

FOR SALE | PREMIERE BANK BUILDING

\$4,293,500 | 6.2 % Cap Rate | 16 Year Lease

8700 S COTTAGE GROVE AVE
Chicago, IL 60619



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Colliers

Executive Summary

Colliers is pleased to exclusively offer for sale a single tenant PNC Bank fee simple ground lease located in the city of Chicago. The property is strategically positioned at a heavily trafficked signalized intersection with many other nearby national & local retailers. There are 16 years remaining on the PNC Bank ground lease which expires January 2039. There are absolutely no landlord responsibilities. Seller agrees to deliver the property debt free at close of escrow.



Investment Highlights

Very high credit, passive, fee simple ground lease with 10% rent increases every 5 years.

- 6.2 % Cap Rate based on January 2024 rent increase.
- At the close of escrow, seller will credit buyer the difference between what will be received by buyer at the current rent (\$20,167/mo) and what would be received by buyer during that time based on the January 2024 rent (\$22,183/mo), i.e. a credit of \$2,016/mo. calculated from the close of escrow through December, 2023.
- Seller will defease the existing \$2,462,882 (55% loan to value) CMBS loan @ 5.31%, 30-year amortization, due and payable 1/31/28. \$14,843 monthly payment.
- 16 years of remaining lease term, 10% rent increases every 5 years. 3-10-year options with rent increases.
- Fee Simple Ground Lease - No Landlord Responsibilities.



Disclaimer

Neither the Seller nor Colliers International makes any representations, declarations or warranties, express or implied, as to the accuracy or completeness of the information or statements contained in this OM or of any other information provided or statements made by Colliers International, the Seller or their agents, and such material, information, or statements should not be relied upon by prospective purchasers without independent investigation and verification. Prospective purchasers are responsible for obtaining their own independent financial, legal, accounting, engineering, technical and other expert advice. This OM does not purport to be all-inclusive or to contain all the information that a prospective purchaser may require in analyzing the Portfolio. All materials, information or statements are provided as a convenience to prospective purchasers only.

The Property

Address:	8700 S Cottage Grove Ave Chicago, IL 60619
Price:	\$4,293,500
Price/SF	\$530/SF
CAP Rate:	6.2%
Year Built:	2009
Property type	Retail
APN:	25-03-203-035
Parking Ratio:	26 Spaces (8/1,000 SF Leased)
Gross Building SF:	8,100 SF
Lot size:	26,000 SF
NOI	\$242,000 / \$266,200 1/2024



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- 2009 construction, modern facility
- Signalized intersection, over 41,000 vehicles per day
- Obama Presidential Library is being constructed in nearby Jackson Park
- A- S&P Bond rating
- Three 10 year renewal options
- Ground Lease – No Landlord Responsibilities

TENANT	SF OCCUPIED	RENT/SF	LEASE TYPE	LEASE END
PNC Bank	8,100 SF	\$2.49	Triple Net	Jan 2039

The Tenant

The PNC Financial Services Group, Inc. (NYSE: PNC) is one of the largest diversified financial services institutions in the United States, with assets of \$559 billion as of September 30, 2022. PNC is a coast-to-coast franchise with an extensive retail branch network and a presence in all of the country's 30 largest markets. Across the country and through four strategic international offices, PNC provides retail banking, including residential mortgage, corporate and institutional banking, and asset management. As a National Main Street Bank, PNC is committed to delivering on each of its strategic priorities while looking out for the best interests of all its key stakeholders, including its customers, communities, employees and shareholders.

PNC provides deposit, lending, cash management, and investment services to more than 6 million consumer and small business customers across 19 states and the District of Columbia. PNC is the fifth largest bank in the United States (total branches) with more than 2,600 branches and 7,400 ATM machines. It is a publicly traded company (NYSE: PNC) with a market capitalization in excess of \$46 billion and is an investment grade rated company (S&P: A-)

