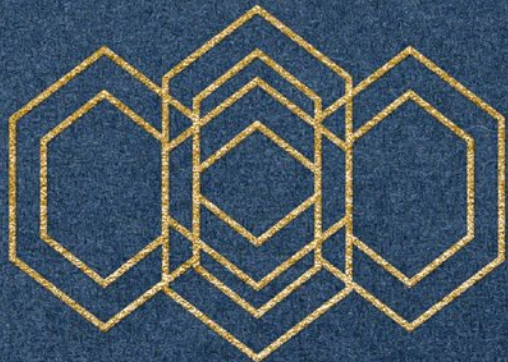


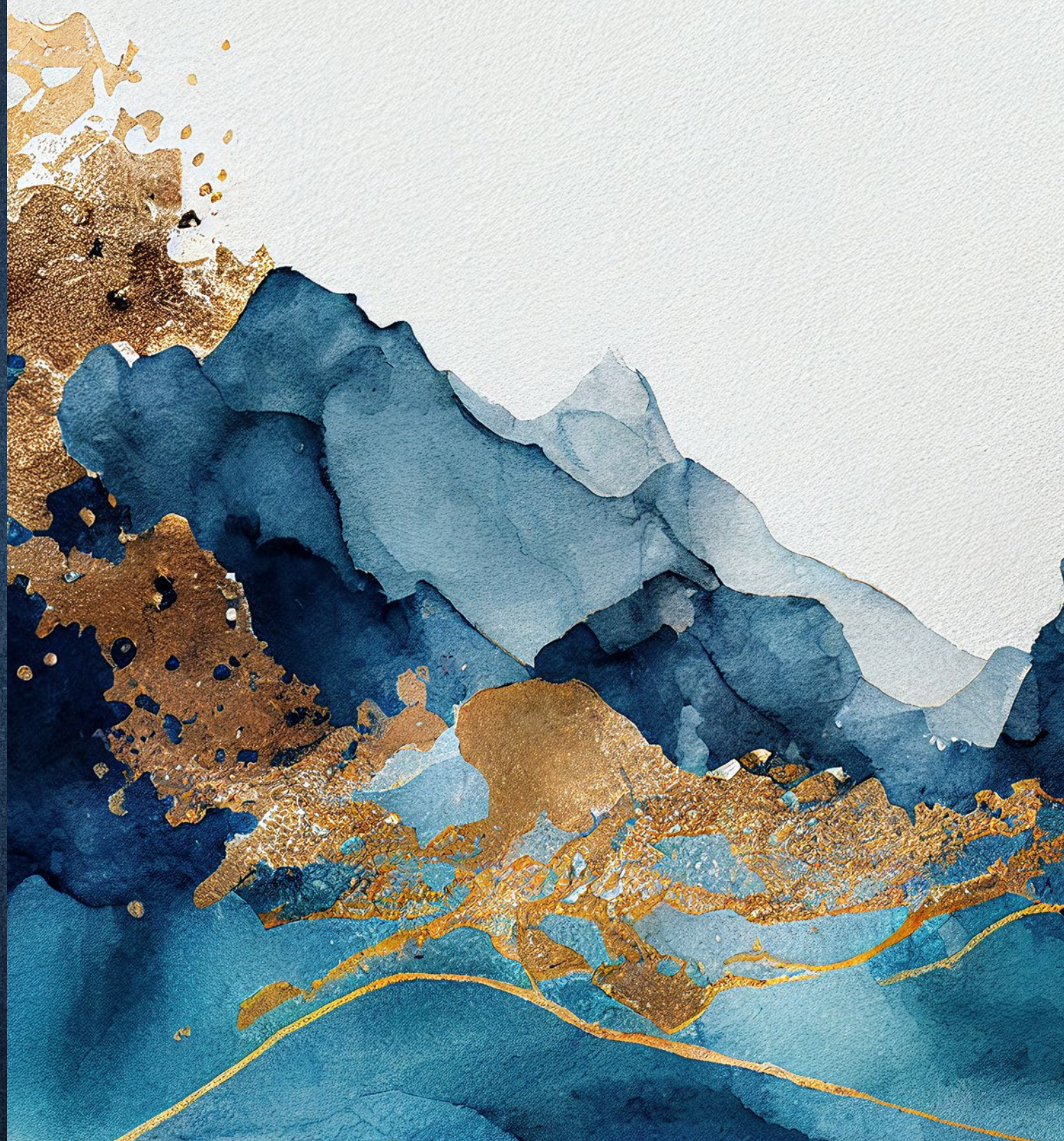


875 N. RUSH | 902 N. STATE | 1139 N. STATE



GOLD COAST COLLECTION

3 LUXURY RETAIL PROPERTIES
WITH PREMIER TENANCY IN
CHICAGO'S GOLD COAST



Executive Summary

JLL is pleased to present the opportunity to acquire “The Gold Coast Collection,” three premier street retail assets, currently 92% leased to top tier tenancy comprised of national fashion brands and investment grade financial service tenants as well as luxury bridal, fitness, and medical aesthetics users. Investors interested in The Gold Coast Collection will have the opportunity to bid on individual properties as well as a portfolio basis.

