

# OFFERING MEMORANDUM

South Loop Development

Chicago, IL 60607



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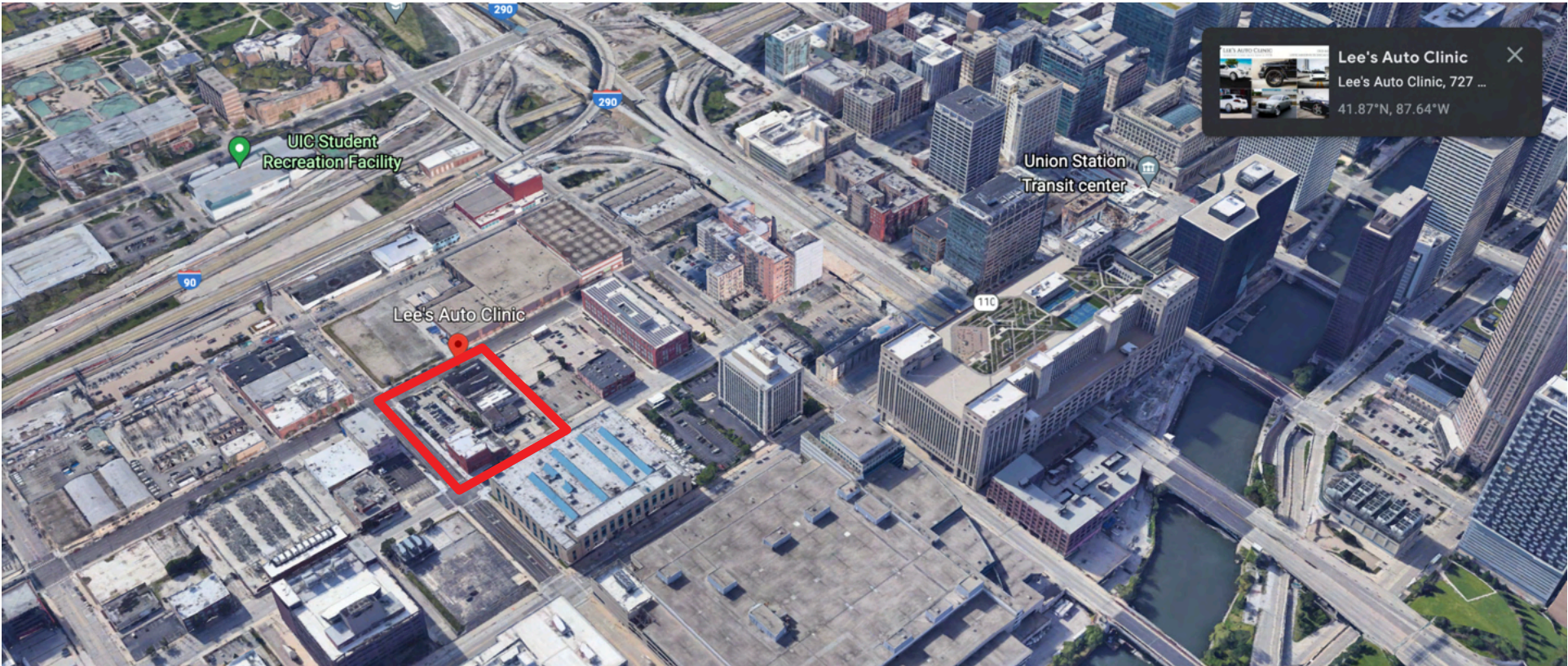
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- Executive Summary
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# Executive Summary



## VITAL DATA

Price	\$19,000,000
Price / SF	\$327.59
Lot Size	58,000 SF
Year Built	1972
Current Occupancy	Owner Only

# Executive Summary

The property consists of an approximately 1.6-acre tract of land identified by the parcel numbers 17-16-306-005, 17-16-306-006, 17-16-306-009, 17-16-306-018, 17-16-306-019, 17-16-306-021, 17-16-306-022, and 17-16-306-023. The property is currently occupied by Lee's Foreign Car Service automotive repair with two vehicle storage lots, Cameron Electric Motor Co., Pink Monkey, and Polk Street Pub. The current site conditions date back to 2011. Mr. Lee owns the majority of the property, with the exception of the Cameron Electric Motor Co. and Pink Monkey parcels. According to the City of Chicago Online Zoning Map, the property is currently zoned as DS-5 – Downtown Service District. No historic zoning records were available for review.

The property has operated as automotive repair/maintenance since at least 1969 through the present. Painting operations began in c. 2004. Operations include the use and storage of new and waste automotive-related products (including oils and other petroleum products) both on interior and exterior portions of the property, the use of two paint booths and mixing room, above ground hydraulic lifts, and one in-ground post lift. Significant quantities of auto-repair related materials and substances have been used and stored at the property for a significant duration. The current operations appear to be well maintained. The property is occupied by the owner only.

## **Structures**

The property is improved with the following structures:

- An approximate 20,000-square foot warehouse addressed as 727 South Jefferson Street and constructed of brick and steel framing with concrete slab-on-grade foundation.
- An approximate 4,000-square foot commercial building addressed as 551 West Lexington Street and constructed of brick.
- An approximate 13,700-square foot, two story commercial building addressed as 750 South Clinton Street and constructed of brick.
- An approximate 3,900-square foot, two-story with basement mixed commercial and residential structure, addressed as 548 West Polk Street, and constructed of brick and wood framing with poured concrete foundation.
- An approximate 1,100-square foot commercial structure located in the southwest corner of the property and constructed of brick with concrete slab on-grade foundation.

# Executive Summary

Mr. Lee acquired the 727 South Jefferson Street, 548 West Polk Street, and parking lot portions of property approximately 40 to 50 years ago from the City of Chicago who had been utilizing it for storage. The northeast corner of the property was formerly improved with a structure that collapsed in 2011 due to heavy snow. When the building was fully demolished, Mr. Lee converted the lot into parking. Mr. Lee was not aware of any spills, releases or other conditions at the property that are indicative of recognized environmental conditions.

