



DO NOT DISTURB TENANTS

Confidential Offering Memorandum

1122 - 1126 W. Bryn Mawr Avenue | Chicago, IL 60660

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Offering Summary

Baum Realty Group has been exclusively retained to market for sale a redevelopment opportunity consisting of $\pm 10,135$ square feet of existing building area located at 1122 - 1126 W. Bryn Mawr Avenue in Chicago, IL. The total land area of the property is $\pm 11,250$ square feet (0.26 acres) and is located on the north side of W. Bryn Mawr Avenue just east of N. Broadway Street with ± 75 linear feet of frontage in Chicago's Edgewater neighborhood. The property is being sold as "vacant" thereby allowing immediate access to execute a redevelopment plan.

1122 - 1126 W. Bryn Mawr Avenue consists of two (2), single-story buildings currently utilized as a physician's office and clothing store. This is a complete redevelopment project that will require capital improvements to stabilize with new tenants desiring an 'A' location.

The property is located adjacent to the Bryn Mawr CTA 'L' Station servicing the Red Line (1,658,903 passengers in 2013). The Bryn Mawr 'L' Station is part of the Red and Purple Modernization Project which includes a complete rebuild of the station with modern improvements and amenities (see page 9).

Edgewater is a neighborhood just seven miles north of Chicago's Central Business District 'Loop' with strong demographics and traffic counts. 1122 - 1126 W. Bryn Mawr Avenue is located just off a commercial stretch of N. Broadway Street with significant vehicle and foot traffic.

This asset represents a value-add opportunity for an investor to acquire a commercial property in an irreplaceable location in close proximity to a CTA 'L' station. It is a rare chance to acquire an asset on highly sought after Bryn Mawr Avenue that is suitable for retail or a mixed-use development (zoned B1-3).



Investment Highlights

VALUE-ADD OPPORTUNITY IN ONE OF CHICAGO'S THRIVING NEIGHBORHOODS

- Prime location adjacent to the Bryn Mawr CTA 'L' Station
- ±10,135 square feet of rentable area
- ±11,250 square feet (0.26 acres) of land
- ±75 linear feet of frontage on W. Bryn Mawr Avenue
- Excellent visibility on W. Bryn Mawr Avenue with high vehicle and foot traffic
- B1-3, Neighborhood Shopping District

DESIRABLE RETAIL LOCATION STEPS FROM THE BRYN MAWR CTA 'L' STATION

- Rarely available property near the Bryn Mawr CTA 'L' Station
- High retail demand due to lack of supply in the immediate market
- Just off a commercial stretch of N. Broadway Street that has significant foot traffic
- Potential mixed-use development parcel including ground floor retail with residential above
- Eligible for TOD zoning (Transit-Oriented Development)

STRONG DEMOGRAPHICS, PUBLIC TRANSIT AND ROBUST TRAFFIC COUNTS

- Within 1 mile, there are 38,319 households, 72,800+ people and an average household income of \$61,747 per year
- Located next to the Bryn Mawr CTA 'L' Station servicing the Red Line
 - » 1,658,903 passengers in 2013 (4,544 average passengers per day)
 - » Being rebuilt as part of the Red and Purple Line CTA Modernization Project
- Strong traffic counts with W. Bryn Mawr Avenue exceeding 12,200 VPD and N. Broadway Street exceeding 22,500 VPD



DEMOGRAPHIC SUMMARY

	Radius		
	.25 Mile	.5 Mile	1 Mile
Estimated Population (2014)	8,388	27,428	72,826
Adj. Daytime Demographics Age 16 Years or Over	4,148	13,784	40,970
Estimated Households (2014)	4,793	15,473	38,319
Estimated Average Household Income (2014)	\$52,519	\$62,496	\$61,747

Investment Summary

ASKING PRICE:	\$1,650,000
PRICE PER SQUARE FOOT:	\$163
RENTABLE AREA:	±10,135 square feet
LAND AREA:	±11,250 square feet (0.26 acres)
DUE DILIGENCE WEBSITE:	http://baumrealty.listinglab.com/11221126WBrynMawrAvenue



