

CONFIDENTIAL OFFERING MEMORANDUM

# DaVita Anchored Building

5020 W. 95th Street // Oak Lawn, IL (Chicago MSA) 60453



**EXCLUSIVELY OFFERED BY:**

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# Offering Summary

Baum Realty Group, LLC has been exclusively retained by ownership to sell the DaVita Kidney Care anchored property located in Oak Lawn (Chicago MSA), IL. The 9,221 SF building is anchored by DaVita Dialysis, with 12 years remaining on its lease and 2.5% annual rent increases. An investor has the opportunity to add significant value by leasing the remaining 3,028 SF of divisible space, which features incredible frontage along W 95th Street and exposure to over 49,800 vehicles per day.

<b>PRICE:</b>	<b>\$3,550,000</b>
<b>AS-IS NOI:</b>	<b>\$159,687</b>
<b>STABILIZED PROFORMA NOI:</b>	<b>\$285,987</b>
<b>STABILIZED CAP RATE:</b>	<b>8.05%</b>

<b>DAVITA LEASE YEARS REMAINING:</b>	<b>12 Years</b>
<b>AVAILABLE SPACE:</b>	<b>3,028 SF</b>
<b>TOTAL BUILDING SIZE:</b>	<b>±9,921 SF</b>
<b>OCCUPANCY:</b>	<b>70%</b>
<b>TRAFFIC COUNTS:</b>	<b>49,800 VPD</b>



# Investment Highlights

## **NEW LONG-TERM LEASE**

DaVita has approximately 12 years of remaining lease term remaining with 2.5% annual rent increases, providing asset appreciation for a buyer.

## **CORPORATE GUARANTEE**

DaVita's lease is guaranteed by its parent company, DaVita, Inc., a Colorado incorporation. DaVita is one of the largest kidney care companies in the US with more than 3,154 locations, generated \$11.62 billion in revenue with an S&P rating of BB, providing superior financial security for an investor.

## **SIGNIFICANT UPSIDE POTENTIAL**

An investor has the opportunity to add significant value by leasing the remaining 3,028 SF of divisible space, which features incredible frontage along W 95th Street and exposure to over 49,800 vehicles per day.

## **DENSE POPULATION**

More than 174,713 residents with an average household income in excess of \$88,600 and a daytime population of about 163,528 within 3 miles of the site, providing a dense customer base for the retailers.

## **MAJOR AREA RETAILERS**

The property is near multiple shopping centers including: 95th Plaza, Green Oak Shopping Center, Oak Crown Plaza, Oak Lawn commons, and Chicago Ridge Mall. Additionally, other nearby area retailers include: Amazon Fresh, Walgreens, U.S. Bank, White Castle, Jersey Mike's, Marshalls, FedEx Office and Print, Staples, UPS Store, Super Cuts, Mattress Firm, Starbucks, Lou Malnati's, Target, Home Depot, among many others.

## **NNN DAVITA LEASE**

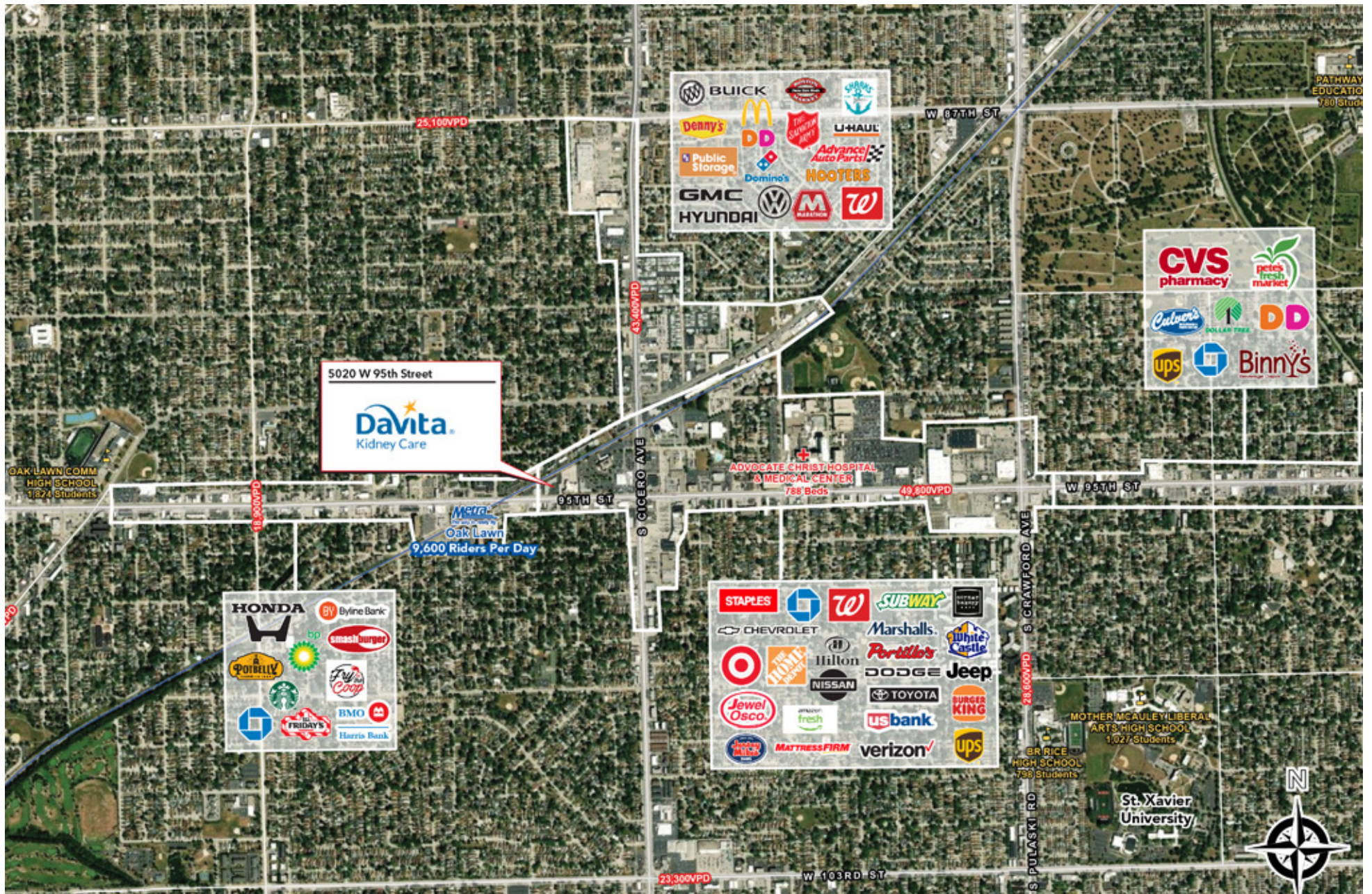
The NNN nature of the DaVita lease allows the landlord to recapture 100% of DaVita's prorata share of the operating expenses, providing a true passive investment property once the remaining space is leased out.

