

CONFIDENTIAL OFFERING MEMORANDUM

5400-5420 N. Clark Street

Andersonville // Chicago, IL 60640



OFFERED BY:

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BAUM REALTY GROUP, LLC

1030 W. Chicago Avenue, Suite 200

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Offering Summary

Baum Realty Group, LLC has been exclusively engaged to market for sale a rare, contiguous portfolio of three commercial properties located along the highly sought-after Clark Street corridor in Chicago's Andersonville neighborhood. Comprising approximately 35,000 square feet of gross building area situated on 24,156 square feet of land, the portfolio is 99% leased to a diverse and durable tenant roster. The property features prominent national and regional retailers such as Sweetgreen, MyEyeDr., Milan Laser Corporation, The Brown Elephant, and Minyoli, along with a curated mix of healthcare providers specializing in health and wellness, therapy, and counseling services. Recent lease renewals have increased the property's weighted average lease term (WALT) to approximately five years for the retail portion of the rent roll, enhancing long-term income stability.

Strategically positioned in the heart of Andersonville's primary retail artery, the portfolio benefits from exceptional foot traffic, strong surrounding demographics, and limited retail turnover. The area is characterized by its unique blend of established national retailers—such as Jewel-Osco, Walgreens, Fifth Third Bank, Colectivo Coffee, and Jeni's Splendid Ice Creams—and vibrant, long-standing local businesses including Hopleaf, Lost Larson, Pizza Lobo, and Little Bad Wolf. The properties are conveniently located within half a mile of the CTA Red Line (Berwyn Station) and under a mile from Lake Michigan and Foster Beach.

This offering presents a generational opportunity to acquire a premier retail / mixed-use assemblage in the core of one of Chicago's most dynamic and supply-constrained neighborhoods.