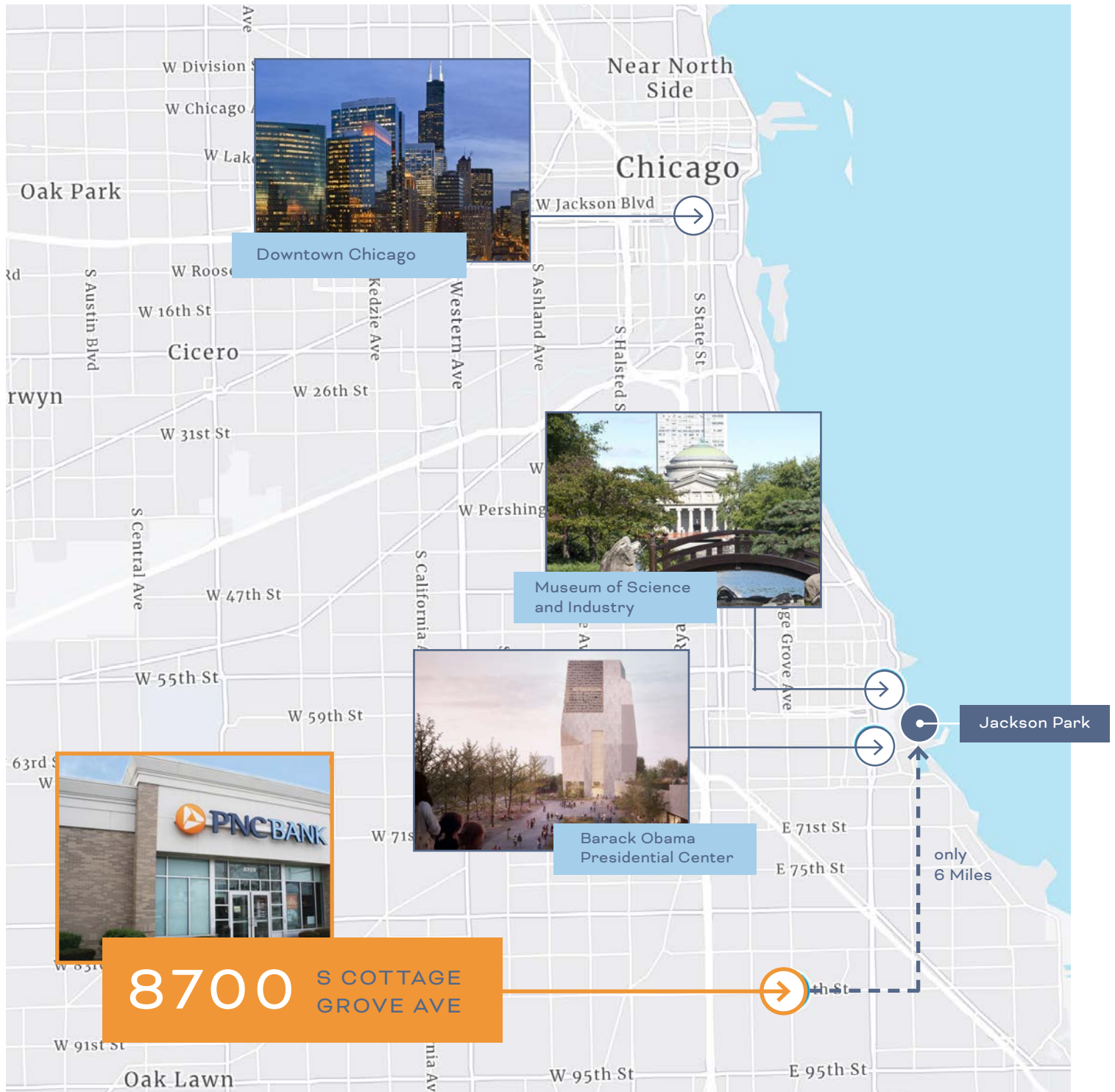
PNC Highlights

ASSETS:	\$559 BILLION
DEPOSITS	\$438 BILLION
SHAREHOLDERS' EQUITY	\$47 BILLION
ASSETS UNDER ADMIN:	\$314 BILLION
BRANCHES	APPROXIMATELY 2,500
ATMs	APPROXIMATELY 9,200
EMPLOYEES	APPROXIMATELY 61,000



Location Overview

The PNC Bank property is centrally located in the city of Chicago, approximately six miles South of Jackson Park in a densely populated residential area. Jackson Park is a popular leisure and cultural destination along Lake Michigan and home of the new Barack Obama Presidential Library.



Chicago

As the third-largest metropolitan area in the United States, the Chicago area is the country's largest economic hub between the West and East Coasts. Chicago's comparatively low business and living costs continue to attract educated Millennials to the area, resulting in the formation of many successful startups and attracting tech giants including Google and Facebook to open state-of-the-art offices. Chicago's location at the center of the country, where all six Class I railroads and multiple cross-country interstates converge, makes it one of the United States' most important distribution hubs and financial and economic centers.



Jackson Park

Jackson Park is a 551.5-acre park located on the South Side of Chicago. It was originally designed in 1871, then greatly remodeled in 1893 to serve as the site of the World's Columbian Exposition, leaving it as one of the largest and most historically significant parks in the city. A number of features attest to the legacy of the fair, including a Japanese garden, the Statue of The Republic, and the Museum of Science and Industry. As part of the Woodlawn community area, it extends along Lake Michigan and borders onto the neighborhoods of Hyde Park and South Shore.



Museum of Science and Industry

The Museum of Science and Industry is a science museum located in Chicago, Illinois, in Jackson Park, in the Hyde Park neighborhood between Lake Michigan and The University of Chicago. It is housed in the former Palace of Fine Arts from the 1893 World's Columbian Exposition.



