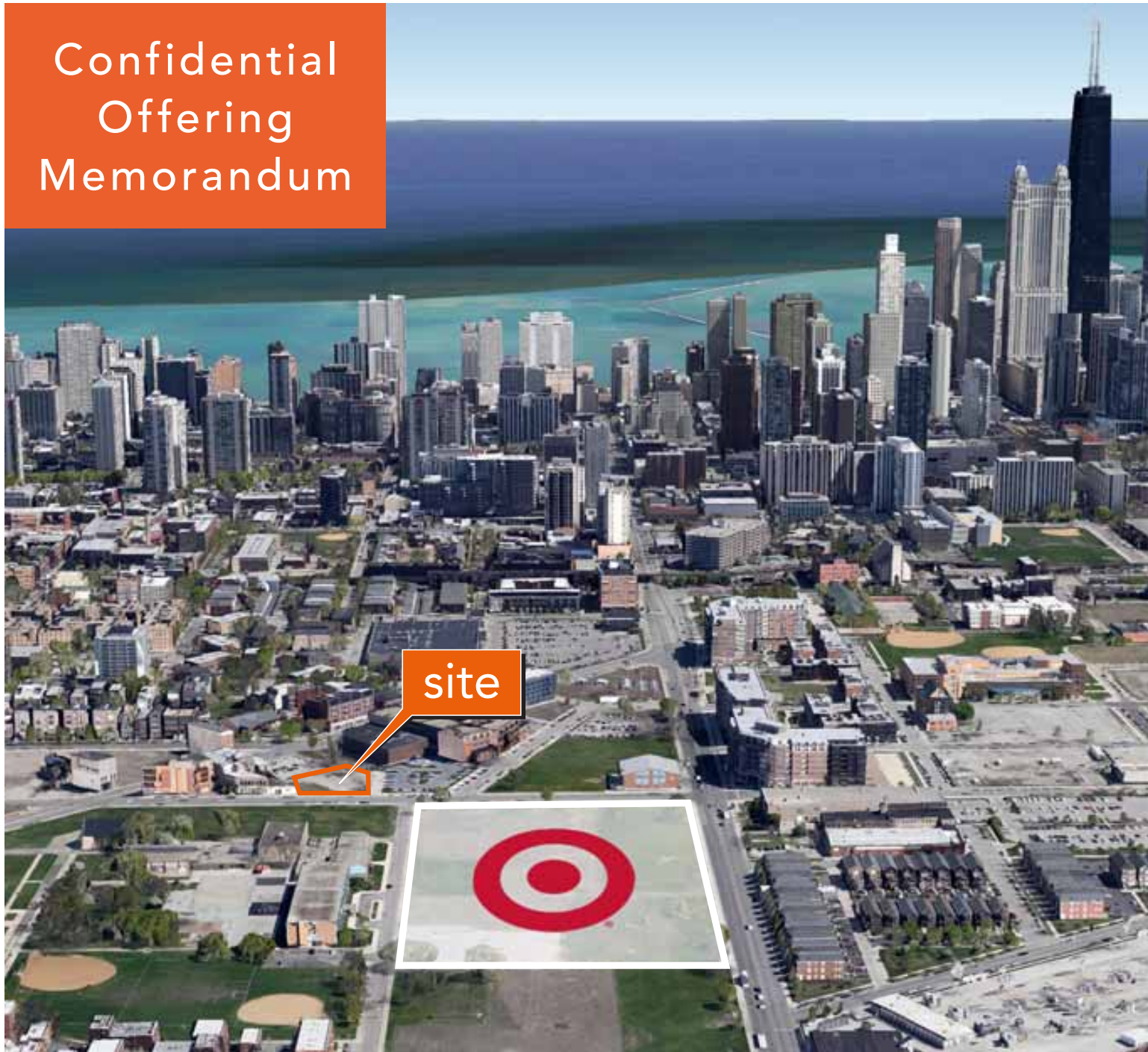


# Confidential Offering Memorandum



1311 – 19 N. LARRABEE STREET | CHICAGO, IL 60610

OFFERED BY:

Danny Spitz  
312.275.3139  
danny@baumrealty.com

Greg Dietz  
312.275.3125  
greg.dietz@baumrealty.com

Michael Sieber  
312.275.3127  
michael.sieber@baumrealty.com



## offering summary

Baum Realty Group has been exclusively retained to market for sale a development land site on N. Larrabee Street in Chicago's North & Clybourn Corridor market. The site extends across three parcels with ±116 feet of frontage on N. Larrabee Street. Total land size is ±14,600 square feet and is zoned C1-2 – Neighborhood Commercial District.

1311 – 19 N. Larrabee Street is located within the North & Clybourn Corridor with numerous retail tenants, entertainment venues and food options that create significant vehicle and foot traffic. Please review the development map on page 11, which paints a visual representation of new development projects in the area. The CTA North / Clybourn Red Line 'L' Station is ½ mile to the northwest (1,919,727 passengers in 2013, up 3% from 2012 total).