The Offering features three prime corner locations housed in charming and modern jewel boxes totaling 42,358 square feet in the heart of Chicago’s Gold Coast. The investment grade tenants, Chase Bank, PNC, and LensCrafters (Luxottica) collectively offer 5.3 years of WALT and comprise 26% of the in-place revenue. These three credit tenants along with the portfolio’s additional national brands (Peter Millar, Abercrombie & Fitch, and Rumble Fitness) combine to offer 5.7 years of WALT and are responsible of 84% of the in-place revenue. All leases include contractual escalations, offering secure and accretive cash flow that result in a 5.4% CAGR over a 5-year hold and 6.7% when lease up of the vacancy is considered.

The Gold Coast is one of the most desirable luxury submarkets in the country. International fashion maisons, bespoke jewelers, brands showcasing flagships, and the city’s hottest food and beverage establishments flock to this submarket seeking best-in-class co-tenancy and sales volumes that are not seen anywhere else in the Midwest. The immediate vicinity draws from the wealthiest-in-class shoppers searching for top quality indulgent products, high-end jewelry, and fine dining options that boast the most robust sales figures in the city and in some cases, the entire country. Incredibly well-served by public transit, the area boasts the Red Line, averaging nearly 250 million annual riders, as well as Chicago’s famous Lake Shore Drive which allows for convenient driving access to and from the northern and southern parts of the city and state. Similarly, the area features an abundant amount of CTA bus options as well as numerous parking and hotel options with over 25 hotels within a 1-mile radius.



Portfolio Investment Highlights

Rare Ability to Acquire Gold Coast Assets in Scale

Exceptional Credit Across World Renowned Brands

26%

of Income Attributed from Investment Grade Tenancy

CHASE PNC LENS CRAFTERS

84%

of Income Attributed from National Tenancy

Abercrombie & Fitch PETER MILLAR



Secure and Accretive Cash Flow

5.4 Years WALT

6.7% CAGR over 5-year Hold

Value-Add Opportunity Through Leasing

92% Portfolio Occupancy Allows for Upside



Gold Coast Investment Highlights

Exceptionally Tight Urban Submarket

Post-pandemic leasing velocity has outpaced other national desirable urban neighborhoods such as Soho, Design District, Williamsburg, Newbury Street and more

Generational Buying Opportunity

Trailing 10-year comparable gold coast retail trades have averaged \$2,405 PSF / 4.4% cap rate

Investors are being offered the chance to acquire 3 trophy assets at an attractive basis and a discount to trailing 10-year trades

Mark-to-Market Opportunities

\$95.62 PSF Average In-Place Rents across Gold Coast Portfolio

\$428.72 PSF Most Recent 1st Floor Deals in Gold Coast

\$177.51 Most Recent Multi-Story Deals In Gold Coast

Notable Signed Leases over Past 12 Months

Cartier BALENCIAGA BOTTEGA VENETA LOWE
MONTBLANC TheRealReal BURDEEN'S JEWELRY

Portfolio Summary



PROPERTY ADDRESS	TENANTS	YEAR BUILT	WALT	SF	OCCUPANCY	YEAR 1 NOI	5-YEAR NOI CAGR
875 N. Rush	Peter Millar, Bella Bianca Bridal, Peachy, PNC Bank	2000	5.7 Years	18,693	81%	\$1,194,643	5.8%
902 N. State	LensCrafters, @ Properties, Chase Bank	2010	3.3 Years	5,806	100%	\$655,098	4.2%
1139 N. State	Abercrombie & Fitch, Rumble Fitness, Nate Berkus	2019	5.8 Years	17,859	100%	\$1,295,393	8.6%
Total / Weighted Average			5.4 Years	42,358	92%	\$3,145,134	6.7%



GOLD COAST RETAIL & DEMAND DRIVERS

Sensational Demographics to Support Premier Retail

\$707,000

Average Home Value

194,884

Daytime Population

\$500,000,000

Spent on Food Away from Home

11.4% of Residents with a Net Worth of \$2,000,000 or more



The Gold Coast

Attracting Chicago's Wealthiest Consumers

Ranking	Zip Code	Percent of Visits	Average Household Income
1	60610	5.5%	\$167,543
2	60614	4.6%	\$225,827
3	60611	3.8%	\$202,274
4	60657	2.5%	\$166,911
5	60654	1.8%	\$197,024
6	60613	1.7%	\$135,075
7	60640	1.6%	\$95,696
8	60660	1.5%	\$90,254
9	60622	1.3%	\$169,439
10	60618	1.2%	\$144,527

