

OFFERING MEMORANDUM

NNN INVESTMENT PROPERTY



EXCLUSIVELY OFFERED BY:
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 **@properties**
COMMERCIAL

CONFIDENTIALITY AND DISCLAIMER

1821 BENSON AVE, EVANSTON, IL

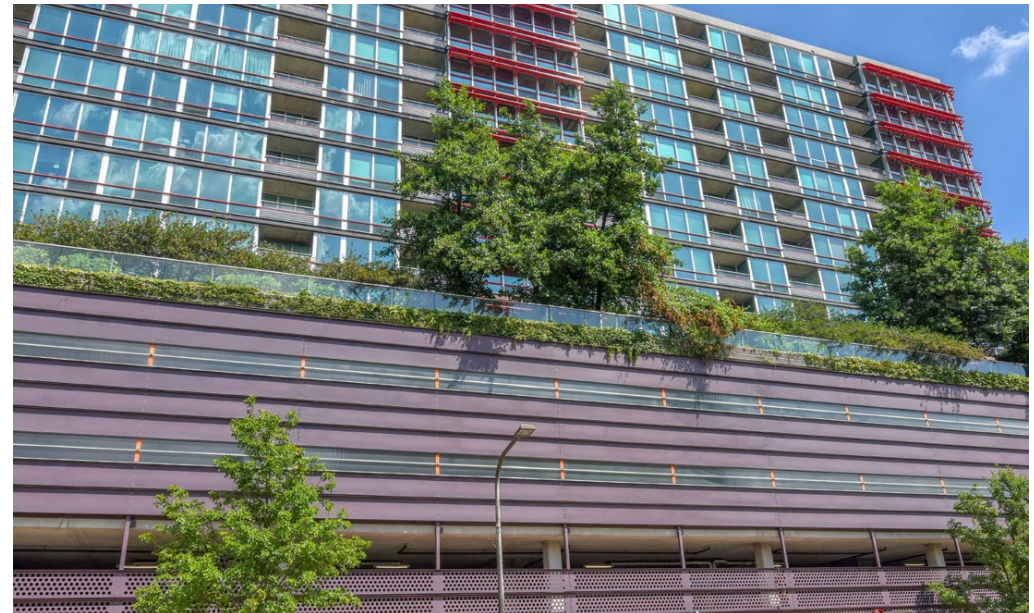
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This is a confidential Investment Offering Memorandum (“Memorandum”), which is intended solely for your limited use and benefit in determining whether you desire to express any further interest in participating in the acquisition of the commercial condos described in this Memorandum (the “Property”).

This Memorandum was prepared by @properties Commercial and has been reviewed by the Owner. It contains select information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information, which prospective investors may desire. It should be noted that all the market information and analysis are provided for general reference purposes and are based on assumptions relating to the general economy, competition and other factors beyond our control and, therefore, are subject to material variation. Additional information related to the Property will be made available to interested and qualified prospective investors.

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In this Memorandum, certain documents are described in summary form. The summaries do not purport to be complete descriptions of the full agreements involved, nor do they purport to constitute any legal analysis of the provisions of the documents. This Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by @properties Commercial. Photocopying or other duplication of the Investment Offering Memorandum in part or entirety is not authorized.



