

CONFIDENTIAL OFFERING MEMORANDUM

Egg Harbor Café · Downtown Wheaton · Rare On-Site Parking Included

208 S. HALE STREET & 213 S. HALE STREET // WHEATON, IL (CHICAGO MSA) 60187



EXCLUSIVELY OFFERED BY:

PATRICK J. FORKIN

Vice President / Broker

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BAUM REALTY GROUP, LLC

1030 W. Chicago Avenue, Suite 200

Chicago, IL 60642

www.baumrealty.com

Offering Summary



Baum Realty Group, LLC has been exclusively retained to sell a three parcel package that features a freestanding restaurant with 11.5 years remaining and two parking lots totaling 33 spaces. The subject offering is centrally located in the heart of downtown Wheaton (Chicago MSA), one block east of the Wheaton Metra Train Station – a 30 minute ride to downtown Chicago.

PRICE:	\$2,128,000
YEAR 1 NOI:	\$148,936
CAP RATE:	7.00%

Total Building GLA:	±5,166 square feet
South Parking Lot:	±6,250 SF 21 Spaces
South East Parking Lot:	±4,575 SF 11 Spaces
Side Building Spaces:	4 Spaces



Investment Highlights

LONG-TERM LEASE

There is a long-term lease in place with Egg Harbor Cafe, who recently signed an early 10-year lease renewal, indicating their historical success and long-term commitment to this location.

FUTURE UPSIDE POTENTIAL

The portfolio includes a total of three individual parcels, Egg Harbor Cafe, which has 11.5 years remaining on their lease, which is currently paying under market rent, and two separately parceled parking lots, which are a rare amenity for downtown Wheaton.

MAJOR METRA STATION

The Wheaton (UP-W line) train station is less than one block west of the property, where an estimated 1,500 passengers board each weekday.

RANKED #1 BEST PLACE TO LIVE IN ILLINOIS

Wheaton is ranked as Illinois #1 "Best Place to Live" by Money Magazine in 2019. The magazine also ranked Wheaton as #27 Best Place to Live in the country. Wheaton College is a 5-minute walk away and consistently ranked one of the top private colleges in the county.

AFFLUENT WESTERN SUBURB

There are 107,100 residents earning an abundant \$131,000 average income within 3 miles of the property.

