

CONFIDENTIAL OFFERING MEMORANDUM

# Lakeview Mixed-Use Investment Opportunity

1721 W. Cornelia Avenue // Chicago, IL 60657



**BROKER OWNED PROPERTY**

**OFFERED BY:**

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**BAUM REALTY GROUP, LLC**  
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# Offering Summary

Baum Realty Group, LLC has been exclusively retained to market for sale the mixed-use building located at 1721 W. Cornelia Avenue in Chicago's historic Lakeview neighborhood.

1721 W. Cornelia Avenue is a 5-unit mixed-use investment opportunity featuring four (4) newly rehabbed 2-bedroom / 1-bathroom apartments, one (1) ground floor retail unit and one (1) leased billboard affixed to the building. Located on the border of Lakeview and Roscoe Village, this property is 100% leased with a long history of full occupancy. In an area with so many local favorites, such as Paulina Market and Wrigley Field, this represents an opportunity to own a property in one of Chicago's most popular neighborhoods.

This property offers a stable source of in-place income with minimal deferred maintenance in an area that has seen lots of development and growth over the past couple of years. Additionally, there is an opportunity for a new owner to add value by increasing rents.

<b>PROJECTED NOI:</b>	<b>\$88,431</b>
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<b>PRICE:</b>	<b>\$1,695,000</b>
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# Investment Highlights

## STABLE IN-PLACE INCOME WITH AN OPPORTUNITY TO INCREASE RESIDENTIAL RENTS

- ▶ Long history of occupancy for the property
- ▶ Opportunity to increase current rents to full market value
- ▶ Current interest rate levels are motivating the bulk of potential home buyers to continue renting. Given the property's exceptional location, the tenant base is expected to remain strong for the foreseeable future

## PRIME LOCATION IN LAKEVIEW

- ▶ Primely located, hard to replace real estate in Chicago's Lakeview neighborhood
- ▶ Excellent access to downtown Chicago via Paulina Brown Line Station (0.1 mile)
- ▶ Easy access to Chicago via Addison & Lincoln bus stop (0.2 mile) and the Paulina & Lincoln Divvy station (0.1 mile)
- ▶ Corner location provides high visibility for retail unit & abundant natural light in apartments
- ▶ Neighboring parking lot is also available for sale presenting assemblage opportunity

Property Description	
Address:	1721 W. Cornelia Avenue, Chicago, IL 60657
County:	Cook
Description:	Three-story vintage mixed-use building
Number of Units:	5 (4 Residential / 1 Retail)
Unit Mix (Residential):	(4) 2-Bedroom / 1-Bath
Occupancy - Apartments:	100%
Occupancy - Retail:	100%
Total Building Area:	±6,931 SF
Total Land Area:	±2,096 SF
Zoning:	B3-2: Community Shopping District
PIN:	14-19-415-001-0000
2020 Real Estate Taxes:	\$26,985