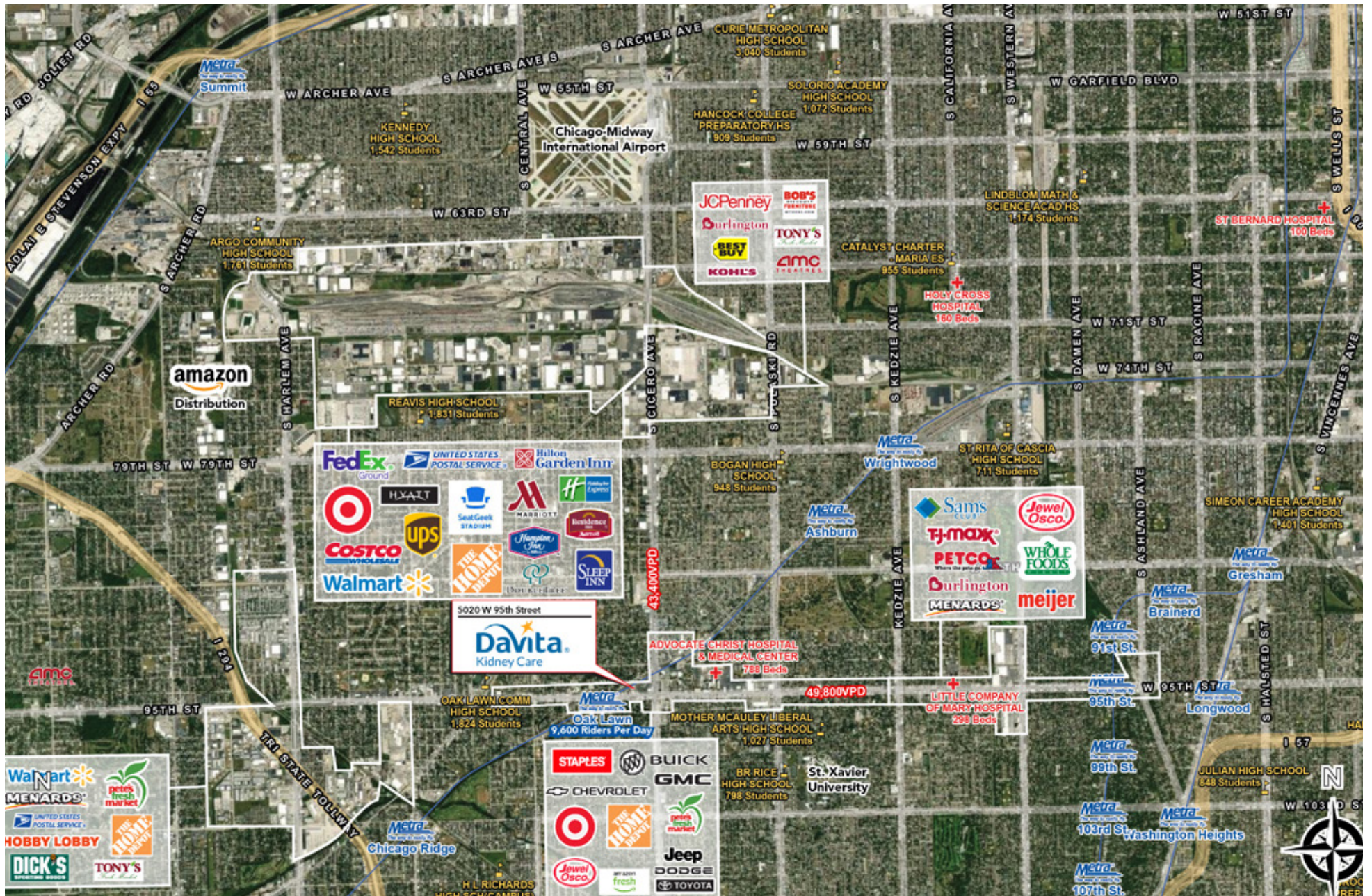
## **CHICAGO MSA**

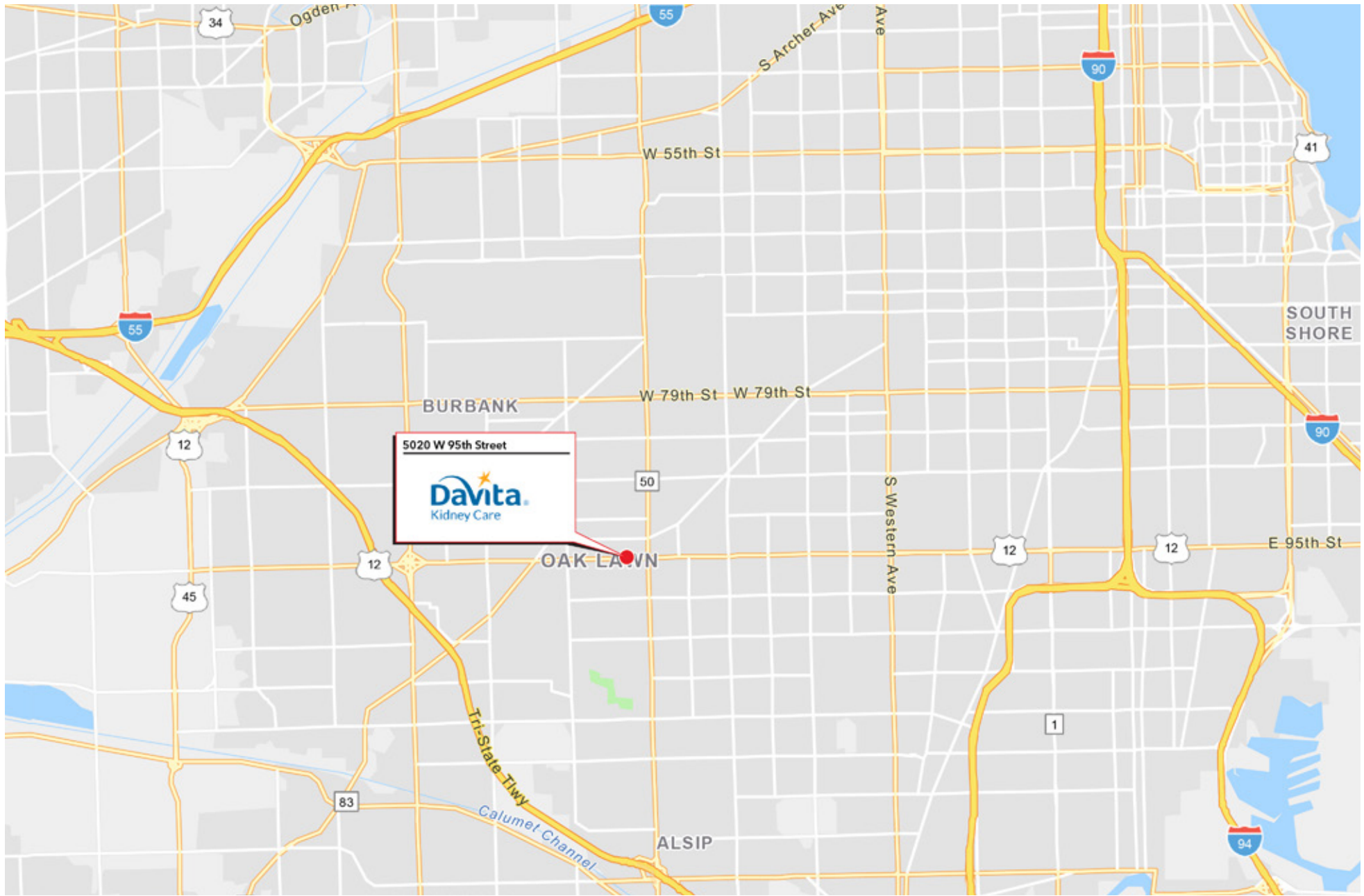
This property is located less than 16 miles southwest of downtown Chicago. The Chicago MSA is the third largest metropolitan area in the country with 9.7 million people.