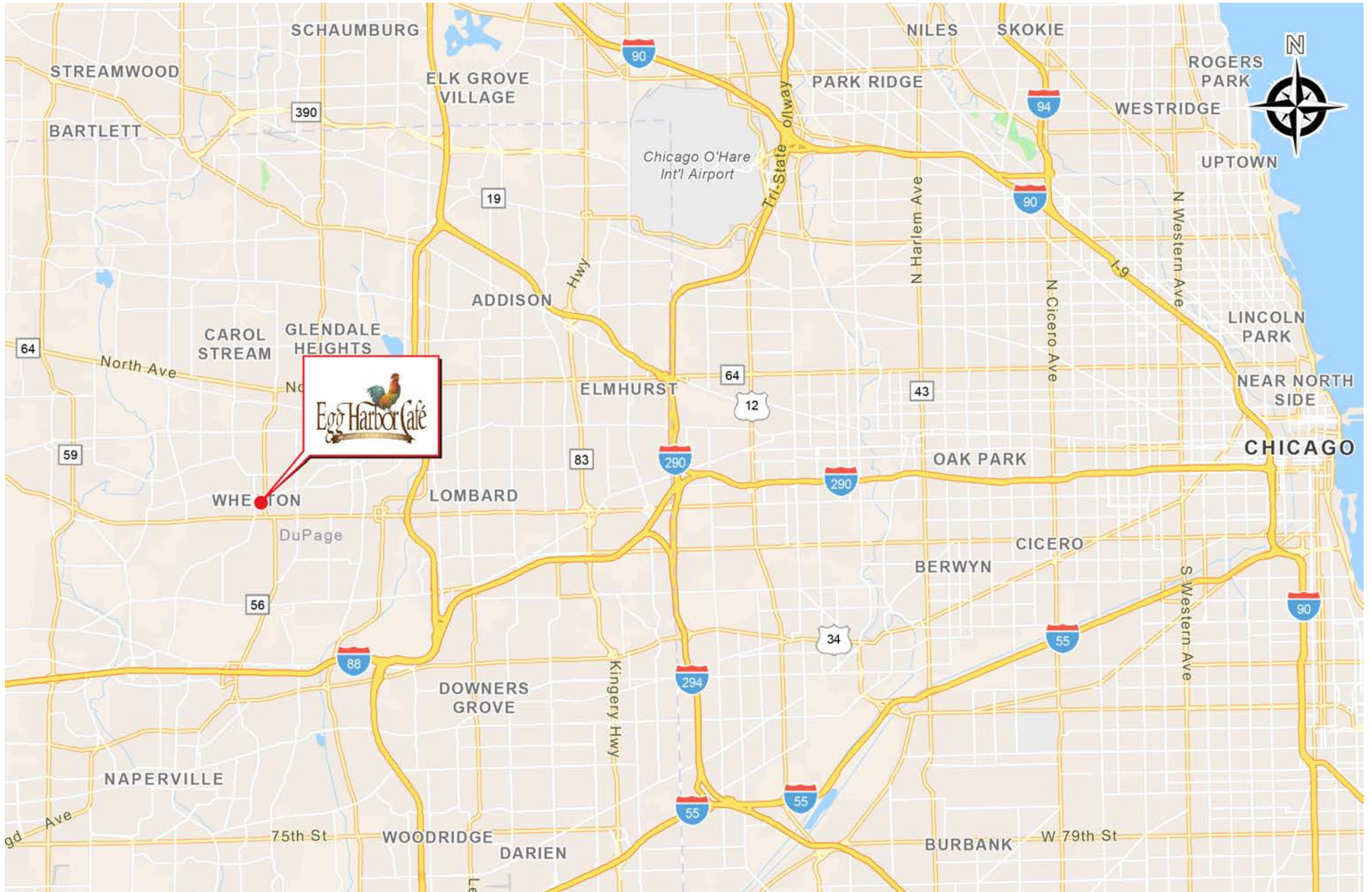
STRONG RENT INCREASES

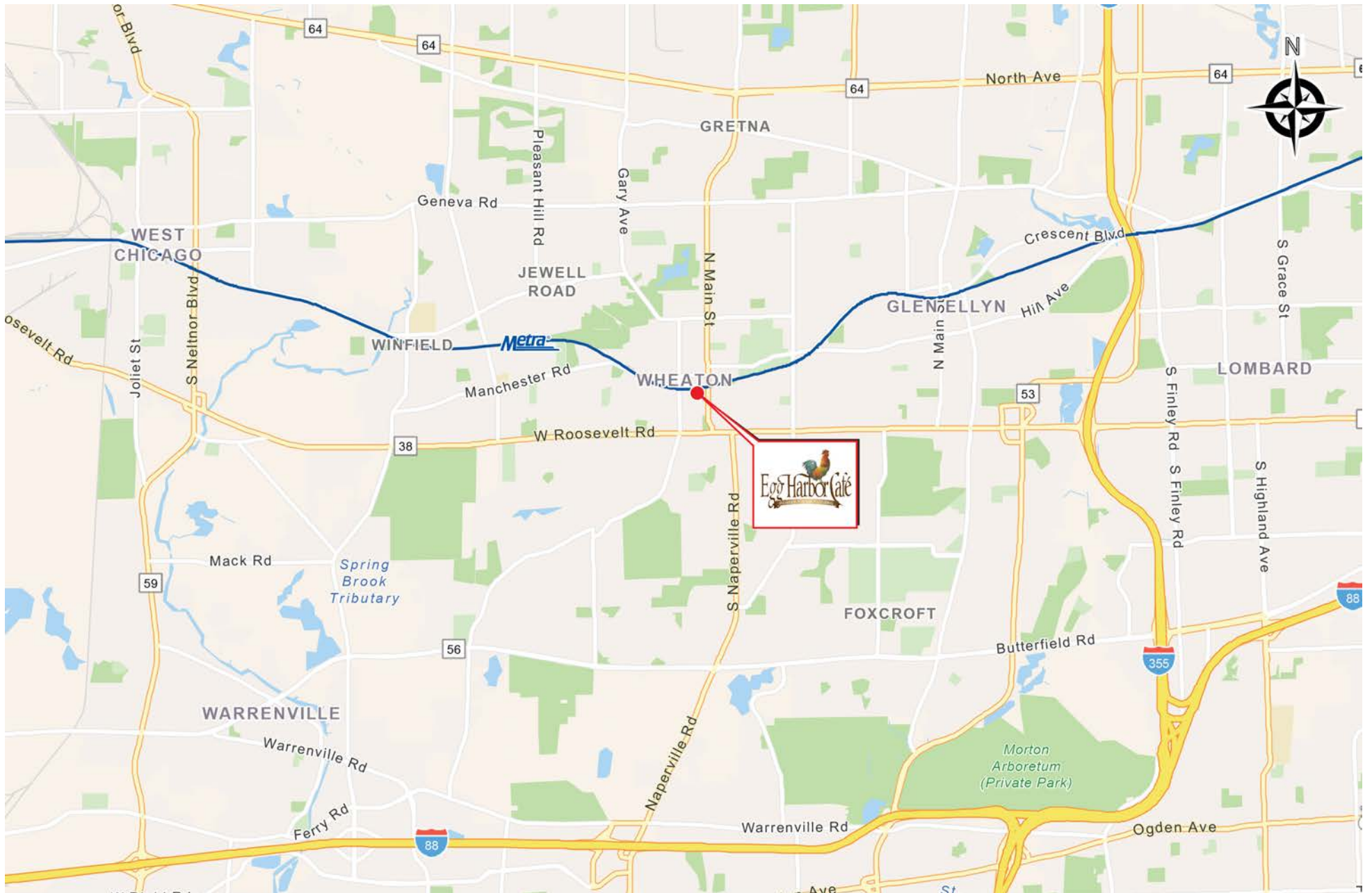
Egg Harbor features a 2% annual increase during the primary term and option periods.

