

AVISON  
YOUNG



OFFERING MEMORANDUM

# HOMWOOD RETAIL

MULTI-TENANT RETAIL STOREFRONT  
IN PRIME COMMERCIAL CORRIDOR

1725 S HALSTED STREET  
HOMWOOD, ILLINOIS





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E.&O.E.: The information contained herein was obtained from sources that we deem reliable and, while thought to be correct, is not guaranteed by Avison Young – Southern California, Ltd.; DBA, Avison Young.





## INVESTMENT SUMMARY

Avison Young is pleased to present the Homewood Retail located just south of Chicago at 17925 S Halsted Street in Homewood, Illinois. The tenants include T-Mobile, Red Wing Shoes, Gamestop, and Smallcakes Cupcakery. The subject has a total building area of 6,510 square feet, all of which sits on a 21,344 square foot lot. Constructed in 2005, this high image building features a concrete tilt-up frame, ample parking at 6.61 per 1000 SF, and signage. This asset is ideally located on the heavily trafficked commercial thoroughfare Halsted Street which sees ±34,332 vehicle trips per day.

- » Shadow Anchored by National tenants: The Home Depot, Walmart, Kohls, Menards, Jo-Ann Fabrics, Office Max, T.J. Maxx, Best Buy, Starbucks, Jewel Osco Supermarket, and Chili's
- » Convenient access to Interstate 294 (Tri-State Tollway) and runs perpendicular to Halsted Street, making it attractive to major retailers
- » Stabilized 100% Occupancy
- » One mile south of the full four way interchange for I-94, I-294, I-80 and I-57



# EXECUTIVE SUMMARY

## PROPERTY ADDRESS

17925 S HALSTED STREET  
HOMEWOOD, IL 60430

## OFFERING SUMMARY

Price	\$2,440,000
NOI / Cap Rate - Actual	\$177,175 / 7.26%
Rentable Building Area	6,510 SF
Lot Size	±0.49 AC / 21,344 SF
Parking	6.61 per 1000SF
APN	29-33-100-034-0000

## INVESTMENT HIGHLIGHTS

- » Shadow Anchored by Major National Retailer
- » Stabilized 100% Occupancy
- » Located in a major retail corridor, generating significant traffic flow.
- » Tenants within this retail corridor include The Home Depot, Jo-Ann Fabric and Craft Stores, Office Max, T.J. Maxx, Best Buy, Starbucks, and Chili's
- » Abundant Parking with 6.61 / 1,000

