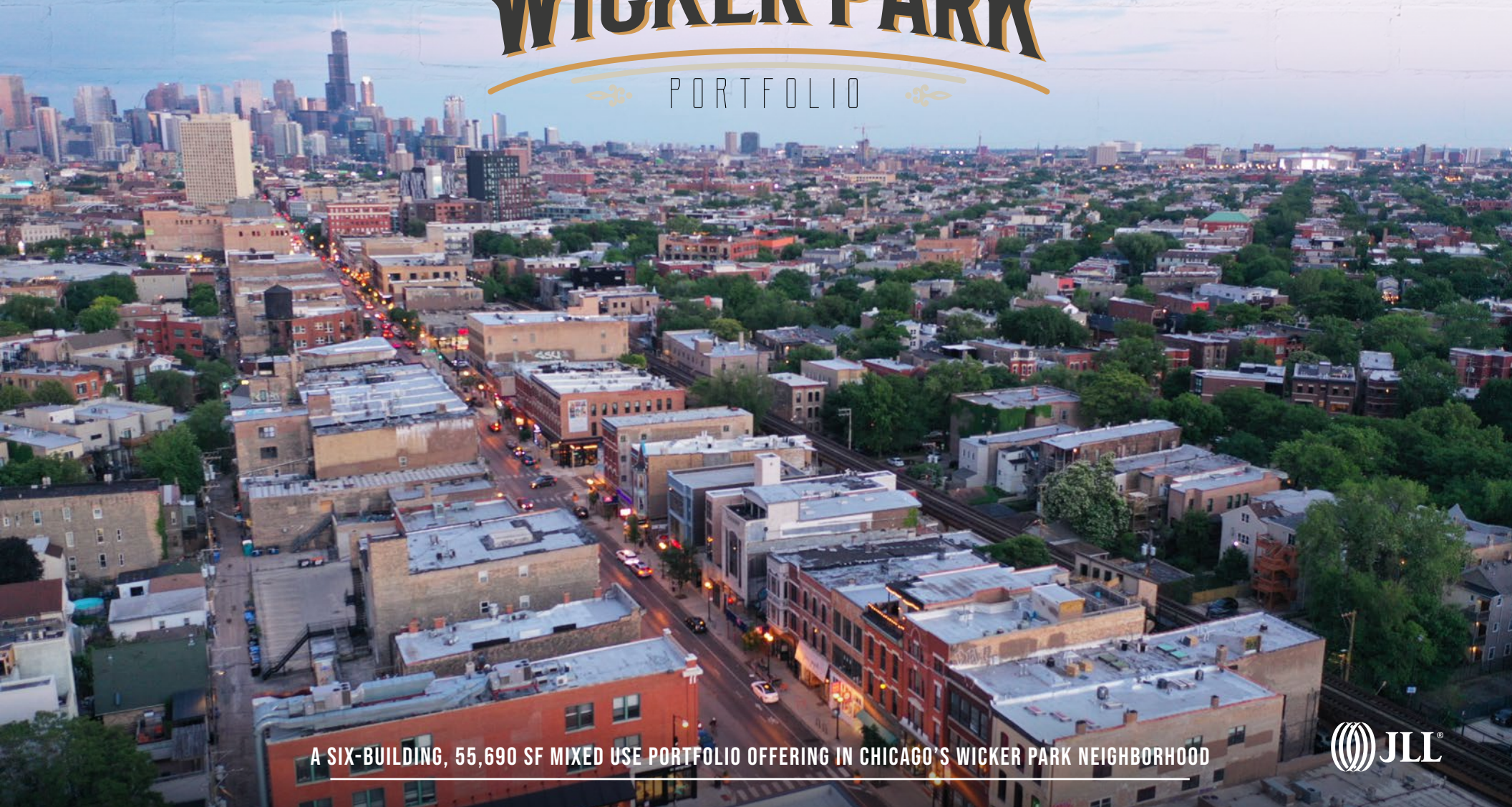




CHICAGO · IL

WICKER PARK

PORTFOLIO



A SIX-BUILDING, 55,690 SF MIXED USE PORTFOLIO OFFERING IN CHICAGO'S WICKER PARK NEIGHBORHOOD



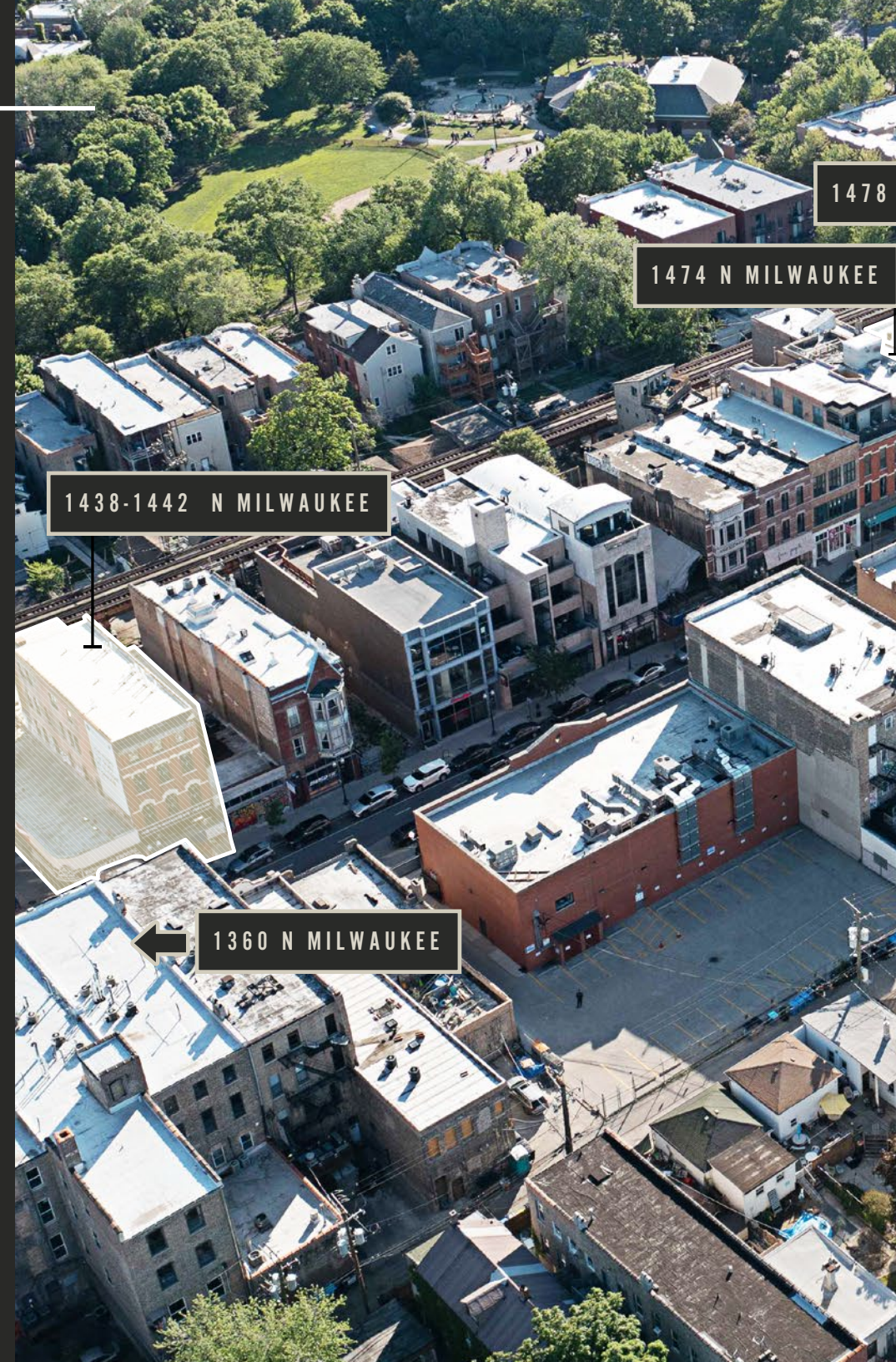
THE OFFERING

Jones Lang Lasalle (“JLL”) has been exclusively retained to offer the opportunity to acquire The Wicker Park Portfolio (the “Offering”), a six-building, 55,690 square foot mixed use portfolio located on Milwaukee Avenue in the heart of Chicago’s dynamic Wicker Park neighborhood.