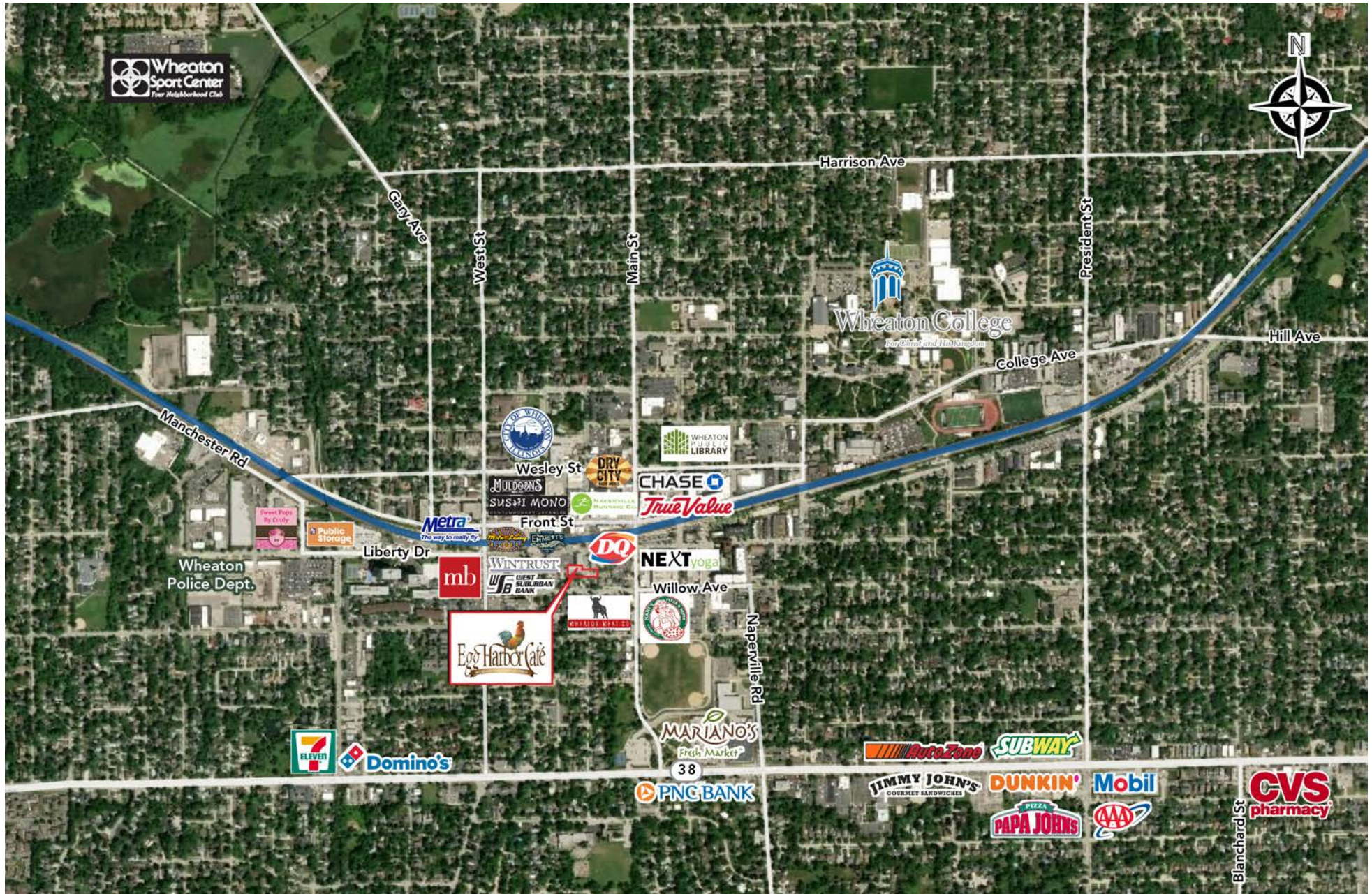
LARGEST MSA IN THE MIDWEST

The property is approximately 30 miles west of downtown Chicago. Chicago MSA is the third largest metropolitan area in the country with 9.9 million people.