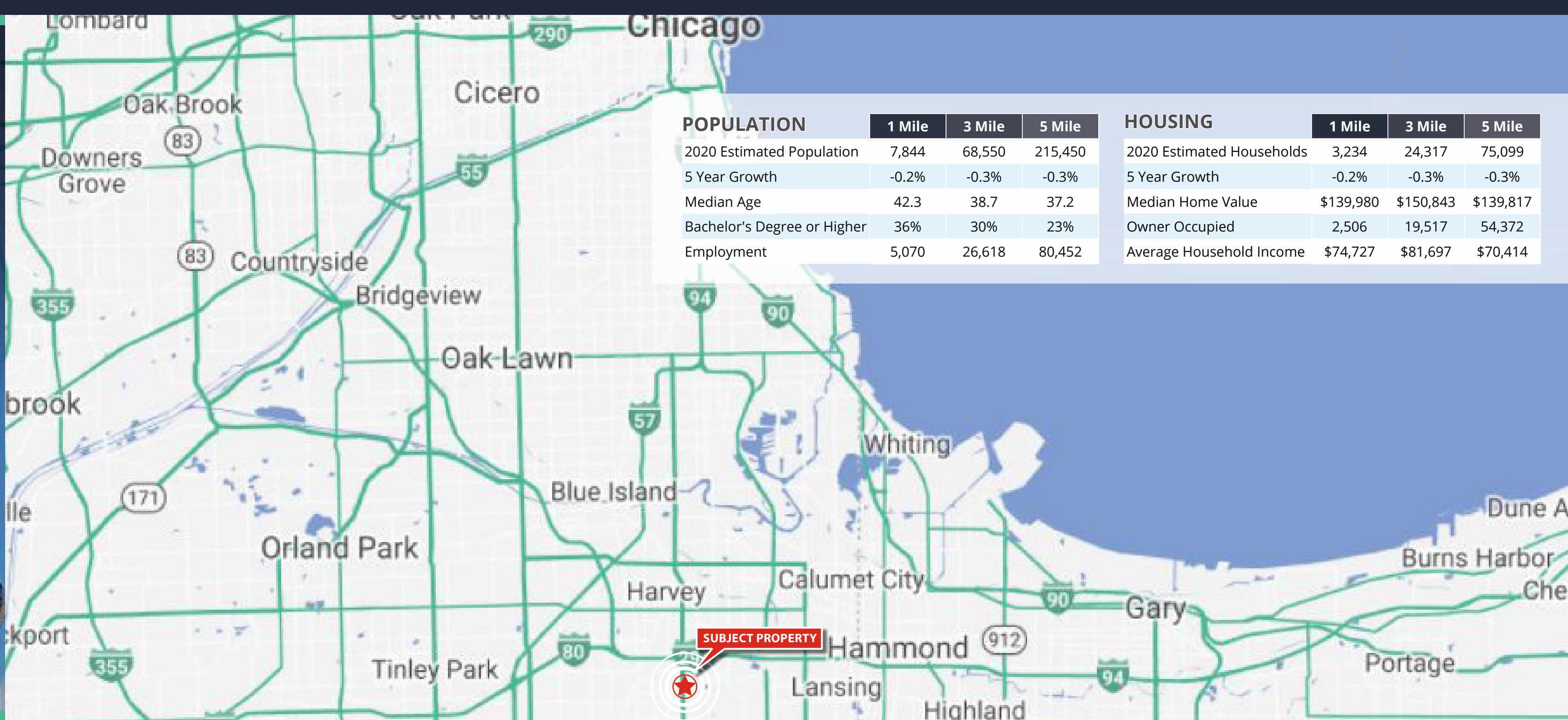




## AREA OVERVIEW

Homewood is located just 25 miles from Downtown Chicago and less than a mile from three major interstate highways (I-57, I-80 and I-294). Homewood is in the heart of the Midwest and Chicago region is beneficial for business. It allows for a unique time and distance advantage to connect with people, conduct business and transport goods all over the nation.

The population is large and well educated, which is an asset to any business' labor force or consumer base. Chicago is home to some of the top universities and medical centers in the world, fostering a positive business atmosphere throughout the region. Homewood has an award-winning education system, boasting one of the top high schools in the state. It is a few short miles from four major colleges and universities (Governors State University, Purdue-Calumet, Prairie State College, and South Suburban College). Homewood is about 30 minutes from the University of Chicago, one of the world's preeminent research universities.



### POPULATION

	1 Mile	3 Mile	5 Mile
2020 Estimated Population	7,844	68,550	215,450
5 Year Growth	-0.2%	-0.3%	-0.3%
Median Age	42.3	38.7	37.2
Bachelor's Degree or Higher	36%	30%	23%
Employment	5,070	26,618	80,452

### HOUSING

	1 Mile	3 Mile	5 Mile
2020 Estimated Households	3,234	24,317	75,099
5 Year Growth	-0.2%	-0.3%	-0.3%
Median Home Value	\$139,980	\$150,843	\$139,817
Owner Occupied	2,506	19,517	54,372
Average Household Income	\$74,727	\$81,697	\$70,414





**T-MOBILE** is America's Un-carrier, T-Mobile US, Inc. (NASDAQ: TMUS) that is redefining the way consumers and businesses buy wireless services through leading product and service innovation. Their advanced nationwide 4G LTE network delivers outstanding wireless experiences to 72.6 million customers reaching over 322 million people. Based in Bellevue, Washington, T-Mobile US provides services through its subsidiaries and operates its flagship brands, T-Mobile and MetroPCS. Deutsche Telekom (OTCQX:DTEGY) beneficially owns and possesses majority voting power of the fully diluted shares of T-Mobile US's common stock. In 2017, T-Mobile had approximately 51,000 employees and a total full-year revenue of \$40.6 billion.

(Source: <https://www.t-mobile.com>)

Address	17925 S Halsted St Homewood, IL 60430
Approximate GLA	2,502 SF (per lease agreement)
Lease Commencement	December 01, 2013
Lease Expiration	November 30, 2023
Current Annual Rent	\$75,060 / \$30.00 PSF
Term Remaining	Approx. 3 Years
Options	Two Five Year
Option Rent (2023-2028)	\$33.00
Option Rent (2028-2033)	\$36.30
Lease Type	Triple Net
Landlord Responsibilities	Roof, Wall, & Structure



POWER TO THE PLAYERS®

**GAMESTOP** is a family of specialty retail brands that makes the most popular technologies affordable and simple. They are a global retailer of multichannel video game, pop culture collectibles, consumer electronics and wireless services, operating more than 7,200 stores in 14 countries across Europe, Canada, Australia and the United States. The company's global family of video game related brands include GameStop; EB Games, an international electronics retailer; Micromania, France's leading video game retailer; and Game Informer® magazine, the world's leading print and digital video game publication. GameStop is committed to delivering innovation to consumers anywhere, anytime and any way they want it.