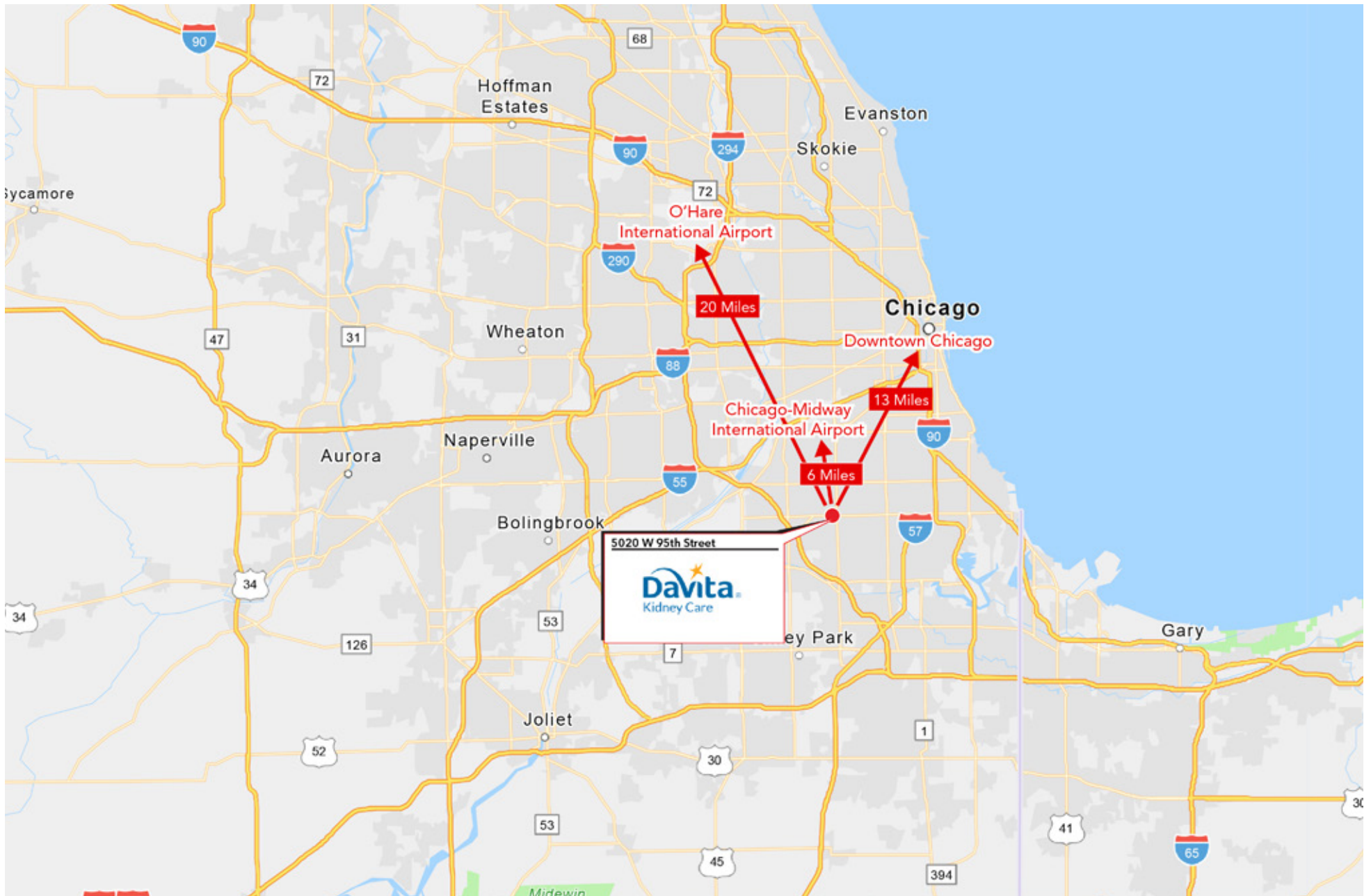














# Property Information

The subject property is located in Oak Lawn, IL, approximately 16 miles southwest of downtown Chicago. The building encompasses a total of 9,921 square feet, of which 6,893 square feet is currently leased to DaVita Dialysis. The property is situated on a 0.74-acre parcel along 95th Street, which is a major east / west thoroughfare featuring 49,800 vehicles per day.

The property features a total of 32 parking spaces. Within one mile of the property are 95th Plaza, Green Oak Shopping Center, Oak Crown Plaza, Oak Lawn Commons, and Chicago Ridge Mall. The site benefits from plenty of national retailers in the immediate area, including: Amazon Fresh, Walgreens, U.S. Bank, White Castle, Jersey Mike's, Marshalls, FedEx Office and Print, Staples, UPS Store, Super Cuts, Mattress Firm, Starbucks, Lou Malnati's, Target, Home Depot, among many others.

Less than 10-minute south from the property is the Oak Lawn Metra Station, which is a 35-minute ride to Union Station in downtown Chicago. The Oak Lawn Metra Station caters to around 3.4 million passengers annually. Midway International Airport is a major hub for Southwest Airline and only six miles north from the property. The airport is the 2nd largest in Illinois with annual traveler volumes exceeding 18 million passengers.

There are more than 174,713 residents with an average household income in excess of \$88,600 and a daytime population of about 163,528 within 3 miles of the site, providing a dense customer base for the retailers.