The Chicago River is located approximately 1,400 feet east of the property. The property was identified as being underlain by Urban Land. Urban land is described as areas where 80 percent or more of the surface is covered with pavement, structures, or buildings and typically underlain by earthy, manmade materials.

Permanent Tax Number(s) 17-16-306-005, 17-16-306-006, 17-16-306-009, 17-16-306-018, 17-16-306-019, 17-16-306-021, 17-16-306-022, and 17-16-306-023

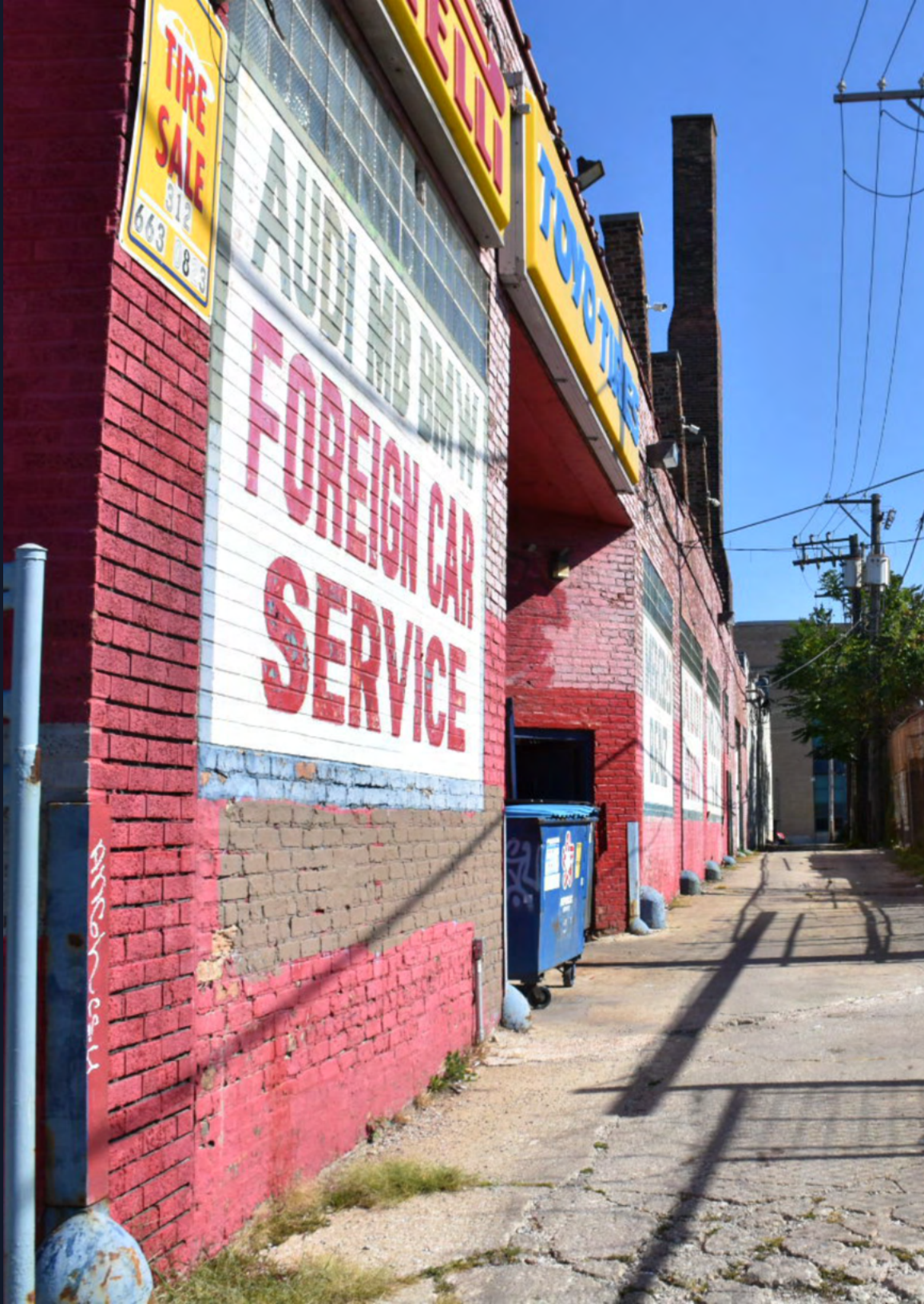




All developers must see this grand opportunity in the thriving South Loop area. Don't miss out on this great opportunity for a developer to come with their best ideas. South loop is on the up trend and has plenty more room for growth. Here we have nearly one city block of land to develop with the exception of 2 plots. The other 2 plots are separate owners but could potentially be acquired as a package deal.

This development includes 3 lots available to build on immediately, with a 3 flat, and the existing foreign car service shop known as Mr. Lee's foreign car service, which has been in business over 40 years. The business personal property, inventory, and fixtures are not included in the sale.