(Source: <http://news.gamestop.com>)

Address	17925 S Halsted St Homewood, IL 60430
Approximate GLA	1,350 SF (per lease agreement)
Lease Commencement	April 01, 2014
Lease Expiration	March 31, 2022
Current Annual Rent	\$35,100 / \$26 PSF
Term Remaining	Approx. 2 Years
Options	None
Lease Type	Triple Net
Landlord Responsibilities	Roof, Wall, & Structure



**SMALLCAKES CUPCAKERY** was founded by Jeff Martin baking and frosting 18 signature flavors every morning, fresh from scratch. Smallcakes features seasonal and special flavors created by Jeff. After appearances on the Food Network's "Cupcake Wars" seasons one, two, and seven as well as on the hit daytime talk show "The View," Smallcakes became well known and in hot demand in neighborhoods across the nation. Even celebrities have had Smallcakes at their events and weddings. USA TODAY listed Smallcakes as one of the Top Ten Cupcake Places to try in the country.

(Source: <https://www.smallcakescupcakery.com>)

Address	17925 S Halsted St Homewood, IL 60430
Approximate GLA	1,205 SF (per lease agreement)
Lease Commencement	June 08, 2020
Lease Expiration	February 02, 2027
Current Annual Rent	\$25,735/ \$21.36 PSF
Term Remaining	Approx. 7 Years
Options	None
Lease Type	Triple Net
Landlord Responsibilities	Roof, Wall & Structure



**RED WING SHOES** is an American footwear company based in Red Wing, Minnesota that was founded by Charles H. Beckman in 1905. For over a century Red Wing purpose-built footwear has been at the spearhead of innovation in the standard of excellence for work boots. Though Red Wing Shoes is known primarily for their leather boots intended for heavy work, in recent years the company has expanded its line-up to include athletic-styled work shoes and footwear designed for specific job applications. While the core of Red Wing's focus is on work boots, in 2008 Red Wing Shoes added a Heritage catalog and also has experimented with more fashion-oriented shoes.

(Source: <https://en.wikipedia.org>)

Address	17925 S Halsted St Homewood, IL 60430
Approximate GLA	1,453 SF (per lease agreement)
Lease Commencement	March 01, 2013
Lease Expiration	February 29, 2025*
Current Annual Rent	\$38,911.32/ \$26.78 PSF
Term Remaining	Approx. 5 Years
Options	None
Lease Type	Triple Net
Landlord Responsibilities	Roof, Wall & Structure

\*Tenant exercised option to renew for five (5) years



# FINANCIAL ANALYSIS



SUBJECT PROPERTY

S HALSTED STREET

RIDGE ROAD

## RENT ROLL

TENANT	SIZE	%GLA	LEASE START	LEASE END	MONTHLY RENT	MONTHLY RATE PSF	ANNUAL BASE RENT	ANNUAL RATE PSF
T-Mobile	2,502	38.4%	12/01/13	11/30/23	\$6,255.00	\$2.50	\$75,060.00	\$30.00
Gamestop	1,350	20.7%	04/01/14	03/31/22	\$2,925.00	\$2.17	\$35,100.00	\$26.00
Red Wings Shoes	1,453	22.3%	03/01/13	02/28/25	\$3,439.98	\$2.37	\$41,279.76	\$28.41
Smallcakes Cupcakery	1,205	18.5%	06/08/20	02/02/27	\$2,144.58	\$1.78	\$25,734.96	\$21.36
<b>Total</b>	<b>6,510</b>	<b>100.0%</b>			<b>\$14,765</b>		<b>\$177,175</b>	
<b>Vacant</b>	<b>0</b>	<b>0.0%</b>			<b>\$0</b>		<b>\$0</b>	
<b>Occupied</b>	<b>6,510</b>	<b>100.0%</b>			<b>\$14,765</b>		<b>\$177,175</b>	

## INCOME & EXPENSES

	CURRENT/ ACTUAL
Full Occupancy Rental Income	\$177,175
Less Vacancy	\$0
Effective Rental Income:	\$177,175
Property Tax Reimbursement	\$112,000
CAM Reimbursement	\$37,164
<b>Gross Operating Income</b>	<b>\$326,339</b>
Operating Expenses:	
Property Taxes	\$112,000
Insurance	\$5,886
Utilities - Electric / Water / Sewer	\$2,280
Total Grounds	\$9,968
Security & Safety	\$1,790
Repairs & Maintenance	\$7,040
Management Fee - Fixed Amount	\$10,200
<b>Total Operating Expenses</b>	<b>\$149,164</b>
<b>Net Operating Income</b>	<b>\$177,175</b>



## CONFIDENTIALITY AGREEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of 17925 S Halsted Street, Homewood, IL 60430. It has been prepared by Avison Young. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Avison Young. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Avison Young, you agree:

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 Avison Young 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 17925 S Halsted Street, Homewood, IL 60430 or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Avison Young or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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.

555 S. Flower St, Suite 3200 | Los Angeles, CA 90071







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