



JLL

REGIONALLY DOMINANT, 160,330 SF OPEN AIR CENTER SHADOW ANCHORED BY TARGET | 99% OCCUPANCY | HILLSIDE, IL (CHICAGO MSA):



HomeGoods

Michaels

five BELOW

planet fitness

petco

### RECENT LEASING MOMENTUM

BRAND NEW 10-YEAR LEASE  
WITH PLANET FITNESS

8 RENEWALS ACROSS 95,000 SF



### EXIT FLEXIBILITY

FOUR (4) SEPARATELY PARCELED  
MULTI-TENANT OUTLOT BUILDINGS

SEPARATELY PARCELED ROSS



### BEST IN CLASS SHADOW ANCHOR

CORPORATE OWNED TARGET DRAWS 1.6M  
SYNERGISTIC RETAIL CONSUMER ANNUALLY

MOODY'S CREDIT RATING: A2





# THE OFFERING

YEAR 1 NOI

**\$2,368,264**

OCCUPANCY

**99%**

PROPERTY LOCATION

**30 SOUTH MANNHEIM ROAD,  
HILLSIDE, IL 60162**

PROPERTY SIZE  
(GLA/ACRES)

**160,330 SF/11.57**

BUILDINGS

**6**

REAL ESTATE  
TAX PARCELS

**6**

INGRESS /  
EGRESS POINTS

**3**

PARKING  
SPACES / RATIO

**678 / 4.23**

YEAR  
DEVELOPED

**2009**

ANCHORS



**ROSS**  
DRESS FOR LESS

*HomeGoods*

*Michaels*

**five BELOW**

**planet  
fitness**

**petco**





five BELOW

petco

HomeGoods

ROSS  
DRESS FOR LESS

super target  
NAP

Visionworks

GameStop

JIMMY  
JOHN'S

CHICAGO'S  
Home Run Inn.  
EST. 1947  
PREMIUM PIZZERIA

212,400 VPD

290



# INVESTMENT HIGHLIGHTS



## SECURE AND DIVERSE INCOME STREAM

- ⦿ National Tenants Account for 87% of Total Income
- ⦿ No Single Tenant Represents More Than 15% of Revenue
- ⦿ WALT: 7 Years

## IDEAL INCOME DIVERSIFICATION

- ⦿ 50% of Income From Inline Tenancy
- ⦿ 50% of Income From Single & Multi Tenant Outlot Buildings

## EXIT FLEXIBILITY | PARCELIZATION STRATEGY

- ⦿ Ability to sell four (4) separately parceled outlot buildings and Ross standalone building at profitable cap rate arbitrage





## PROMINENT FRONTAGE AND VISIBILITY

- ⦿ Visibility along I-290 (VPD: 212,400) and located off heavily trafficked Mannheim Road (VPD: 33,800)
- ⦿ 0.10 Miles from full two-way interchange



## BEST IN CLASS SHADOW ANCHOR

- ⦿ Shadow Anchor Super Target (Fortune #37) generated 1.6M Visitors over Past 12 Months
- ⦿ Ranks in the Top 35% of Target Stores Nationally
- ⦿ Corporately Owned

## EXCEPTIONAL LEASING MOMENTUM | 9 DEALS ACROSS +110,000 SF

- ⦿ New 10-Year Lease with Planet Fitness
- ⦿ Recent 3-Year Renewal with HomeGoods
- ⦿ Recent 5-Year Renewal with Ross Dress for Less
- ⦿ Recent 5-Year Renewal with Visionworks
- ⦿ Recent 5-Year Renewal with Petco
- ⦿ Recent 5-Year Renewal with Michaels
- ⦿ Recent 5-Year Renewal with Panda Express
- ⦿ Recent 10-Year Renewal with Jimmy Johns
- ⦿ Recent 5-Year Renewal with Lawrence's Fish and Shrimp