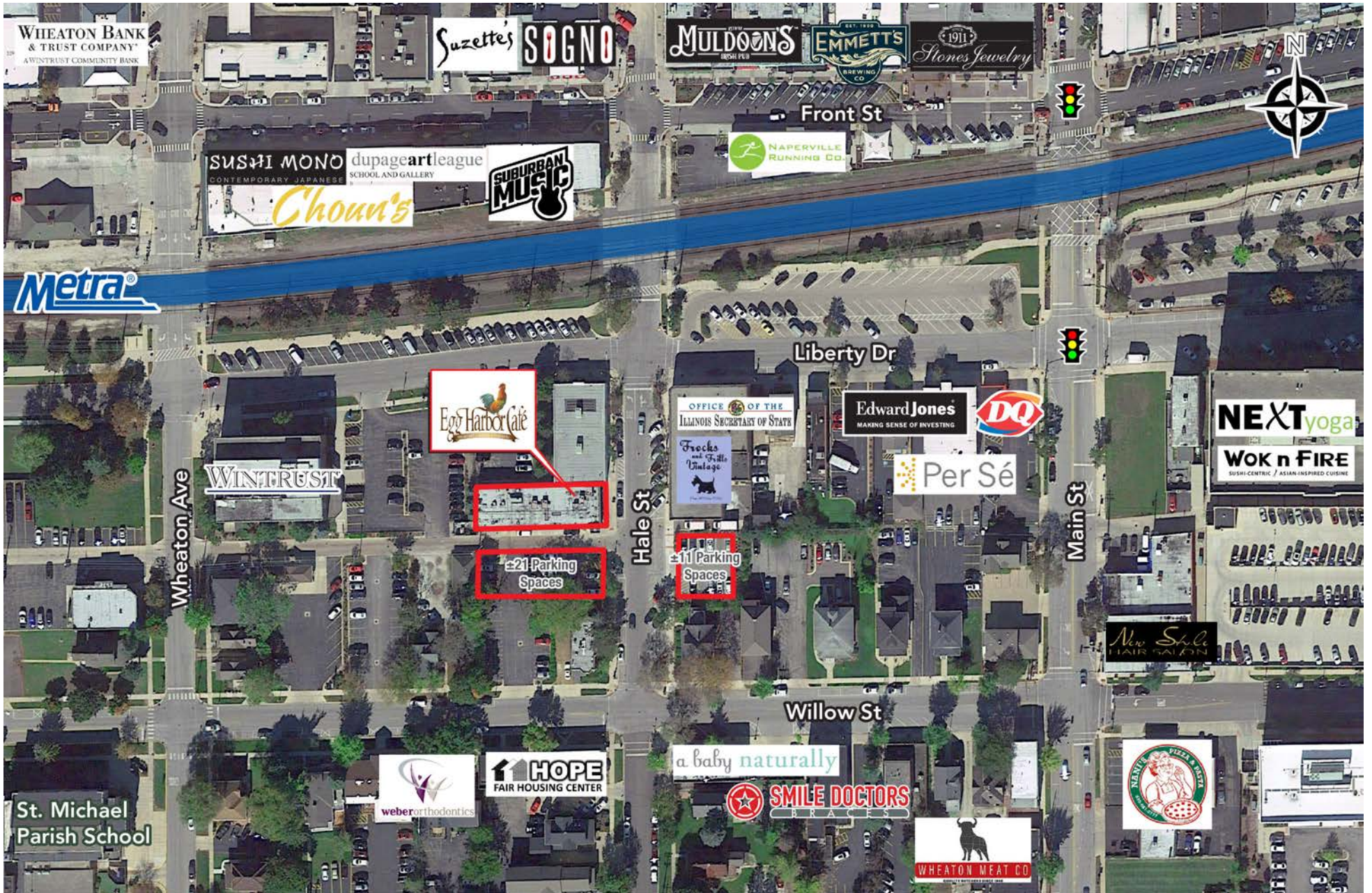












Property Information

The subject offering is located in Wheaton, Illinois, approximately 30 miles west of downtown Chicago. The offering consists of three separately parceled properties that include one fully improved retail storefront building and two parking lots with a total of 32 parking spaces that provide exclusive use for the tenant.

Situated in the epicenter of the downtown Wheaton sub-market, the site caters to an affluent demographic profile and is the only commercial property in the area with exclusive use parking rights for its tenants. There are numerous complementary retailers, businesses, offices and a strong population density that provides significant customer base for the subject tenants. There are 107,100 residents earning \$131,000 average annual income and 113,800 employees, within 3 miles of the subject offering.



PROPERTY TOTALS:

Total Building Area:	±5,166 SF
Total Land Area:	±17,107 SF
Total Parking:	33 parking stalls

EGG HARBOR CAFÉ:

Parcel ID:	05-16-314-009
Land Size:	±6,383 SF
Zoning:	C-2 General Commercial

SOUTH PARKING LOT:

Parcel ID:	05-16-314-020
Land Size:	±6,250 SF
Zoning:	C-2 General Commercial

SOUTH EAST PARKING LOT:

Parcel ID:	05-16-315-007
Land Size:	±4,575 SF
Zoning:	C-4 General Commercial plus other

SITE PLAN



In-Place Operating Proforma

Tenant	Expiration	SF	PSF	Annual Amount
Egg Harbor Café	8/31/2031	5,166	\$ 29.63	\$ 153,083
Total		5,166	\$ 29.63	\$ 153,083
<i>Base Rent Income</i>			<i>\$ 29.63</i>	<i>\$ 153,083</i>
<i>Expense Reimbursement Income (Estimated)</i>				
Real Estate Taxes (Egg Harbor)			\$ 4.77	\$ 24,652
Real Estate Taxes (South Parking Lot)			\$ 1.11	\$ 5,747
Real Estate Taxes (South East Parking Lot)			\$ 0.00	\$ 0
Common Area Maintenance (Est.)			\$ 0.19	\$ 1,000
Administrative			\$ 0.23	\$ 1,200
Insurance (Est.)			\$ 0.68	\$ 3,500
<i>Total Reimbursements</i>			<i>\$ 6.99</i>	<i>\$ 36,099</i>
<i>Gross Revenue</i>			<i>\$ 36.62</i>	<i>\$ 189,182</i>
<i>Expenses (Estimated)</i>				
Real Estate Taxes (Egg Harbor)			\$ 4.77	\$ 24,652
Real Estate Taxes (South Parking Lot)			\$ 1.11	\$ 5,747
Real Estate Taxes (South East Parking Lot)			\$ 0.80	\$ 4,147
Common Area Maintenance (Est.)			\$ 1.50	\$ 1,000
Administrative			\$ 0.23	\$ 1,200
Insurance (Est.)			\$ 0.30	\$ 3,500
<i>Total Operating Expenses</i>			<i>\$ 7.79</i>	<i>\$ 40,246</i>
In-Place Net Operating Income			\$ 28.83	\$ 148,936

Note: Currently, Egg Harbor maintains snow removal for both parking lots but does not reimburse for real estate taxes on the South East Parking Lot, while the landlord has maintained the landscaping.

Lease Abstract

EGG HARBOR CAFÉ

Tenant:	Wheaton II Egg Harbor, LLC
Guarantor:	Hamco, Inc. (expired in 2011)
Building GLA:	±5,166 square feet
Rent Commencement:	September 1, 2006
Lease Expiration:	August 31, 2031
Annual Rent:	\$153,083 (as of 9/1/2019)
Rent Increases:	2% per year beginning on 9/1/2021 through the remaining primary term.
Renewal Options:	None
Tenant Responsibilities:	Tenant is responsible, at its own expense, for any cleaning and janitorial requirements, and security systems.
Landlord Responsibilities:	Landlord is responsible for the repair and any replacement of the roof, building structure, and exterior plumbing.
Operating Expenses:	Tenant reimburses its prorata share of operating expenses. Operating Expenses includes all expenses in connection with operation, maintenance, management and repair of the Building and the amortized cost of capital repairs.
Insurance:	Tenant maintains its own insurance and reimburses landlord for its prorata share of its insurance costs.
Utilities:	Tenant pays directly for all utilities metered separately for the Premises.
Taxes:	Tenant reimburses its pro rata share of real estate taxes.
HVAC:	Tenant is responsible for maintenance. Landlord is responsible for repair and replacement.

Tenant Overview



Since the first Egg Harbor Café opened in Hinsdale, IL in December 1985, it's growing customer base has helped the restaurant continue to develop and expand. After 33 years, Egg Harbor Café has 15 restaurants in the greater Chicago area, as well as five Atlanta-area locations. Egg Harbor Café's friendly and attentive service adds to the informal ambiance that consistently welcomes guests, whether first-time visitors or long-time friends. It's well known for its farmhouse-chic décor that features chicken, eggs and country artwork.