# Property Photos





Street Level Commercial Space

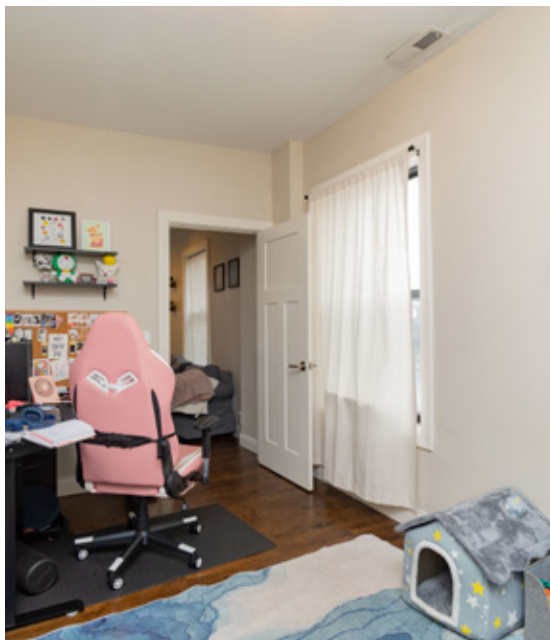




2-Bed / 1-Bath Residential Unit

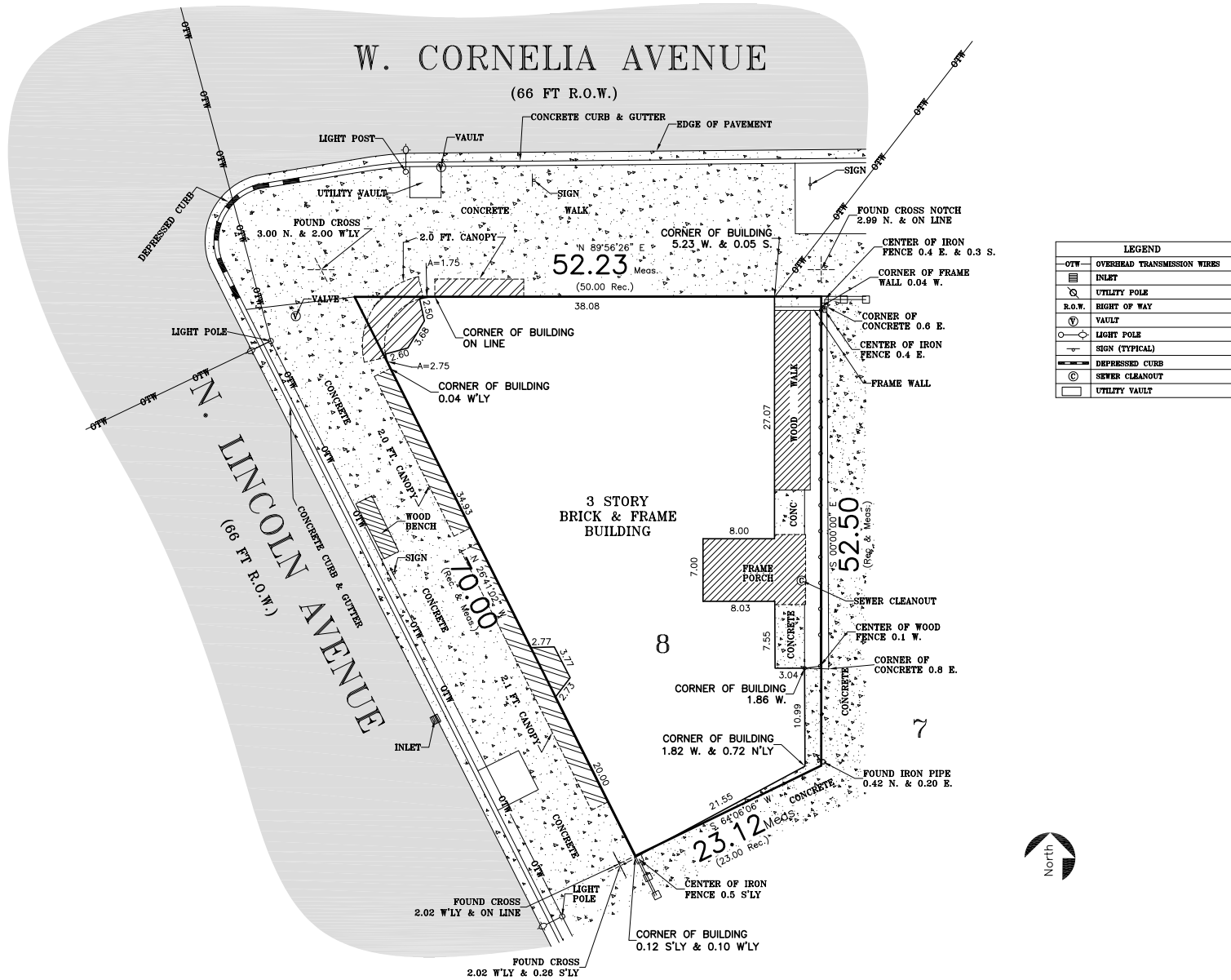