**PROPERTY ADDRESS:**  
**5020 W 95TH STREET**  
**OAK LAWN, IL 60462**

**BUILDING SIZE:**  
**±9,921 SQUARE FEET**

**TOTAL LOT SIZE:**  
**±0.74 ACRES**

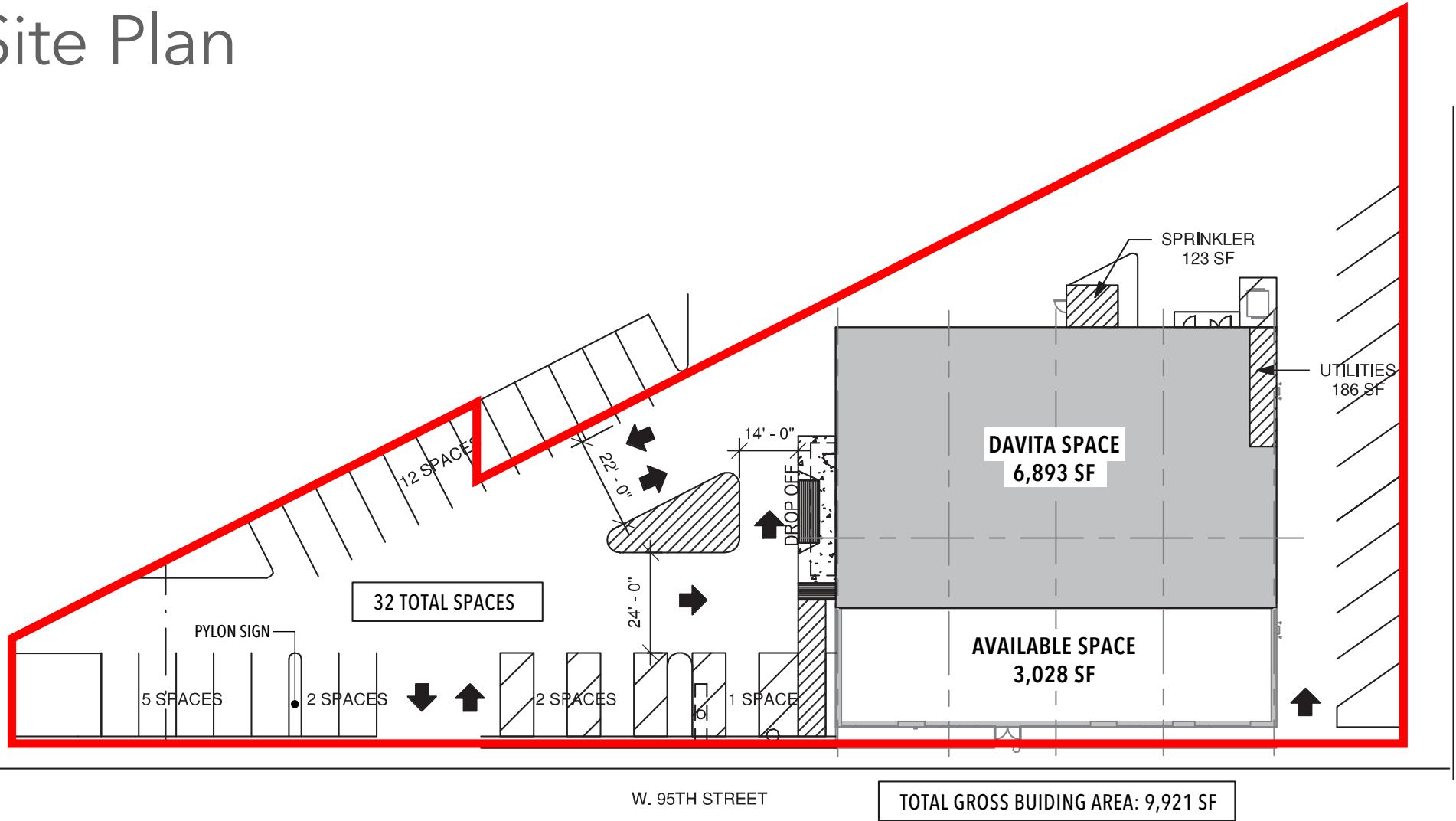
**TOTAL PARKING:**  
**32 PARKING SPACES**

**YEAR BUILT:**  
**2007**

**TAX PIN:**  
**24-04-421-007-0000**

**FRONTAGE:**  
**±100' ALONG 95TH STREET**

# Site Plan



**PROPERTY PHOTOGRAPHS**



## PROPERTY DRONE PHOTOGRAPHS



# Stabilized Proforma

Tenant	Lease Type	SF	Rent / SF	Monthly Base Rent	Annual Rent
DaVita Dialysis	NNN	6,893	\$ 30.07	\$ 17,272	\$ 207,259
New Tenant <sup>1</sup>	NNN	3,028	\$ 26.00	\$ 6,561	\$ 78,728
<b>Total</b>		<b>9,921</b>	<b>\$ 28.83</b>	<b>\$ 23,832</b>	<b>\$ 285,987</b>
<i>Gross Rental Income</i>			<i>\$ 28.83</i>		<i>\$ 285,987</i>
<i>Reimbursable Expenses</i>					
CAM			\$ 2.33		\$ 23,084
Real Estate Taxes (Actual 2020)			\$ 11.70		\$ 116,087
Insurance			\$ 0.30		\$ 3,014
Utilities			\$ 0.42		\$ 4,214
Management Fee (4.00%)			\$ 1.29		\$ 12,800
<i>Total Reimbursements</i>			<i>\$ 16.05</i>		<i>\$ 159,199</i>
Potential Gross Revenue			\$ 44.87		\$ 445,186
<i>Expenses</i>					
CAM			\$ 2.33		\$ 23,084
Real Estate Taxes (Actual 2020)			\$ 11.70		\$ 116,087
Insurance			\$ 0.30		\$ 3,014
Utilities			\$ 0.42		\$ 4,214
Management Fee (4.00%)			\$ 1.29		\$ 12,800
<i>Total Operating Expenses</i>			<i>\$ 16.05</i>		<i>\$ 159,199</i>
<b>Stabilized Net Operating Income</b>			<b>\$ 28.83</b>		<b>\$ 285,987</b>

<sup>1</sup> We assume a new lease of the vacant space at \$25.00 PSF on a 5-year term.

# Rent Roll

Tenant	Start Date	Expiration Date	SF	Prorata Share %	Lease Type	Renewal Options	Start Date	End Date	Rent PSF	Monthly Rent	Annual Rent	% Annual Change							
DaVita Dialysis	5/1/2019	4/30/34	6,893	69.48%	NNN	Three, Five (5) - year Options 6 months Prior Written Notice	5/1/2019	4/30/2020	\$27.92	\$16,040	\$192,474	N/A							
							5/1/2020	4/30/2021	\$28.62	\$16,439	\$197,269	2.5%							
							5/1/2021	4/30/2022	\$29.33	\$16,850	\$202,198	2.5%							
							5/1/2022	4/30/2023	\$30.07	\$17,272	\$207,259	2.5%							
							5/1/2023	4/30/2024	\$30.82	\$17,705	\$212,454	2.5%							
							5/1/2024	4/30/2025	\$31.59	\$18,149	\$217,782	2.5%							
							5/1/2025	4/30/2026	\$32.39	\$18,604	\$223,243	2.5%							
							5/1/2026	4/30/2027	\$33.20	\$19,070	\$228,838	2.5%							
							5/1/2027	4/30/2028	\$34.03	\$19,547	\$234,565	2.5%							
							5/1/2028	4/30/2029	\$34.88	\$20,036	\$240,426	2.5%							
							5/1/2029	4/30/2030	\$35.75	\$20,535	\$246,420	2.5%							
							5/1/2030	4/30/2031	\$36.65	\$21,051	\$252,614	2.5%							
							5/1/2031	4/30/2032	\$37.57	\$21,578	\$258,941	2.5%							
							5/1/2032	4/30/2033	\$38.50	\$22,117	\$265,401	2.5%							
							5/1/2033	4/30/2034	\$39.47	\$22,672	\$272,061	2.5%							
							<i>Option #1 - One (1), Five (5) year term - 6 month prior written notice</i>												
														5/1/2034	4/30/2035	\$40.45	\$23,238	\$278,854	2.5%
														5/1/2035	4/30/2036	\$41.47	\$23,821	\$285,847	2.5%
														5/1/2036	4/30/2037	\$42.50	\$24,414	\$292,973	2.5%
														5/1/2037	4/30/2038	\$43.57	\$25,025	\$300,299	2.5%
														5/1/2038	4/30/2039	\$44.66	\$25,652	\$307,825	2.5%
							<i>Option #2- One (1), Five (5) year term - 6 month prior written notice</i>												
														5/1/2039	4/30/2040	\$45.78	\$26,296	\$315,551	2.5%
														5/1/2040	4/30/2041	\$46.92	\$26,951	\$323,410	2.5%
														5/1/2041	4/30/2042	\$48.09	\$27,622	\$331,468	2.5%
														5/1/2042	4/30/2043	\$49.29	\$28,311	\$339,727	2.5%
														5/1/2043	4/30/2044	\$50.52	\$29,021	\$348,251	2.5%
							<i>Option #3- One (1), Five (5) year term - 6 month prior written notice</i>												
							5/1/2044	4/30/2045	\$51.79	\$29,748	\$356,976	2.5%							
							5/1/2045	4/30/2046	\$53.08	\$30,492	\$365,900	2.5%							
							5/1/2046	4/30/2047	\$54.41	\$31,252	\$375,025	2.5%							
							5/1/2047	4/30/2048	\$55.77	\$32,035	\$384,415	2.5%							
							5/1/2048	4/30/2049	\$57.16	\$32,834	\$394,006	2.5%							
Future Tenant (at market terms)	6/1/2022	5/31/2027	3,028	30.52%	NNN	Yes	6/1/2022	5/31/2027	\$26.00	\$6,561	\$78,728	N/A							
			<b>Square Feet Occupied</b>	<b>6,893</b>															
			<b>Square Feet Vacant</b>	<b>3,028</b>															
			<b>Total Square Feet</b>	<b>9,921</b>															