The Portfolio provides an extremely rare ability to acquire a scalable portfolio in a high barrier to entry submarket that would take years to replicate acquiring buildings on an individual basis. The portfolio provides tremendous diversification including 12 recently constructed apartment units, 12 commercial spaces, and 29 dedicated parking spaces. The Portfolio includes four (4) hard-corner buildings and features several of Wicker Park’s most well-known retailers including Jeni’s Ice Cream, Round Two, Umami Burger, Buffalo Exchange, Native Foods, and Kizuki Ramen.







The Offering benefits from the dense and affluent residential population, with nearly 30,000 households with an average income of over \$145,000 in a 1-mile radius. Additionally, proximity to Damen & Division CTA Blue Line Stops (the “L”) create additional day and nighttime demand in the immediate submarket. The Wicker Park Portfolio offers investors immediate scale and unmatched income diversification in the heart of one Chicago’s most authentic and trendy neighborhoods, Wicker Park.

**OWNERSHIP WILL ACCEPT OFFERS FOR INDIVIDUAL
PROPERTIES AND BOTH SUB-PORTFOLIO
AND PORTFOLIO OFFERINGS.**





PORTFOLIO SUMMARY

PROPERTY ADDRESS	GLA (SF)	OCC.	IN-PLACE NOI	TYPE	TENANTS
1360 N MILWAUKEE	7,000	100%	\$173,783	-1 RETAIL SUITE -1 OFFICE SUITE	ANTIQUE TACO
1438-1442 N MILWAUKEE	12,800	35%	\$122,192	-3 RETAIL SUITES -4 RESIDENTIAL UNITS -16 PARKING SPACES	-
1474 N MILWAUKEE	9,100	66%	\$82,638	-1 RETAIL SUITES -3 RESIDENTIAL UNITS	-
1478 N MILWAUKEE	6,000	100%	\$168,316	-1 RETAIL SUITES -2 RESIDENTIAL UNITS	
1480-1484 N MILWAUKEE	9,339	100%	\$606,234	3 RETAIL SUITES -11 PARKING SPACES	  
1501 - 1505 N MILWAUKEE	11,451	100%	\$445,592	-2 RETAIL SUITES -3 RESIDENTIAL UNITS -2 PARKING SPACES	 
PORTFOLIO TOTALS/ WEIGHTED AVG.:	55,690	84%	\$1,598,754		

PREMIER REAL ESTATE IN

CHICAGO'S MOST COVETED NEIGHBORHOOD

INVESTMENT HIGHLIGHTS

IMMEDIATE SCALE
IN HIGH BARRIER TO ENTRY
SUBMARKET



4

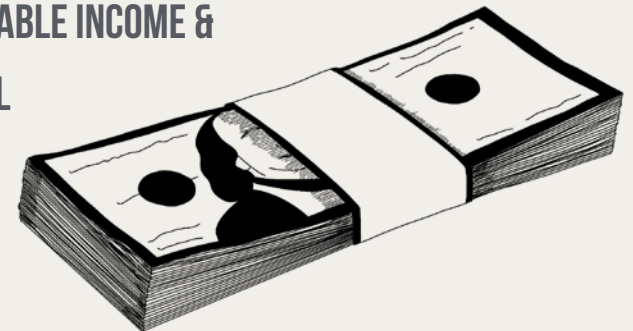
OF THE SIX BUILDINGS
ARE LOCATED ON
HARD CORNERS



INCOME DIVERSIFICATION
BY ASSET & USE



COMPLIMENTARY
OFFERING OF STABLE INCOME &
VALUE ADD POTENTIAL



MILWAUKEE AVENUE
IS HOME TO CHICAGO'S TRENDIEST
RESTAURANT,
APPAREL, AND RETAIL
CONCEPTS



VALUE ADD POTENTIAL
THROUGH LEASING OF
11,400 SQUARE FEET OF
PRIME MILWAUKEE AVE
RETAIL SPACE

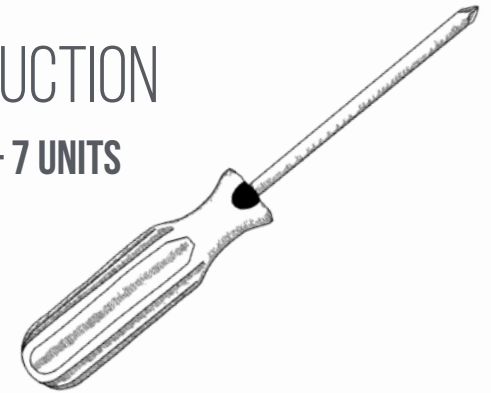
AVERAGE HOUSEHOLD INCOMES
EXCEEDING \$140,000



