



939 W. Armitage

939 W. Armitage



Urban Mixed-Use

- Chicago, IL - Lincoln Park
- Ultra-Affluent Surrounding Population
- Renowned Armitage Retail Corridor

Clare V.

939 W. Armitage | Lincoln Park | Chicago, IL
Confidential Offering Memorandum

Contacts

INVESTMENT ADVISORY

Alex Sharrin
Managing Director
+1 312 228 3197
alex.sharrin@am.jll.com

Alex Geanakos
Director
+1 312 228 3866
alex.geanakos@am.jll.com



An aerial photograph of a city skyline, likely Chicago, featuring numerous skyscrapers and a large green park area in the foreground with a red barn and a lake. The image is split vertically, with the left half showing the city and park, and the right half showing a semi-transparent white overlay containing the table of contents.

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IRREPLACEABLE REAL
ESTATE IN THE HEART
OF LINCOLN PARK

IMMEDIATE PROXIMITY TO THE
ARMITAGE TRAIN STATION

HIGH FOOT-TRAFFIC LOCATION IN
THE PRESTIGIOUS ARMITAGE
RETAIL CORRIDOR

GROWING RETAIL CONCEPT WITH
BRICK & MORTAR + E-COMMERCE
COMBINED BUSINESS MODEL

IMPRESSIVE AFFLUENCE IN
SURROUNDING DEMOGRAPHICS

HIGHLY-CONCENTRATED MILLENIAL
POPULATION

RETAIL TENANCY FEATURES
IDEAL NET LEASE STRUCTURE

TWO RECENTLY RENOVATED
APARTMENT RENTAL UNITS

LOW-VACANCY RENTAL MARKET

Urban Mixed-Use Real Estate

Premier Armitage Corridor Location

Featuring Net Lease Retail Tenancy

The Offering

JLL is pleased to offer for sale the fee-simple interest in a mixed-use, retail and apartment rental occupied asset (the “Property”, or “Asset”) in Chicago’s affluent Lincoln Park neighborhood. The Property features retail tenancy from Clare V., an expanding boutique women’s accessories and apparel retailer with a strong e-commerce presence complemented by its brick-and-mortar locations. Clare V. accounts for roughly 68% of the NOI, features 2.5% annual rental escalations, and has six years remaining on an ownership-friendly net lease structure. In addition, the Property features a one-bedroom and three-bedroom apartment in a low-vacancy rental market that caters to a dense surrounding millennial population. The recently renovated Property sits within the dynamic Lincoln Park neighborhood, an affluent northside community centered around the renowned Armitage retail corridor. This offering presents the opportunity to acquire a mixed-use property in an urban Chicago location with outstanding real estate fundamentals and attractive retail tenancy.