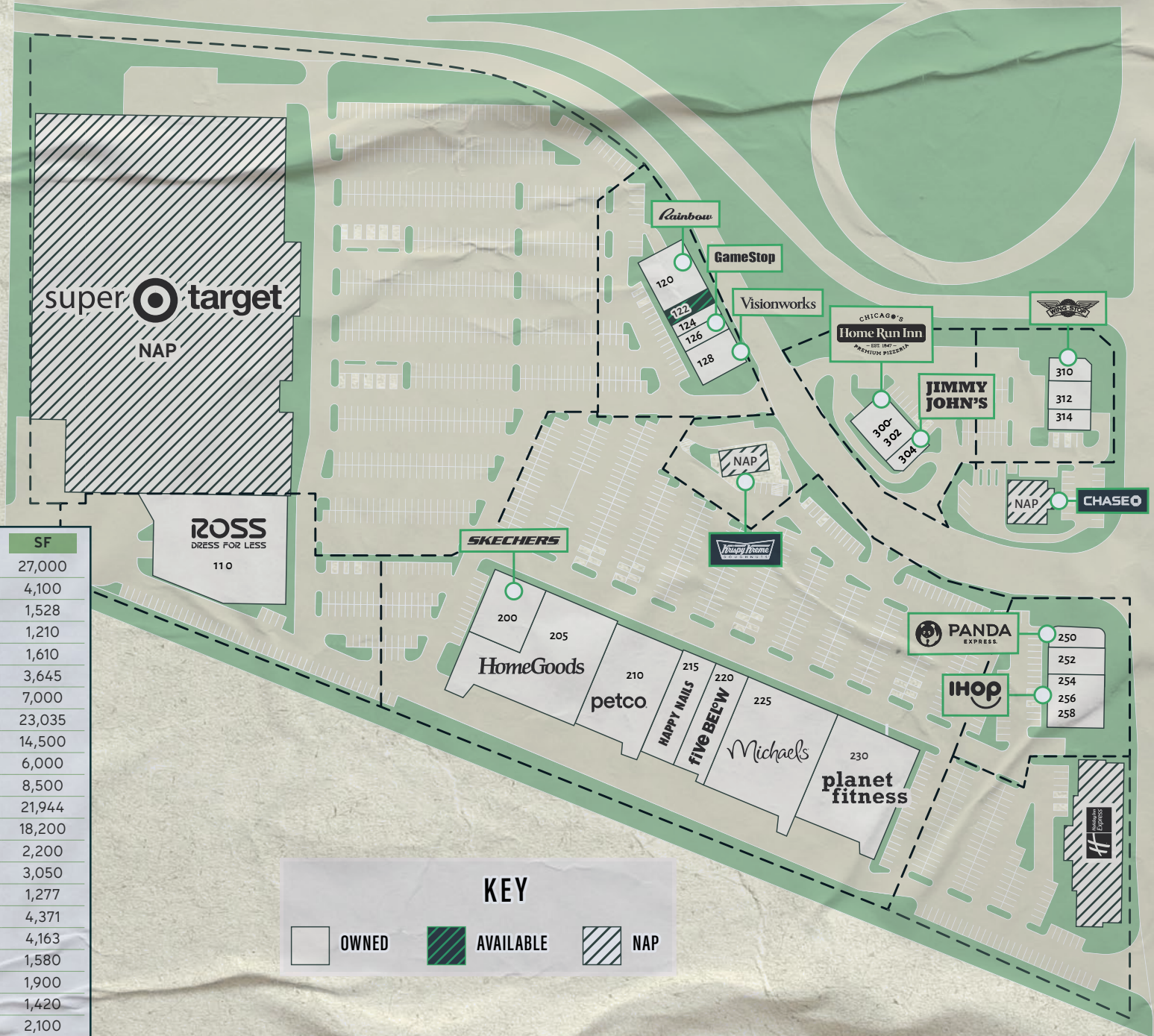
# SITE PLAN

SIX (6) SEPARATE TAX  
PARCELS ALLOWS FOR  
EXIT FLEXIBILITY

INTERSTATE 290 - 212,400 VPD

SMANNHEIM ROAD - 33,800 VPD

TENANT	SUITE	SF
Ross	110	27,000
Rainbow	120	4,100
Vacant	122	1,528
Mobily (AT&T)	124	1,210
GameStop	126	1,610
Visionworks	128	3,645
Skechers	200	7,000
HomeGoods	205	23,035
Petco	210	14,500
Happy Nails	215	6,000
Five Below	220	8,500
Michaels	225	21,944
Planet Fitness	230	18,200
Panda Express	250	2,200
Orthodontic Experts	252	3,050
European Wax	254	1,277
IHOP	256	4,371
Home Run Inn Pizza	300-302	4,163
Jimmy John's	304	1,580
Lawrence's Fish & Shrimp	310	1,900
Wingstop	312	1,420
T-Mobile	314	2,100
<b>Total</b>		<b>160,333</b>