The relaxed, inviting atmosphere attracts a broad range of guests – business men and women, families, book clubs, friends, neighbors and more – all types of people and groups have become loyal, valued Egg Harbor Café customers. And of course, guests return again and again for the consistently fresh, high quality and beautifully presented food that is an Egg Harbor Café mainstay. Whether in the mood for a traditional breakfast, a variation on the original, or a unique Egg Harbor Café creation, our guests have an extensive selection of breakfast and lunch creations, and something is always sure to please. In addition, the kid's menu offers a variety of child-friendly choices along with games and a coloring contest for our younger guests.

TENANT NAME:
EGG HARBOR CAFÉ

TOTAL LOCATIONS:
19 RESTAURANTS

WEBSITE:
WWW.EGGHARBORCAFE.COM



Local Market Overview

WHEATON, IL

The City of Wheaton is located approximately 25 mile west of downtown Chicago and is the county seat of DuPage County. In 2018, it was ranked by Money Magazine as one of the “Best Places to Live in America” and ranked #1 “Best Places to Live in Illinois”. The town is regularly noted for its outstanding school system, New England style community, and more recently as a financial center for investment management companies.

Long known as one of the nation’s most prosperous counties, DuPage County has average household income (\$98,441) and per capita income (\$37,849) which are among the highest in the Midwest. The area within a three-mile radius has an estimated population of 107,100 with an average household income of \$131,000. There are an additional 113,800 day-time employees within the 3-mile radius. Major employers in the area include the corporate headquarters of Fortune 500 companies Navistar and Dover Corporation.



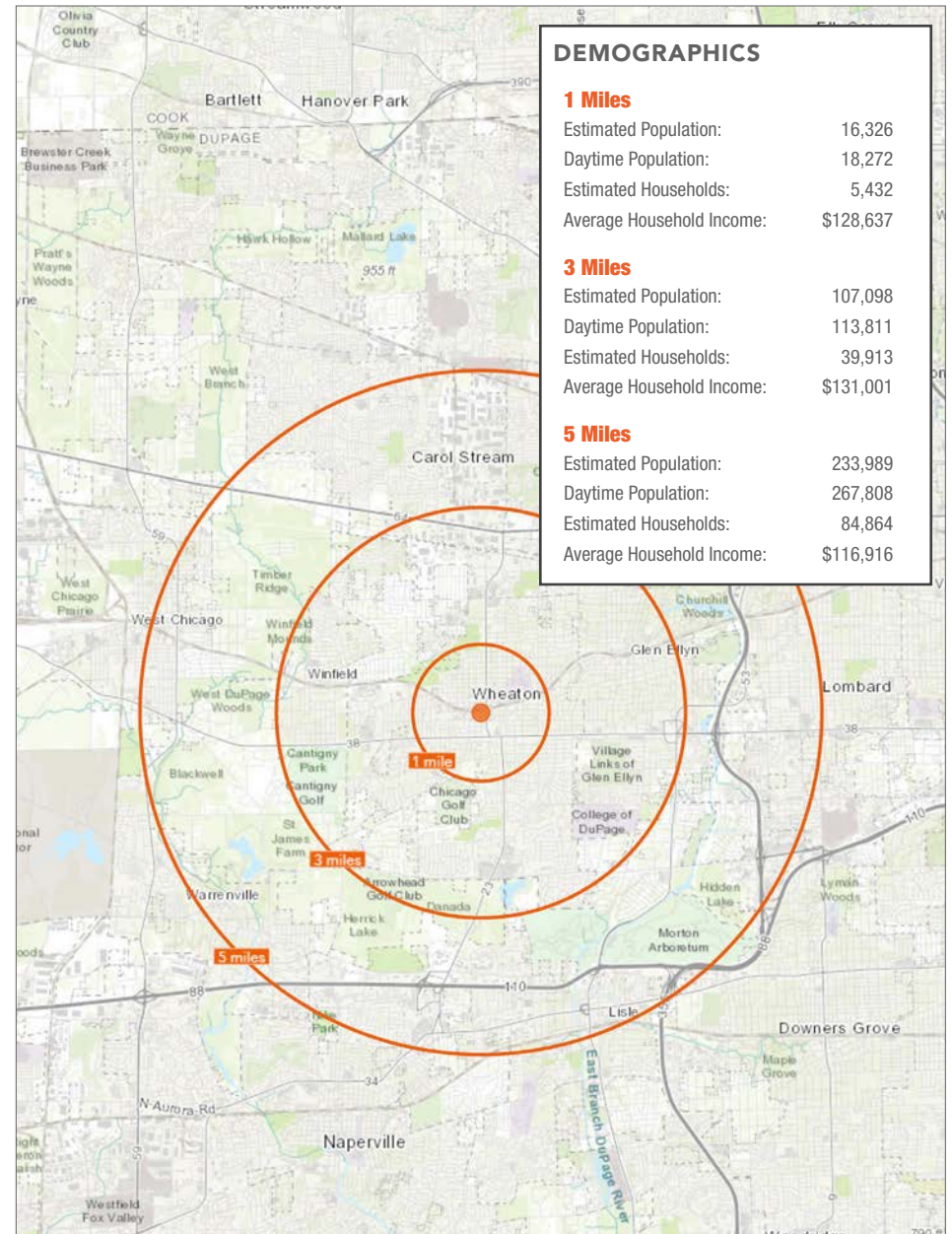
IMAGES

- ① *Wheaton Station in downtown Wheaton*
- ② *The McCormick House at Cantigny Park*
- ③ *Blanchard Hall at Wheaton College*