INVESTMENT HIGHLIGHTS

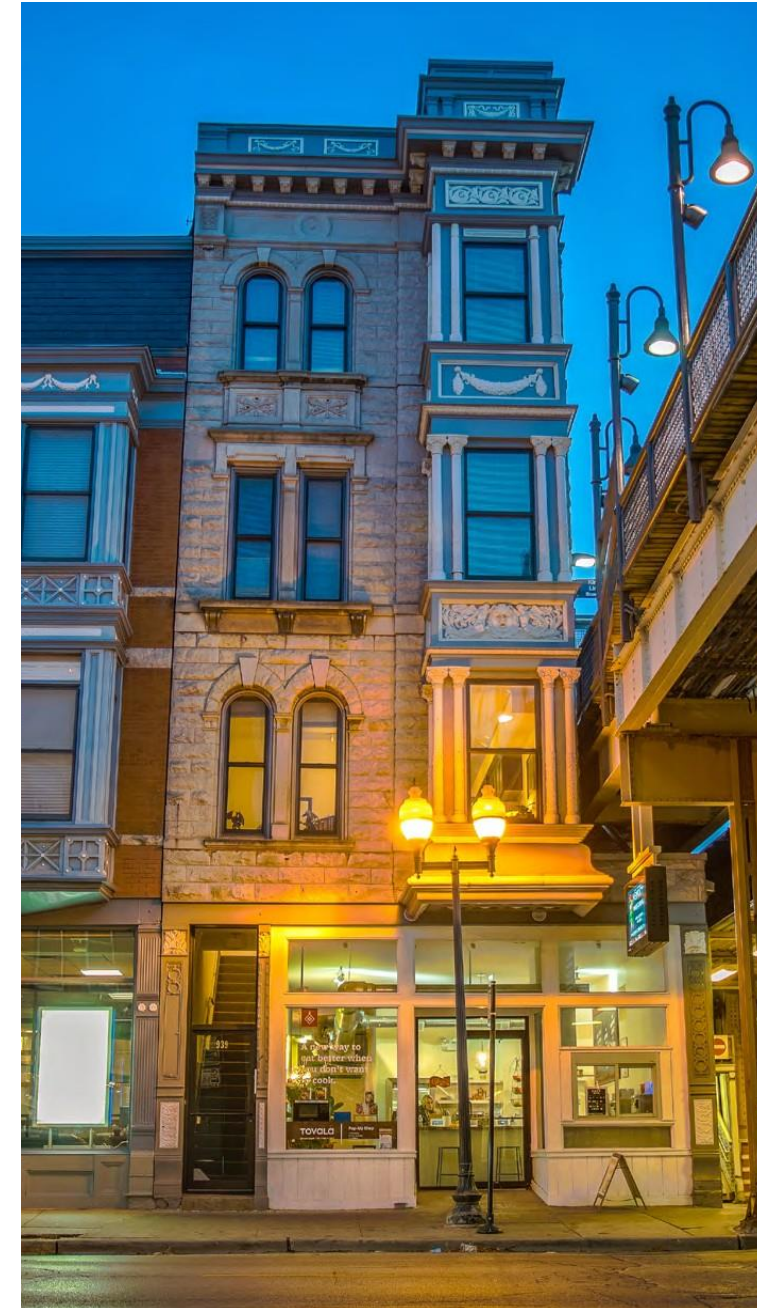
- Highly coveted location in the heart of Lincoln Park, one of Chicago’s most prestigious neighborhoods.
- Transit-oriented location adjacent to the high-volume Armitage train station, seeing over 1.2 million riders annually and provides ample foot-traffic outside of the ground floor retail unit.
- The Armitage retail corridor is one of the most renowned in Chicago, with trendy brands like Clare V., Allbirds, Bonobos, and more that mesh their e-commerce presence with highly visible brick & mortar locations.
- Clare V., the ground floor retail tenant, features six years of remaining term on a landlord-friendly net lease structure with high-yield 2.5% annual escalations.
- Two recently renovated apartment units comprising of a 1-Bed/1Bath and a 3-Bed/2-Bath in a low-vacancy, millennial-oriented rental market.
- High-water mark demographics in the densely filled surrounding neighborhood, where the Average Household Income tops \$200,000.
- Nearby DePaul University creates demand-drivers for both the millennial-oriented retail tenant and the two apartment units.
- Immediate proximity to the Armitage train station make the Property an ideal location within an apartment rental market filled with millennial employees commuting to the Chicago CBD.

PROPERTY SUMMARY

Address	939 W. Armitage, Chicago IL, 60614
Price	\$1,810,998
Cap Rate	6.50%
NOI	\$117,715
Retail Lease Type	NNN
Apartment Rental Lease Type	Gross
Building SF	5,491SF
Leasable SF	3,520 SF
Year Built / Renovated	1889 / 2017
Owner Interest	Fee-simple

PROPERTY OVERVIEW

Property Description		
Address	939 W. Armitage	
Year Built / Renovated	1889 / 2017 (residential) / 2019 (retail)	
Total Building SF	5,491	
Leasable Area SF	3,520	
Land SF	1,588	
Description	4 Story Stone Construction	
Zoning	B3-5	
Frontage	25'	
Parking	NA	
Tenancy		
Ground Floor Retail		
Tenant	Clare V.	
Leasable SF	1,429	
Current Annual Rent	\$80,560	
NNN Rent PSF	\$56.37	
Lease Type	Net - Pro Rata (41%) of Taxes, CAM, Insurance, and Mgmt	
Rent Commencement	7/24/2019	
Lease Expiration	7/31/2026	
Remaining Term (Years)	6.00	
Escalations / Options	2.5 % Annually	
Options	2 x 5 Years (w/2.5% escalations)	
Residential		
Units	2; (One 3-Bed, One 1-Bed)	
Total SF	2,091	
Total Beds	4	
Total Gross Rent	\$70,500	
Blended Rent/Bed (monthly)	\$1,469	
Residential Units Breakdown		
	Unit A	Unit B
SF	593	1,498
Beds	1	3
Gross Rent	22,500	48,000
Rent/Bed (monthly)	\$1,875	\$1,333
Lease Expiry	8/31/2021	5/31/2021