**KEY**

OWNED
  AVAILABLE
  NAP



# HIGH PERFORMING TENANCY WITH TERM

## ROSS



MOODY'S LONG TERM  
CREDIT RATING: A2



LEASE  
EXPIRATION DATE:  
JAN-2029



% OF REVENUE:  
14%



290K ANNUAL  
VISITORS



RECENTLY EXERCISED  
CONTRACTUAL  
RENEWAL OPTION

## Michaels



LEASE  
EXPIRATION DATE:  
FEB-2030



% OF REVENUE:  
12%



TENURE: 2010  
(ORIGINAL TENANT)



290K ANNUAL VISITORS  
- TOP 25% OF MICHAELS  
LOCATIONS IN ILLINOIS



RECENTLY EXERCISED  
CONTRACTUAL  
RENEWAL OPTION

## HomeGoods



MOODY'S LONG TERM  
CREDIT RATING: A2



LEASE  
EXPIRATION DATE:  
JAN-2029



% OF REVENUE:  
12%



TENURE: 2010  
(ORIGINAL TENANT)



RECENTLY EXTENDED  
3-YEARS AT NO  
ADDITIONAL COST

## planet fitness



LEASE  
EXPIRATION DATE:  
JUN-35



% OF INCOME:  
9%



RECENTLY SIGNED  
10-YEAR LEASE WITH  
PROVEN FRANCHISEE



8TH LARGEST  
FRANCHISEE BACKED BY  
WELLSPRINGS CAPITAL  
MANAGEMENT LLC



# TRADE AREA



UNPARALLELED VISIBILITY AND ACCESS  
STRATEGICALLY LOCATED OFF I-290,  
PROVIDING VISIBILITY TO OVER  
200,000 VEHICLES PER DAY

MANNHEIM ROAD VPD:  
33,800

212,400 VPD  
290

target  
NAP

**HILLSIDE**  
TOWN CENTER

**ROSS**  
DRESS FOR LESS

**petco**

**five BELOW**

**planet fitness**

*Michaels*

**JIMMY JOHN'S**

**PANDA EXPRESS**  
CHINESE-AMERICAN

**Visionworks**

DOWNTOWN CHICAGO  
12.5 MILES AWAY



**H**  
Holiday Inn  
Express

## EXCEPTIONAL POPULATION DENSITY

With almost 400,000 People Within 5-Mile Radius,  
Hillside Town Center Serves as Main Shopping Center  
for Nearby Consumers

## COOK COUNTY AT A GLANCE COOK COUNTY RETAIL VACANCY RATE: 4.3%

- Lowest Vacancy Rate in Past 10 Years
  - 50 bps inside any other period
- Lower Vacancy Rate than Lake, Dupage, and Kane County
- 16% Market Rent Growth Since 2015



**HILLSIDE TOWN CENTER**

**KEY**  
HOME LOCATIONS OF VISITORS THAT MAKE UP EACH SPECIFIED % OF VISITS

- 70% OF TRAFFIC
- 50% OF TRAFFIC
- 30% OF TRAFFIC

CENTER	DISTANCE	DRIVE TIME
Broadview Village Square	3.3 Miles	12 Minutes
Oakbrook Center	4.9 Miles	12 Minutes
Elmhurst Crossing	5.2 Miles	15 Minutes
Northlake Commons	3.6 Miles	20 Minutes
Winston Plaza	4.7 Miles	20 Minutes
North & Ninth	4.8 Miles	25 Minutes
Cermak Plaza	6.1 Miles	20 Minutes
North Riverside Plaza	6.2 Miles	20 Minutes

**DEMOGRAPHICS**

	1-MILE	3-MILE	5-MILE
Population	14,229	129,876	376,940
Households	5,367	46,821	144,249
Avg. HHI	\$100,329	\$111,074	\$135,625

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