

OFFERING MEMORANDUM

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EQUITY INVESTMENT
DVISORS

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citibank

4010

4010 WEST 26TH STREET, CHICAGO, IL 60623

Disclaimer

The information contained herein does not purport to provide a complete or fully accurate summary 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 buyers may need or desire. We cannot assume responsibility for its accuracy. All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond control of the Owner and Broker and, therefore, are subject to material variation. This Offering Memorandum does not constitute an indication that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to qualified prospective buyers.

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This Offering Memorandum and its contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein called the "Contents"), are of a confidential nature. By accepting this Offering Memorandum, you unconditionally agree that you will hold and treat the Offering Memorandum and the Contents in the strictest confidence, that you will not photocopy or duplicate the Offering Memorandum or any part thereof, that you will not disclose the Offering Memorandum or any of the Contents to any other entity (except in the case of a principal, who shall be permitted to disclose to your employees, contractors, investors and outside advisors retained by you, or to third-party institutional lenders for financing sought by you, if necessary, in your opinion, to assist in your determination of whether or not to make a proposal) without the prior authorization of the Owner or Broker, and that you will not use the Offering Memorandum or any of the Contents in any fashion or manner detrimental to the interest of the Owner or Broker.

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Property & Location

The property is located in Chicago's Little Village neighborhood along the major east-west thoroughfare of 26th Avenue in a robust retail corridor. The branch is located near the bustling Pulaski Road intersection with a daily traffic count of 21,500 cars.

The property benefits from its location near several businesses and shopping centers, including national retailers CVS and Walgreens. The population and average household income within a 5-mile radius are more than 985,000 and \$55,000, respectively.

Property Summary

| | |
|---------------|--|
| Location | 4010 West 26 th Street, Chicago, IL |
| Building Size | 7,830 SF |
| Lot Size | 0.13 Acres 5,889 SF |
| Year Built | 1958 |
| Parcel Number | 16-27-236-020 16-27-236-019 |
| Market | Chicago |

Bank Performance

| | |
|------------------|-----------|
| Deposits (000's) | \$ 51,223 |
|------------------|-----------|



Financial & Lease Data

Financial Information

| | |
|-----------------------|-------------|
| Price | \$1,965,000 |
| Cap Rate | 7.05% |
| Price per Square Foot | \$251 |
| Net Operating Income | \$138,488 |

Lease Information

| | |
|--------------------|--|
| Term | 10 Years |
| Rental Increases | 2% Annually |
| Lease Commencement | March 24, 2015 |
| Lease Expiration | March 31, 2025 |
| Termination Right | One-Time Right to Terminate upon the First Day of 61 st Month of the Primary Lease Term |
| Options | Four, Five-Year Renewal Options |
| NNN | No Landlord Responsibilities |

Rent Schedule

| Term | Annual Rent | Monthly Rent | Annual Rent per SF |
|---------------|------------------|-----------------|--------------------|
| Year 1 | \$133,110 | \$11,093 | \$17.00 |
| Year 2 | \$135,772 | \$11,314 | \$17.34 |
| Year 3 | \$138,488 | \$11,541 | \$17.69 |
| Year 4 | \$141,257 | \$11,771 | \$18.04 |
| Year 5 | \$144,083 | \$12,007 | \$18.40 |
| Year 6 | \$146,964 | \$12,247 | \$18.77 |
| Year 7 | \$149,904 | \$12,492 | \$19.14 |
| Year 8 | \$152,902 | \$12,742 | \$19.53 |
| Year 9 | \$155,960 | \$12,997 | \$19.92 |
| Year 10 | \$159,079 | \$13,257 | \$20.32 |



Tenant Information



Citibank, N.A. ("Citibank"), the tenant, is a wholly owned subsidiary of Citigroup Inc., the fourth largest bank holding company in the United States with \$1.4 trillion in total assets. Operating as Citigroup's banking division, Citibank is a leading financial institution serving more than 100 million clients in 40 countries and boasts a credit rating of "A" (S&P) with a "stable"

outlook. Citibank has a strong presence in the state of Illinois, with a heavy concentration in the premier market of Chicago.