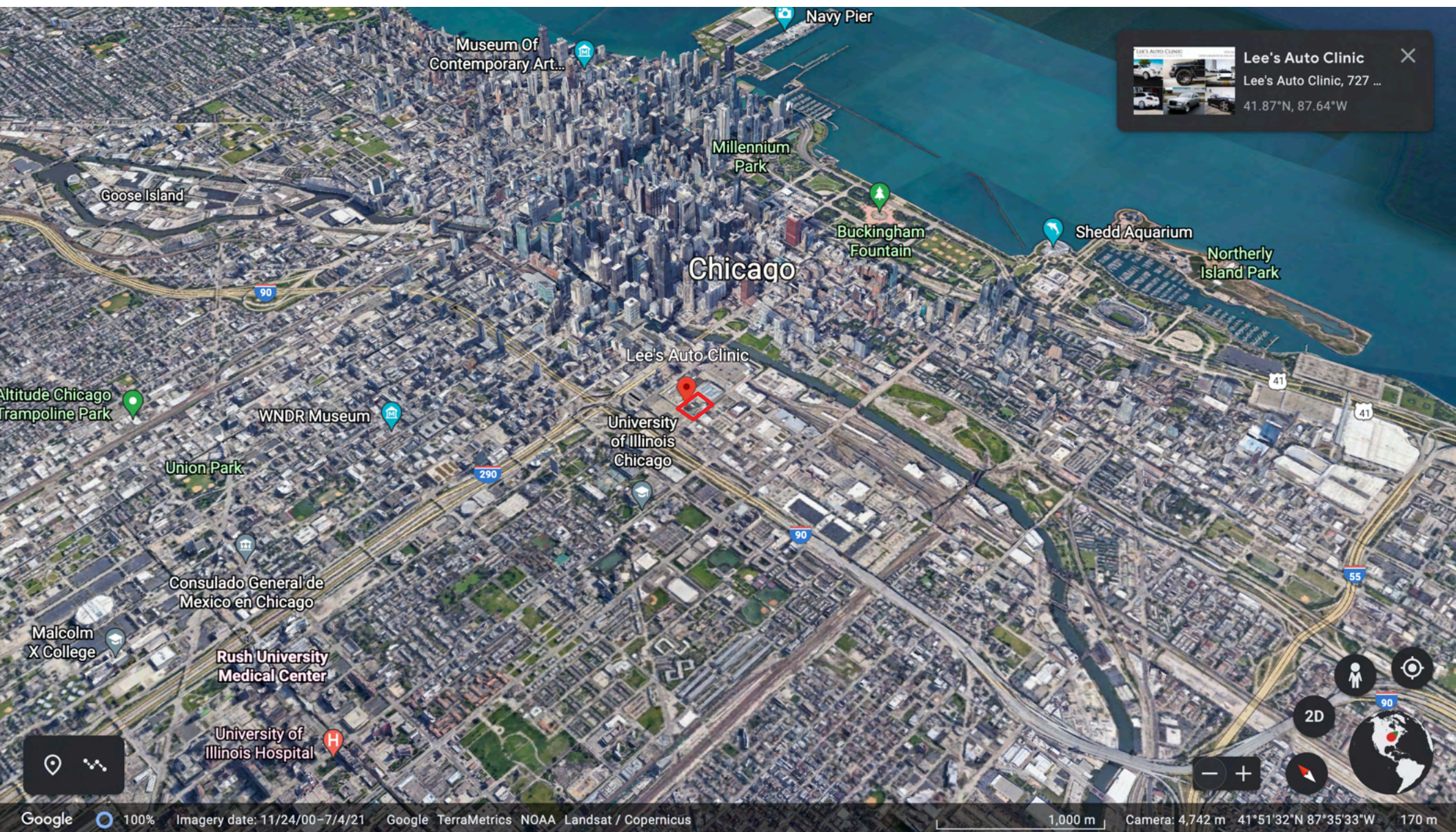
THE OFFERING	
Properties	728 S Clinton Street, Chicago, IL 60607
	727 S Jefferson Street, Chicago, IL 60607
	548 W Polk Street, Chicago, IL 60607
Price	\$19,000,000
Price / SF	\$327.59
Lot Size	58,000 SF
Year Built	1972
Current Occupancy	Owner Only



- Property Description
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# Aerial Map