4.3MM annual visits across 1.9MM visitors

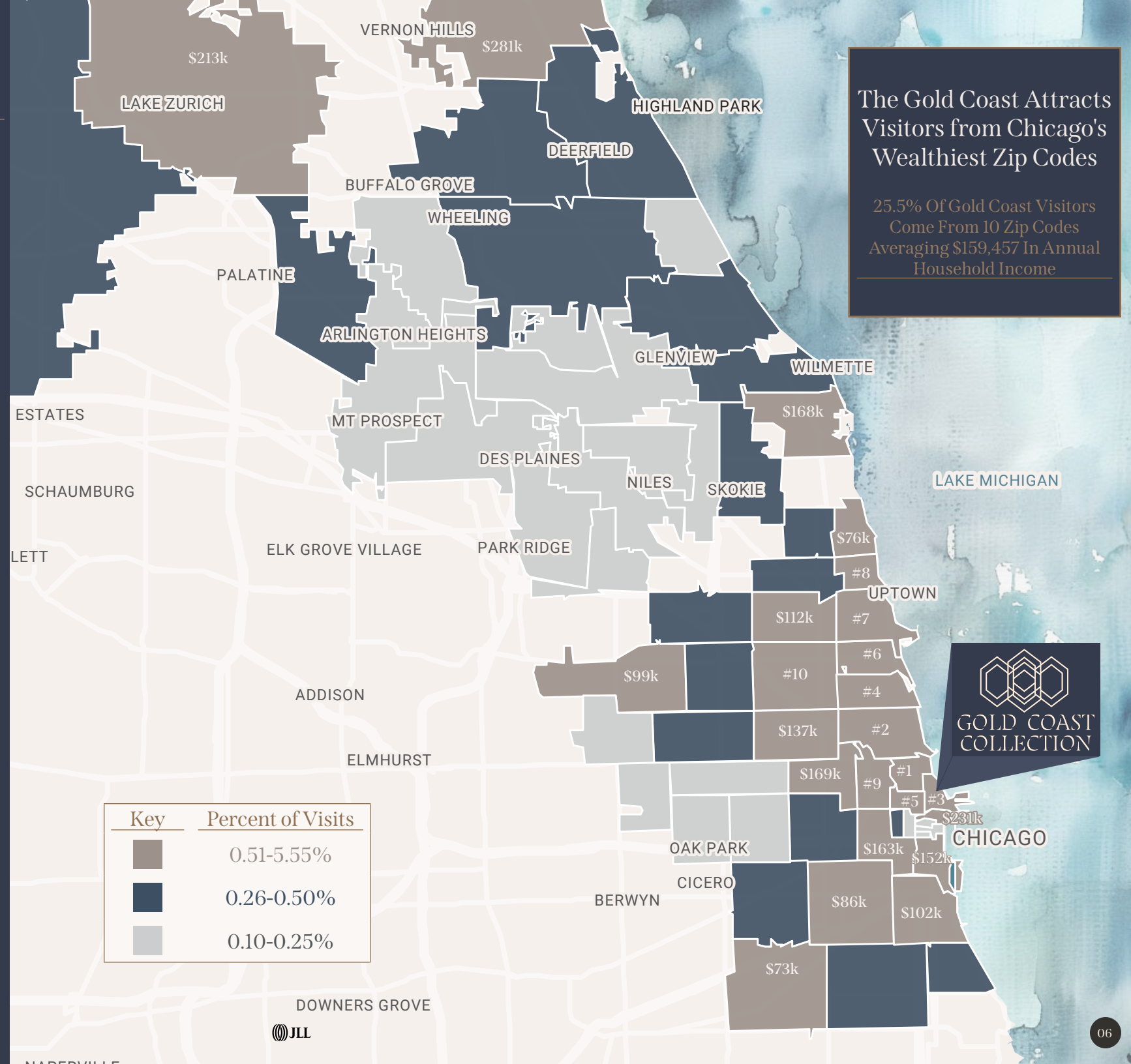
Average dwell time - 2.5 hours

Visitors are up 11% over last two years

Average HHI of visitor is \$130,000 -
23% of visitors make more than \$200,000

40% of visitors come from more
than 30 miles away

Average age of visitor: 33



Key	Percent of Visits
Dark Blue	0.51-5.55%
Medium Blue	0.26-0.50%
Light Blue	0.10-0.25%