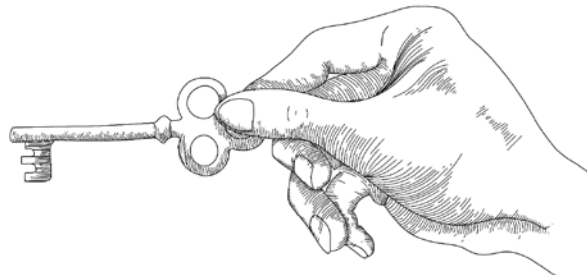
MILLENNIAL
PROFESSIONAL
DEMOGRAPHIC
WITH TASTE FOR FASHION AND NEW TRENDS



NEWER CONSTRUCTION
RESIDENTIAL PRODUCT – 7 UNITS
COMPLETED IN 2021



UNIQUE AGGREGATION
PROVIDES OPERATIONAL &
LEASING ADVANTAGES



NEARLY 1.2 MILLION
RESIDENTS WITHIN A
FIVE-MILE RADIUS

DYNAMIC

LIVE. WORK, PLAY

SUBMARKET

WITHIN 3-MILES OF THE PORTFOLIO



50,000 Total Population



270,000 Total Households



33 Median Age



\$132,000 Average Household Income



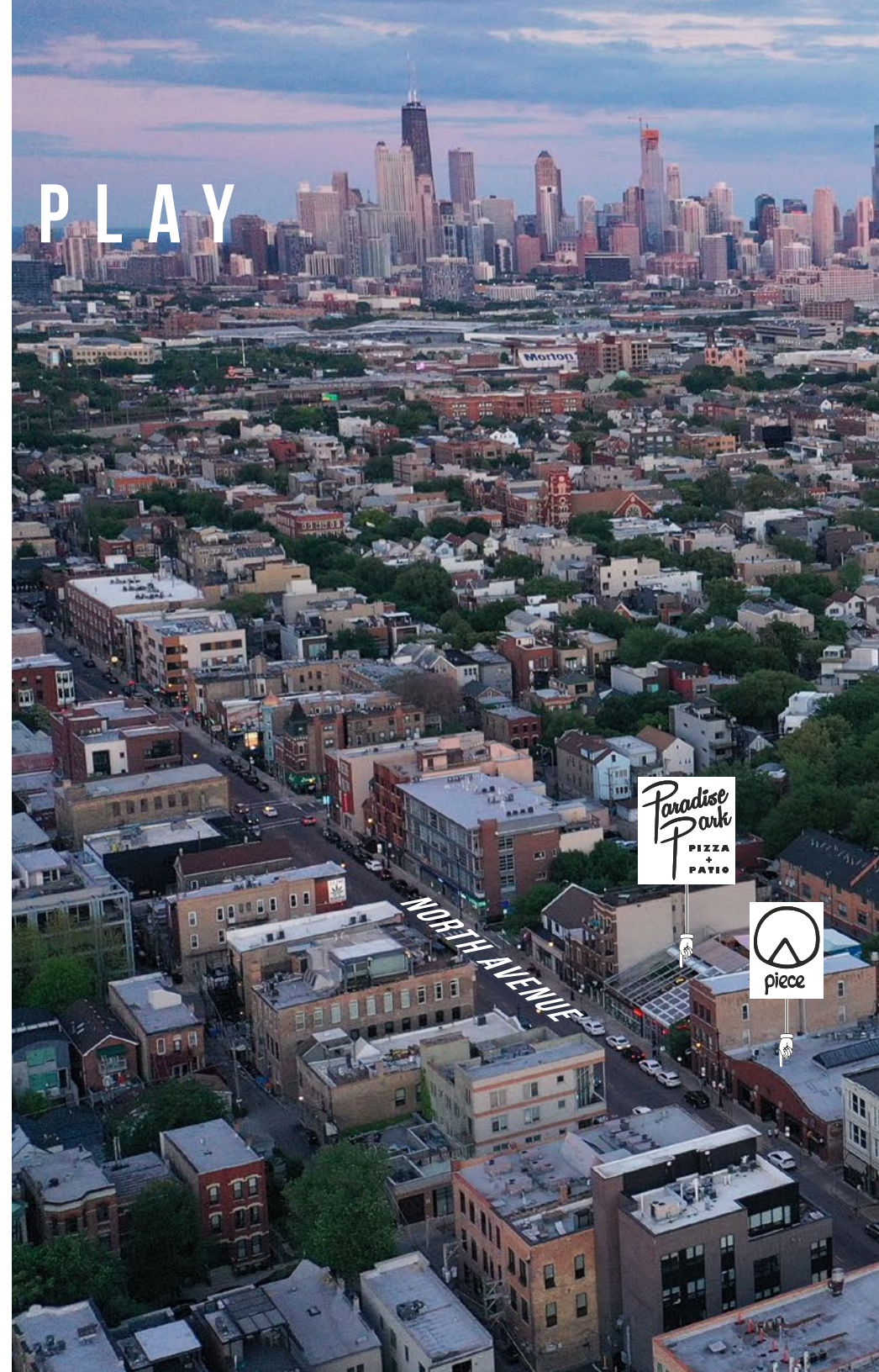
70% Residents with bachelor's degree or Higher