2-Bed / 1-Bath Residential Unit





# Survey



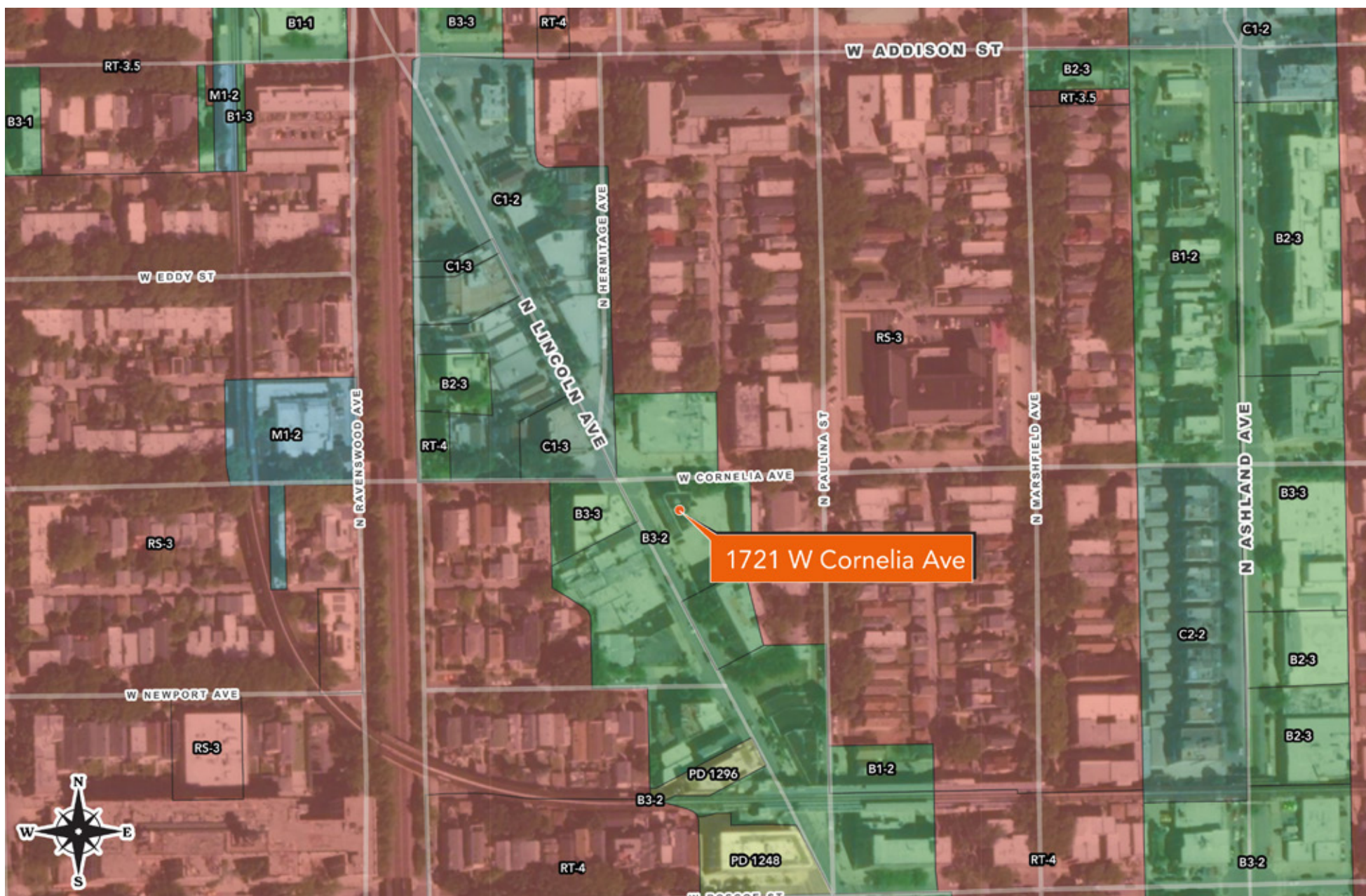




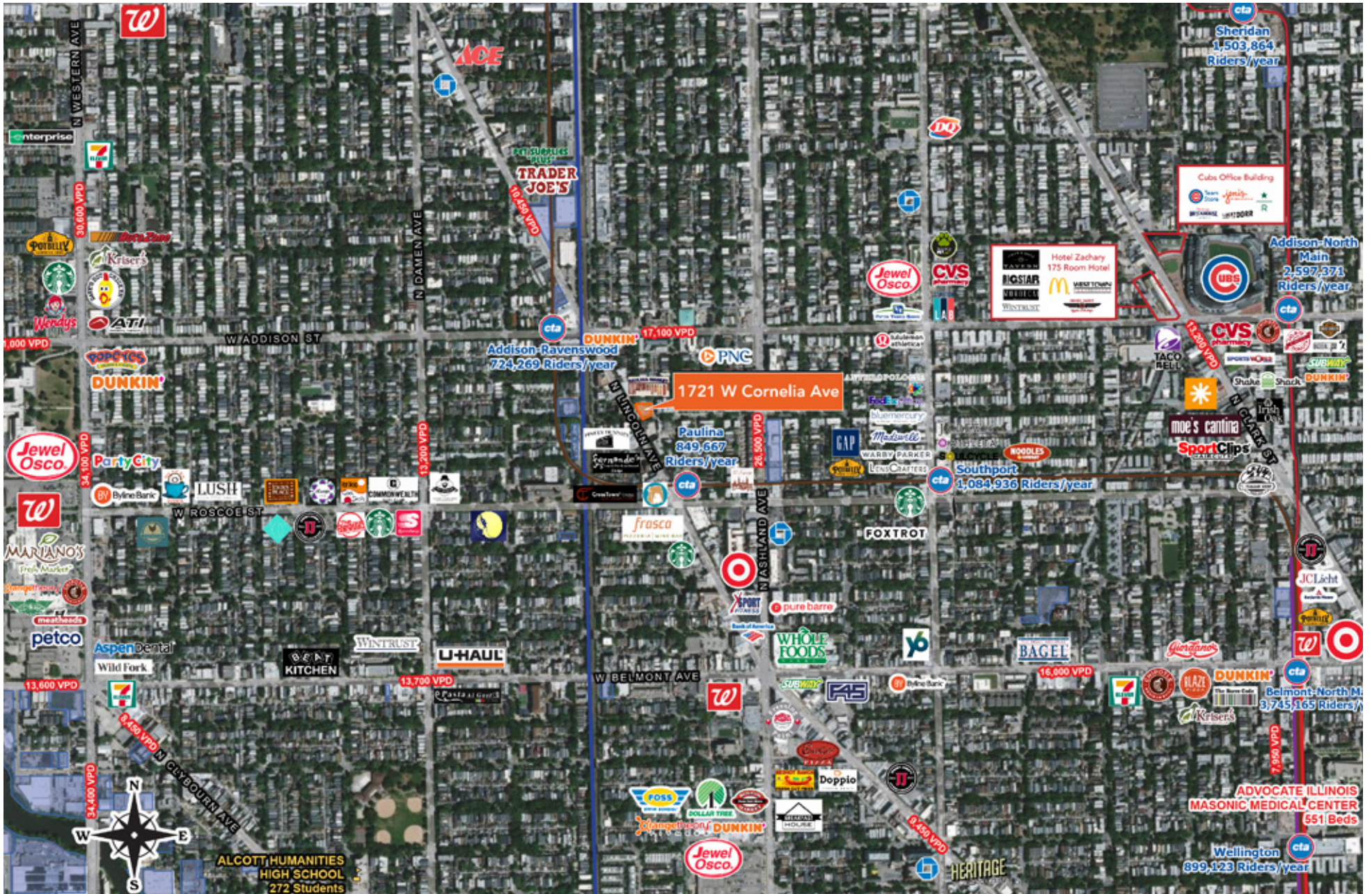