PROPERTY OVERVIEW



RENT ROLL

Suite	Tenant	Start	Expiration	SF	% of SF	Period	Start Date	End Date	Rent PSF	Annual	% Increase	Lease Type
Retail / 1st Floor	Clare V.	7/24/2019	7/31/2026	1,429	41%	Current Term	8/1/2020	7/31/2021	\$56.38	\$80,560	-	Net
							8/1/2021	7/31/2022	\$57.78	\$82,574	2.5%	
							8/1/2022	7/31/2023	\$59.23	\$84,638	2.5%	
							8/1/2023	7/31/2024	\$60.71	\$86,754	2.5%	
							8/1/2024	7/31/2025	\$62.23	\$88,923	2.5%	
							8/1/2025	7/31/2026	\$63.78	\$91,146	2.5%	
						Option 1	8/1/2026	7/31/2027	\$65.38	\$93,425	2.5%	
							8/1/2027	7/31/2028	\$67.01	\$95,761	2.5%	
							8/1/2028	7/31/2029	\$68.69	\$98,155	2.5%	
							8/1/2029	7/31/2030	\$70.40	\$100,608	2.5%	
							8/1/2030	7/31/2031	\$72.16	\$103,124	2.5%	
						Option 2	8/1/2031	7/31/2032	\$73.97	\$105,702	2.5%	
							8/1/2032	7/31/2033	\$75.82	\$108,344	2.5%	
							8/1/2033	7/31/2034	\$77.71	\$111,053	2.5%	
							8/1/2034	7/31/2035	\$79.66	\$113,829	2.5%	
							8/1/2035	7/31/2036	\$81.65	\$116,675	2.5%	

*Lower level of 1,588 SF not included in the leasable SF

*Net Lease - Pro Rata (41%) of Taxes, CAM, Insurance, and Mgmt

*If Tenant's gross sales for preceding 12-months period do not meet or exceed \$400K, Tenant will have a one-time right to terminate lease with 180 days notice prior to expiration of the third lease year.

*Clare V. had entered into an agreement to defer 50% of rent for the months of April-June 2020. Deferred Rent shall be paid by Tenant to Landlord in three (3) equal installments of \$3,863.45 due, respectively, on June 1, 2021, July 1, 2021 and August 1, 2021, without interest or penalty.