# Property Images

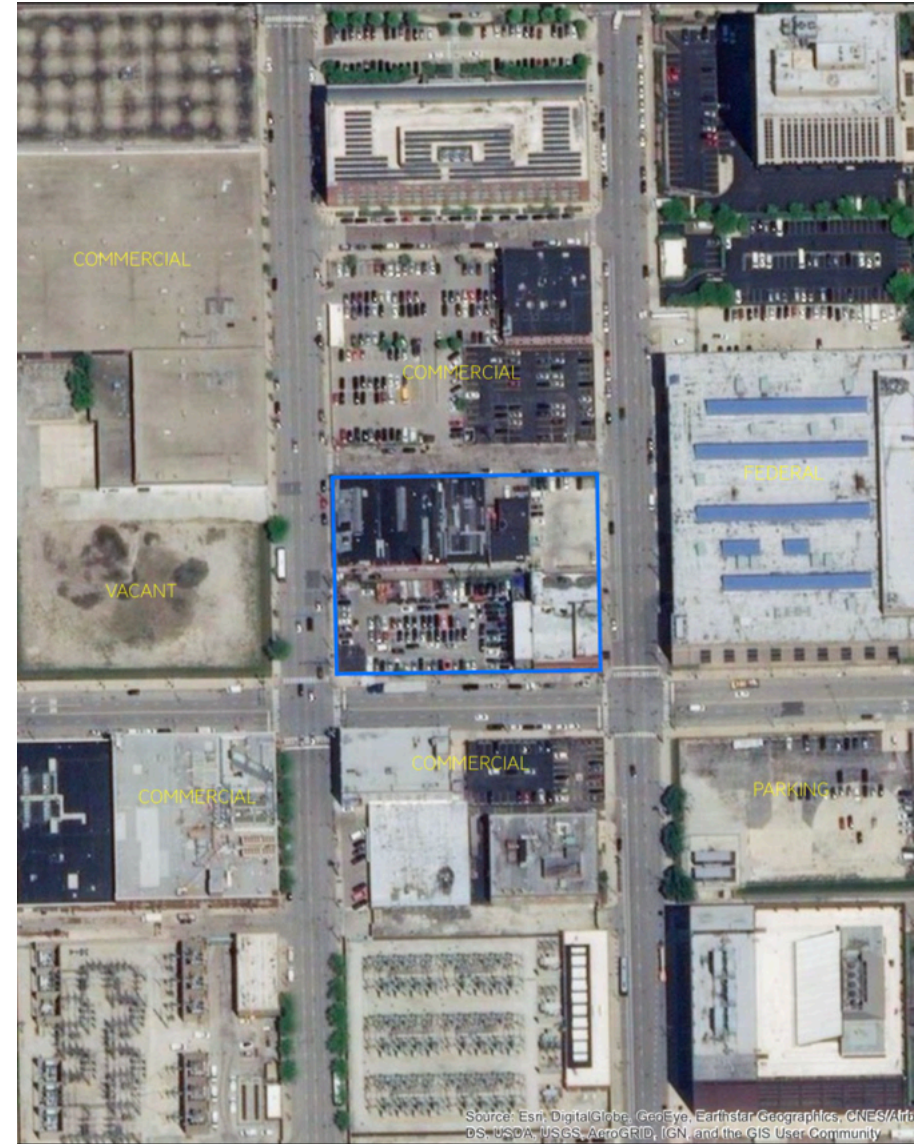
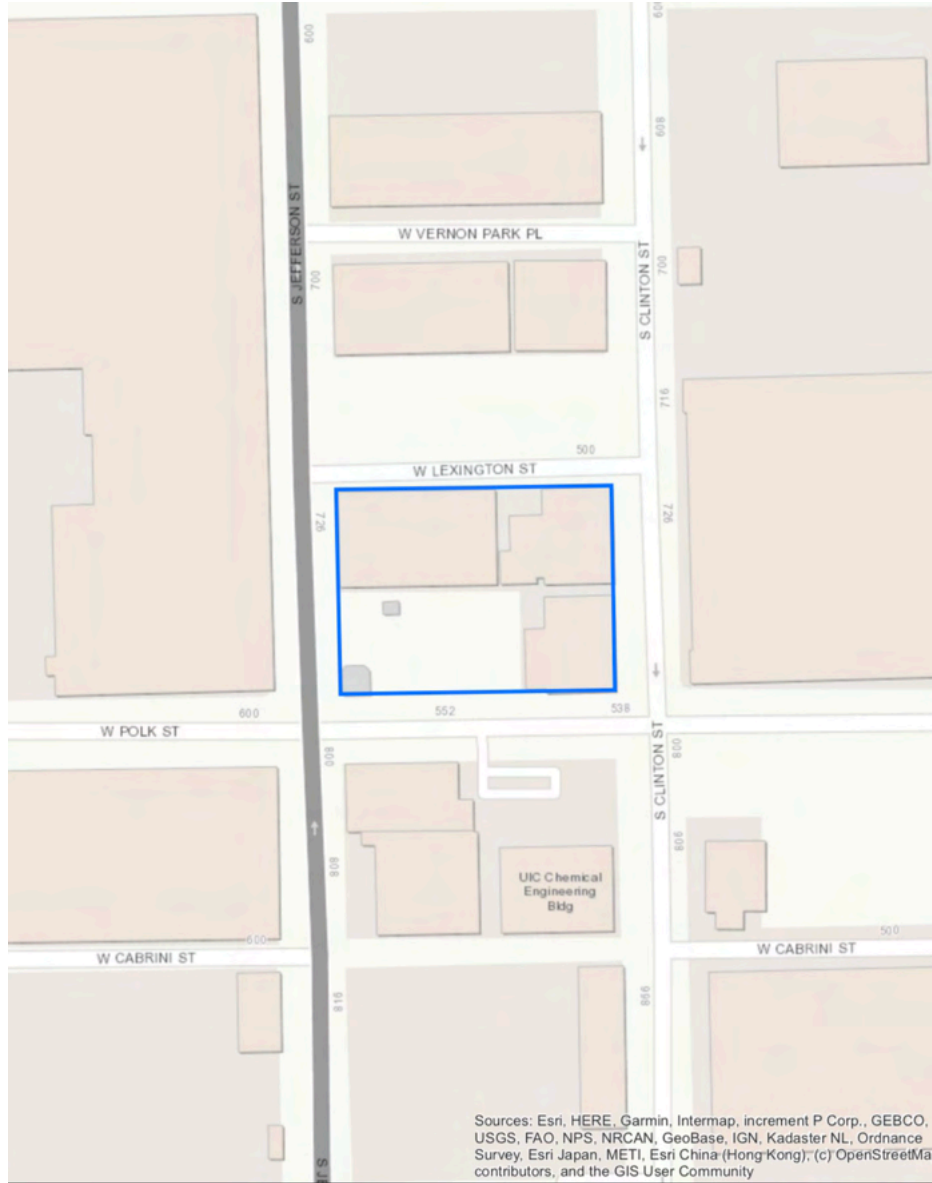


# Property Images



# Property Images



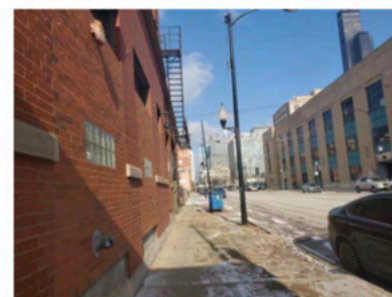




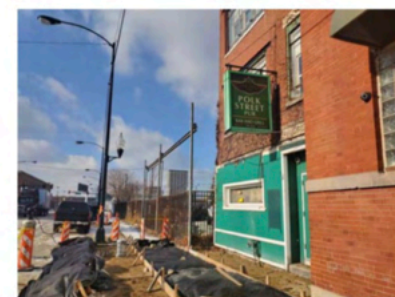
#1: View of the parking lot located in the northeast corner of the property, facing northeast.



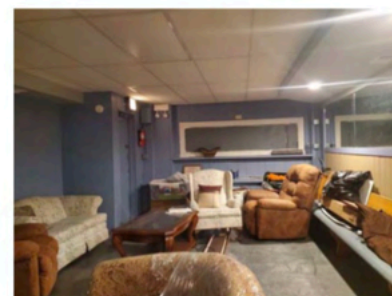
#2: View of the parking lot located in the northeast corner of the property, facing southeast.



#3: View along the east side of the property, facing north. 750 South Clinton Street is depicted to the west.



#4: View along the south side of the property, facing west. 548 West Polk Street is depicted to the north.



#5: View of the bar level of 548 West Polk Street.



#6: View of the basement level of 548 West Polk Street.

# Site Assessment



#7: View of the rear of 548 West Polk Street, facing north.



#8: View of the parking lot located in the southwest portion of the property, facing west.



#13: View of waste oil storage located on the north side of the southwestern parking lot.