## IN-PLACE OPERATING PROFORMA

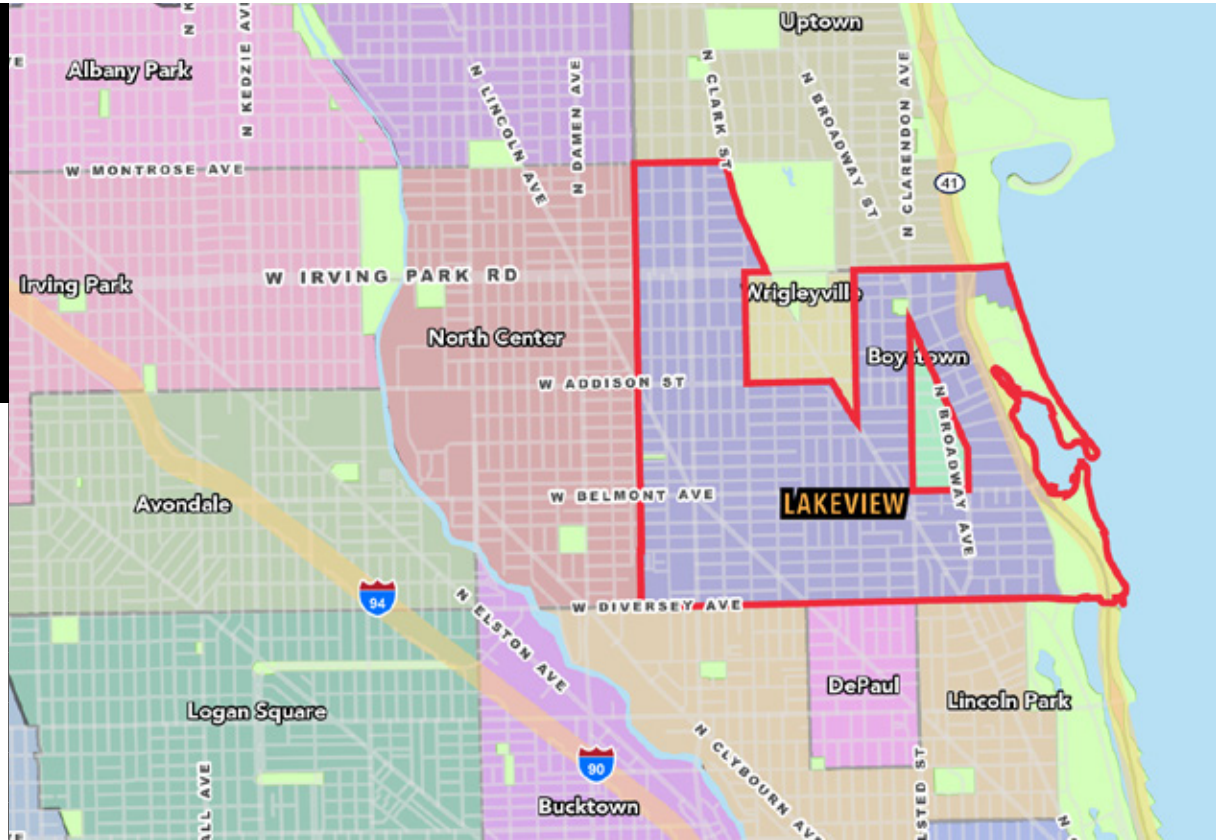
NOI Calculated Using In-Place Income as of 8/18/22 And 2021 Actual Expenses Adjusted for One-Time / Unique Items