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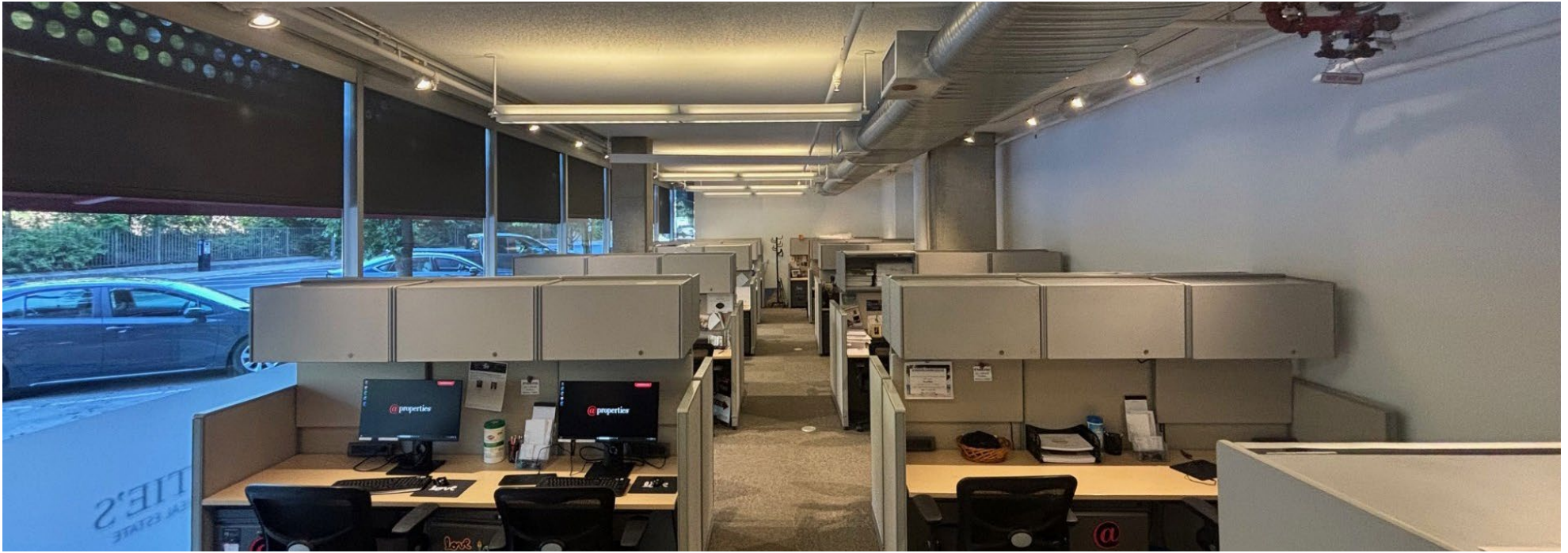
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OFFERING SUMMARY



@properties Commercial is pleased to present for sale a unique investment opportunity consisting of the sale of a commercial condo, leased to @properties Christie's International Real Estate which is the largest real estate brokerage in the Chicago area. The sales volume for the Evanston office exceeds over \$250 Million annually.

The offering located in downtown Evanston, IL provides lease terms that go into 2030 with rent increases 2.5% annually.



Established in 2000, **@properties Christie's International Real Estate** quickly became the go-to brokerage firm for buyers and sellers of real estate in the Chicago area. Within 10 years, it became the largest brokerage company in Chicago and began expanding into the suburban markets, becoming the largest independent brokerage in the state of Illinois and #8 nationally.

During the last couple years, while competitors were slashing costs, **@properties Christie's International Real Estate** increased their investments in technology and tools to better help its agents and, as a result, experienced growth during that time. Today **@properties Christie's International Real Estate** is the #1 brokerage firm in Chicago and the largest in the North Shore by sales volume. To date, it employs over 180 full time employees and 3,500 agents within 35 total offices.



FINANCIAL ANALYSIS



ADDRESS	SF	LEASE START	LEASE END	OPTIONS	ANNUAL RENT	PSF RENT	LEASE TYPE	CAM/TAX	NOTES
1821 Benson #C Evanston, IL	2,300 SF	April 1, 2018	March 31, 2030	None	\$104,014	\$45.22 PSF	Gross	N/A	• 2.5% annually increases commencing 4/1/27



INVESTMENT OVERVIEW

Price	\$885,000
Price per square foot	\$385
Cap Rate	8.0%

INCOME/EXPENSES

Gross Income (2026)	\$104,014
Real Estate Taxes (2024 tax year)	\$33,350
Net Income	\$70,664