Barack Obama Presidential Center

The center will be located in Jackson Park on the South Side of Chicago, adjacent to the University of Chicago campus. At the top of the Museum sits the Sky Room, a space that will offer visitors a chance to reflect, with extraordinary panoramic views of Lake Michigan to the East, the skyscrapers of downtown Chicago to the North, and the South Side of Chicago to the West and South. Largely built into the landscape of Jackson Park, the Forum will house numerous collaborative and creative spaces, including an auditorium, a broadcast and recording studio, flexible learning and meeting spaces, and a restaurant.

Nearby

High traffic intersection in a densely populated area.



GameStop

Advance
Auto Parts

DOLLAR TREE

Walgreens

THE CHILDREN'S
PLACE

AT&T

Foot Locker

PNC BANK

8700 S COTTAGE GROVE AVE



EAST 87TH STREET

Demographics



1 Mile	2 Miles	5 Miles
34,260	264,540	542,590

POPULATION



1 Mile	2 Miles	5 Miles
\$216,274	\$196,502	\$206,003

MEDIAN HOME VALUE



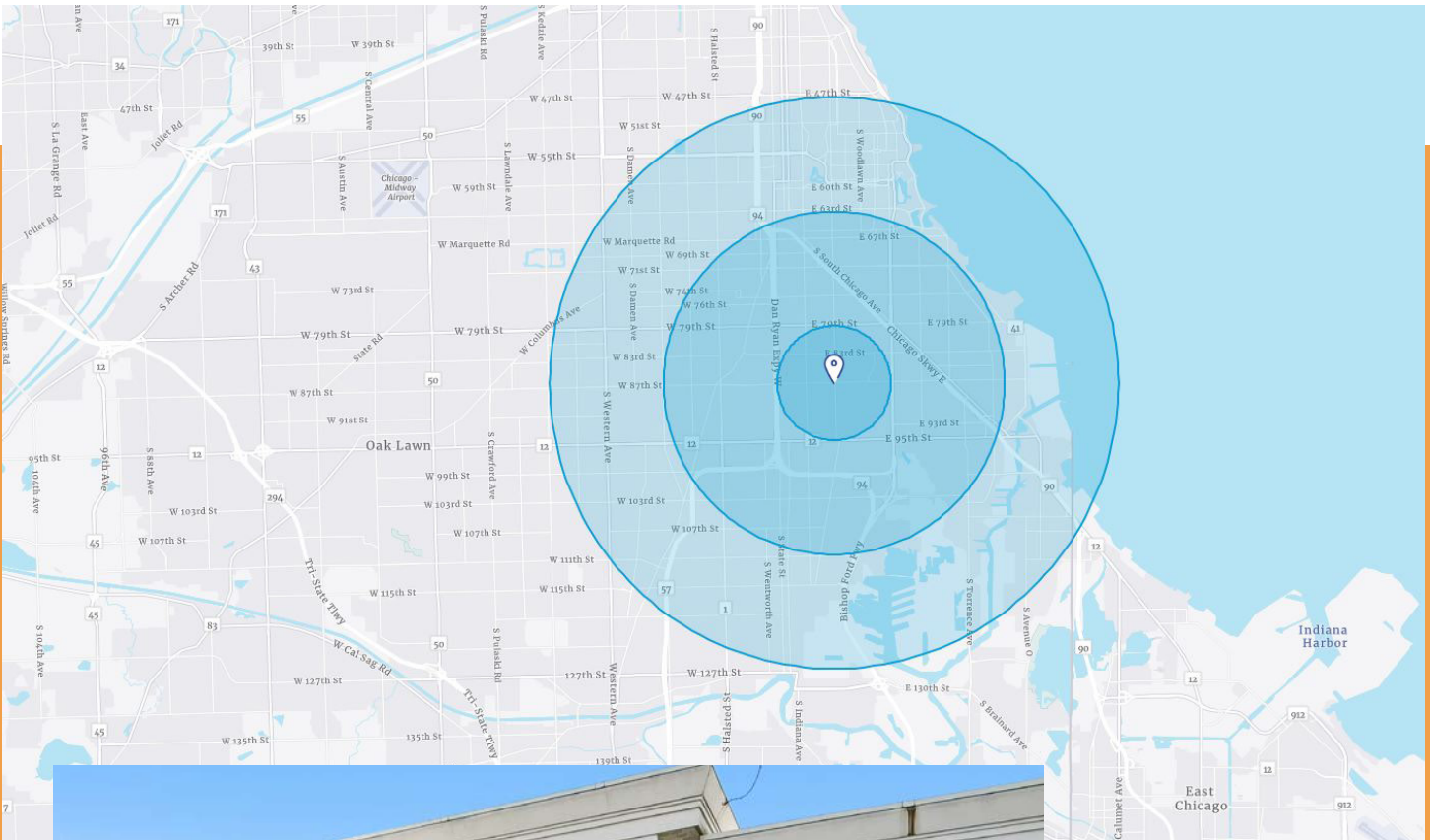
1 Mile	2 Miles	5 Miles
\$61,682	\$61,167	\$69,770

AVERAGE HOUSEHOLD INCOME



1 Mile	2 Miles	5 Miles
522	4,422	9,841

BUSINESSES



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