Photos



Property Description

ADDRESS:	1122 - 1126 W. Bryn Mawr Avenue, Chicago, IL 60660
GROSS LAND AREA:	±11,250 square feet (0.26 acres)
TOTAL BUILDING SIZE:	±10,135 square feet
DESCRIPTION:	Two, single-story buildings with retail storefronts
PARCEL LOCATION:	North side of W. Bryn Mawr Avenue, just west of the Bryn Mawr CTA 'L' Station
PROPERTY FRONTAGE:	±75 linear feet along W. Bryn Mawr Avenue
PARKING:	Two spaces in the rear with additional public street parking
ZONING:	B1-3, Neighborhood Shopping District
PIN:	14-05-408-011-0000
TAXES:	\$57,770.56 (\$5.70 PSF)





Bryn Mawr station platform rendering



Bryn Mawr station exterior rendering

*1122 - 1126 W. Bryn Mawr is pictured in background



Bryn Mawr station interior rendering

Red and Purple Modernization Project

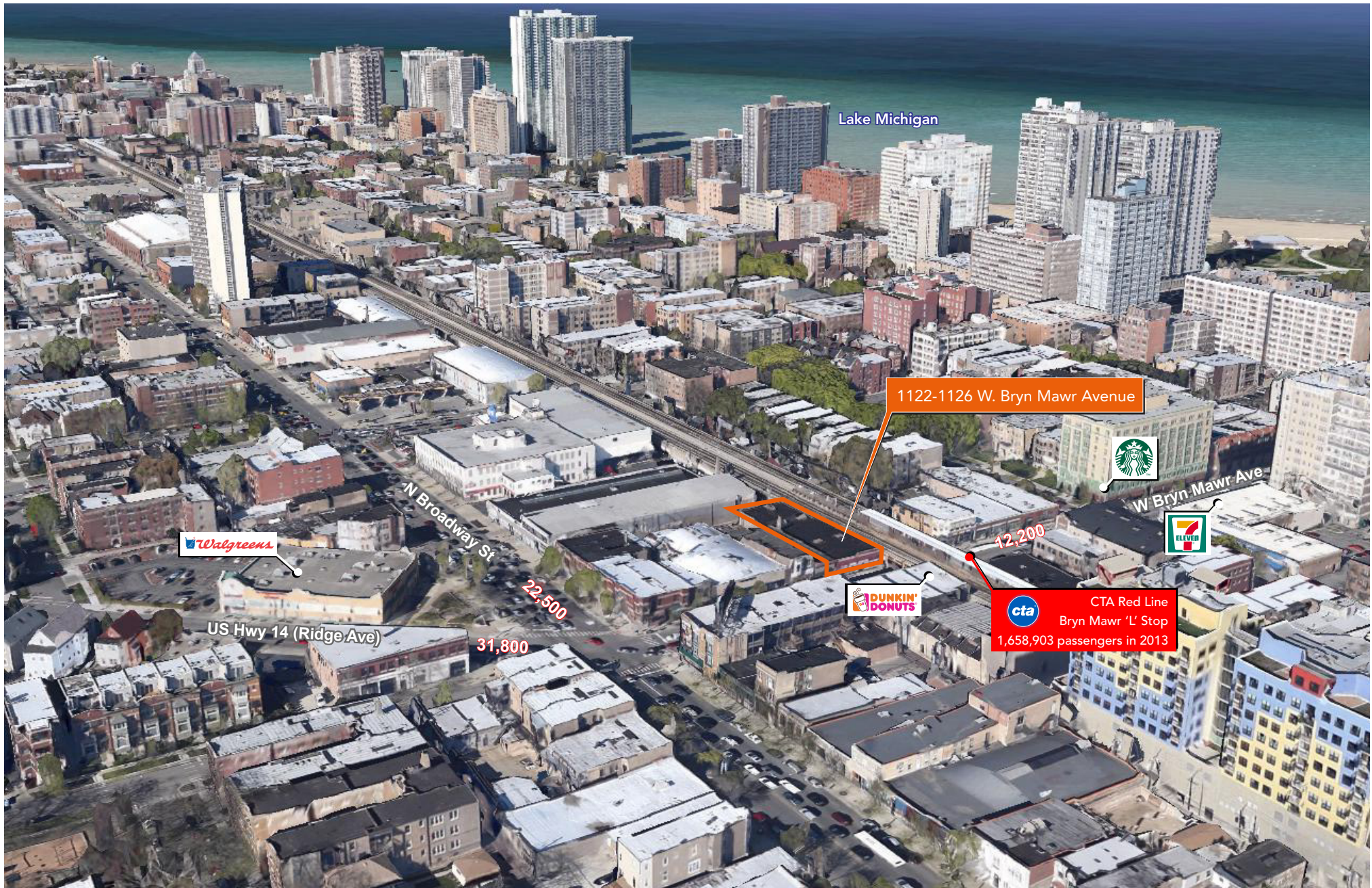


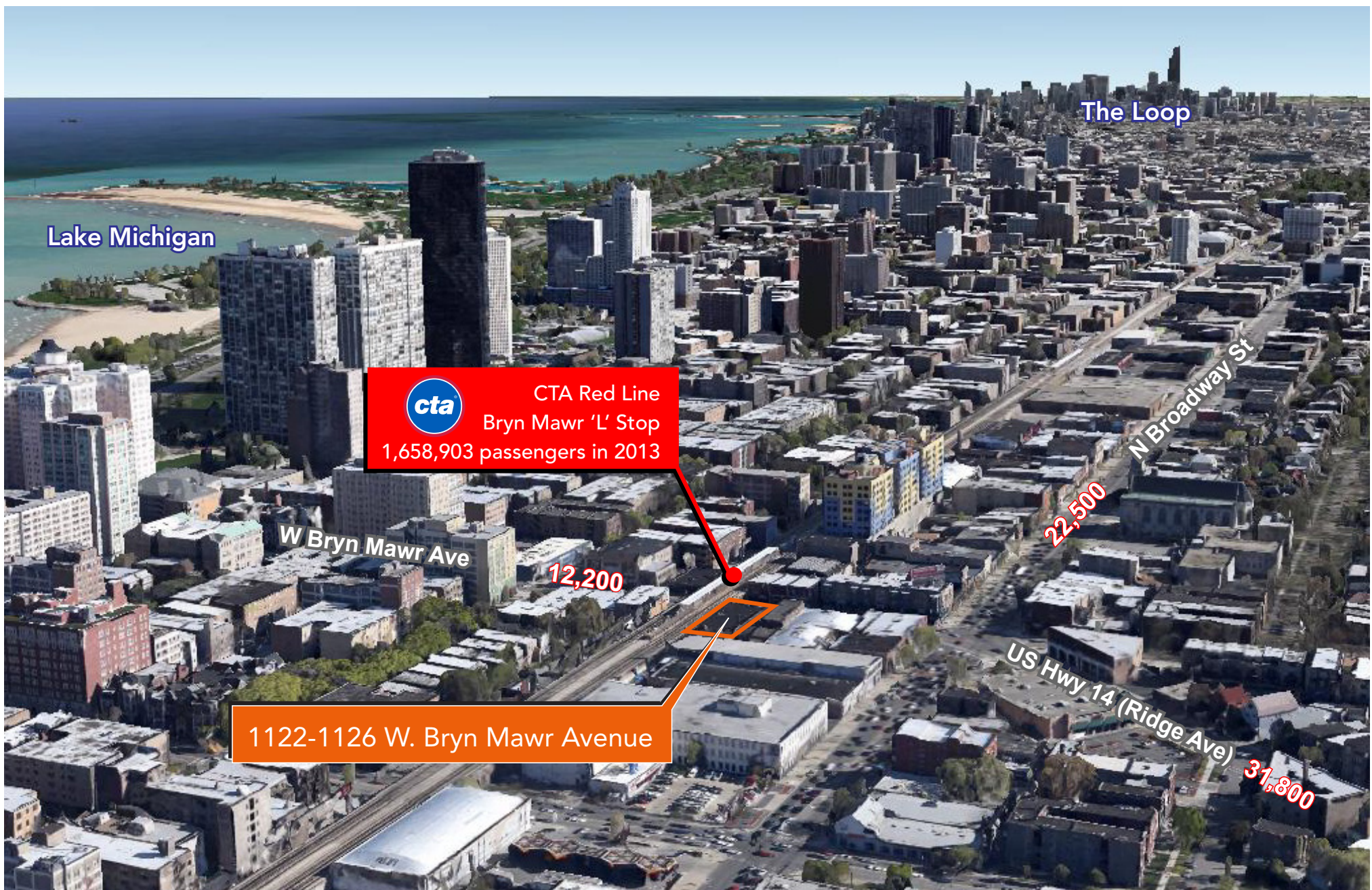
The Red and Purple Modernization Project (RPM) is part of the CTA's Red Ahead program, a comprehensive initiative for maintaining, modernizing, and expanding Chicago's most-traveled rail line. The first phase of the RPM program would completely rebuild the Lawrence, Argyle, Berwyn, and Bryn Mawr stations. By building new modern stations, CTA would be able to add amenities for customers including elevators and other improvements for full ADA accessibility for customers with disabilities, wider platforms for faster boarding and less crowding, better lighting and customer security features, longer canopies, more benches, wind screens and real-time information boards.