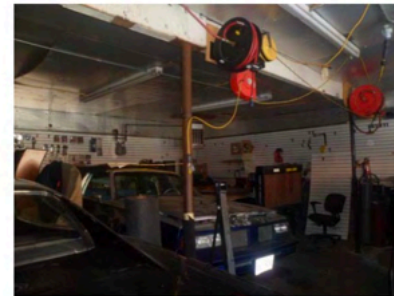
#14: View of the commercial structure located in the southwest corner of the property.



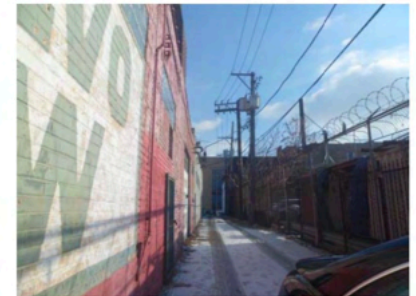
#9: View of the parking lot located in the southwest portion of the property, facing northwest.



#10: View of a suspect vent pipe located on the west side of 548 West Polk Street, within the parking lot area.



#15: View of the interior of the commercial structure located in the southwest corner of the property.



#16: View facing east of the alley bisecting the property. Pole-mounted transformers are pictured.



#11: View of tire storage located on the north side of the southwestern parking lot.



#12: View of a used oil AST located on the north side of the southwestern parking lot. Makeshift secondary containment was observed beneath the AST.



#17: View of a suspect vent pipe located on the south side of 727 South Jefferson Street, within the alley.



#18: View of the suspect vent pipes traversing up the south wall of 727 South Jefferson Street.



#19: View of waste and new oil storage in the southwest portion of 727 South Jefferson Street.



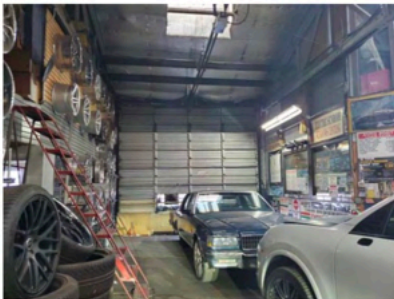
#20: View of a parts washer.



#25: View of the paint mixing room.



#26: View of the interior of the paint mixing room.



#21: View of the interior.



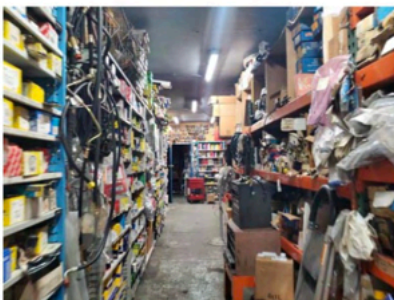
#22: View of the automotive bays and aboveground hydraulic lifts.



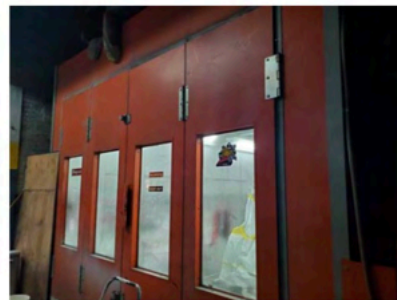
#27: View of the second paint booth.



#28: View of the collision repair portion of the building.



#23: View of parts storage.



#24: View of an in-use paint booth.



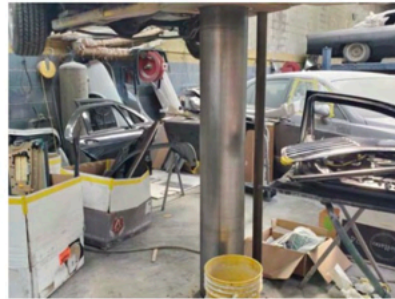
#29: View of the air compressor room.



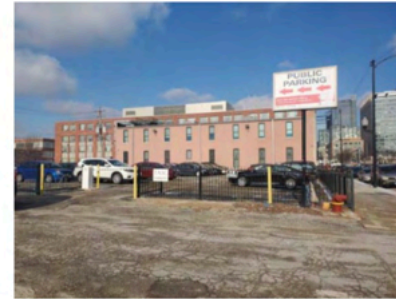
#30: View of an aboveground hydraulic lift.



#31: View of the ramp leading to the sub-basement/crawl space.



#32: View of the in-ground hydraulic post lift on the collision repair side of the building.



#37: View of the north adjoining West Lexington Street and parking lot beyond.



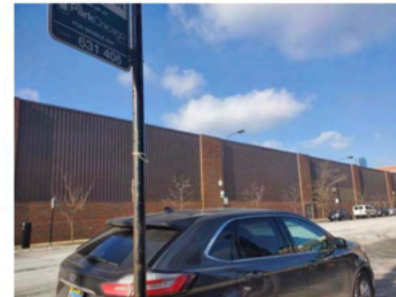
#38: View of the east adjoining U.S. Post Office.



#33: View of 551 West Lexington Street, facing south. No access was available to this portion of the property.



#34: View along the north side of the property, facing west.



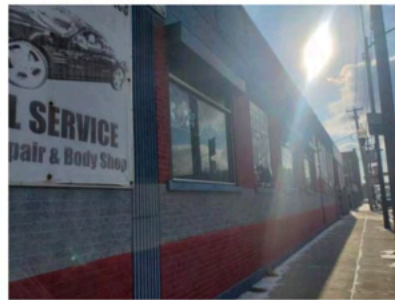
#39: View of the west adjoining South Jefferson Street and Extra Space Storage beyond.



#40: View of the west adjoining South Jefferson Street and vacant land beyond.



#35: View of suspect vent pipes located on the north side of 727 South Jefferson Street.



#36: View along the west side of the property, facing south.