- Surrounding tenants include Target, Apple, Bed Bath and Beyond, Best Buy, buybuy Baby, Crate & Barrel, Home Depot, Trader Joe's, Pottery Barn, Nordstrom Rack, Chase Bank and a nationally top producing Whole Foods
- The adjacent property to the west is the 190,000 SF newly developed Target
- New City, the \$260 million development with 199 apartments, 380,000 square feet of retail and 1,100 parking spaces, will be opening in 2015. Confirmed tenants include Mariano's Fresh Market, Dick's Sporting Goods, Kings Bowling Alley, ArcLight Cinemas, along with 40,000 square feet of restaurant space
- Blackhawk on Halsted is a 224,000 square foot mixed-use project with 550 parking spaces that houses the British School of Chicago, REI and several medical tenants that is located directly across from New City
- SoNo East and West Towers are three blocks to the northwest consisting of a 22-story apartment tower with 324 units and 204 parking spaces and a 28-story condo tower with 199 units, respectively
- Just blocks south is 600 W. Chicago Avenue, a first class loft office building with over 1,500,000 square feet serving office users with a heavy technology population including Groupon, LightBank and Jump Trading
- Just west of the Chicago River, Goose Island is becoming the technology center of Chicago with numerous redevelopment projects funded by federal grant money and private investors

1311-19 N. Larrabee Street represents an opportunity for an investor to acquire a development parcel in one of Chicago's thriving neighborhoods that continues to evolve with new housing, retail and entertainment.

The area boasts very strong demographics and N. Larrabee Street is a main north – south arterial. Average household income within a ½ mile exceeds \$100,000 per year and is expected to improve with all of the new area development.

#### 1311 – 19 N. LARRABEE DEMOGRAPHIC SUMMARY

	Radius		
	.25 Mile	.50 Mile	1 Mile
Estimated Population	2,984	13,162	71,541
Daytime Population	3,581	13,992	82,207
Average Household Income	\$67,678	\$100,763	\$133,083

## investment highlights

- Prime North & Clybourn Corridor development site
- Adjacent to newly developed Target
- C1-2 zoning, Neighborhood Commercial District
- Site area is ±14,600 square feet
- ±116 feet of frontage on N. Larrabee Street
- 2013 Taxes: \$19,990.23
- 1½ blocks from New City's 360,000 square foot retail, entertainment, office and multi-family development
- Ideal site for a retail or mixed-use project
- Proximate to the Old Town neighborhood
- Average household income of \$130,000+ and residential population of 79,000+ within 1 mile
- CTA North / Clybourn Red Line 'L' Station is ½ mile to the northwest (1,919,727 passengers in 2013, up 3% from 2012 total).

## purchase information

#### Pricing

Purchase Price:	\$2,300,000
Price per Rentable Square Foot:	\$158

## offering procedure

1311 – 19 N. Larrabee Street, Chicago, IL 60610 is being exclusively marketed for sale by Baum Realty Group, LLC. If you have further interest in purchasing, please contact:

#### DANNY SPITZ

p. 312.275.3139  
f. 312.628.8255  
e. danny@baumrealty.com

#### GREG DIETZ

p. 312.275.3125  
f. 312.628.8125  
e. greg.dietz@baumrealty.com

#### MICHAEL SIEBER

p. 312.275.3127  
f. 312.666.7970  
e. michael.sieber@baumrealty.com

## property description

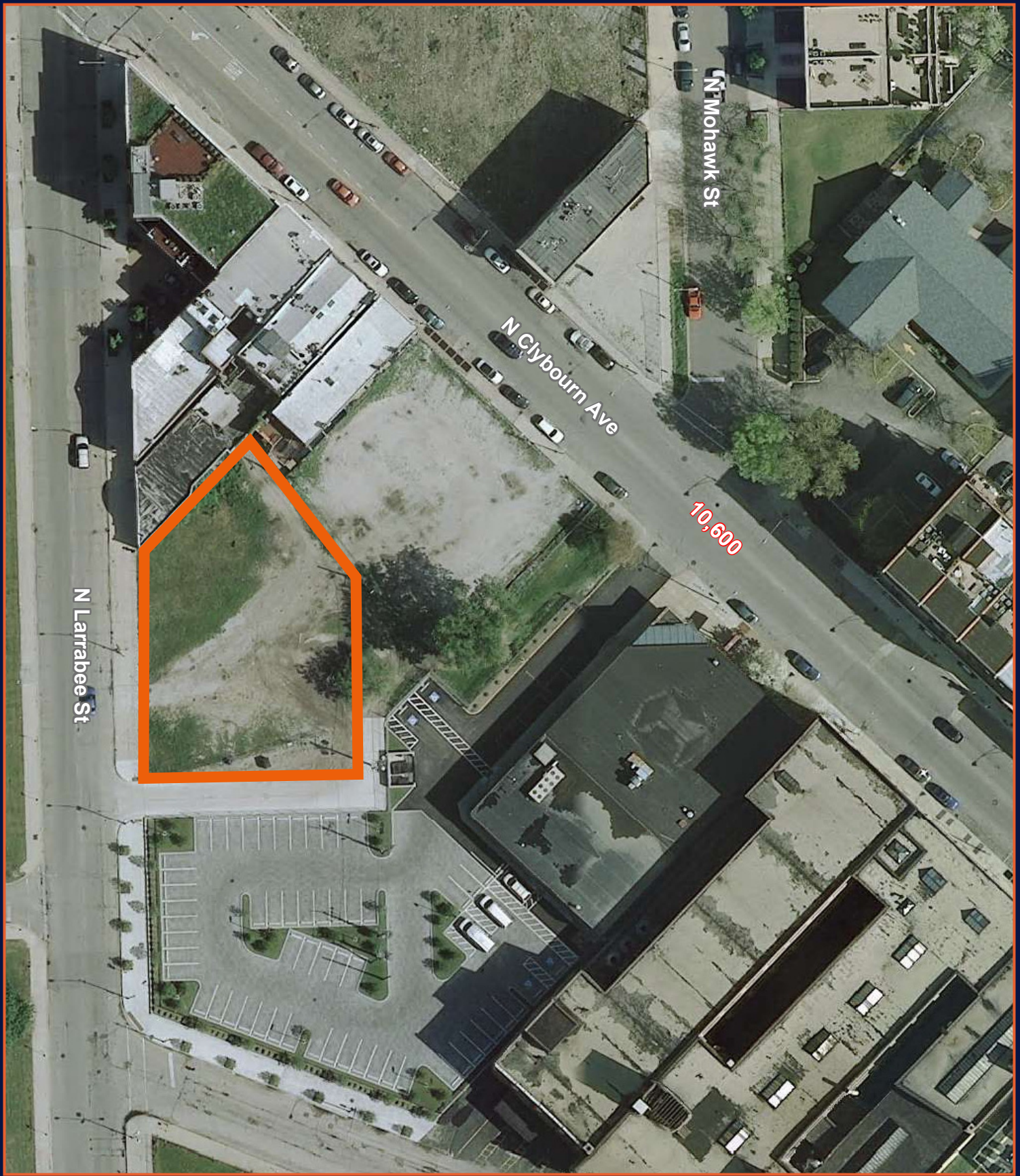


<b>ADDRESS:</b>	1311 – 19 N. Larrabee Street, Chicago, IL 60610	
<b>SUBJECT PROPERTY:</b>	Vacant land	
<b>TOTAL PROPERTY SIZE:</b>	±14,600 square feet	
<b>DESCRIPTION:</b>	Mid-block land site	
<b>PARCEL LOCATION:</b>	Adjacent to the newly developed Target	
<b>INGRESS / EGRESS:</b>	N. Larrabee Street	
<b>PUBLIC TRANSPORTATION:</b>	CTA North / Clybourn Red Line 'L' Station is ½ mile to the northwest (1,919,727 passengers in 2013, up 3% from 2012 total), CTA North Avenue Bus Route #72	
<b>LINEAR SQUARE FEET:</b>	±116 feet of frontage on N. Larrabee Street	
<b>ZONING:</b>	C1-2, Neighborhood Commercial District	
<b>2013 TAXES:</b>	17-04-130-006-0000	\$9,186.85
	17-04-130-007-0000	\$3,601.15
	17-04-130-008-0000	\$7,202.23
	<u>Total</u>	<u>\$19,990.23</u>



Baum Realty Group  
1030 W. Chicago Ave.  
Chicago, IL 60642  
312.666.3000  
www.baumrealty.com