RETAIL						
Tenant / Unit	Unit Type	SF	Lease Type	Lease Expiration	Rent / SF	Annual Rent
3461 Malosa		1,630	Gross	7/31/23	\$21.35	\$34,800
<b>Retail Total</b>	<b>0 Units</b>	<b>1,630</b>	<b>N/A</b>		<b>\$21.35</b>	<b>\$34,800</b>
MULTI-FAMILY						
Unit	Unit Type			Lease Expiration	Monthly Rent	Annual Rent
3457 N Lincoln #2	2-bed/1-bath			5/31/23	\$1,875	\$22,500
3457 N Lincoln #3	2-bed/1-bath			5/30/23	\$1,825	\$21,900
1721 W Cornelia #2	2-bed/1-bath			5/14/23	\$2,050	\$24,600
1721 W Cornelia #3	2-bed/1-bath			5/31/24	\$2,200	\$26,400
<b>Multi-family Total</b>	<b>3 Units</b>				<b>\$6,075</b>	<b>\$95,400</b>
<b>TOTAL</b>	<b>3 Units</b>					<b>\$130,200</b>
<i>Additional Income - Parking</i>				<i>0 @ monthly rate of \$0</i>		<i>\$0</i>
<i>Additional Income - Billboard</i>						<i>\$1,469</i>
<b>Total Rental Income</b>						<b>\$131,669</b>
<i>Reimbursable Expenses</i>						
Real Estate Taxes						-
Water & Sewer						-
<i>Total Reimbursements</i>						<i>\$0</i>
<b>Total Gross Income</b>						<b>\$131,669</b>
Vacancy & Collection Loss				5.0%		-\$6,583.47
<b>Effective Gross Income</b>						<b>\$125,086</b>
<i>Expenses</i>						
Turnover Costs						\$1,201
Insurance						\$5,020
Maintenance Reserve						\$1,500
Accounting & Legal						\$560
Real Estate Taxes						\$26,985
Utilities						\$1,389
<b>Total Operating Expenses</b>				<i>Expense Ratio 27.84%</i>		<b>\$36,655</b>
<b>Projected Net Operating Income</b>						<b>\$88,431</b>



## Lakeview Overview

Lakeview is a neighborhood in Chicago with a population of 91,197. It is considered one of the best places to live in Illinois. Living in Lakeview offers residents a dense urban feel and most residents rent their homes. Lakeview has a healthy mix of local and national retailers, bars, restaurants, coffee shops, and parks. Many young professionals live in Lakeview and the public schools are above average.



### BEST PLACES IN CHICAGO

Best Neighborhood to Raise a Family

**#8 of 94**



Best Neighborhoods to Live In

**#9 of 94**



Best Neighborhoods for Young Professionals

**#11 of 94**



### ACCESS & TRANSPORTATION

Lakeview has excellent public transportation with 15 bus routes and the CTA Red, Brown, and Purple 'L' lines serving the neighborhood. Lake Shore Drive provides easy North / South access to the entire city including Downtown Chicago.

Lakeview is the 17th most walkable neighborhood in Chicago with a Walk Score of 92.

O'Hare International Airport  
22-35 min drive

Midway International Airport  
30-45 min drive

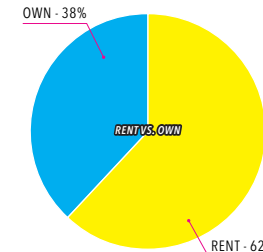
The Loop  
10-35 min drive

### REPORT CARD

**A+**  
OVERALL GRADE

- |                             |                            |
|-----------------------------|----------------------------|
| <b>B-</b> Public Schools    | <b>C+</b> Crime & Safety   |
| <b>C+</b> Housing           | <b>A+</b> Nightlife        |
| <b>A</b> Good for Families  | <b>B+</b> Diversity        |
| <b>B-</b> Jobs              | <b>C+</b> Weather          |
| <b>C-</b> Cost of Living    | <b>A+</b> Health & Fitness |
| <b>A</b> Outdoor Activities | <b>A-</b> Commute          |

### INCOME & HOUSING



Median Household Income

**\$105,458**

Median Home Value

**\$487,154**

Median Rent

**\$1,646**

### AREA FEEL

**Dense Urban**

Sources: City of Chicago & Niche.com. Niche ranks thousands of places to live based on key statistics from the U.S. Census and expert insights.



# Chicago Economic Overview

The Chicago MSA is the third most populous region in the US with approximately 9.6 million residents. The city of Chicago is the economic and cultural capital of the Midwest featuring a vibrant downtown district that is filled with world class businesses, upscale restaurants and bars, retail, luxury residences, and endless entertainment.

The strong economic base, skilled labor pool, and diverse background make this 24-hour metropolis one of the most important and influential cities in the world.