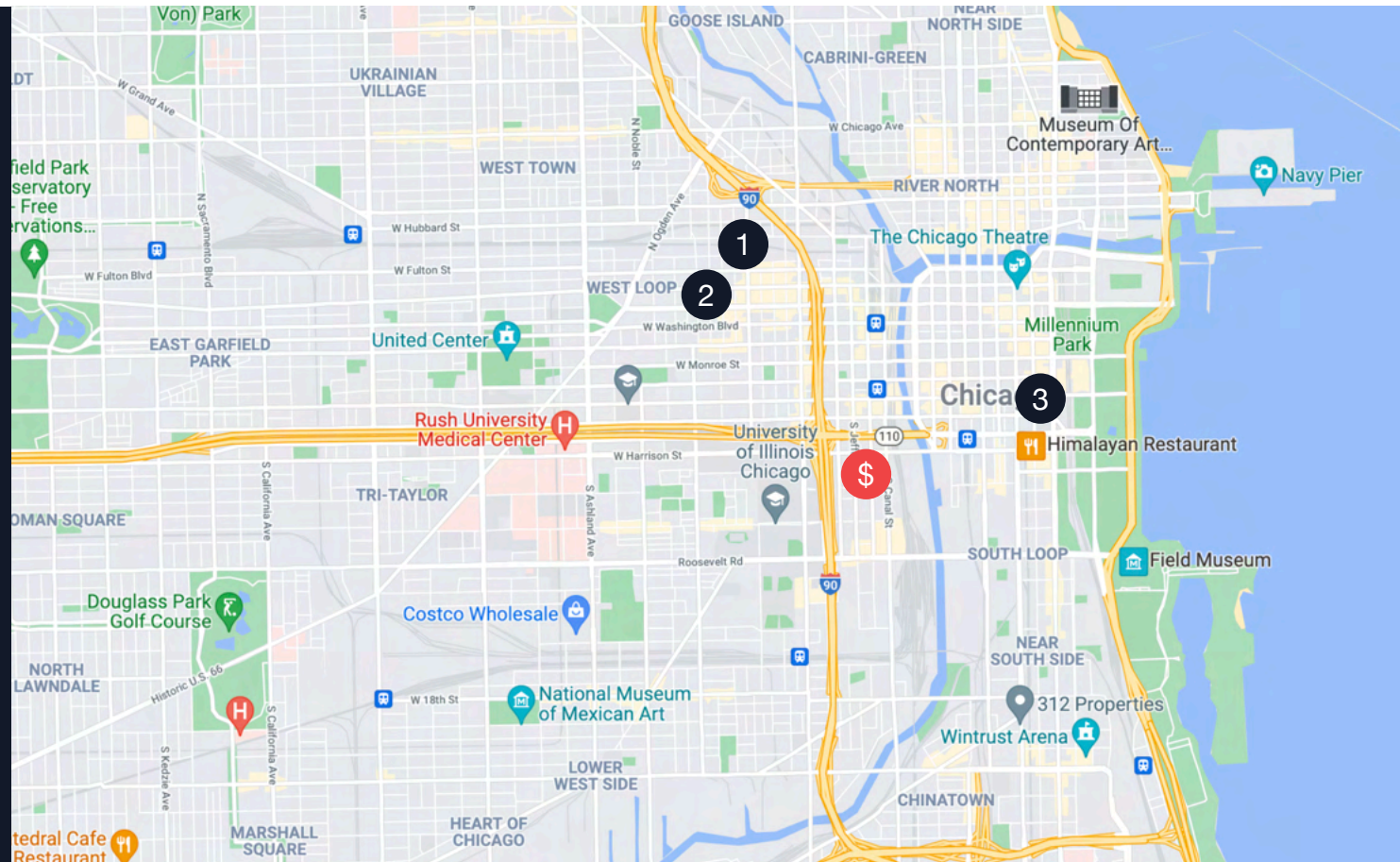
Sales Comparables

Sales Comps Map

Sales Comparables

## \*Development Site

1. 1000 W Carroll Ave
2. 1150 W Lake St
3. 410 S Wabash Ave



Sale Comp - Summary Report

1000-1014 W Carroll Ave  
Chicago, IL 60607 - North Chicago Submarket

★★★★★



BUILDING	
Type	2 Star Industrial Distribution
Location	CBD
GLA	12,861 SF
Floors	1
Typical Floor	12,861 SF
Class	B
Construction	Reinforced Concrete
Year Built	1955
Tenancy	Single
Owner Occup	No
	C3-5

TRANSACTION DETAILS	
Sale Date	Mar 26, 2020
Sale Price	\$19,900,000
On Market	554 Days
Price/SF	\$1,547.31
Leased at Sale	100%
Hold Period	70 Months
Sale Type	Investment
Document #	2010039184
Price Status	Full Value
Comp Status	Research Complete
Comp ID	5118303

LAND	
Land Acres	1.06 AC
Bldg FAR	0.28
Zoning	C3-5
Parcel	17-08-403-006-0000
Land SF	46,008 SF

TRANSACTION NOTES

On March 26th, 2020 the 12,861 square foot industrial property at 1000 - 11014 W Carrol Ave sold for \$19,900,000 or \$1547.31 per square foot. The Class B Industrial building delivered in 1955, and sits on a 1.0562 acre parcel zoned C3-5. The building was full occupied by its previous owner, Pioneer Wholesale Meat, who will move to a new facility at 2300 W Lake St.

The buyer purchased the property with the intention to redevelop the parcel into an 18-story, 288-foot-tall tower at 1000 W. Carroll Ave. just north of Google's headquarters and the 11 story Ace Hotel. Google's headquarters and Ace Hotel were also developed by Sterling Bay.

Details of the comp were verified against public record, and with a representative of the seller. Sterling Bay did not respond to a request for comment.

Sale Comp - Summary Report

1000-1014 W Carroll Ave  
Chicago, IL 60607 - North Chicago Submarket

★★★★★

A demotion date of the 1000 W Carroll Ave property has not been made public, however the seller is not vacating their current location for "a couple months".