# Lease Abstract

## DAVITA DIALYSIS

<b>Tenant:</b>	Total Rental Care, Inc., a California Corporation
<b>Guarantor:</b>	DaVita, Inc., a Colorado Incorporation
<b>Space Size:</b>	±6,893 Square Feet
<b>Rent Commencement:</b>	May 1, 2019
<b>Lease Expiration:</b>	April 30, 2034
<b>Current Annual Rent:</b>	\$207,259 (as of 5/1/2022)
<b>Renewal Options:</b>	Three, 5-year options
<b>Rent Increases:</b>	2.5% annually throughout the primary term & option periods
<b>Operating Expenses:</b>	Tenant pays its prorata share of the Operating Expenses. Operating Expenses include CAM, Taxes, Insurance and common Utilities. CAM includes maintenance and repair to the common areas including but not limited to landscaping, snow removal, parking lot repairs, and management fees, not to exceed \$18,100 per year. CAM not to increase by more than 5% over the highest amount payable by Tenant during any prior calendar year (excluding snow removal, utilities, and parking lot repair). Tenant's CAM expenses cannot increase more than 5% over the highest amount payable by Tenant during any prior calendar year.
<b>Taxes:</b>	Tenant reimburses Landlord for prorata share of taxes.
<b>Insurance:</b>	Tenant and Landlord maintain insurance. Tenant reimburses Landlord for its insurance expenses.
<b>Utilities:</b>	Tenant pays its utilities directly.
<b>HVAC:</b>	Tenant maintains, repairs, and replaces the HVAC system serving the Premises.
<b>Tenant Responsibilities:</b>	Tenant maintains the interior, non-structural portions of its Premises, exterior doors and windows, utility lines exclusively serving the Premises and all sprinkler, HVAC, plumbing and electrical systems which service the Premises.
<b>Landlord Responsibilities:</b>	Landlord maintains the common areas and shall make any necessary repairs and replacements to the roof, concrete slab, foundation, structural components, exterior walls, sprinklers, HVAC, plumbing, and electrical systems (to the extent not exclusively serving the Premises).

# Tenant Overview

## DAVITA

DaVita Dialysis is a Fortune 500 health care provider, which was founded in 1994 in Denver, CO. DaVita Dialysis performs dialysis treatment for patients suffering from end-stage renal disease (ESRD, or chronic kidney failure).

The company is one of the largest providers of kidney care services in the U.S. and has been the leader in clinical quality and innovation for more than 20 years. The firm is one of the United States' largest providers of dialysis through a network of 2,815 outpatient dialysis centers serving approximately 203,100 patients. Additionally, they operate 339 outpatient dialysis centers in 10 countries serving around 39,900 patients. The company also offers home-based dialysis services, as well as inpatient dialysis in 850 hospitals. It operates one separately licensed and highly automated clinical laboratory that specializes in routine testing of dialysis patients and serves the company's network of clinics.



We support patients across their entire kidney care journey



Longstanding focus on improving outcomes

From 2017 - 2019

**7%**  
reduction in Hospitalizations

**4%**  
reduction in Mortality

**TENANT:**  
**TOTAL RENAL CARE, INC,**  
**A CALIFORNIA CORPORATION**

**GUARANTOR:**  
**DAVITA, INC.**

**OWNERSHIP:**  
**PUBLIC (NYSE: DVA)**

**2021 REVENUE:**  
**\$11.62 BILLION**

**2021 NET INCOME:**  
**\$978.45 MILLION**

**S&P RATING:**  
**BB**

**TOTAL LOCATIONS:**  
**±3,154**

**EMPLOYEES:**  
**±69,000**

**WEBSITE:**  
**WWW.DAVITA.COM**

Consistent leadership on publicly reported data



Note: CMS did not report for 2021 due to COVID



# Local Market Overview

## OAK LAWN

Oak Lawn is a village in Cook County and is located approximately 16 miles southwest of downtown Chicago. Oak Lawn has had number of developments in the area, such as Advocate Christ Medical Center and Little Company of Mary. The Advocate Christ Medical Center, which is located less than 1 mile east of the property, was completed in Fall of 2019. The \$300 million project consisted of more than 308,000 square feet, 788 beds, Level I Trauma Center and a multi-level parking facility. Little Company of Mary is located 2.8 miles to the east of the subject property and underwent a \$25 million renovation in 2019, which features a 50,000-square-foot, three-story facility and 298 beds.

Midway International Airport is a major hub for Southwest Airline and only six miles north from the property. The airport is the 2nd largest in Illinois with annual traveler volumes exceeding 18 million passengers. The trade area draws customers not only from Oak Lawn, but from the dense surrounding communities of Evergreen Park, Chicago Ridge, and Hometown.

### IMAGES:

- ① Advocate Christ Medical Center, East Patent Tower
- ② Midway International Airport
- ③ Village of Oak Lawn welcome sign



## Oak Lawn Overview

Oak Lawn is a suburb of Chicago with a population of 55,936. Oak Lawn is in Cook County and is one of the best places to live in Illinois. Living in Oak Lawn offers residents a dense suburban feel and most residents own their homes. In Oak Lawn there are a lot of bars, restaurants, coffee shops, and parks. Many families, young professionals, and retirees live in Oak Lawn and residents tend to be liberal. The public schools in Oak Lawn are above average.

### BEST PLACES IN ILLINOIS

Best Suburbs for Young Professionals

**#66 of 363**



Most Diverse Suburbs

**#77 of 363**



Most Diverse Places to Live

**#112 of 637**



### ACCESS & TRANSPORTATION

Oak Lawn is located just outside of Chicago and is easily accessible from I-294, I-57 and IL-20.

The Oak Lawn Patriot Station provided Metra commuter rail service on the SWS line.