## The Chicago MSA boast the most diversified economy is the U.S.

with no single industry employing more than 12% of the workforce.

*Chicago's primary industries include Financial Services, Business & Professional Services, Manufacturing, Health Services, and Transportation & Warehousing.*

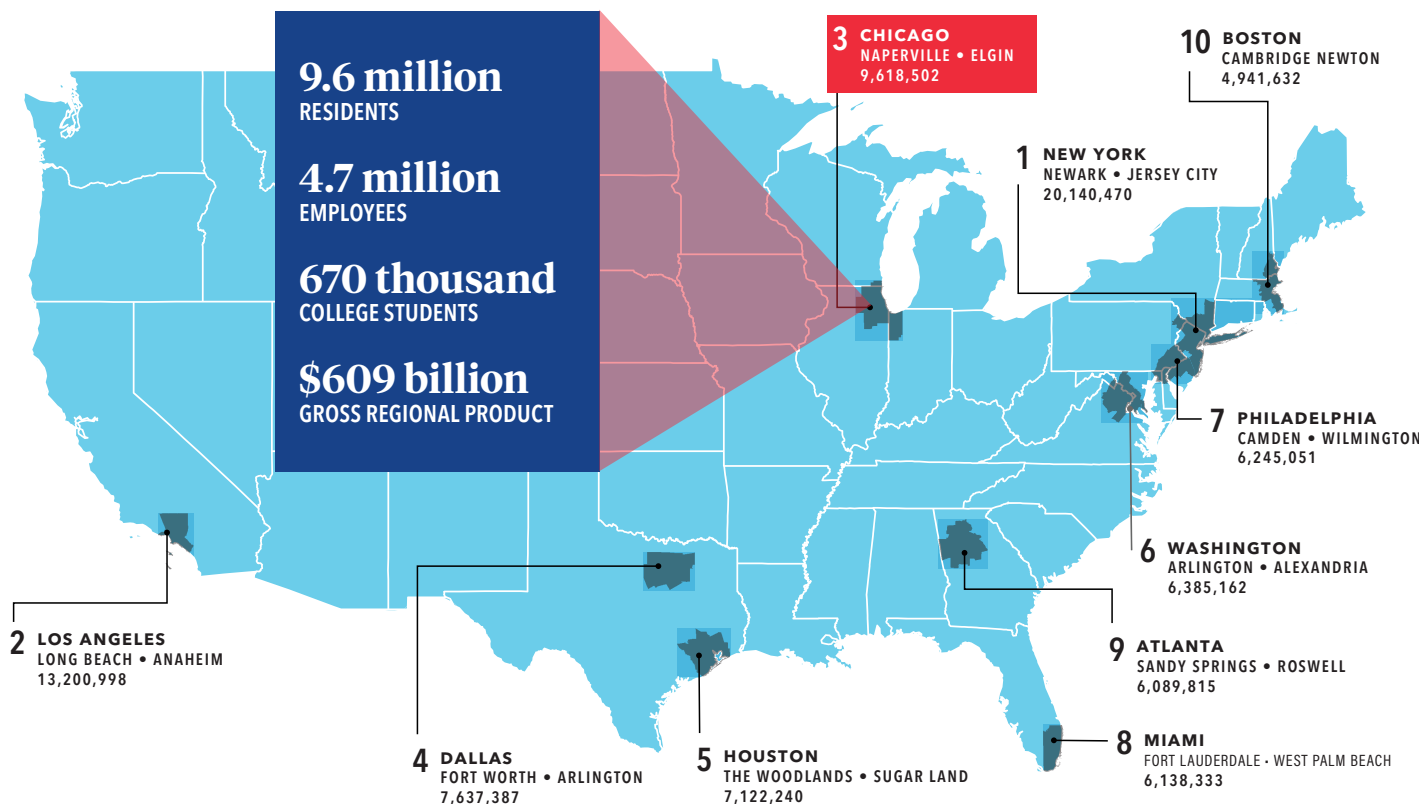
## Chicago has the 2nd largest Gross Regional Product in the U.S. at \$609 billion

which also ranks 22nd in the world if Chicago were its own country.

## Top 10 Fortune 500 Companies with Headquarters in the Chicago MSA

COMPANY	RANK	REVENUES (\$M)
Walgreens Boots Alliance	18	\$ 148,579
Archer Daniels Midland	38	\$ 85,24
Boeing	60	\$ 62,286
AbbVie	63	\$ 56,197
Allstate	66	\$ 53,228
Caterpillar	73	\$ 50,971
Abbott Laboratories	86	\$ 43,075
Exelon	99	\$ 36,347
US Foods Holding	117	\$ 29,487
Mondelez International	121	\$ 28,720

Source: Fortune Magazine, June 2022





**TimeOut**  
**The best city in the world 2022**

**2. Chicago, USA**  
96% - the number of locals who absolutely love the food and drink scene  
95% - the number of locals who think Chicago's culture scene is incredible  
**Best for: Fun**

Chicago was named the **No. 2 Best City in the World\*** and is among the **top 10 most popular travel destinations** in the U.S.