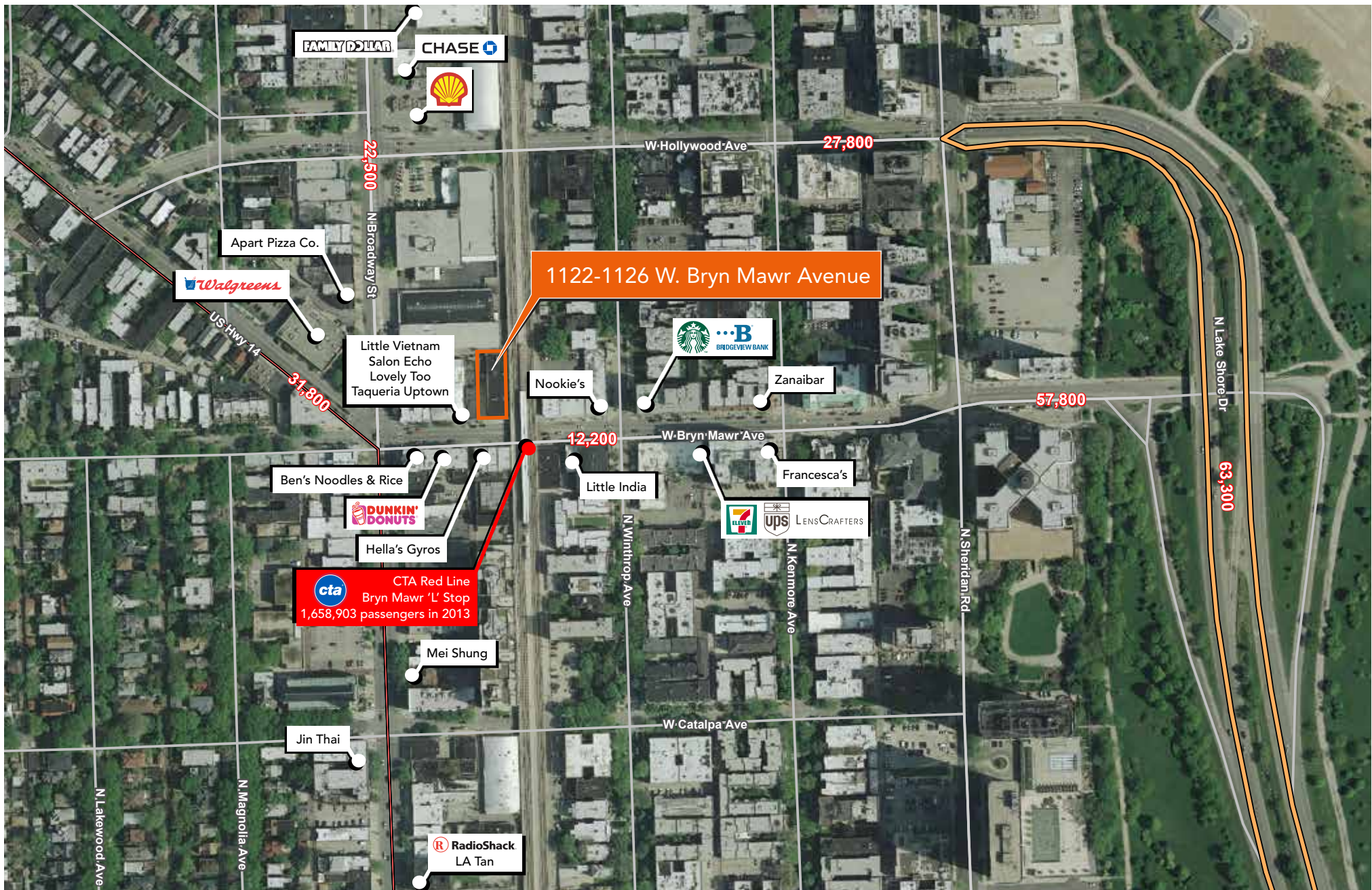
The first phase of RPM would also include extensive track work between Leland and Hollywood avenues that would create a faster, smoother, and quieter ride for customers along what is now aging, slow zone plagued tracks. New track, support structures, bridges, and viaducts would be built along this stretch, eliminating many deteriorated structures that have become neighborhood eyesores.