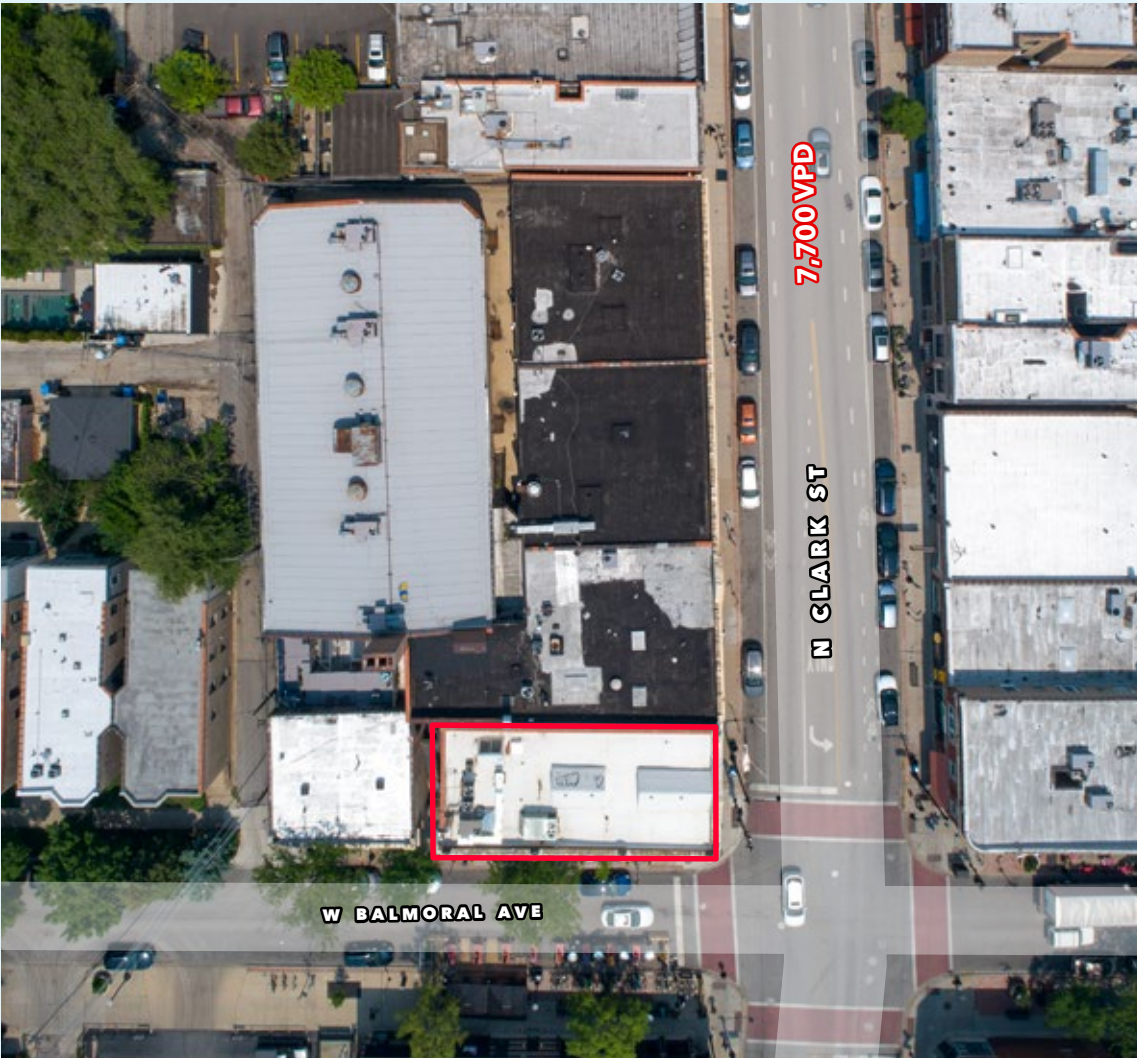
INVESTMENT HIGHLIGHTS

- ▶ "Main on Main" location within Andersonville's desirable Clark Street retail corridor
- ▶ Strong and diverse mix of mostly long-tenured tenants
- ▶ Extremely tight submarket with minimal retail vacancy
- ▶ Opportunity to control a large contiguous portion of Clark Street in a rarely available singular transaction
- ▶ In-place rents compare favorably to recent neighborhood lease deals, offering room to boost income over time
- ▶ Well maintained buildings with minimal deferred maintenance needed


PROPERTY SUMMARY

| Address | PIN(s) | Gross Building SF | Rentable Building SF | Land SF | Zoning | Tenant(s) |
|----------------------------|--|-------------------|----------------------|------------------|--------|---|
| 5400 N. Clark Street | 14-08-107-035-0000 | 5,067 | 4,985 | 2,689 | B3-2 | Sweetgreen Evoke Tattoos |
| 5402-5418 N. Clark Street | 14-08-107-034-0000 14-08-107-030-0000 | 25,936 | 22,866 | 18,092 | B3-2 | Sweetgreen, Brown Elephant, MyEyeDr., Milan Laser, In Fine Spirits, Various small medical / office tenants |
| 5420 N. Clark Street | 14-08-107-029-0000 | 3,912 | 3,257 | 3,375 | C1-2 | Minyoli DBT Center Chicago |
| Total | | 34,915 | 31,108 | 24,156 | | |
| Total Projected NOI | | | | \$872,499 | | |



| PROPERTY DESCRIPTION | |  |
|-------------------------|---|---|
| Address: | 5400 N. Clark Street, Chicago, IL 60640 | |
| County: | Cook | |
| Description: | Two-story multi-tenant retail building | |
| Number of Units: | 2 | |
| Tenants: | Sweetgreen & Evoke Tattoos | |
| Occupancy: | 100% | |
| Total Building Area: | 5,067 SF | |
| Total Land Area: | 2,689 SF | |
| Zoning: | B3-2 | |
| PIN: | 14-08-107-035-0000 | |
| 2023 Real Estate Taxes: | \$57,737 | |

| PROPERTY DESCRIPTION | |  |
|-------------------------|---|---|
| Address: | 5402-5418 N. Clark Street, Chicago, IL 60640 | |
| County: | Cook | |
| Description: | Two-story, multi-tenant retail / medical / office building with a rear, interconnected annex building | |
| Number of Units: | (5) Retail and (19) Individual medical / office suites | |
| Retail Tenants: | Sweetgreen, The Brown Elephant, MyEyeDr, Milan Laser Corporation, In Fine Spirits Ltd. | |
| Occupancy: | 99% | |
| Total Building Area: | 25,936 SF | |
| Total Land Area: | 18,092 SF | |
| Zoning: | B3-2 | |
| PIN: | 14-08-107-034-0000 14-08-107-030-0000 | |
| 2023 Real Estate Taxes: | \$111,219 | |

| Property Description | |  |
|-------------------------|---|---|
| Address: | 5420 N. Clark Street, Chicago, IL 60640 | |
| County: | Cook | |
| Description: | Two-story multi-tenant retail / medical / office building | |
| Number of Units: | 2 | |
| Tenants: | Minyoli, DBT Center Chicago | |
| Occupancy: | 100% | |
| Total Building Area: | 3,912 SF | |
| Total Land Area: | 3,375 SF | |
| Zoning: | C1-2 | |
| PIN: | 14-08-107-029-0000 14-08-107-030-0000 | |
| 2023 Real Estate Taxes: | \$23,690 | |



Confidentiality Disclosure

Baum Realty Group, LLC ("Baum Realty") has been retained as the exclusive broker by the Owner of Record ("the Owner") of 5400-5420 N. Clark Street in Chicago, IL in connection with the sale of certain properties ("the Property") as described in this Offering Memorandum.

This Offering Memorandum has been prepared by Baum Realty for use by a limited number of parties, and does not purport to provide a necessarily accurate summary of the physical or economic aspects of the Property or any of the documents related thereto, nor does it purport to be all inclusive or to contain all of the information which prospective investors may need or desire further, the Offering Memorandum is limited to the matters set forth therein. All budgets or projections have been developed by Baum Realty and Owner, and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Baum Realty and therefore are subject to variation. Each of Baum Realty and Owner makes no representation as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Baum Realty and its employees, and Owner, and its trustees, officers, and employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or omissions from the Offering Memorandum or any other written or oral communication transmitted or made available to the recipient. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property Owner as of the date of preparation of the Offering Memorandum.

Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors.

Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers regarding the property, and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the property unless and until such offer is approved by Owner and the Board of Trustees of Owner and a written agreement for the purchase of the Property has been fully executed, delivered and approved by Owner and its legal counsel, and any conditions to Owner's obligations hereunder have been satisfied or waived.

This Offering Memorandum and the contents, except such information that is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Offering Memorandum, you acknowledge that you have executed, and have agreed to be bound by, the Confidentiality Agreement with Baum Realty and Owner.

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