*\*According to the 2022 Time Out Index, which polled over 20,000 city-dwellers.*

Condé Nast Traveler Readers' Choice Awards rank Chicago #1 on their list of Best Big Cities in the U.S. for an unprecedented fifth consecutive year

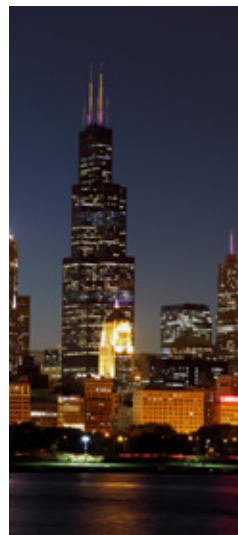
**Condé Nast Traveler READERS' CHOICE AWARDS 2021**

2017 2018 2019 2020

**"Dual-hub" airport system of O'Hare International Airport and Midway International Airport, combined for nearly 70 million passengers in 2021.**

**#1**  
In the US

- Most Diversified Economy
- Best Restaurant City
- Most Foreign Direct Investment (FDI) 2017
- Best Connected Airport
- Best Big City
- Best Downtown among US big cities



The Chicago MSA is home to several world-class higher education institutions that provide the area with a constant supply of top job talent & disposable income.

CHICAGO MSA LARGEST COLLEGE CAMPUSES



34,000 students



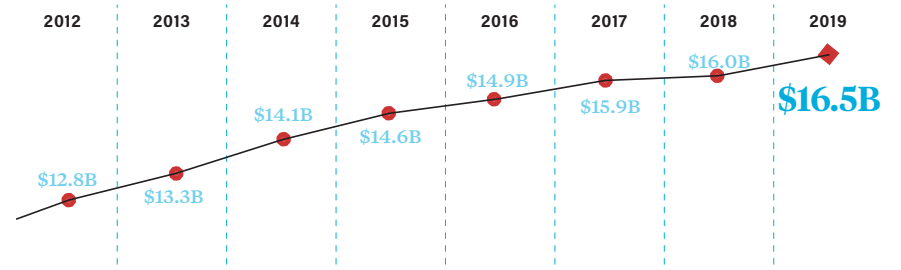
21,000 students



18,900 students



17,150 students



**2019 direct tourism spending in Chicago accounted for more than \$16.5 billion, raising more than \$1.1 billion in tax revenue for the city and state.**

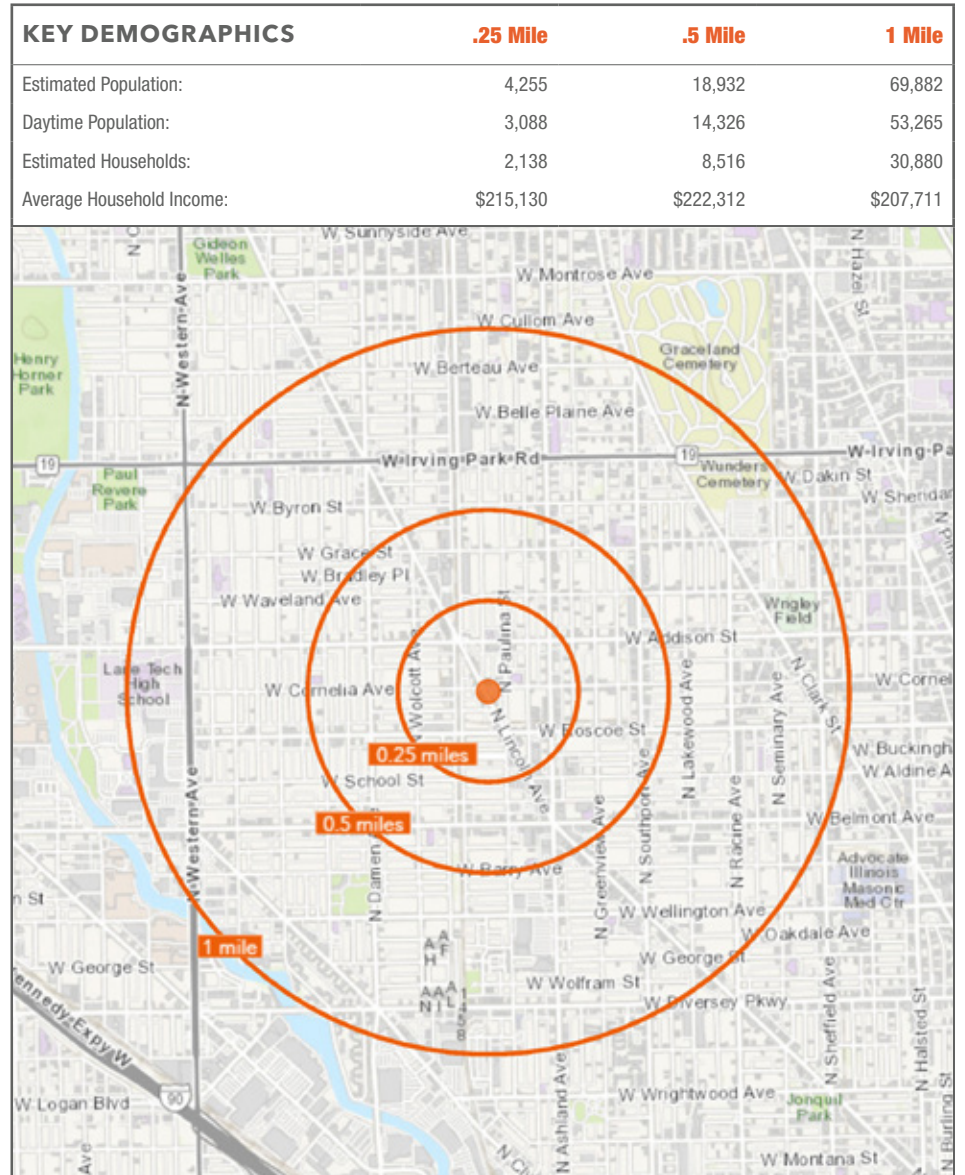
Prior to the impact of COVID-19, Chicago & the state of Illinois announced their 9<sup>th</sup> consecutive year of record tourism growth in 2019, visitation to Chicago increased 4.5% over 2018 with over 65.4 MM visitors.