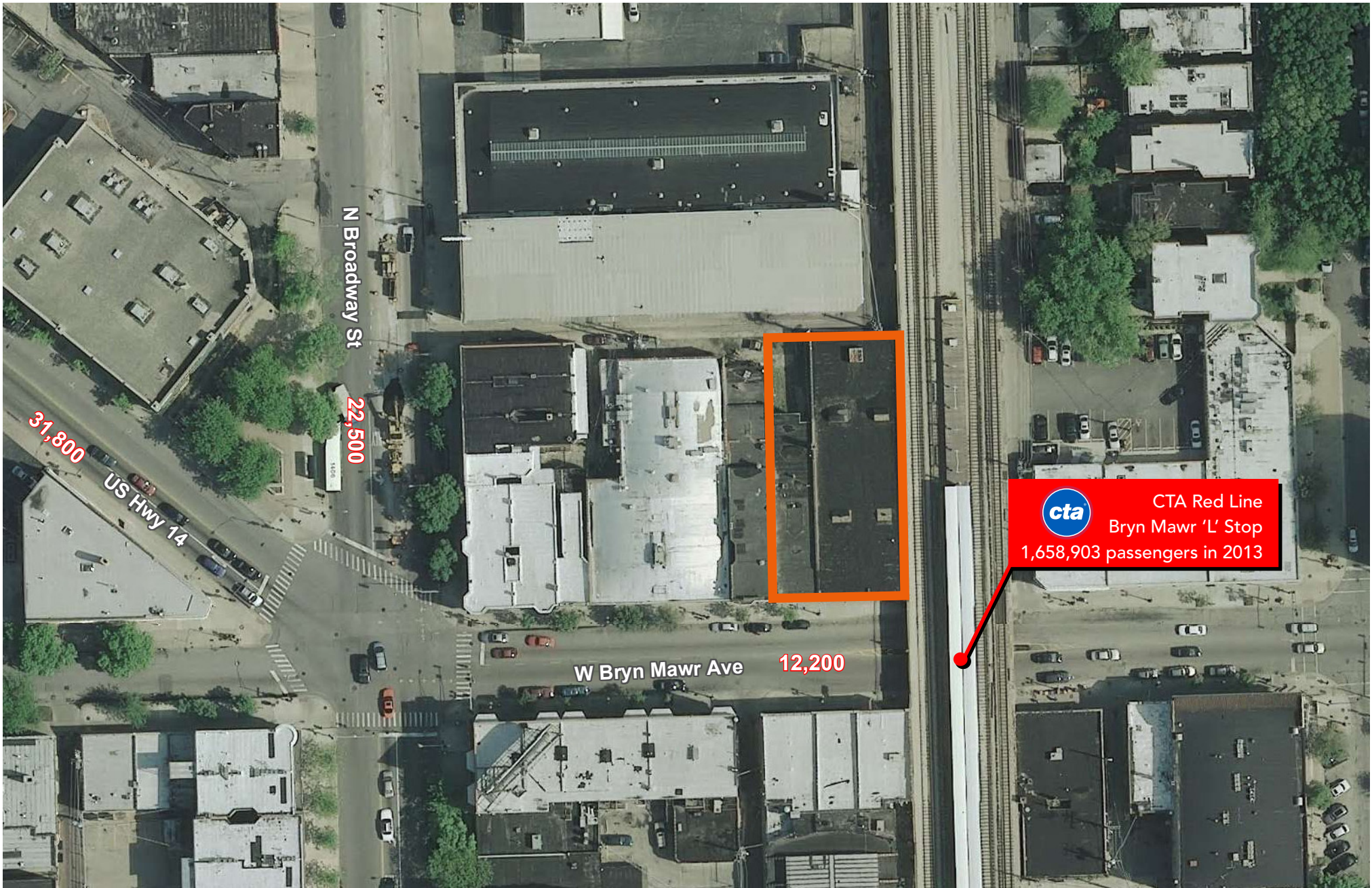
The reconstruction of stations, tracks and infrastructure would benefit the 28,000 daily trips that begin or end at the stations in this corridor, the 45,000 people that live within a half mile of these stations, and the almost 80,000 train trips that travel through this area every weekday. This project is intended to not only improve transit service but also support economic development initiatives and encourage transit oriented development within the Uptown and Edgewater communities.