Daytime Population of 809,611



\$600,000 Average Home Value



DOWNTOWN CHICAGO

1360 N MILWAUKEE
ANTIQUE TACO HARD CORNER SPACE

HI-STYLE FURNITURE

1438-1442 N MILWAUKEE
HARD CORNER SPACE

RECKLESS RECORDS

1474 N MILWAUKEE

BARRY'S
sweetgreen

TACO BELL

1478 N MILWAUKEE
Buffalo EXCHANGE
New & Recycled Fashion

1501-1505 N MILWAUKEE
HARD CORNER

jenis ROUND TWO

1480-1484 N MILWAUKEE
NATIVE FOODS UMAMI BURGER KIZUKI Ramen & Izakaya HARD CORNER SPACE

Saint Alfred

INSPIRE COOKIES

URBAN OUTFITTERS

Dr. AirWair
Martens

BR

Champion

Levi's

adidas

carhartt

brü

WICKER PARK

Bank of America

YETI

BIGSTAR

SIX CORNERS - NORTH/DAMEN/MILWAUKEE

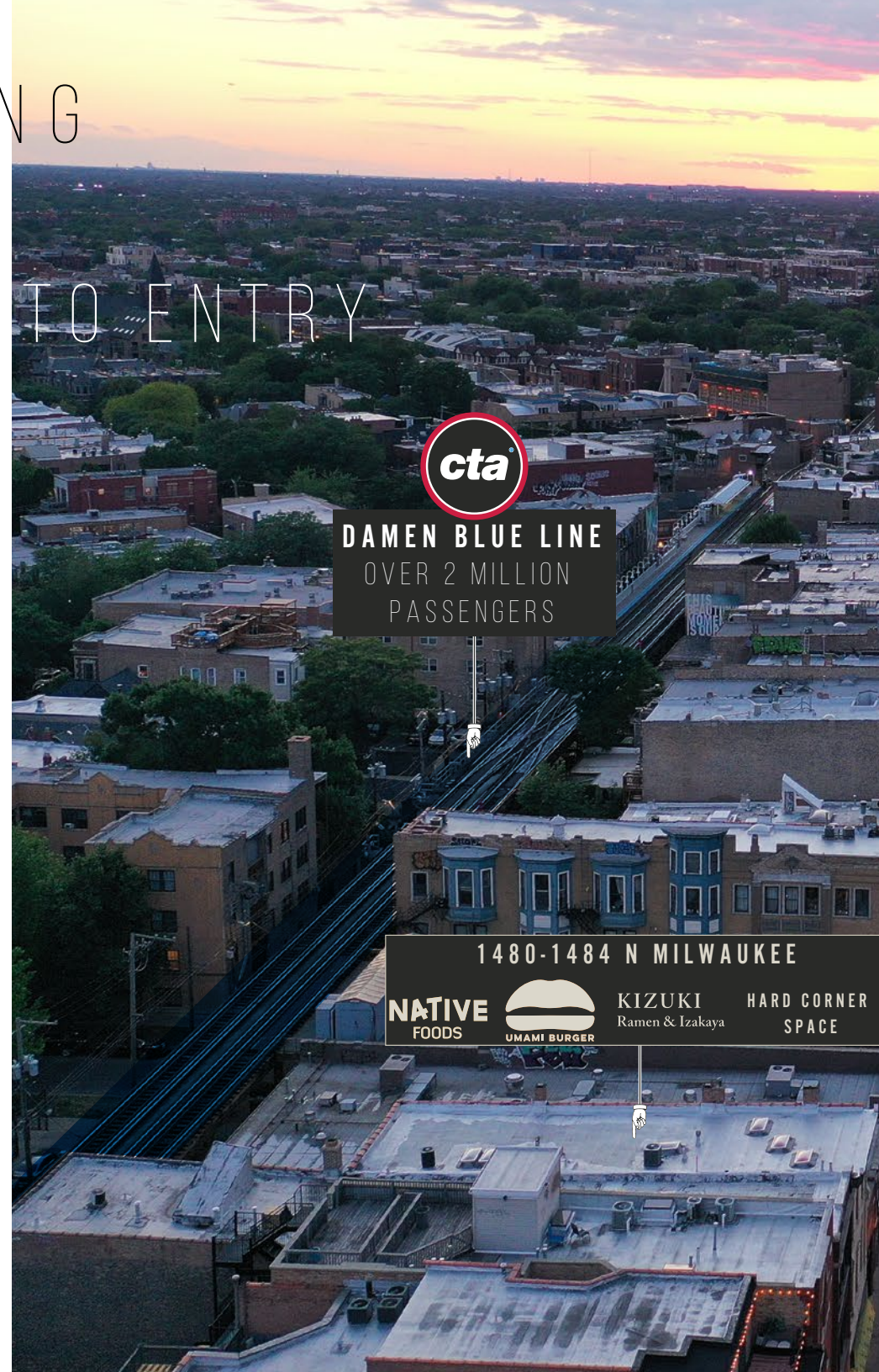
DAMEN BLUE LINE
OVER 2 MILLION
ANNUAL PASSENGERS

RAPIDLY DENSIFYING TRADE AREA WITH HIGH BARRIERS TO ENTRY



The Wicker Park Portfolio and the surrounding Retail Corridor, is in a high barrier to entry location that is supported by a growing and proven high-end residential base. As one of the trendiest neighborhoods in Chicago, Wicker Park has seen a significant increase in property values over the past few years due to in-migration of millennial professionals and some of the newest retail concepts in the City.

- ⊕ Transformative Zoning Changes