## DEMOGRAPHIC SUMMARY

	.25 mile	.5 mile	1 mile	
<b>Population</b>	2022 Estimated Population	4,255	18,932	69,882
	2027 Projected Population	4,181	18,623	68,539
	2020 Total Population (U.S. Census)	4,236	18,859	69,631
	2010 Population (U.S. Census)	3,810	17,199	63,718
	% Projected Growth 2022-2027	-1.70%	-1.60%	-1.90%
	% Historical Growth 2010-2021	11.70%	10.10%	9.70%
2022 Median Age	32.9	32.9	32.7	
<b>Households</b>	2022 Estimated Households	2,138	8,516	30,880
	2027 Projected Households	2,111	8,404	30,395
	2020 Total Households (U.S. Census)	2,133	8,510	30,907
	2010 Total Households (U.S. Census)	1,992	8,269	30,033
	% HH Projected Growth 2022-2027	-1.30%	-1.30%	-1.60%
	% HH Historical Growth 2010-2021	7.30%	3.00%	2.80%
<b>Income</b>	2022 Average Household Income	\$215,130	\$222,312	\$207,711
	2022 Median Household Income	\$138,325	\$150,880	\$144,675
	2022 Per Capita Income	\$103,868	\$98,163	\$91,843
<b>Business</b>	2022 Total Businesses	196	806	2,706
	2022 Total Employees	1,329	5,905	22,328
	2022 Estimated Daytime Population	3,088	14,326	53,265
<b>Education (Age 25+)</b>	2022 Adult Population (Ages 25+)	3,426	14,435	52,209
	2022 Elementary (Level 0 to 8)	0.50%	0.90%	1.50%
	2022 Some High School (Level 9 to 11)	0.50%	0.80%	1.10%
	2022 High School Diploma	2.90%	3.80%	4.50%
	2022 Some College/No Degree	5.00%	6.10%	6.60%
	2022 Associate Degree	4.20%	3.00%	2.60%
	2022 Bachelor Degree	47.80%	48.30%	48.40%
	2022 Graduate Degree	38.50%	36.80%	34.60%
% Any College	95.40%	94.20%	92.30%	
<b>Race &amp; Ethnicity</b>	2022 White Population	80.50%	80.10%	78.20%
	2022 Black/African American Population	2.00%	1.70%	2.30%
	2022 Asian Population	5.10%	5.40%	6.20%
	2022 American Indian/Alaska Native Population	0.40%	0.40%	0.30%
	2022 Pacific Islander Population	0.00%	0.00%	0.00%
	2022 Other Race	3.10%	3.00%	3.60%
	2022 Population of Two or More Races	8.80%	9.40%	9.20%
	2022 Hispanic Population	22.60%	22.50%	22.20%

Source: Esri, Esri and Infogroup, U.S. Census





# Confidentiality Disclosure

Baum Realty Group, LLC ("Baum Realty") has been retained as the exclusive broker by the Owner of Record ("the Owner") of 1721 W. Cornelia 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 Baum Realty 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 Baum Realty and Owner, and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Baum Realty and therefore are subject to variation. Each of Baum Realty 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, Baum Realty 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 Baum Realty and Owner.



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