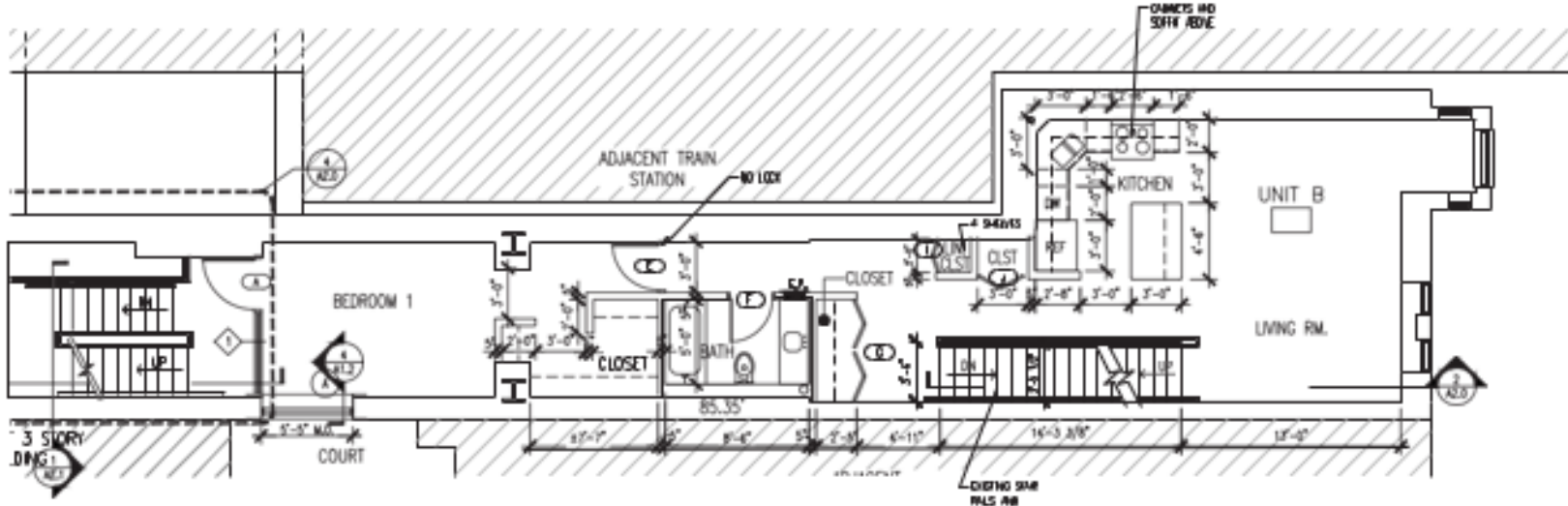
							Start Date	End Date	Rent PSF	Annual	Monthly Rent	
Aptm. / 2nd Floor	1 Bed / 1 Bath	8/22/2020	8/31/2021	593	20%	Current Term	8/22/2020	8/31/2021	\$37.94	\$22,500	\$1,875	Gross
Aptm. / 3rd & 4th Floor	3 Bed / 2 Bath	6/1/2020	5/31/2021	1,498	43%	Current Term	6/1/2020	5/31/2021	\$32.04	\$48,000	\$4,000	Gross
Vacant				0	0%							
Occupied				3,520	100%							
Total				3,520	100%				\$43	\$151,060		

INCOME & EXPENSES

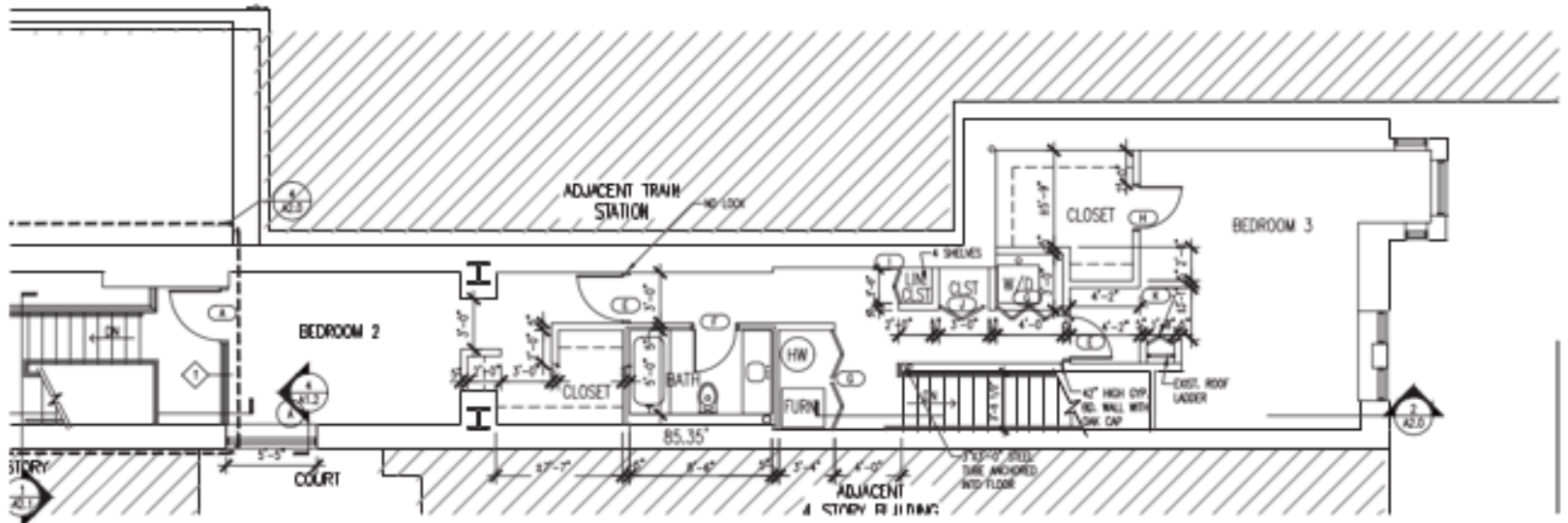
Property Description	
Address	939 W. Armitage
Total Building SF	5,491
Leasable Area SF	3,520
Tenancy	
Ground Floor Retail	
Tenant	Clare V.
Leaseable SF	1,429
Total Net Rent	\$80,560
Residential	
Total SF	2,091
Total Gross Rent	\$70,800
Expenses (2019)	
Mgmt Fee	\$6,453
RET (2019)	\$26,967
CAM	\$3,456
Insurance	\$3,762
Utilities	\$3,773
Admin	\$1,883
Reserves	\$1,500
Total	\$47,794
Reimbursement (41% off from Clare V.)	
Mgmt Fee	\$2,646
RET (2018)	\$11,056
CAM	\$1,417
Insurance	\$1,542
Utilities	\$1,547
Admin	\$772
Total	\$18,980
Vacancy & Collection Loss (Residential)	
Vacancy & Collection Loss (Residential)	3.0%
Total	\$4,541
NOI After Expenses, Reimbursement, and Vacancy	
NOI	\$117,715