INCOME & EXPENSES			AMENITIES	
Expenses	2019	Per SF	• Signage	
Operating Expenses	-	-		
Taxes	\$54,214	\$4.22		
Total Expenses	\$54,214	\$4.22		

SALE HISTORY				
Sale Date	Price	Sale Type	Buyer	Seller
Mar 2020	\$19,900,000 (\$1,547.31/-SF)	Individual Property	Sterling Bay	Pioneer Wholesale Meat
May 2014	\$525,000 (\$40.82/SF)	Individual Property*	Pioneer Wholesale Meat	Pioneer Wholesale Meat

MARKET AT SALE		
Vacancy Rates	2020 Q1	YOY Change
Subject Property	0.0%	0.0%
Submarket 1-3	6.5%	-0.4%
Market Overall	6.6%	0.3%
Market Rent Per Area	YOY Change	
Subject Property	\$11.25/SF	3.9%
Submarket 1-3	\$9.67/SF	4.3%
Market Overall	\$7.28/SF	4.6%
Submarket Leasing Activity	Prev Year	
12 Mo. Leased	1,078,194 SF	-32.4%
Months on Market	10.5	0.3 mo
Submarket Sales Activity	2020 Q1	Prev Year
12 Mo. Sales Volume (Mil.)	\$246.32M	\$186.42M
Market Sale Price Per Area	\$109/SF	\$93/SF



Sale Comp - Summary Report

1150 W Lake St - Premier West Loop Development Site (Part of a Portfolio)

Chicago, IL 60607 - Fulton Market/Near West Side Submarket

★★★★★



**TRANSACTION NOTES**

On August 31st, 2021 the 20,391 square foot industrial property at 1143- 1151 W Lake St, and adjacent .5764 acre vacant land parcel in Chicago, IL sold for \$32,200,000.

Details of the comp were confirmed against public record, and with a press release of the listing broker. A representative of the buyer and seller had not responded to requests for comment at the time of publication.

TRANSACTION DETAILS - BUILDING	
Sale Date	Aug 31, 2021
Sale Price	\$18,859,642
Price/AC Land	\$32,719,691
Sale Type	Investment
Sale Condition	Redevelopment Project
Comp Status	Research Complete
Comp ID	5699399

LAND	
Land Acres	0.58 AC
Zoning	C1-1
Parcel	17-08-419-008-0000, 17-08-419-009-0000
Off Sites	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets,
Land SF	25,108 SF

Sale Comp - Summary Report

1150 W Lake St - Premier West Loop Development Site (Part of a Portfolio)

Chicago, IL 60607 - Fulton Market/Near West Side Submarket

★★★★★

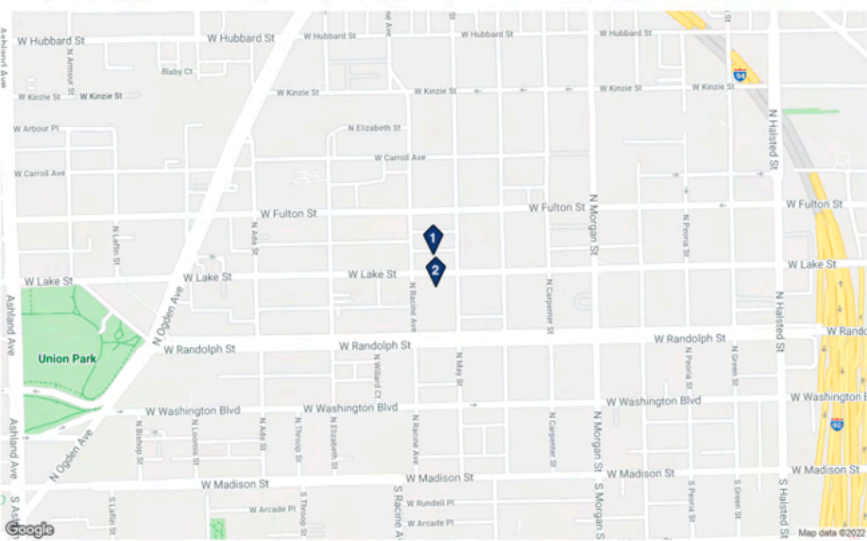
PORTFOLIO	
# of Properties	2
Total Land Area	1.72 AC
Total Land Area	74,749 SF
Industrial Properties	1
Land Properties	1

TRANSACTION DETAILS - PORTFOLIO	
Sale Date	Aug 31, 2021
Sale Price	\$32,200,000
Price/SF Land	\$430.78
Price/AC Land	\$18,764,569
Price Status	Confirmed
Sale Type	Investment
Sale Condition	Redevelopment Project
Comp Status	Research Complete

PROPERTIES							
Address	City	State	Property Type	Rating	Size	% Leased	Sale Price
1143-1151 W Lake St	Chicago	IL	Industrial	★★★★★	28,334 SF	100%	\$13,340,358
1150 W Lake St	Chicago	IL	Land	★★★★★	0.58 AC		\$18,859,642

Sale Comp - Summary Report

1150 W Lake St - Premier West Loop Development Site (Part of a Portfolio) ★★★★★  
Chicago, IL 60607 - Fulton Market/Near West Side Submarket



LOCATION	
Zip	60607
Submarket	Fulton Market/Near West Side
Submarket Cluster	Metro Chicago
Market	Chicago
County	Cook
State	IL
CBSA	Chicago-Naperville-Elgin, IL-IN-WI
DMA	Chicago, IL-IN

TRANSPORTATION	
Transit/Subway	2 min drive to Ashland Station (Green, Pink Lines)
Commuter Rail	3 min drive to Chicago Ogilvie Transportation Center Commuter Rail
Airport	18 min drive to Chicago Midway International Airport
Walk Score®	Walker's Paradise (97)
Transit Score®	Excellent Transit (79)

Sale Comp - Summary Report

1150 W Lake St - Premier West Loop Development Site (Part of a Portfolio) ★★★★★  
Chicago, IL 60607 - Fulton Market/Near West Side Submarket