Midway International Airport  
*20 min drive*

The Loop  
*35-60 min drive*

O'Hare International Airport  
*50 min drive*



### AREA FEEL

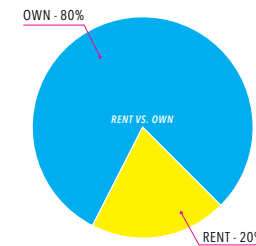
**Dense Suburban**

### REPORT CARD

**A-**  
OVERALL GRADE

- B+** Public Schools
- B-** Housing
- A-** Good for Families
- B-** Jobs
- B-** Cost of Living
- B-** Outdoor Activities
- C+** Crime & Safety
- A-** Nightlife
- A** Diversity
- C+** Weather
- A-** Health & Fitness
- B** Commute

### INCOME & HOUSING



Median Household Income

**\$64,476**

Median Home Value

**\$204,000**

Median Rent

**\$1,072**

Sources: The Village of Oak Lawn & Niche.com. Niche ranks thousands of places to live based on key statistics from the U.S. Census and expert insights.

## DEMOGRAPHIC SUMMARY

2000-2010 Census, 2021 Estimates with 2026 Projections

	1 mile	2 miles	3 miles	
<b>Population</b>	2021 Estimated Population	19,796	174,713	473,477
	2026 Projected Population	19,385	171,180	464,342
	2010 Population (U.S. Census)	20,525	180,584	487,295
	2000 Population (U.S. Census)	20,048	176,151	492,141
	% Projected Growth 2017-2022	-2.10%	-2.00%	-1.90%
	% Historical Growth 2000-2017	-3.60%	-3.30%	-2.80%
	2021 Median Age	42.8	39	38
	<b>Households</b>	2021 Estimated Households	7,755	62,561
2026 Projected Households		7,596	61,229	161,905
2010 Total Households (U.S. Census)		8,009	64,799	170,010
2000 Total Households (U.S. Census)		7,959	65,162	173,720
% HH Projected Growth 2017-2022		-2.10%	-2.10%	-2.00%
% HH Historical Growth 2000-2017		-3.20%	-3.50%	-2.90%
<b>Income</b>	2021 Average Household Income	\$92,336	\$88,618	\$82,656
	2021 Median Household Income	\$76,084	\$71,723	\$62,412
	2021 Per Capita Income	\$36,725	\$31,716	\$28,879
<b>Business</b>	2021 Total Businesses	738	4,255	11,274
	2021 Total Employees	17,213	68,443	156,632
	2021 Estimated Daytime Population	23,439	163,528	425,091
<b>Education (Age 25+)</b>	2021 Adult Population (Ages 25+)	14,546	121,711	323,858
	2021 Elementary (Level 0 to 8)	3.90%	4.70%	6.00%
	2021 Some High School (Level 9 to 11)	5.70%	6.20%	7.00%
	2021 High School Diploma	23.10%	25.80%	27.20%
	2021 Some College/No Degree	25.10%	22.90%	22.20%
	2021 Associate Degree	10.20%	9.10%	8.70%
	2021 Bachelor Degree	18.50%	18.00%	15.90%
	2021 Graduate Degree	10.30%	9.80%	9.30%
% Any College	64.10%	59.70%	56.10%	
<b>Race &amp; Ethnicity</b>	2021 White Population	84.20%	74.50%	59.60%
	2021 Black/African American Population	3.60%	10.30%	23.60%
	2021 Asian Population	2.20%	2.30%	1.70%
	2021 American Indian/Alaska Native Population	0.30%	0.30%	0.40%
	2021 Pacific Islander Population	0.00%	0.00%	0.00%
	2021 Other Race	7.20%	9.90%	12.20%
	2021 Population of Two or More Races	2.40%	2.60%	2.60%
	2021 Hispanic Population	55.50%	52.50%	50.50%

Source: Esri, Esri and Infogroup, U.S. Census

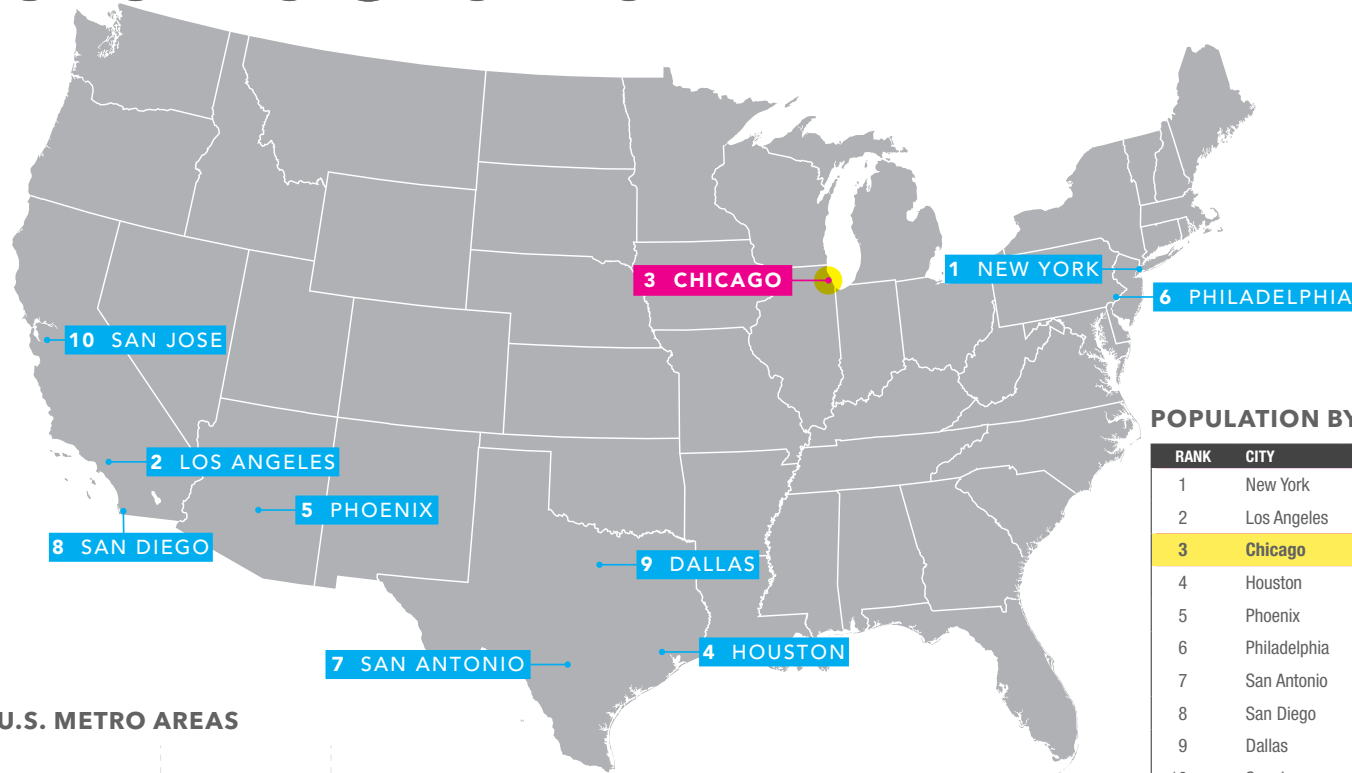
KEY DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Estimated Population:	19,796	174,713	473,477
Daytime Population:	23,439	163,528	425,091
Estimated Households:	7,755	62,561	165,156
Average Household Income:	\$92,336	\$88,618	\$82,656



# Chicago Economic Overview

## 3RD LARGEST MSA IN THE U.S.

The Chicago MSA is home to approximately 8.9 million residents, making it the third most populous region in the country, encompassing 16 counties across three states: Illinois, Indiana, and Wisconsin. The city of Chicago is the economic and cultural capital of the Midwest, featuring a vibrant downtown district that is filled with world class businesses, restaurants, retail, residences, and entertainment. The strong economic base, skilled labor pool and diverse background make this 24-hour metropolis one of the most important and influential in the world.