DEMOGRAPHIC SUMMARY

2000-2010 Census, 2018 Estimates with 2023 Projections

	1 mile	3 miles	5 miles	
Population	2018 Estimated Population	16,326	107,098	233,989
	2023 Projected Population	16,710	108,043	235,904
	2010 Population (U.S. Census)	15,198	104,577	228,986
	2000 Population (U.S. Census)	15,690	105,898	229,465
	% Projected Growth 2018-2023	2.4%	0.9%	0.8%
	% Historical Growth 2000-2018	4.1%	1.1%	2.0%
	2018 Median Age	33.6	39.8	38.5
Households	2018 Estimated Households	5,432	39,913	84,864
	2023 Projected Households	5,604	40,302	85,659
	2010 Total Households (U.S. Census)	4,984	38,892	82,836
	2000 Total Households (U.S. Census)	5,217	38,285	80,959
	% HH Projected Growth 2018-2023	3.2%	1.0%	0.9%
	% HH Historical Growth 2000-2018	4.1%	4.3%	4.8%
Income	2018 Average Household Income	\$128,637	\$131,001	\$116,916
	2018 Median Household Income	\$99,307	\$98,145	\$88,240
	2018 Per Capita Income	\$44,768	\$48,942	\$42,539
Business	2018 Total Businesses	894	4,312	9,833
	2018 Total Employees	10,055	63,314	163,203
	2018 Estimated Daytime Population	18,272	113,811	267,808
Education (Age 25+)	2018 Adult Population (Ages 25+)	9,728	72,641	160,917
	2018 Elementary (Grade Level 0 to 8)	1.0%	1.9%	4.1%
	2018 Some High School (Grade Level 9 to 11)	2.2%	2.6%	4.0%
	2018 High School Diploma	8.3%	11.3%	15.2%
	2018 Some College/No Degree	13.5%	16.6%	17.4%
	2018 Associate Degree	6.4%	6.4%	7.1%
	2018 Bachelor Degree	37.1%	34.7%	30.5%
	2018 Graduate Degree	30.5%	25.4%	20.1%
% Any College	87.4%	83.1%	75.1%	
Race & Ethnicity	2018 White Population	85.2%	82.2%	74.2%
	2018 Black/African American Population	4.3%	5.2%	5.0%
	2018 Asian Population	6.1%	7.3%	11.3%
	2018 American Indian/Alaska Native Population	0.2%	0.2%	0.3%
	2018 Pacific Islander Population	0.1%	0.0%	0.0%
	2018 Other Race	1.1%	2.4%	6.4%
	2018 Population of Two or More Races	3.0%	2.6%	2.8%
	2018 Hispanic Population	69.0%	63.5%	53.6%



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

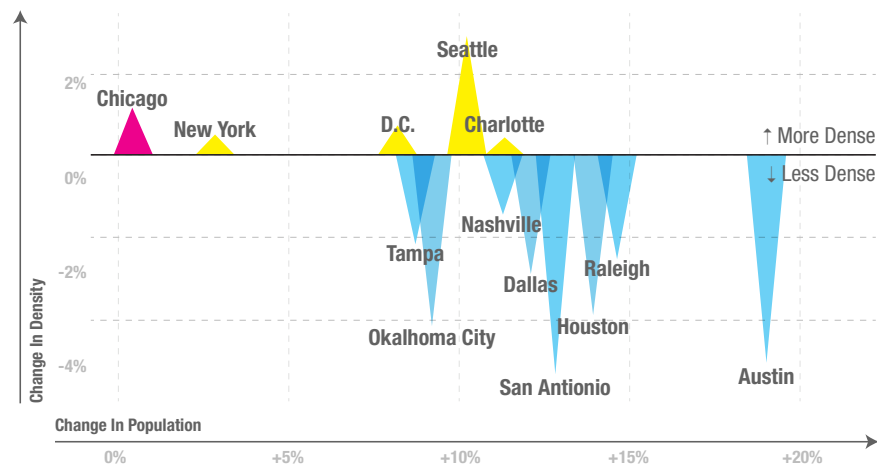
Chicago Economic Overview

3RD LARGEST MSA IN THE U.S.

The Chicago MSA is home to approximately 9.5 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 DENSITY CHANGE IN U.S. METRO AREAS (2010-2016)



Source: world population review

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

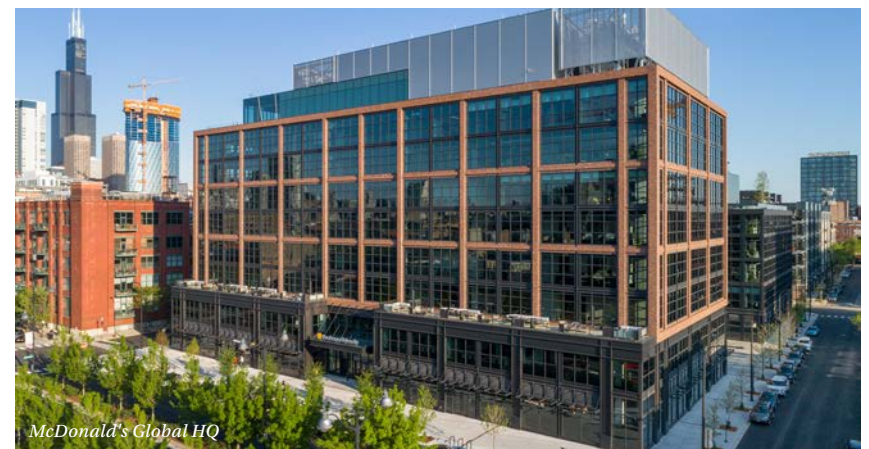
Chicago remains the #1 ranked metro area for Corporate Relocation and Investment in the US in *Site Selection Magazine*, a title it has held for six consecutive years and Chicago lead all major cities in the Americas except for New York for Foreign Direct Investment (FDI) Strategy according to *fDi Magazine*. Since Q1 2018, Canada-based BMO Financial Group, Italy-based Ferrara Candy, Germany-based navigation company HERE, and UK based digital agency AmazeRealise have all announced plans to establish headquarters in Chicago. Additionally, more than 30 corporations have moved their operations from surrounding suburbs since 2015, to the Chicago metro area. Most recently, McDonald's moved their global headquarters from Oak Brook to a new \$250M building in the West Loop.