Corporate Overview

| | |
|---------------|----------------|
| Ticker Symbol | NYSE: C |
| Total Assets | \$1.4 trillion |
| Credit Rating | A (S&P) |

Chicago MSA



Chicago is the most populous city in the Midwestern United States and the third most populous city in the United States with 2,700,000 residents. Chicago is the county seat of Cook County, the second largest county in the United States. The Chicago MSA is the third most populated metropolitan area in the United States with 9,580,567 residents. The MSA covers over 1,300 square miles and six counties. The Chicago metropolitan area is home to the corporate headquarters of 57 Fortune 1000 companies including Boeing, McDonald's, Motorola, Discover Financial Services, and United Airlines. Chicago is a major hub for industry, telecommunications, and infrastructure. O'Hare International is the second busiest airport in the world in terms of traffic movement, with over 32 million passengers flying through O'Hare International per year.

The metro is also a major financial center in North America, and is home to the largest futures exchange in the United State, the CME Group. Chicago is third in the world on the Global Financial Centers Index which ranks the competitiveness of financial centers based on people, business environment, market access, infrastructure, and general competitiveness. Chicago's Gross Domestic Product was \$571 million generated by over 265,000 businesses.



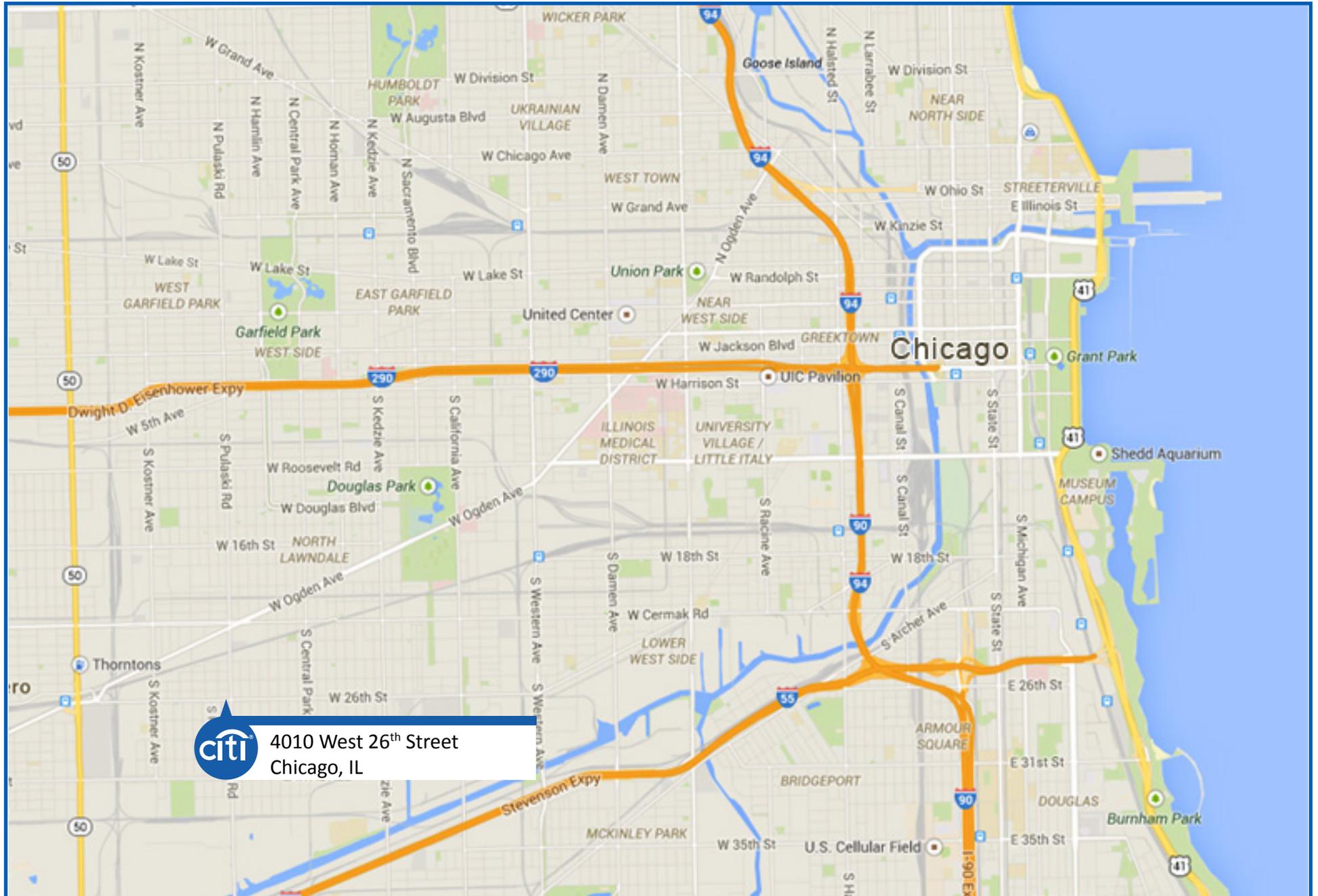
Parcel Map



Amenities

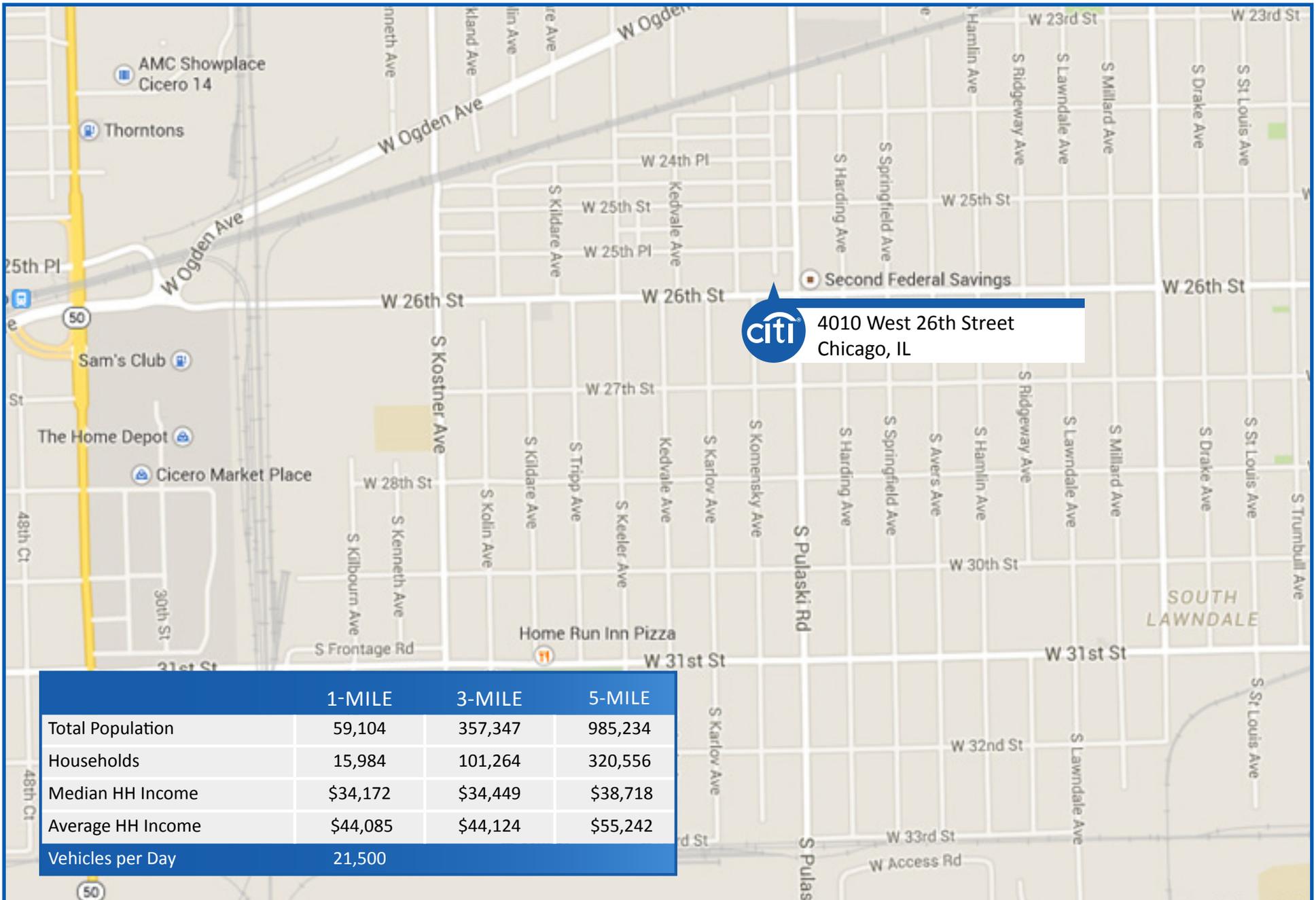


Area Map



 4010 West 26th Street
Chicago, IL

Demographics



Property Images



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