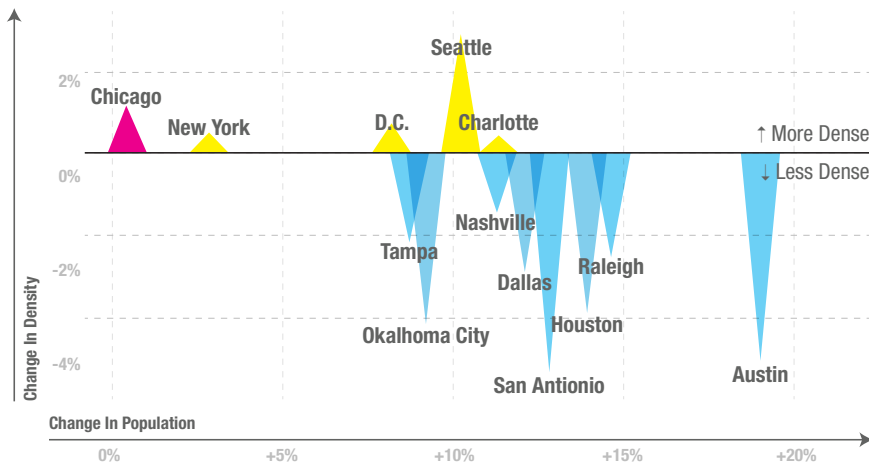


## POPULATION BY U.S. CITY

RANK	CITY	2020 POPULATION
1	New York	8,622,357
2	Los Angeles	4,085,014
3	Chicago	2,670,406
4	Houston	2,378,146
5	Phoenix	1,743,469
6	Philadelphia	1,590,402
7	San Antonio	1,579,504
8	San Diego	1,469,490
9	Dallas	1,400,337
10	San Jose	1,036,242

Source: World Population Review

## POPULATION DENSITY CHANGE IN U.S. METRO AREAS



## GROWING URBAN CORE

Chicago's urban core and surrounding neighborhoods has become noticeably more dense. In the last several years, according to a report by The New York Times, between 2010 and 2016, Chicago's density has increased by 1.2%.

The report suggests that the city's population is shifting and refocusing with an influx of younger, more affluent residents moving into areas like the Loop, West Loop, and Wicker Park.

## #1 FOR CORPORATE RELOCATION & INVESTMENT

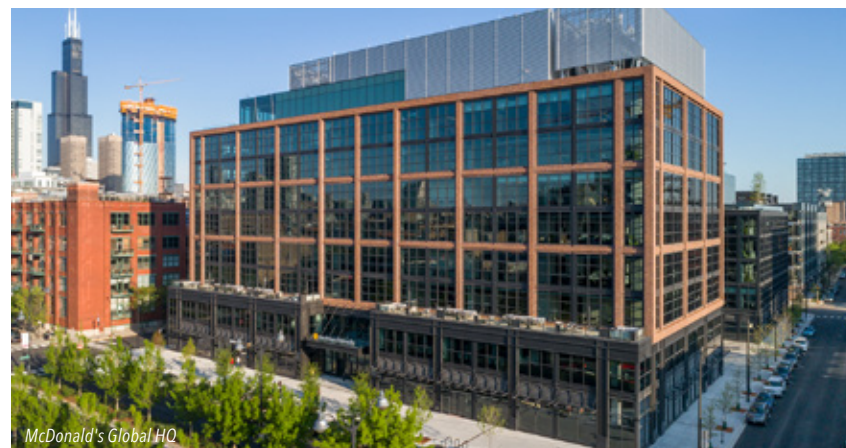
Chicago remains the #1 ranked metro area for Corporate Relocation and Investment in the US in *Site Selection Magazine*, a title it has held for eight consecutive years. *Site Selection Magazine* tracked 327 business expansions and relocations in the Chicago metro, accounting for nearly \$6 billion in investments. Major corporate expansions in 2019 reflected growth in top industries, from tech to life sciences to food and manufacturing, including Evozyne, Affirm, Aspen Dental, Blue Cross Blue Shield, Hillshire, Nature's Fynd, Method Products, and Focal Point Lighting.

## START UP AND TECH HUB

Chicago is home to tech industry giants and is a hotbed for privately held startups in the Midwest. Chicago has one of the largest venture capital ecosystems in the US and was ranked the #1 US city for venture capital returns in 2019 by PitchBook, a leading source for venture capital and private equity data research. In 2018, Chicago saw \$1.86 billion in venture capital investments. Facebook expanded their operations in Chicago, leasing 263,000 SF downtown and Google signed a lease for over 200,000 SF at 210 N. Carpenter Street in the West Loop, just down the street from their Midwest HQ at 1K Fulton. Salesforce, a global leader in CRM, is sticking with their plan to occupy 500,000 SF in the new 60-story Salesforce Tower Chicago, slated for completion in 2023.

***"Being the nation's leading destination for corporate relocations and expansions—especially during this unprecedented year—is a testament to the resiliency and strength of Chicago's talented workforce, world class infrastructure and diverse economy that's able to weather any storm."***

Chicago Mayor Lori Lightfoot



**GLOBAL CITY**

Chicago ranks 8th for the fourth year in a row on the Kearney 2021 Global Cities Index, which examines cities’ performance based metrics spanning five dimensions: business activity, human capital, information exchange, cultural experience, and political engagement.

Chicago ranks 5th in North America on fDi’s American Cities of the Future 2021/22 report, which benchmarks cities based on five categories: Economic Potential, Business Friendliness, Human Capital and Lifestyle, Cost Effectiveness and Connectivity. Chicago, which jumped ahead nine places to sixth in the 2019/20 ranking, has moved up again into fifth place this year. The city experienced record FDI levels in 2019, and attracted more than 100 projects in 2020, according to fDi Markets.

In 2020, Netherlands-based NewCold established its US headquarters in Chicago and the city also received investments from Germany-based DHLExpress, Japan-based NTT and UK-based Frank Recruitment Group. In addition, Chicago came in second for Human Capital and Lifestyle and fifth for Business Friendliness.

***"The Windy City, the Second City, the Dark City – call it what you will, Chicago is the economic and cultural capital of the Midwest."***

*Wired Magazine*

**WORLD CLASS EDUCATION**

The Chicago MSA is home to several world class higher education universities that provide the area with a constant supply of top job talent and disposable income. On average there are 145,000 annual graduates from 138 degree-granting colleges and universities.

Top universities in the area include Northwestern University, The University of Chicago, Illinois Institute of Technology, Loyola University Chicago, De Paul University, Columbia College Chicago and, University of Illinois at Chicago.