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, announced a they will occupy 500,000 SF in the new 60-story Salesforce Tower Chicago, in a move that will significantly expand Salesforce's regional HQ and add 1,000 new tech jobs over the next five years. Salesforce employees will start moving into the Salesforce Tower Chicago upon completion which is slated for 2023.

"Reflecting a melding of corporate and entrepreneurial cultures, Chicago has more than 100 startup incubators and accelerators and more than 300 corporate R&D centers."

Site Selection Magazine



GLOBAL CITY

Chicago ranks 8th for the second year in a row on the A.T. Kearney 2019 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 6th on fDi's American Cities of the Future 2019/20 report, which benchmarks cities based on five categories: Economic Potential, Business Friendliness, Human Capital and Lifestyle, Cost Effectiveness and Connectivity. Chicago had the biggest movement in this year's top 10, rising nine places to 6th. In 2018, Chicago attracted 49 FDI projects, its highest such figures since FDI Markets records began in 2003. Most FDI investments were in sales, marketing and support, business services and headquarters activities (together accounting for more than three-quarters of Chicago's inward FDI).

"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.

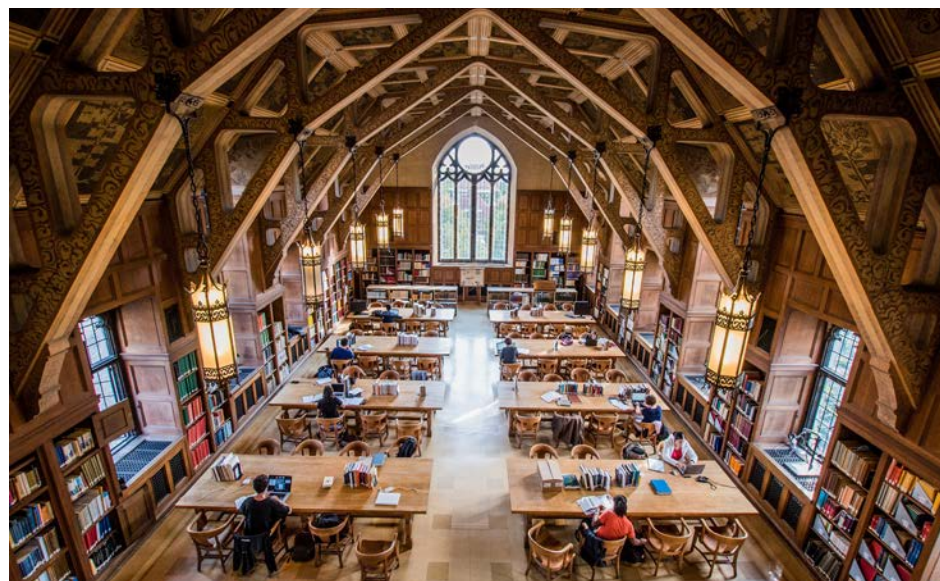
Top universities in the area include Northwestern University, The University of Chicago, Illinois Institute of Technology, Loyola University Chicago, De Paul University, Columbia College Chicago and, University of Illinois at Chicago.

Global Cities Index	
Top 10 Global Cities 2019	
CITY	RANK
New York	1
London	2
Paris	3
Tokyo	4
Hong Kong	5
Singapore	6
Los Angeles	7
Chicago	8
Beijing	9
Washington DC	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 2019.

American Cities of the Future	
Top 10 Overall American Cities of the Future 2019/20	
CITY	RANK
New York	1
San Francisco	2
Toronto	3
Montreal	4
Houston	5
Chicago	6
Boston	7
Los Angeles	8
Palo Alto	9
Seattle	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 2019/20' ranking. Source: fDi Magazine. Research and data by fDi Intelligence division of the Financial Times, 2019.



Fortune 500 Companies With Headquarters In the Chicago MSA			
COMPANY	RANK	REVENUES (\$M)	Location
Walgreens Boots Alliance	17	\$ 131,537	Deerfield
Boeing	28	\$ 101,127	Chicago
State Farm Insurance	36	\$ 81,732.2	Bloomington
Archer Daniels Midland	49	\$ 64,341	Chicago
Caterpillar	58	\$ 54,722	Deerfield
United Continental Holdings	78	\$ 41,303	Chicago
Allstate	82	\$ 39,815	Northbrook
Exelon	93	\$ 35,985	Chicago
AbbVie	96	\$ 32,753	North Chicago
Abbott Laboratories	103	\$ 30,578	Abbott Park
Mondelez International	116	\$ 25,938	Deerfield
US Foods Holding	125	\$ 24,175	Rosemont
McDonald's	149	\$ 21,025.2	Chicago
Jones Lang LaSalle	189	\$ 16,318.4	Chicago
CDW	191	\$ 16,240.5	Lincolnshire
Illinois Tool Works	214	\$ 14,768	Glenview
Discover Financial Services	253	\$ 12,848	Riverwoods
LKQ	262	\$ 11,876.7	Chicago
Tenneco	267	\$ 11,763	Lake Forest
W.W. Grainger	282	\$ 11,221	Lake Forest
Baxter International	286	\$ 11,127	Deerfield
Univar	353	\$ 8,632.5	Downers Grove
Anixter International	364	\$ 8,400.2	Glenview
Conagra Brands	386	\$ 7,938.3	Chicago
Dover	412	\$ 7,395.8	Downers Grove
Motorola Solutions	416	\$ 7,343	Chicago
Packaging Corp. of America	432	\$ 7,014.6	Lake Forest
Arthur J. Gallagher	435	\$ 6,934	Rolling Meadows
R.R. Donnelley & Sons	445	\$ 6,800.2	Chicago
Ulta Beauty	449	\$ 6,716.6	Bolingbrook
Northern Trust	453	\$ 6,658.9	Chicago
Old Republic International	481	\$ 6,021.8	Chicago
Ingredion	486	\$ 5,841	Westchester
TreeHouse Foods	489	\$ 5,812.1	Oak Brook