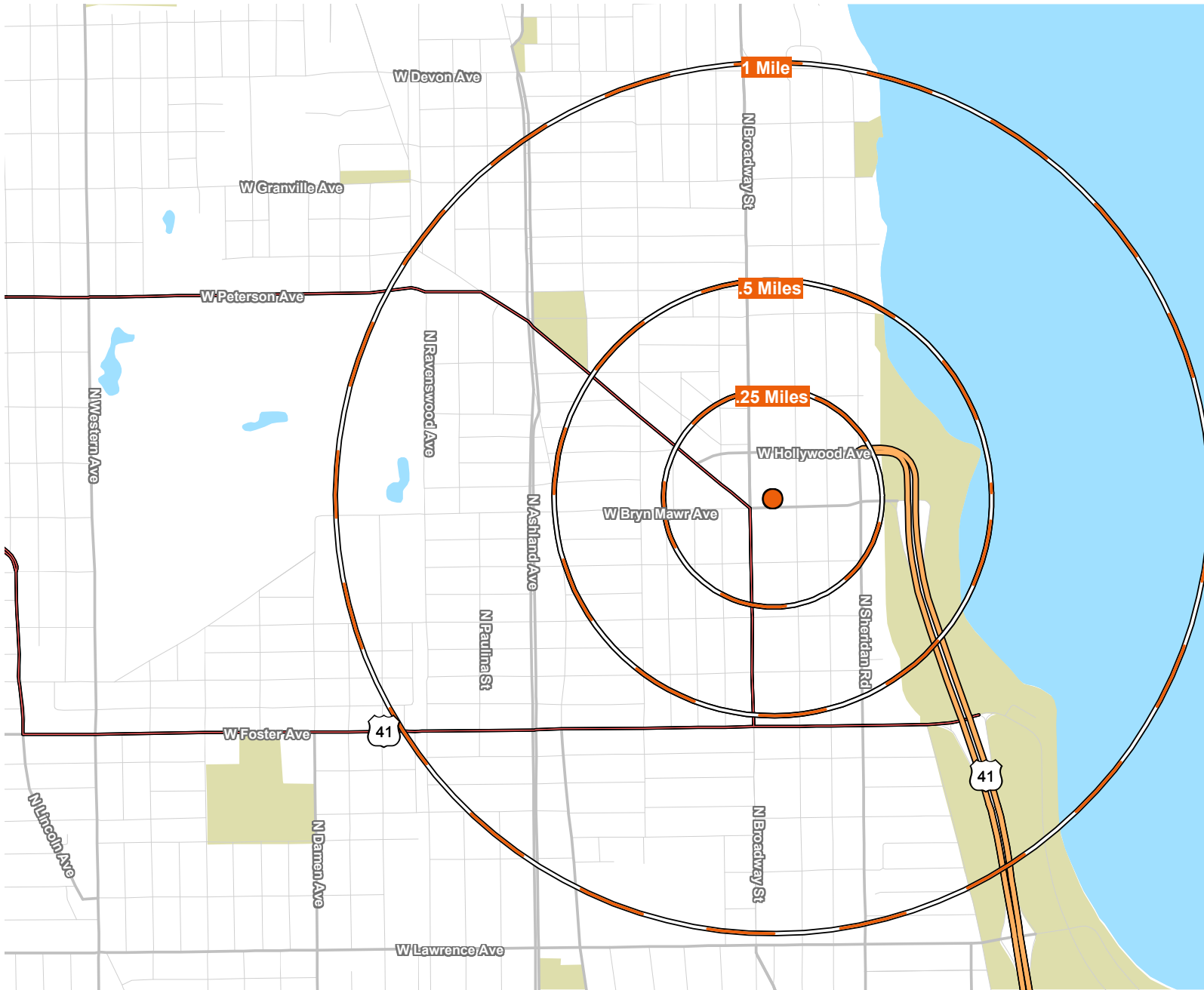
Source: Chicago Transit Authority website