875 N RUSH

Investment Highlights

Irreplaceable Real Estate

Located at the historic corner of Rush and Delaware

130 Feet of Frontage on Rush Street
150 Feet of Frontage on Delaware Street

178 Luxury Condominiums Directly Above Asset

Steps away from Chicago's famed Four Seasons, Peninsula, Ritz Carlton, and Park Hyatt Hotels

Recent Leasing Momentum with Immediate Upside

Ownership recently executed 10-year lease with Peachy, tenant opened for business in March 2024

81% Occupancy allows for immediate upside through leasing

Hard Corner Anchored by Category Leading Destination Retail Brand

Peter Millar is a rapidly expanding apparel brand known for its wide range of high-quality products that can be worn comfortably in formal settings, on the golf course, around the house and more. With recent USGA partnerships to expand their line of golf apparel and planting a flagship store in Chicago as the first Midwest location, Peter Millar is one of the most exciting tenants within The Gold Coast Collection



PROPERTY OVERVIEW

LOCATION

Address	875 N. Rush Street
City, State	Chicago, Illinois
Submarket	Gold Coast

PROPERTY

Year Built	2000
Square Feet	18,693
Occupancy	81%
Acres	0.44
Year 1 NOI	\$1,194,643
Average In-Place Ground Floor Rent	\$182.58 PSF
% Below Market	9.5%
5-Year CAGR	5.8%

TENANTS

PETER MILLAR



A2 MOODY'S LONG-TERM CREDIT RATING

BELLA BIANCA

PEACHY



902 N STATE

Investment Highlights



PROPERTY OVERVIEW

LOCATION

Address	902 N. State St
City, State	Chicago, Illinois
Submarket	Gold Coast

PROPERTY

Year Built	2010
Square Feet	5,806
Occupancy	100%
Acres	0.56
Year 1 NOI	\$655,098
Average In-Place Ground Floor Rent	\$112.87 PSF
% Below Market	32.9%
5-Year CAGR	4.2%

TENANTS



Aa1 MOODY'S LONG-TERM CREDIT RATING



A2 MOODY'S LONG-TERM CREDIT RATING



Prime Location Poised for Tenant Success

231k Households are Located within a 3-Mile Radius, 25% of these Households Earn \$200k+ Annually and 43% of the Population is 34 or Younger, Creating Future Business for @properties

0.1 Miles from Loyola University
Chicago's Law School and Arrupe Campus

Located Directly Across the Street from State and Delaware
Route 36 Bus Stop - 3.2 Million Annual Riders

Significant Credit Tenancy

86% of GLA and 85% of income
Coming From Investment Grade Tenants

JPMorgan Chase & Co
A1 Moody's Long-Term Rating

LensCrafters (Luxottica)
A2 Moody's Long-Term Rating

Retail Condo Structure

Requires Minimal Capital Expenditures

The retail included at 902 is set below "Two West", an 185-unit luxury apartment complex development delivered in 2010

The condo association handles much of the property management, leading to minimal capital requirements for an investor acquiring the retail suites





1139 N STATE

Investment Highlights

Newly Constructed Class-A Property

Recent Construction Resulting in Minimal Capital Expenditures for Next Investor

\$ PENDING

Invested Between Tenant and Landlord

125 Feet of Frontage On Elm Street
52 Feet of Frontage on State Street

Proven Location for High Performing Retailers

Abercrombie recently recommitted to property with 5-year lease extension

\$1,000 PSF
Annual Sales

26% Sales Increase
From Q3'22 to Q3'23

Significant Mark-to-Market Opportunity

Existing Abercrombie lease is **45%** below market, allowing the next investor an opportunity to mark-to-market upon expiration

PROPERTY OVERVIEW

LOCATION

Address	1139 N. State Street
City, State	Chicago, Illinois
Submarket	Gold Coast

PROPERTY

Year Built	2019
Square Feet	17,859
Occupancy	100%
Acres	0.13
Year 1 NOI	\$1,295,393
In-Place Ground Floor Rent	\$190.00 PSF
% Below Market	44.7%
5-Year CAGR	8.6%

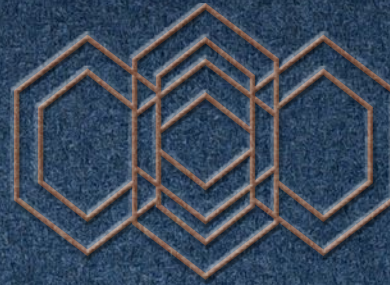
TENANTS

Abercrombie & Fitch

Ba2 LONG-TERM CREDIT RATING



NATE BERKUS



GOLD COAST COLLECTION

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DEBT AND EQUITY PLACEMENT



About JLL

For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500 company with annual revenue of \$20.8 billion and operations in over 80 countries around the world, our more than 106,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAYSM. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.