# 1311-19 N. Larrabee Street Chicago, IL



survey

5812 W. HIGGINS AVENUE  
CHICAGO, ILLINOIS 60630



# MM SURVEYING CO., INC.

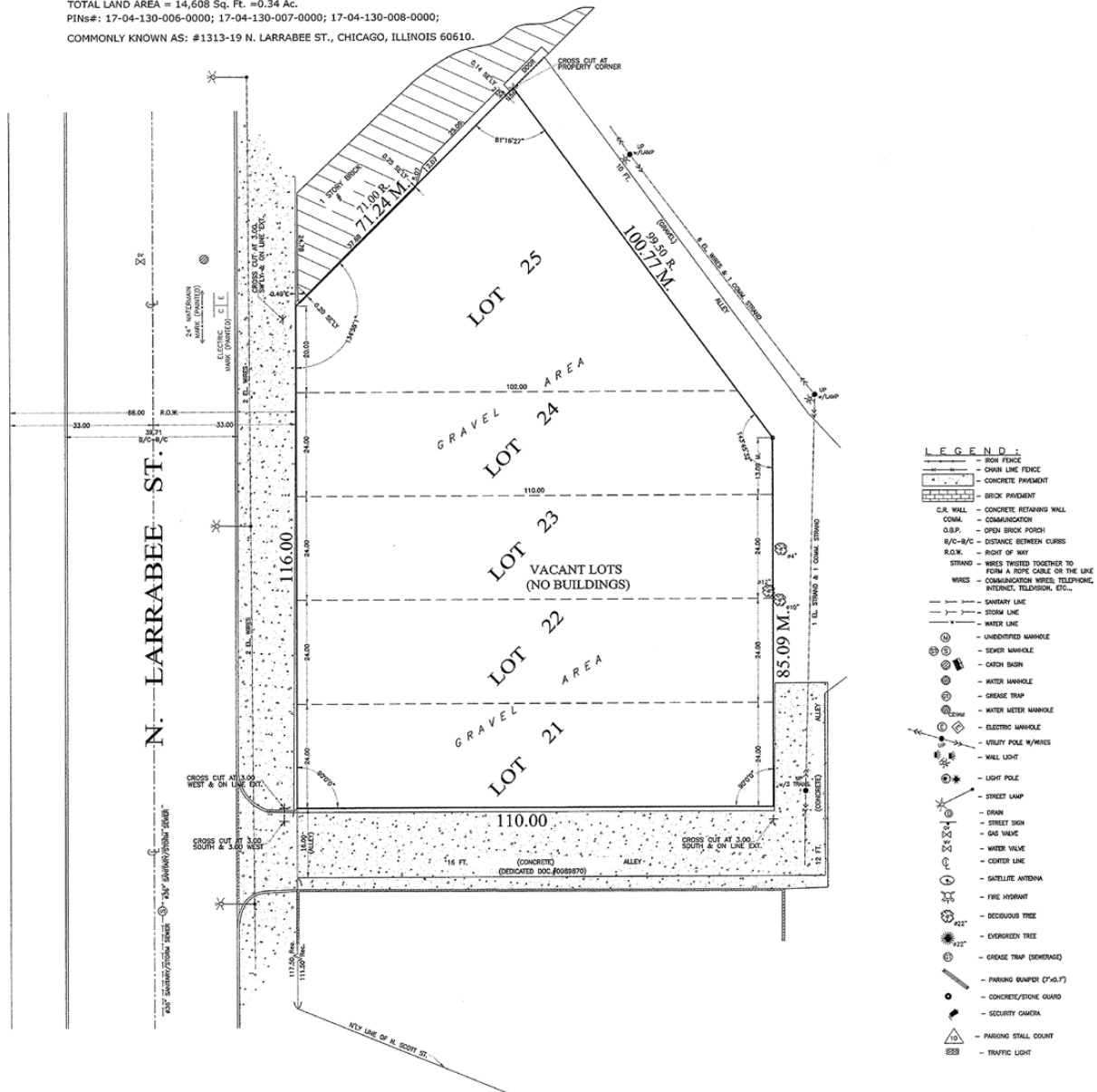
PROFESSIONAL DESIGN FIRM NO.184-003233

## ALTA/ACSM Land Title Survey

OF

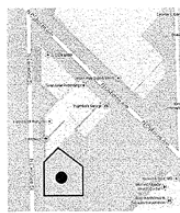
LOTS 21 THRU 25 BOTH INCLUSIVE, IN THE RESUBDIVISION OF THE SOUTH EAST 20 FEET OF SUB-LOT 2 AN ALL OF SUB-LOTS 3 TO 28, BOTH INCLUSIVE, IN SUBDIVISION OF LOTS 56, 58, 60 AND 62 AND PRIVATE ALLEY SOUTH EAST AND ADJOINING ABOVE LOTS IN BUTTERFIELD'S ADDITION TO CHICAGO BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 31, 1883 IN BOOK 18 OF PLATS PAGE 50, IN COOK COUNTY, ILLINOIS.

TOTAL LAND AREA = 14,608 Sq. Ft. = 0.34 Ac.  
PINs#: 17-04-130-006-0000; 17-04-130-007-0000; 17-04-130-008-0000;  
COMMONLY KNOWN AS: #1313-19 N. LARRABEE ST., CHICAGO, ILLINOIS 60610.

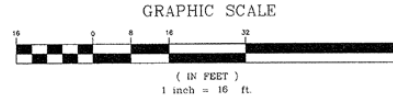


- LEGEND:**
- — — — — BOX FENCE
  - — — — — CHAIN LINK FENCE
  - — — — — CONCRETE PAVEMENT
  - — — — — BRICK PAVEMENT
  - — — — — CONCRETE RETAINING WALL
  - — — — — COMM. — COMMUNICATION
  - — — — — O.B.P. — OPEN BRICK PORCH
  - — — — — R/C — R/C — DISTANCE BETWEEN CURBS
  - — — — — R.O.W. — RIGHT OF WAY
  - — — — — STRAND — WIRES TIED TOGETHER TO FORM A ROPE CABLE OR THE LIKE
  - — — — — WIRES — COMMUNICATION WIRES, TELEPHONE, INTERNET, TELEVISION, ETC...
  - — — — — SANITARY LINE
  - — — — — STORM LINE
  - — — — — WATER LINE
  - — — — — UNIDENTIFIED MANHOLE
  - — — — — SEWER MANHOLE
  - — — — — CATCH BASIN
  - — — — — WATER MANHOLE
  - — — — — GREASE TRAP
  - — — — — WATER METER MANHOLE
  - — — — — ELECTRIC MANHOLE
  - — — — — UTILITY POLE W/ WIRES
  - — — — — WALL LIGHT
  - — — — — LIGHT POLE
  - — — — — STREET LAMP
  - — — — — DRAIN
  - — — — — STREET SIGN
  - — — — — GAS VALVE
  - — — — — WATER VALVE
  - — — — — CENTER LINE
  - — — — — SATELLITE ANTENNA
  - — — — — FIRE HYDRANT
  - — — — — DECIDUOUS TREE
  - — — — — EVERGREEN TREE
  - — — — — GREASE TRAP (BEHIND)
  - — — — — PARKING BUMPER (P&L7)
  - — — — — CONCRETE/STONE GUARD
  - — — — — SECURITY CAMERA
  - — — — — PARKING STALL COURT
  - — — — — TRAFFIC LIGHT

VICINITY MAP



**FLOOD CERTIFICATION: (PER FEMA WEBSITE)**  
THE PROPERTY DESCRIBED ABOVE IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.  
FLOODWAY MAPPED: N/A.  
FLOODWAY ON PROPERTY: NO.  
MAP USED: RATE MAP.  
COMMUNITY NAME: CHICAGO, CITY OF.  
COMMUNITY NUMBER: 170073.  
PANEL NUMBER: D419.  
MAP NUMBER: 1703100419 J.  
EFFECTIVE DATE: AUGUST 18, 2008.  
FLOOD ZONE: Z.