Global Cities Index	
Top 10 Global Cities 2021	
CITY	RANK
New York	1
London	2
Paris	3
Tokyo	4
Los Angeles	5
Beijing	6
Hong Kong	7
<b>Chicago</b>	<b>8</b>
Singapore	9
Shanghai	10

*The Global Cities Index examines the current performance of 130 cities based on 27 metrics spanning five dimensions: business activity, human capital, information exchange, cultural experience, and political engagement. The Index provides insights into the global reach, performance, and level of development of the world's largest cities. Source: A.T. Kearney Global Cities 2021.*

American Cities of the Future	
Top 10 North American Cities of the Future 2021/22	
CITY	RANK
New York	1
Toronto	2
San Francisco	3
Montreal	4
<b>Chicago</b>	<b>5</b>
Boston	6
Houston	7
Los Angeles	8
Miami	9
Atlanta	10

*218 locations were analyzed for the study under five categories: Economic Potential, Business Friendliness, Human Capital and Lifestyle, Cost Effectiveness and Connectivity, which were weighted by importance to the FDI decision-making process in order to compile both subcategory rankings and the overall 'American Cities of the Future 2021/22' ranking. Source: fDi Magazine. Research and data by fDi Intelligence division of the Financial Times, 2021.*



*David Rubenstein Forum @ the University of Chicago*

**Fortune 500 Companies With Headquarters In the Chicago MSA**

COMPANY	RANK	REVENUES (\$M)	Location
Walgreens Boots Alliance	16	\$ 139,537	Deerfield
State Farm Insurance	39	\$ 78,898	Bloomington
Archer Daniels Midland	51	\$ 64,355	Chicago
Boeing	54	\$ 58,158	Chicago
AbbVie	68	\$ 45,804	Chicago
Allstate	70	\$ 43,259	Northfield Twp
Caterpillar	78	\$ 41,748	Deerfield
Deere	88	\$ 35,540	Moline
Abbott Laboratories	89	\$ 34,608	Abbott Park
Exelon	92	\$ 33,039	Chicago
Mondelez International	108	\$ 26,581	Deerfield
Kraft Heinz	110	\$ 26,185	Chicago
US Foods Holding	128	\$ 22,885	Rosemont
McDonald's	157	\$ 19,207	Chicago
CDW	161	\$ 18,467	Vernon Hills
Jones Lang LaSalle	186	\$ 16,589	Chicago
Tenneco	199	\$ 15,379	Lake Forest
United Airlines Holdings	200	\$ 15,355	Chicago
Discover Financial Services	233	\$ 12,953	Riverwoods
Illinois Tool Workers	240	\$ 12,574	Glenview
W. W. Grainger	258	\$ 11,797	Lake Forest
Baxter International	264	\$ 11,673	Deerfield
LKQ	266	\$ 11,628	Chicago
Conagra Brands	283	\$ 11,054	Chicago
Molson Coors Beverage	314	\$ 9,654	Chicago
Univar Solutions	362	\$ 8,265	Downers Grove
Navistar International	389	\$ 7,503	Lisle
Motorola Solutions	395	\$ 7,414	Chicago
Old Republic International	401	\$ 7,166	Chicago
Arthur J. Gallagher	416	\$ 7,003	Rolling Meadows
Dover	429	\$ 6,683	Downers Grove
Packaging Corp. of America	433	\$ 6,658	Lake Forest
Northern Trust	443	\$ 6,301	Chicago
Ulta Beauty	451	\$ 6,152	Bolingbrook
Fortune Brands Home & Security	456	\$ 6,090	Deerfield
Ingredion	463	\$ 5,987	Westchester
Camping World Holdings	496	\$ 5,446	Lincolnshire
R.R. Donnelley & Sons	499	\$ 5,398	Chicago

Source: Fortune Magazine, June 2021

**STRONG, DIVERSE ECONOMY**

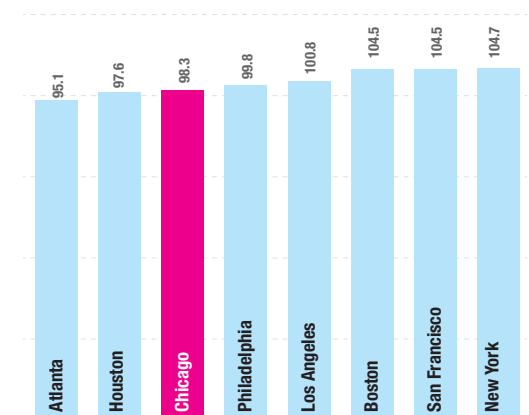
Chicago MSA has the 3<sup>rd</sup> largest GDP in the US, after New York City and Los Angeles, at \$618.62 billion. Chicago also ranks 7<sup>th</sup> in the world in terms of cities with the highest GDP. Additionally, Chicago is the most diversified economy in the US, with no single industry employing more than 14% of the workforce. Chicago's primary industries include Financial Services, Business & Professional Services, Manufacturing, Health Services, and Transportation & Warehousing.



**Chicago is home to over 400 major corporate headquarters, including 38 Fortune 500 companies**

As one of the largest financial centers in North America, the Chicago MSA is home to more than 400 major corporate headquarters, including Walgreens Boots Alliance, Boeing, United Continental Holdings, CDW, McDonald's, Discover Financial, Abbott Laboratories and, among others. The city is also home to the largest futures exchanges in the US, the CME Group.

**COST OF DOING BUSINESS BY METRO AREA**



**INTERNATIONAL TRAVEL DESTINATION**

Prior to the impact of COVID-19, Chicago and the state of Illinois announced their ninth consecutive year or record tourism growth in 2019, visitation to Chicago increased 4.5% over 2018 with over 65.4 million visitors. 2019 direct tourism spending in Chicago accounted for more than \$16.5 billion, raising more than \$1.1 billion in tax revenue for the city and state.

In spring of 2020, Choose Chicago launched Tourism & Hospitality Forward, an initiative to spur the city's tourism industry and a broader economic recovery. An alliance of over 250 local organizations worked together to establish best practices and safety measures for the health and safety of residents, visitors and business travelers alike in advance of the 2021 phased reopening of cultural institutions, hotels, attractions and restaurants.

Condé Nast Traveler surveyed more than 800,000 readers who again voted Chicago the best large city in the US in 2021. This marks the first time a large city has achieved this honor for five straight years. Condé Nast Traveler Readers' Choice Awards are the longest-running and most prestigious recognition of excellence in the travel industry. In spite of the challenges presented by COVID-19, the city and its partners continue to offer visitors a fulfilling experience.



**Over 65.4 million**  
VISITORS IN 2019

**4.5% Increase**  
IN VISITORS OVER 2018

*“Dual-hub” airport system with O’Hare International Airport and Midway International Airport combining for more than 195 million annual passengers.*

**DUAL-HUB AIRPORT SYSTEM**

O’Hare International Airport and Midway International Airport, the only “dual-hub” airport system in North America, handled over **195 million passengers in 2019**. Both airports have direct rail access to Downtown Chicago and modernization projects are happening at both O’Hare and Midway. Most notably O’Hare’s \$8.5 billion plan to expand over the next decade which includes a new airfield, terminal, gates, and passenger perks. Midway’s improvements are budgeted at \$400 million and include restaurants, upgraded passenger screening, and updated parking infrastructure.

O’Hare is the busiest airport in the world for flight operations and is among the few airports worldwide that rank in the top 20 for both passenger volume and cargo tonnage - two leading indicators of an airport's connectivity and economic strength.



# Confidentiality Disclosure

Baum Realty Group, LLC (“Baum Realty”) has been retained as the exclusive broker by the Owner of Record (“the Owner”) of 5020 W. 95th Street in Oak Lawn, 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.

CONFIDENTIAL OFFERING MEMORANDUM

# DaVita Anchored Building

5020 W. 95th Street // Oak Lawn, IL (Chicago MSA) 60453



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