FLOOR PLANS

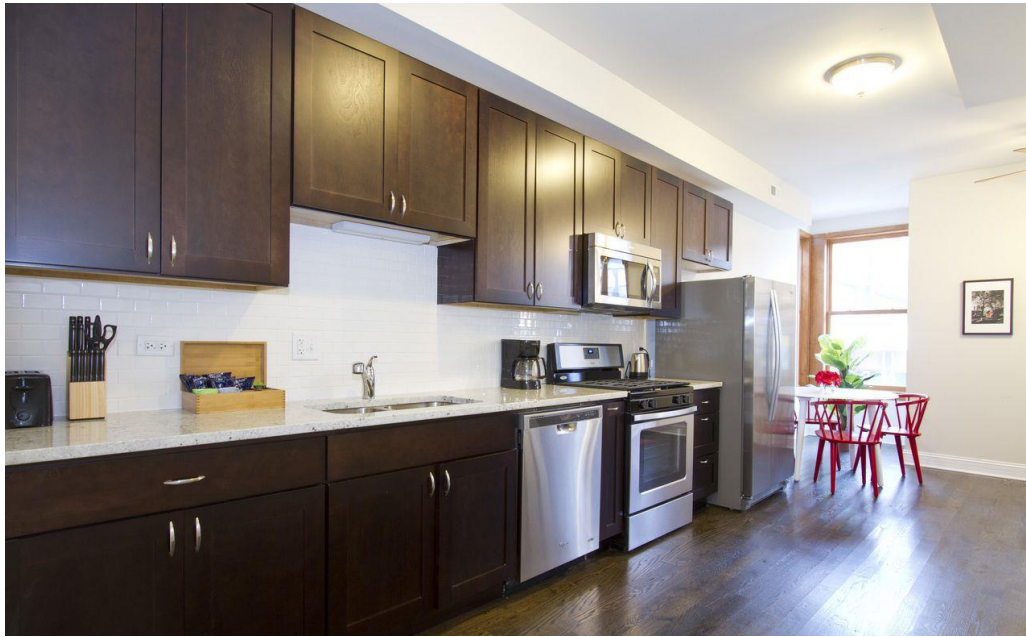
3RD FLOOR - UNIT B - 3 BED 2 BATH



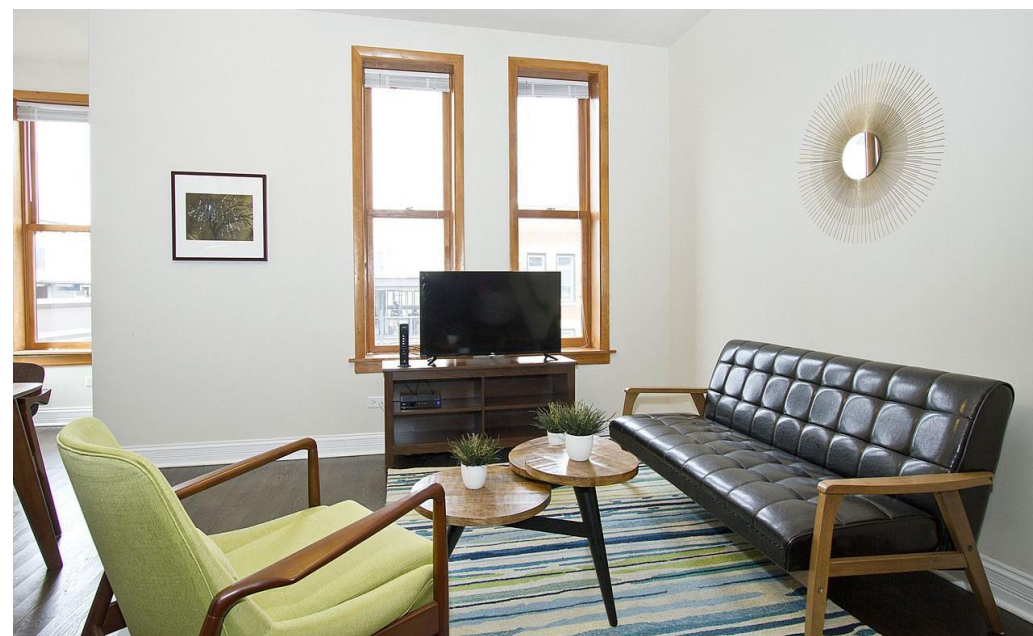
4TH FLOOR - UNIT B - 3 BED 2 BATH



INTERIOR PHOTOGRAPHY – UNIT A



INTERIOR PHOTOGRAPHY – UNIT B

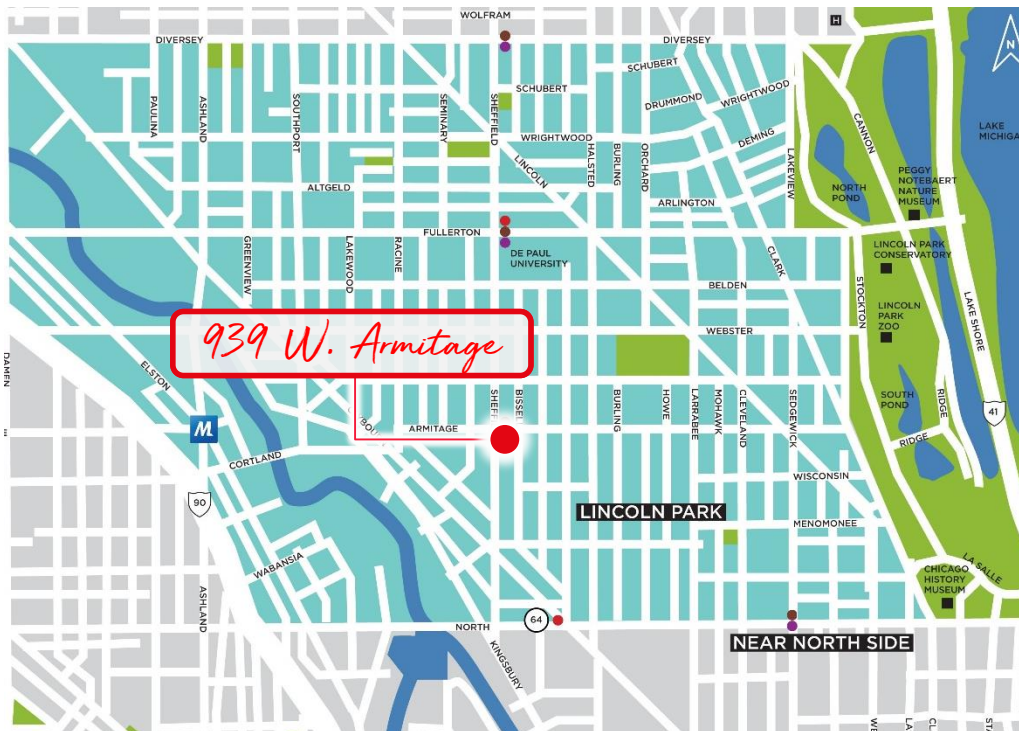


Lincoln Park

THE PREMIER CHICAGO NEIGHBORHOOD

Lincoln Park is a highly-coveted Chicago neighborhood on the city's near north side. Lincoln Park includes high-end shopping and housing stock, fine dining, a vibrant nightlife, and ample green space. The historic neighborhood is well-established with a diverse blend of urban professionals, students, and families. The neighborhood is bound by Lakeview to the north, Lake Michigan to the east, Gold Coast/Old Town/Goose Island to the south, and Bucktown/Wicker Park/939 W. Armitage - Lincoln Park to the west. The community benefits largely from its proximity to the downtown business district ("The Loop"), Chicago's stunning lake-front and Chicago Park District's Lincoln Park, for which the neighborhood is named.