NOTE:  
TABLE A ITEMS:  
9. NO STRIPING, (E.G. HANDICAPPED, MOTORCYCLE, REGULAR, ETC.) OF PARKING SPACES IN PARKING AREAS, LOTS AND STRUCTURES.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 8, 9, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100. THE FIELD WORK WAS COMPLETED ON APRIL 18, 2014.

ORDER NO. **82582**  
SCALE: 1 INCH = 16 FEET  
FIELDWORK COMPLETION DATE: APRIL 18, 2014  
ORDERED BY: REGENT INVESTMENT INC

DATE: 04-25-2014  
SIGNATURE: *U. Sukaporn*  
REGISTRATION NO. 35-2522  
L.I.C. EXP. 11/30/2014





**BAUM**  
REALTY GROUP

Baum Realty Group  
1030 W. Chicago Ave.  
Chicago, IL 60642  
312.666.3000  
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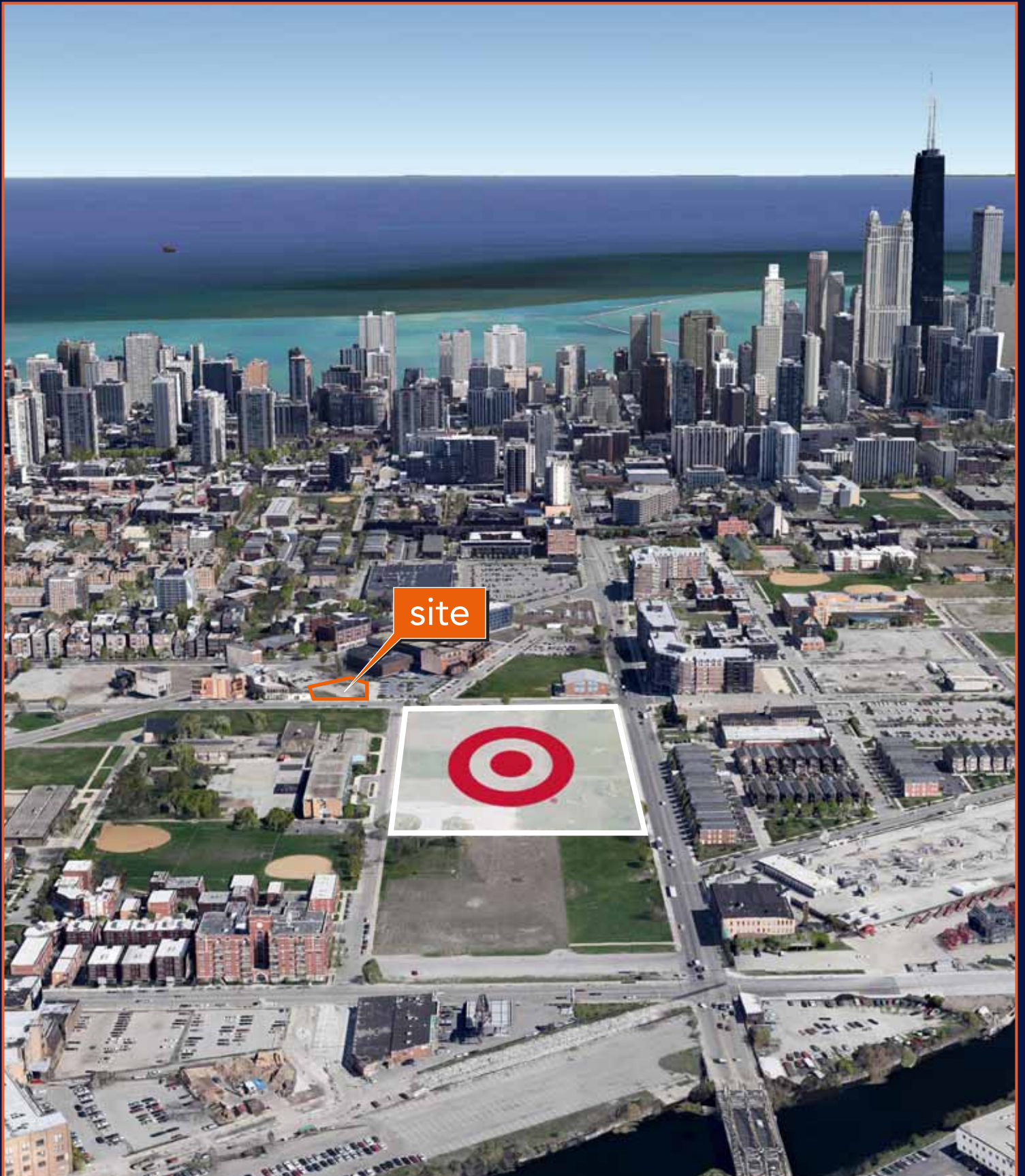
# 1311-19 N. Larrabee Street Chicago, IL