- ⊕ High-Tech Employment Growth
- ⊕ Multi-Modal Transportation Submarket
- ⊕ Tech and Management jobs Up 261% since 2002
- ⊕ Average Home Value Increase of 186% since 2000



DAMEN BLUE LINE
OVER 2 MILLION
PASSENGERS

1480-1484 N MILWAUKEE

NATIVE
FOODS



KIZUKI
Ramen & Izakaya

HARD CORNER
SPACE

THE
ROBEY
CHICAGO



DAMEN AVE SHOPPING CORRIDOR

SHINOLA  **lululemon** **Aēsop** 
OAK + FORT **CLUB MONACO** **ARC'TERYX**

NORTH / DAMEN / MILWAUKEE -
ONE OF THE BUSIEST
INTERSECTIONS IN THE CITY

MILWAUKEE AVENUE

1501-1505 N MILWAUKEE
jenis **ROUND TWO**

Alcove

WICKER PARK



606 TRAIL

- ⦿ \$95M elevated walking and biking trail system with over 2M annual visitors

THE ROBEY

- ⦿ 69 room boutique hotel located at the intersection of Damen/North/Milwaukee delivered in late 2017
- ⦿ The building includes a hostel called the Hollander, three restaurants, two bars, and a small rooftop pool.

ALCOVE WICKER PARK

- ⦿ \$43 Million 7-story, 43-unit luxury condominium and townhome development delivered in late 2020
- ⦿ Wicker Park's largest new for sale development in over 15 years
- ⦿ Townhome base prices start at \$1,130,000.

CHICAGO • IL

WICKER PARK

PORTFOLIO

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