2.5 miles to Chicago Loop	10,000+ Families	\$200K+ Average Household Income <small>within a half mile from the Property</small>	Home to DePaul University <small>enrollment of 24,000</small>
84% of Residents have bachelor's degree or higher	6th largest cluster of millennials in the country	46% Millennial Population	Median Age of 30 years old



Armitage

ARMITAGE RETAIL CORRIDOR

Located in the heart of Lincoln Park, the Armitage Avenue retail corridor is widely known as a premier shopping destination on Chicago's north side. The corridor attracts cutting edge retailers attracted to the wealthy families and young professionals who have settled into the area in addition to the heavily-trafficked Armitage train station, which sees nearly 1.3 million riders per year and serves as the heartbeat of the street.

Armitage Avenue's appeal is the mix of local, regional and national retail destinations, and increasingly is known as the #1 destination for e-commerce-oriented retailers like Warby Parker, Allbirds, Indochino, and many more. In addition, visitors are drawn to Armitage Avenue for its broad range of dining options and surrounding residents are attracted to the central location and proximity to the train station to downtown.

NOTABLE BRANDS

WARBY PARKER



Marine Layer



jenie's

BONOBOS

INDOCHINO

Aēsop. Clare V.

allbirds



La COLOMBE COFFEE ROASTERS



Chicago Overview

A WORLD RENOWNED CITY

A bold metropolis, Chicago is the eminent cultural compass of the Midwest. Situated along beautiful Lake Michigan, it is the nation's third-largest metropolitan area, home to an estimated 9.5 million people. Its central location, diverse economy and superior schools and attractions position Chicago as one of the most influential cities in the world. As one of the world's top job centers, its extensive urban infrastructure has made Chicago's CBD a growth engine, attracting companies from around the globe and the CBD continues to gain momentum, as major corporations have decided to relocate or maintain their headquarters in Chicago. Strategically positioned as a major technology/creative hub, Chicago will continue to attract innovative firms and top talent from universities across the country, while the city's economic diversity insulates the local leasing market from downturns in any sector.

Chicago is centrally located globally between European and Asian markets, and the North American Free Trade zone. Chicago's O'Hare and Midway Airports provide easy access to the world with a combined 1,400+ daily departures to more than 230 cities worldwide. O'Hare Airport serves as a vital conduit for the region's corporate base, also slated for a \$8.5 billion expansion plan to further improve connectivity. Additionally, Chicago serves as a hub for six of the nation's seven Class 1 North American railroads, as well as six major U.S. Interstates, and virtually every major data network in the world intersects in Chicago. Each of the above factors make Chicago an attractive destination for corporations, helping Chicago earn Site Selection magazine's #1 ranking as a top metro area in the nation for corporate relocation and investment for the seventh year in a row.

400+

Corporate HQs

4,000+

Foreign-owned companies

38

Fortune 500 HQs

100+

Incubators, co-working spaces, and
innovation hubs





RECENT CHICAGO ACCOLADES

#1 Most Diversified Economy in the U.S.

#1 Metro for corporate investment in the U.S.
– Site Selection Magazine (2013-2018)

Top 10 U.S. cities for start-ups
–*National Venture Capital Association*

#2 “Most Economically Competitive Cities of 2025,” only New York ranks higher nationally
–*The Economist Magazine, special report*

#1 U.S. city for Foreign Direct Investment Projects, for three consecutive years
–*IBM’s Global Location Trends Report*

#7 in “Most Economically Powerful City in the World”
–*Richard Florida/Martin Prosperity Institute Global Economic Power Index*

#2 in “Global Cities Index” in 2017, trailing only New York and Los Angeles in the U.S.
–*A.T. Kearney*