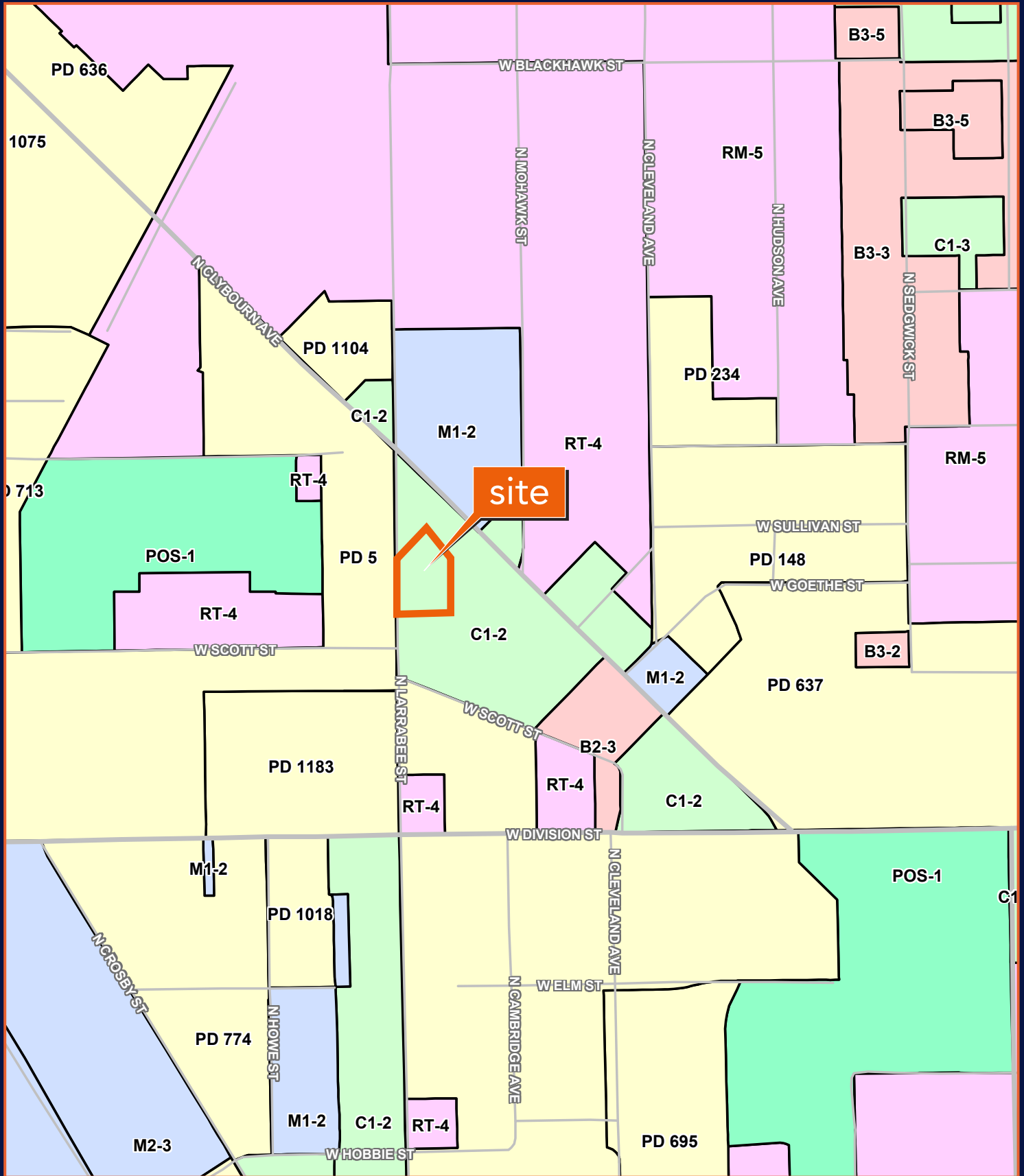


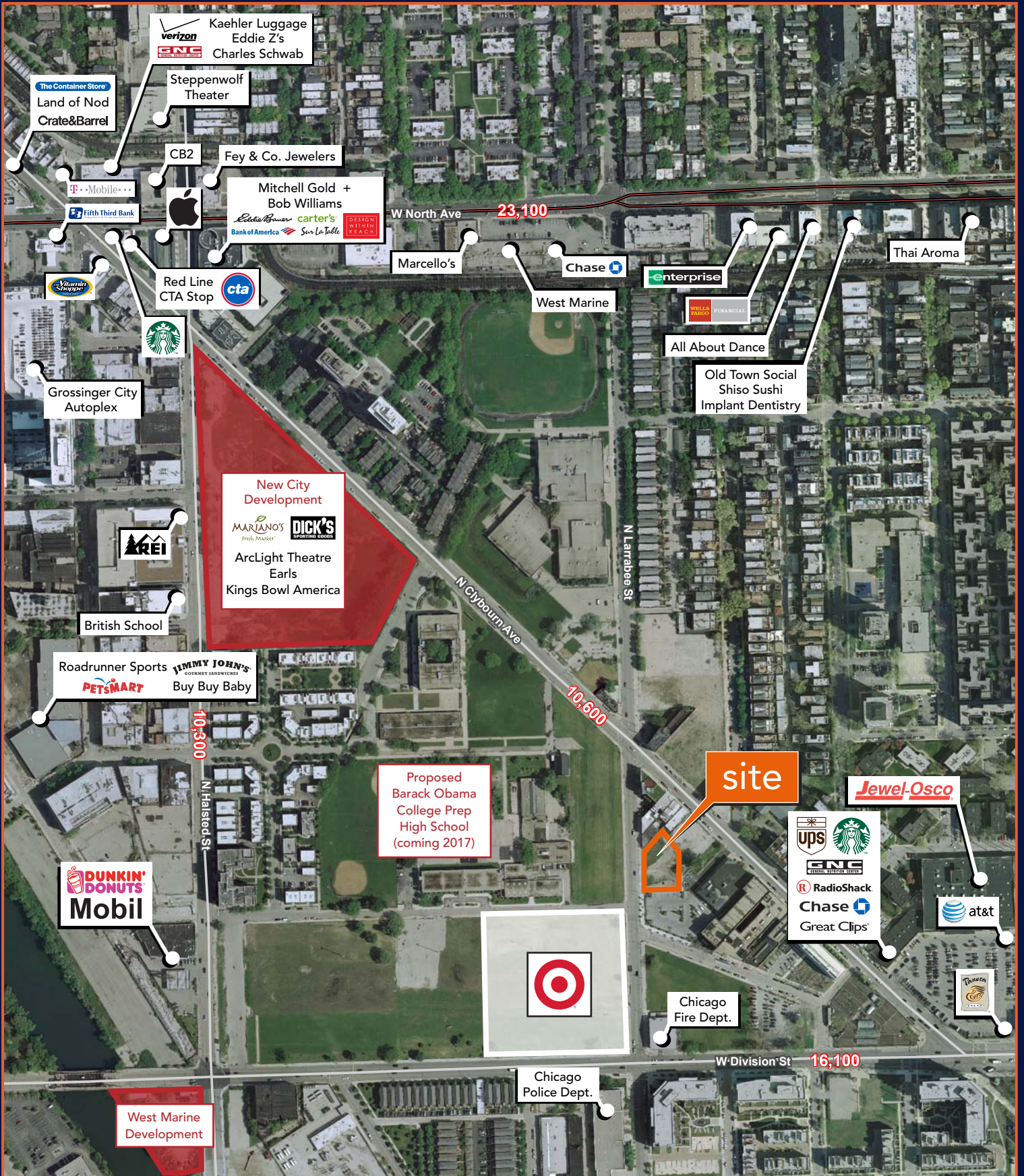
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# 1311-19 N. Larrabee Street Chicago, IL









north & clybourn corridor ADJACENT PROPERTY PHOTOS





**DEMOGRAPHICS**

**1/4 Mile**

Estimated Population: 2,758  
Daytime Population: 3,457  
Estimated Households: 1,348  
Average Household Income: \$80,554

**1/2 Mile**

Estimated Population: 12,861  
Daytime Population: 13,309  
Estimated Households: 6,596  
Average Household Income: \$104,584

**1 Mile**

Estimated Population: 70,904  
Daytime Population: 79,710  
Estimated Households: 42,854  
Average Household Income: \$130,617

### SUMMARY PROFILE

2000-2010 Census, 2013 Estimates with 2018 Projections

Calculated using Proportional Block Groups

Lat/Lon: 41.9055/-87.6430

RS1

1319 N Larrabee St Chicago, IL 60610		0.25 mi radius	0.5 mi radiu s	1 mi radius
POPULATION	2013 Estimated Population	2,984	13,162	71,541
	2018 Projected Population	3,057	13,480	73,247
	2010 Census Population	2,929	12,920	70,246
	2000 Census Population	3,342	13,960	68,895
	Projected Annual Growth 2013 to 2018	0.5%	0.5%	0.5%
	Historical Annual Growth 2000 to 2013	-0.8%	-0.4%	0.3%
	2013 Median Age	30.4	31.1	35.9
HOUSEHOLDS	2013 Estimated Households	1,428	6,781	43,129
	2018 Projected Households	1,467	6,963	44,286
