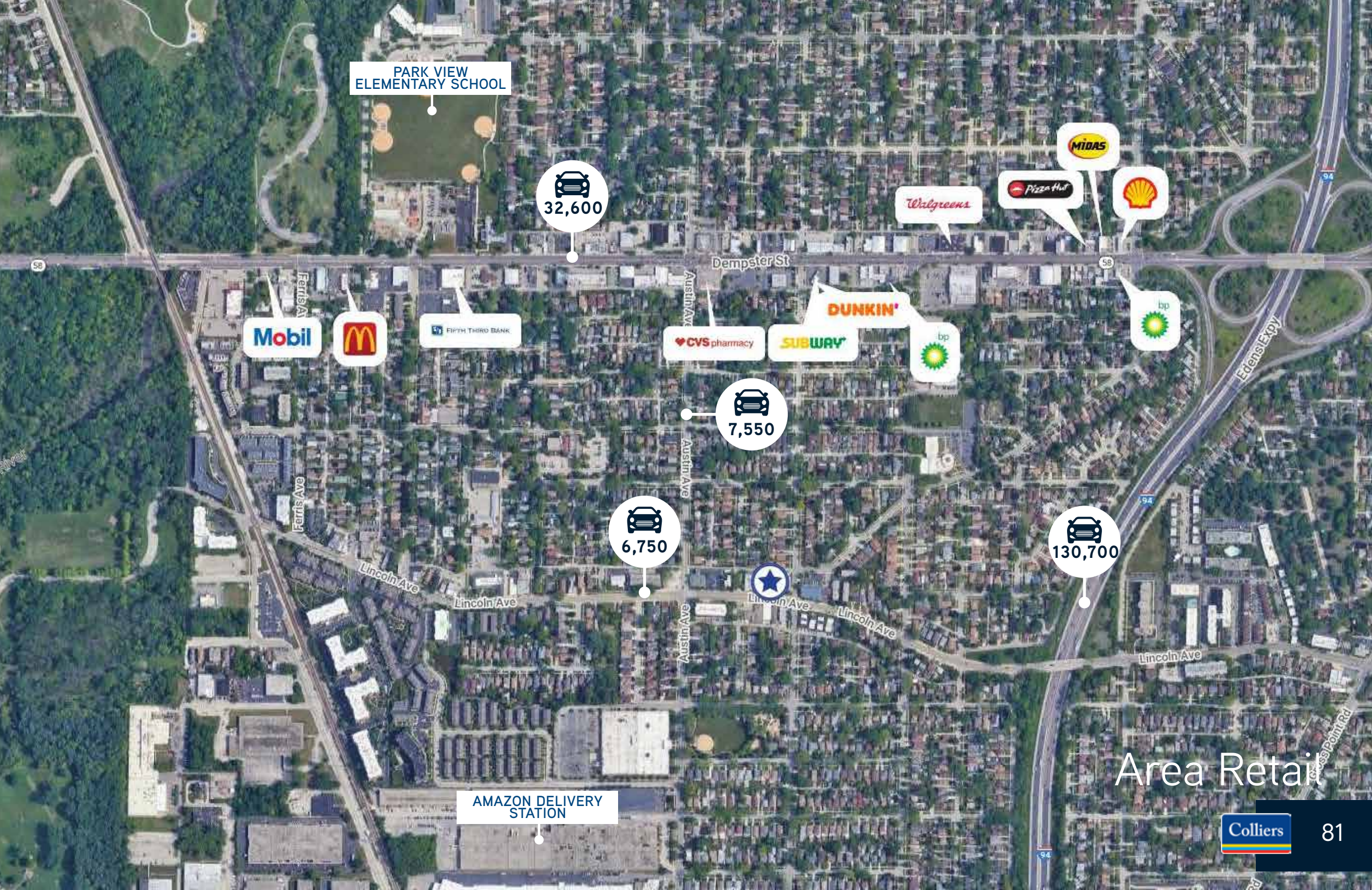
5900-5910 N Lincoln Ave, Morton Grove, IL

- > Just west of I-94
- > On busy and retail filled Lincoln Avenue
- > Dense residential surrounding site
- > Commercial and industrial property just to the west



1 mile	3 mile	5 mile
14,400 people	146,531 people	490,570 people
5,555 households	54,721 households	186,299 households
16,228 daytime pop	158,617 daytime pop	186,229 daytime pop
\$106,753 average HHI	\$123,825 average HHI	\$126,746 average HHI

- \$74,484.23**
NOI
- 7,830 sf**
BUILDING SIZE
- 75.48%**
PERCENT LEASED
- 3**
NUMBER OF TENANTS



Area Retail

Rent Roll

TENANT NAME	SUITE	LEASE TYPE	ORIGINAL LEASE START	LEASE END	INITIAL AREA (SF)	REMAINING MONTHS	ANNUALIZED BASE RENT	ANNUALIZED PER AREA	ESCALATIONS	RENEWAL OPTIONS
Morton Grove Food Mart	5900	Retail	3/1/2014	2/29/2024	3,000	20	\$44,400.00	\$14.80	2.8% (Annual)	None
Nanos Pizza	5906	Retail	5/1/2016	4/30/2026	1,500	46	\$22,740.00	\$15.16	4.2% (Annual)	Two (2) five-year options at 3.5% increase for the first option and 4% increase for the second option
Quick Wash/ L Singer	5910	Retail	4/1/2021	12/31/2024	1,410	30	\$11,280.00	\$8.00	2% (Annual)	Two (2) five-year options at fixed rents
TOTAL					5,910		\$78,420.00	\$13.27		
Vacant					1,920					
TOTAL BUILDING					7,830					



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- 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 Colliers International 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 properties of the Jetz convenience centers's or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

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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.

Contacts

LEAD BROKER

Peter Block
Executive Vice President
+1 847 384 2840
peter.block@colliers.com

FINANCIAL ANALYST

Rachel Patten
Financial Analyst
+1 317 713 2348
rachel.patten@colliers.com

DEBT ADVISOR

Jeremy Thornton
Executive Vice President
+1 415 288 7840
jeremy.thornton@colliers.com