PROPERTY INFORMATION

PROPERTY SUMMARY

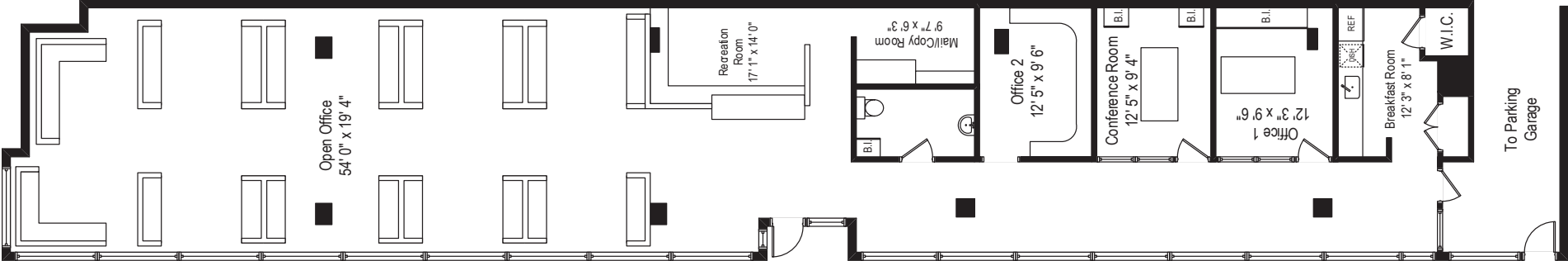
1821 BENSON AVE, EVANSTON, IL

- 2,300 SQ. FT.
- Annual sales volume in excess of \$250,000,000.
- Tenant is a wholly-owned subsidiary Compass, Inc. A publically traded \$6 billion market cap company and the largest residential brokerage company in the country.
- Located in vibrant downtown Evanston with an abundance of shops, offices and apartments within walking distance.
- Office originally opened in 2009.
- Is the #1 residential brokerage in Evanston.
- Lease through 3/31/30 with 1, 3 year option



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DEMOGRAPHICS

1821 Benson Ave		1 mi radius	3 mi radius	5 mi radius
Evanston, IL 60201				
POPULATION	2018 Estimated Population	30,762	159,657	396,973
	2023 Projected Population	30,121	154,809	383,560
	2010 Census Population	30,141	159,571	398,442
	2000 Census Population	29,320	163,538	412,445
	Projected Annual Growth 2018 to 2023	-0.4%	-0.6%	-0.7%
	Historical Annual Growth 2000 to 2018	0.3%	-0.1%	-0.2%
2018 Median Age	32.7	37.4	37.8	
HOUSEHOLDS	2018 Estimated Households	12,325	64,508	162,656
	2023 Projected Households	12,448	65,213	164,006
	2010 Census Households	11,518	62,103	157,504
	2000 Census Households	11,008	62,714	160,484
	Projected Annual Growth 2018 to 2023	0.2%	0.2%	0.2%
	Historical Annual Growth 2000 to 2018	0.7%	0.2%	0.1%
RACE AND ETHNICITY	2018 Estimated White	60.0%	60.2%	58.5%
	2018 Estimated Black or African American	18.6%	18.6%	13.6%
	2018 Estimated Asian or Pacific Islander	14.9%	11.6%	17.8%
	2018 Estimated American Indian or Native Alaskan	0.2%	0.3%	0.3%
	2018 Estimated Other Races	6.3%	9.3%	9.7%
	2018 Estimated Hispanic	9.8%	14.4%	15.4%
INCOME	2018 Estimated Average Household Income	\$103,435	\$122,201	\$106,182
	2018 Estimated Median Household Income	\$70,566	\$85,516	\$76,919
	2018 Estimated Per Capita Income	\$42,242	\$49,657	\$43,704
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	2.4%	4.3%	5.3%
	2018 Estimated Some High School (Grade Level 9 to 11)	2.6%	4.1%	4.4%
	2018 Estimated High School Graduate	11.1%	13.5%	16.2%
	2018 Estimated Some College	12.2%	15.1%	15.1%
	2018 Estimated Associates Degree Only	2.4%	4.0%	5.0%
	2018 Estimated Bachelors Degree Only	28.3%	28.7%	29.6%
2018 Estimated Graduate Degree	40.9%	30.3%	24.3%	
BUSINESS	2018 Estimated Total Businesses	2,164	7,037	16,298
	2018 Estimated Total Employees	28,350	81,537	175,098
	2018 Estimated Employee Population per Business	13.1	11.6	10.7
	2018 Estimated Residential Population per Business	14.2	22.7	24.4