	2010 Census Households	1,397	6,631	42,173
	2000 Census Households	1,215	6,064	40,580
	Projected Annual Growth 2013 to 2018	0.5%	0.5%	0.5%
	Historical Annual Growth 2000 to 2013	1.4%	0.9%	0.5%
	2013 Estimated White	38.2%	54.5%	77.4%
2013 Estimated Black or African American	54.9%	36.3%	12.8%	
2013 Estimated Asian or Pacific Islander	3.6%	5.7%	6.5%	
2013 Estimated American Indian or Native Alaskan	0.1%	0.1%	0.1%	
2013 Estimated Other Races	3.2%	3.4%	3.1%	
2013 Estimated Hispanic	4.1%	4.8%	4.9%	
INCOME	2013 Estimated Average Household Income	\$67,678	\$100,763	\$133,083
	2013 Estimated Median Household Income	\$55,598	\$69,839	\$81,412
	2013 Estimated Per Capita Income	\$32,425	\$51,978	\$80,368
EDUCATION (AGE 25+)	2013 Estimated Elementary (Grade Level 0 to 8)	2.5%	1.7%	1.2%
	2013 Estimated Some High School (Grade Level 9 to 11)	11.8%	7.1%	2.5%
	2013 Estimated High School Graduate	20.2%	13.4%	7.3%
	2013 Estimated Some College	18.1%	15.5%	12.0%
	2013 Estimated Associates Degree Only	3.4%	3.0%	2.5%
	2013 Estimated Bachelors Degree Only	28.2%	38.2%	41.0%
	2013 Estimated Graduate Degree	15.8%	21.1%	33.5%
BUSINESS	2013 Estimated Total Businesses	186	785	5,277
	2013 Estimated Total Employees	2,625	10,413	63,454
	2013 Estimated Employee Population per Business	14.1	13.3	12.0
	2013 Estimated Residential Population per Business	16.0	16.8	13.6