Tenant Overview

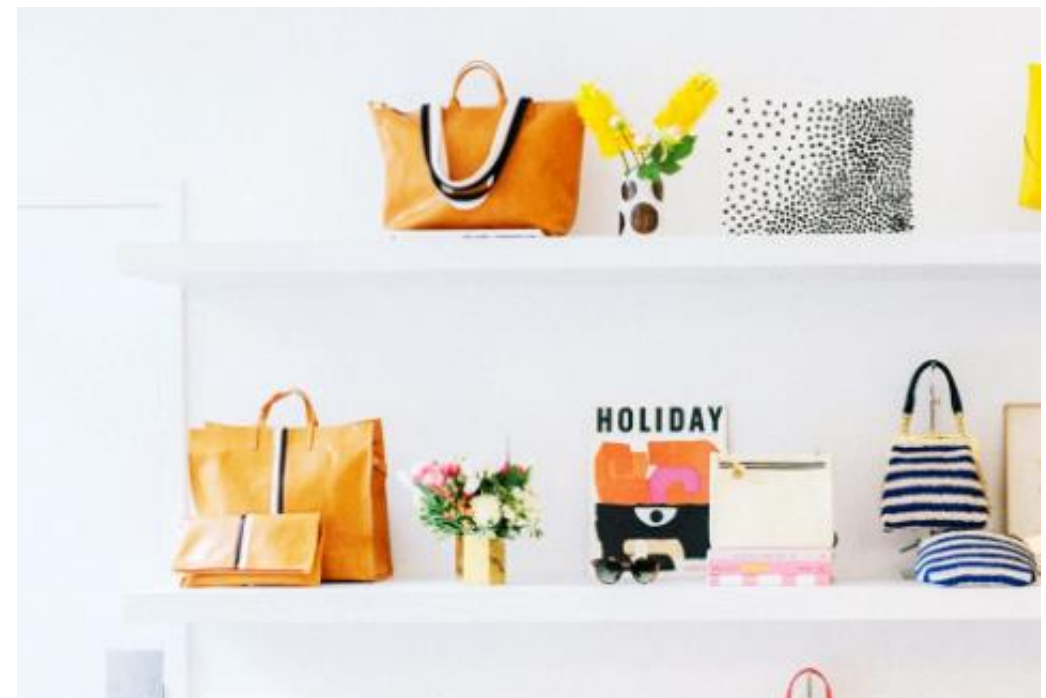
CLARE V.

After noticing a lack of functional yet stylish laptop cases while working as a journalist for French TV, Clare Vivier decided to create her own line of handbags and accessories. Over time, Clare has cultivated an identifiable aesthetic that's all her own and has been endorsed worldwide by influencers, tastemakers, celebrities, and bloggers alike. Clare's strong connection to France, where she spends a significant amount of time each year with her French husband and son, remains at the core of the brand, with signature elements visible within every collection.

A beautiful play on classic shapes, modern detail and Parisian charm, the Clare V. line continues to grow and evolve with each new collection. Though she started with laptop cases, Clare now produces a full range of bags and accessories, including tech, travel, small leather accessories, men's, t-shirts and shoes. While the brand continues its meteoric growth, all Clare V. manufacturing has remained exclusively in Los Angeles since 2008. In addition to the core collection, Clare has collaborated with exciting brands and artists including Steven Alan, & Other Stories, artist Donald Robertson, Mike D., Sephora, Garrett Leight and Equipment, and supports an ongoing partnership with Every Mother Counts. Since opening the very first Clare V. in Silverlake in 2012, additional Clare V. locations have opened in Nolita, Santa Monica, West Hollywood, Brooklyn, Newport Beach, Denver, Chicago, and most recently, San Francisco.

Clare V. has a core mission to find opportunities to give back to their surrounding communities, on a local and global scale. They have been a proud partner with Every Mother Counts since 2015. Founded by Christy Turlington Burns, EMC works to make pregnancy and childbirth safe for every mother

Tenant Overview	
Ownership	Private
Industry	Retail
Lease Expiration	7/31/2026
Leasable Area SF	1,429
No. of Locations	8
Description	Omnichannel Sales Outlets - Online, Clare V. Retail Locations, Traditional Retail Stores
Revenue	±\$6.5M
Website	www.clarev.com





Contacts

Alex Sharrin

+1 312.228.3197

alex.sharrin@am.jll.com

Alex Geanakos

+1 312.228.3866

alex.geanakos@am.jll.com

Support

Truman Tiernan

+1 312.228.2019

truman.tiernan@am.jll.com



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