NEARBY SALE COMPARABLES							
Address	Name	Rating	Yr Blt/Renov	Size	Sale Date	Sale Price	Price/AC
1354-1408 S Wabash Ave		★★★★★			Mar 2020	\$5,850,000	\$9,984,562
1000-1012 W Madison St		★★★★★			Sep 2020	\$8,600,000	\$20,505,556
1935 S Michigan Ave		★★★★★			Jan 2021	\$2,600,000	\$8,640,879
Lake St	PD-70 Zoned Acre	★★★★★			Jul 2021	\$31,000,000	\$30,626,659
3817-3819 N Ashland Ave	Lakeview Redevelopment Site	★★★★★			Oct 2021	\$2,800,000	\$8,750,126
148-158 E Ontario St	High Rise Condominium Building Site	★★★★★			Oct 2021	\$28,084,000	\$96,250,121
472 W Chicago Ave	Pd477 Zoned Lots	★★★★★			Sep 2021	\$13,700,000	\$32,495,072

Sale Comp - Summary Report

410 S Wabash Ave

Chicago, IL 60605 - East Loop Submarket

★★★★★



BUILDING	
Type	2 Star Parking Lot
Location	CBD
GLA	27,900 SF
Class	C
	DX-16

TRANSACTION DETAILS	
Sale Date	Oct 18, 2019
Sale Price	\$18,250,000
Price/SF	\$654.12
Sale Type	Investment
Document #	1929508074
Price Status	Confirmed
Comp Status	Research Complete
Comp ID	4937116

LAND	
Land Acres	0.63 AC
Bldg FAR	1.01
Zoning	DX-16
Parcel	17-15-108-002-0000, 17-15-108-003-0000,
Land SF	27,600 SF

**TRANSACTION NOTES**

On October 18th, 2019, the 27,600 square foot parking lot at 403 W Van Buren was sold for \$18,250,000 or \$654.12 per square foot. LMC has proposed to transform the existing ground-level lot into an Class-A mixed use development, to include 344 residential units, 103 parking spaces, and 8,068 square feet of retail area.

Please reference PID 11125182 for more information on the new development.

The details of the comp were verified against public record and with a representative of the buyer.

Sale Comp - Summary Report

410 S Wabash Ave

Chicago, IL 60605 - East Loop Submarket

★★★★★

INCOME & EXPENSES		
Expenses	2019	Per SF
Operating Expenses	-	-
Taxes	\$236,371	\$8.47
Total Expenses	\$236,371	\$8.47

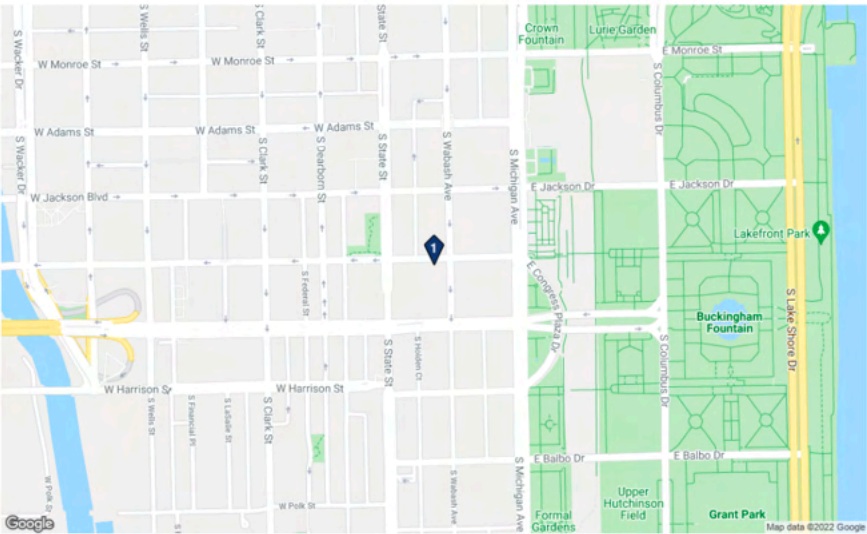
AMENITIES	
• Metro/Subway	• Signage

Sale Comp - Summary Report

410 S Wabash Ave

★★★★★

Chicago, IL 60605 - East Loop Submarket



LOCATION	
Zip	60605
Submarket	East Loop
Submarket Cluster	Metro Chicago
Market	Chicago
County	Cook
State	IL
CBSA	Chicago-Naperville-Elgin, IL-IN-WI
DMA	Chicago, IL-IN

TRANSPORTATION	
Transit/Subway	1 min drive to Harold Washington Library-State/Van Buren Transit Stop
Commuter Rail	2 min drive to Chicago LaSalle Station Commuter Rail (Rock Island Dis-
Airport	18 min drive to Chicago Midway International Airport
Walk Score®	Walker's Paradise (97)
Transit Score®	Rider's Paradise (100)

Sale Comp - Summary Report

410 S Wabash Ave

★★★★★

Chicago, IL 60605 - East Loop Submarket

NEARBY SALE COMPARABLES							
Address	Name	Rating	Yr Blt/Renov	Size	Sale Date	Sale Price	Price/SF
4754 N Leavitt St		★★★★★	1894	30,000 SF	Feb 2020	\$3,925,000	\$130.83
1402 S Wabash Ave		★★★★★	2008	14,355 SF	Mar 2020	\$8,775,000	\$611.29
640-656 W Washington Blvd	Park 1	★★★★★	1990	36,000 SF	May 2020	\$20,100,000	\$558.33
2119 S Peoria St		★★★★★	1960	33,600 SF	Oct 2020	\$3,300,000	\$98.21
1600 S Dearborn St		★★★★★	2016	53,577 SF	May 2021	\$5,048,387	\$94.23
4421 S State St		★★★★★	1970	44,200 SF	Jun 2021	\$3,600,000	\$81.45
121-123 N Peoria St		★★★★★		16,709 SF	Sep 2021	\$1,597,000	\$95.58
121-123 N Peoria St		★★★★★		16,709 SF	Oct 2021	\$1,385,000	\$82.89
300 E North Water St		★★★★★	1987	50,714 SF	Dec 2021	\$4,288,500	\$84.56
359 N Halsted St		★★★★★		28,000 SF	Dec 2021	\$13,250,000	\$473.21
9511 S Commercial Ave		★★★★★		29,000 SF	Sep 2021	\$4,200,000	\$144.83