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

## confidentiality disclosure

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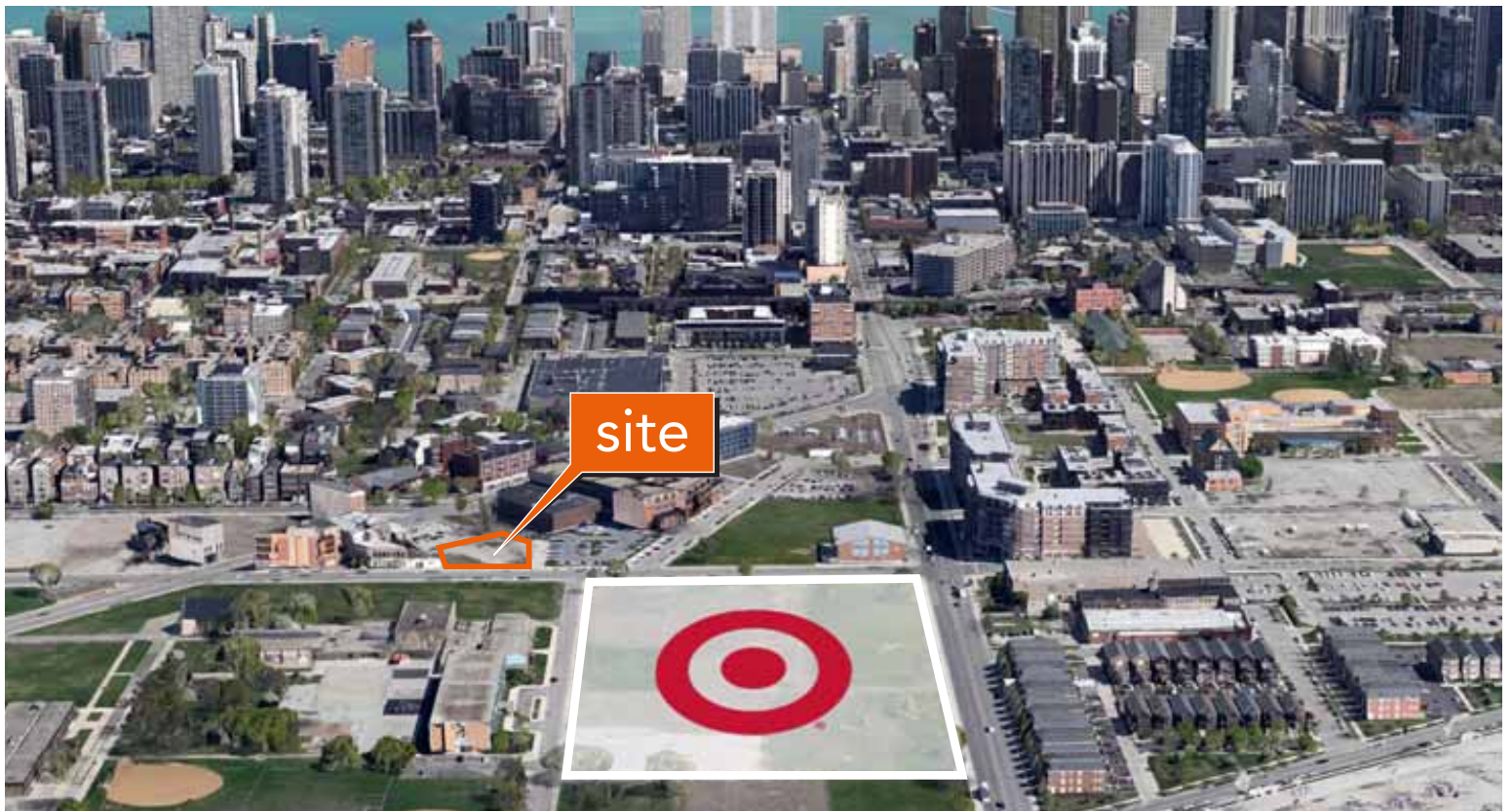
Baum Realty Group, LLC (“BRG”) has been retained as the exclusive broker by the Owner of Record (“the Owner”) of 1311 – 19 N. Larrabee Street in Chicago, IL in connection with the sale of certain properties (“the Property”) as described in this Offering Memorandum.

This Offering Memorandum has been prepared by BRG for use by a limited number of parties, and does not purport to provide a necessarily accurate summary of the physical or economic aspects of the Property or any of the documents related thereto, nor does it purport to be all inclusive or to contain all of the information which prospective investors may need or desire further, the Offering Memorandum is limited to the matters set forth therein. All budgets or projections have been developed by BRG and Owner, and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and BRG and therefore are subject to variation. Each of BRG and Owner makes no representation as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, BRG and its employees, and Owner, and its trustees, officers, and employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or omissions from the Offering Memorandum or any other written or oral communication transmitted or made available to the recipient. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property Owner as of the date of preparation of the Offering Memorandum.

Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors.

Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers regarding the property, and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the property unless and until such offer is approved by Owner and the Board of Trustees of Owner and a written agreement for the purchase of the Property has been fully executed, delivered and approved by Owner and its legal counsel, and any conditions to Owner’s obligations hereunder have been satisfied or waived.

This Offering Memorandum and the contents, except such information that is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Offering Memorandum, you acknowledge that you have executed, and have agreed to be bound by, the Confidentiality Agreement with BRG and Owner.



# Confidential Offering Memorandum

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