Source: Fortune Magazine, June 2019

STRONG, DIVERSE ECONOMY

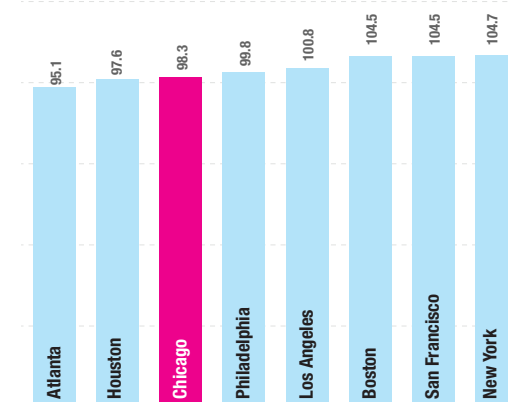
Chicago MSA has the 3rd largest Gross Domestic Product in the US, after New York City and Los Angeles, at \$737.3 billion. Chicago also ranks 8th in the world in terms of cities with the highest Gross Product. Additionally, Chicago is the most diversified economy in the US, with no single industry employing more than 14% of the workforce. Chicago's primary industries include Financial Services, Business & Professional Services, Manufacturing, Health Services, and Transportation and Warehousing.



Chicago is home to over 400 major corporate headquarters, including 36 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, McDonald's, Discover Financial and Abbot Laboratories, among others. The city is also home to the largest futures exchanges in the US, the CME Group.

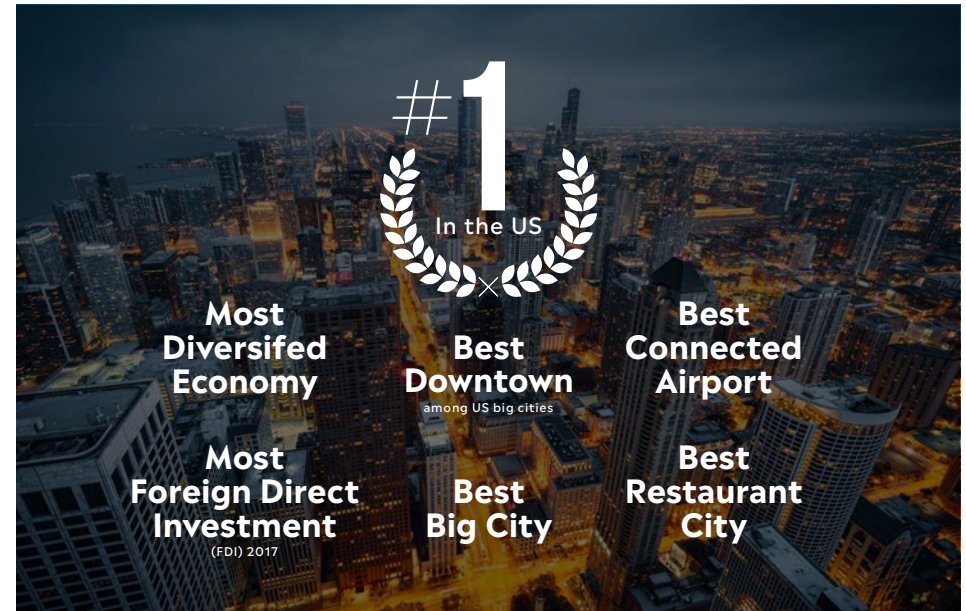
COST OF DOING BUSINESS BY METRO AREA



INTERNATIONAL TRAVEL DESTINATION

Chicago's tourism totals have consistently been on the rise in recent years, growth in 2018 was more substantial than normal. A record **57.6 million people visited Chicago in 2018**, nearly a 4.3% increase over 2017's record of 55.2 million. The largest percentage of growth was domestic travel with a 4.4% increase over 2017. International visitor numbers also increased 2.9% over 2017.

The record setting numbers were due, in part, to several initiatives that boosted leisure travel as well as word-of-mouth and high-profile kudos. *Condé Nast Traveler* readers voted Chicago the number 1 big city in the US two years in a row, *Bon Appétit* magazine named Chicago "restaurant city of the year" in 2017, and the *Financial Times* called Chicago "the most architecturally aware city on earth." Part of the boost also came from the city's aggressive pursuit of big-tourist draws including the NFL Draft, the James Beard Foundation Awards and the Laver Cup. The city also bolstered tourism-friendly offerings with attractions like the Riverwalk and, more recently, Art on the Mart. Business travel also contributed to the bump, with an 3.5% in 2018. 59 new major conventions have committed to meet in Chicago in future years.



A graphic with a background of a city skyline at night. It features two statistics: "57.6 million TOTAL VISITORS IN 2018" and "4.4% Increase IN VISITORS 2007-2018". Below these is a quote: "Dual-hub" airport system with O'Hare International Airport and Midway International Airport combining for more than 105 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 **105 million passengers in 2018**. 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”) has been retained as the exclusive broker by the Owner of Record (“the Owner”) of 208 S. Hale Street (Egg Harbor), 213 S. Hale Street (parking lot), and 208 S. Hale Street (parking lot) in connection with the sale of certain properties (“the Property”) as described in this Offering Memorandum.

This Offering Memorandum has been prepared by Baum 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 and Owner, and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Baum and therefore are subject to variation. Each of Baum 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 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 and Owner.

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