DEMOGRAPHICS	
.25 Miles	
Estimated Population:	8,388
Daytime Population:	4,148
Estimated Households:	4,793
Average Household Income:	\$52,519
.5 Miles	
Estimated Population:	27,428
Daytime Population:	13,784
Estimated Households:	15,473
Average Household Income:	\$62,496
1 Mile	
Estimated Population:	72,826
Daytime Population:	40,970
Estimated Households:	38,319
Average Household Income:	\$61,747

Demographic Statistics

SUMMARY PROFILE

2000-2010 Census, 2014 Estimates with 2019 Projections | Calculated using Proportional Block Groups

Lat/Lon: 41.9839/-87.6591

1122 W. Bryn Mawr Avenue Chicago, IL		0.25 Mile	0.5 Mile	1 Mile
POPULATION	2014 Estimated Population	8,388	27,428	72,826
	2019 Projected Population	8,550	27,964	74,201
	2010 Census Population	8,230	26,909	71,493
	2000 Census Population	9,169	29,662	79,266
	Projected Annual Growth 2014 to 2019	0.4%	0.4%	0.4%
	Historical Annual Growth 2000 to 2014	-0.6%	-0.5%	-0.6%
	2014 Median Age	35.5	39.1	37.3
HOUSEHOLDS	2014 Estimated Households	4,793	15,473	38,319
	2019 Projected Households	4,907	15,836	39,214
	2010 Census Households	4,680	15,109	37,416
	2000 Census Households	4,832	15,715	38,836
	Projected Annual Growth 2014 to 2019	0.5%	0.5%	0.5%
	Historical Annual Growth 2000 to 2014	-0.1%	-0.1%	-0.1%
POPULATION BY RACE	2014 Estimated White	55.0%	60.9%	61.2%
	2014 Estimated Black or African American	21.9%	17.5%	15.3%
	2014 Estimated Asian or Pacific Islander	11.2%	11.6%	13.3%
	2014 Estimated American Indian or Native Alaskan	0.8%	0.6%	0.6%
	2014 Estimated Other Races	11.0%	9.4%	9.7%
	2014 Estimated Hispanic	18.9%	15.6%	16.1%
INCOME	2014 Estimated Average Household Income	\$52,519	\$62,496	\$61,747
	2014 Estimated Median Household Income	\$40,389	\$49,087	\$48,113
	2014 Estimated Per Capita Income	\$30,182	\$35,380	\$32,768
EDUCATION (AGE 25+)	2014 Estimated Elementary (Grade Level 0 to 8)	3.2%	3.8%	5.4%
	2014 Estimated Some High School (Grade Level 9 to 11)	4.3%	4.3%	4.9%
	2014 Estimated High School Graduate	13.1%	15.1%	16.4%
	2014 Estimated Some College	19.3%	17.1%	16.7%
	2014 Estimated Associates Degree Only	7.7%	4.2%	5.0%
	2014 Estimated Bachelors Degree Only	31.2%	31.6%	29.6%
	2014 Estimated Graduate Degree	21.3%	23.8%	22.0%
BUSINESS	2014 Estimated Total Businesses	257	795	2,345
	2014 Estimated Total Employees	1,674	5,577	19,557
	2014 Estimated Employee Population per Business	6.5	7.0	8.3
	2014 Estimated Residential Population per Business	32.6	34.5	31.1

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

Baum Realty Group, LLC (“BRG”) has been retained as the exclusive broker by the Owner of Record (“the Owner”) of 1122 - 1126 W. Bryn Mawr Avenue 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.



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