



Confidential Offering Memorandum

Planet Fitness

2300 S. Cicero Avenue · Cicero, IL 60804

EXCLUSIVELY OFFERED BY:

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Investment Highlights

Baum Realty Group has been retained by the owner to sell the 100% fee simple interest Planet Fitness property located in Cicero, Illinois. This freestanding Planet Fitness is located just 8 miles west of downtown Chicago just steps from the Cicero Ave and Cermak Road intersection, which attracts over 62,000 vehicles per day. The property is being offered free-and-clear of any existing debt.

PRICE:
\$3,824,000

CAP RATE:
7.50%

Years Remaining:
11 Years

** Purchase price is based on Jan. 2016 rental income. Seller will credit rent difference at closing.*



[PLEASE CLICK HERE FOR PROPERTY AERIAL VIDEO](#)

Jan. 2016 Annual Rent:	\$286,800
Lease Type:	NNN (excluding roof & structure)
Tenant:	Franchisee
Locations:	+20 Total
Land Size:	1.37 acres
Parking:	110 spaces



Investment Highlights

Outstanding Demographics

Over 414,000 residents earning \$50,941 per year and over 210,000 daytime demos within 3 miles of the site.

Strong Retail Sub-Market

Directly across from Hawthorne Works Shopping Center (289,333 SF) and Menard's. Other national retailers include: Walgreens, Bank of America, Aldi, Sam's Club, and The Home Depot.

Close Proximity to Major Highways

The Eisenhower Expressway (I-290) is 1.5 miles north and the Stevenson Expressway (I-55) is 2 miles south. Both highways combine for over 387,000 VPD.

Convenient Public Transit

Less than 5 minute walk from the Chicago 'L' Pink Line stop, which ushers in over 335,000 passengers annually.

Midway International Airport

The airport is the 2nd largest in Illinois with annual traveler volumes exceeding 20 million passengers. It is a major hub for Southwest Airlines and only 4.4 miles south from the subject property.

Robust Economy

The property serves the market population of the Cicero Community, which has more than 84,000 residents and is approximately 8 miles away from the Chicago Loop.

Strong Population Density

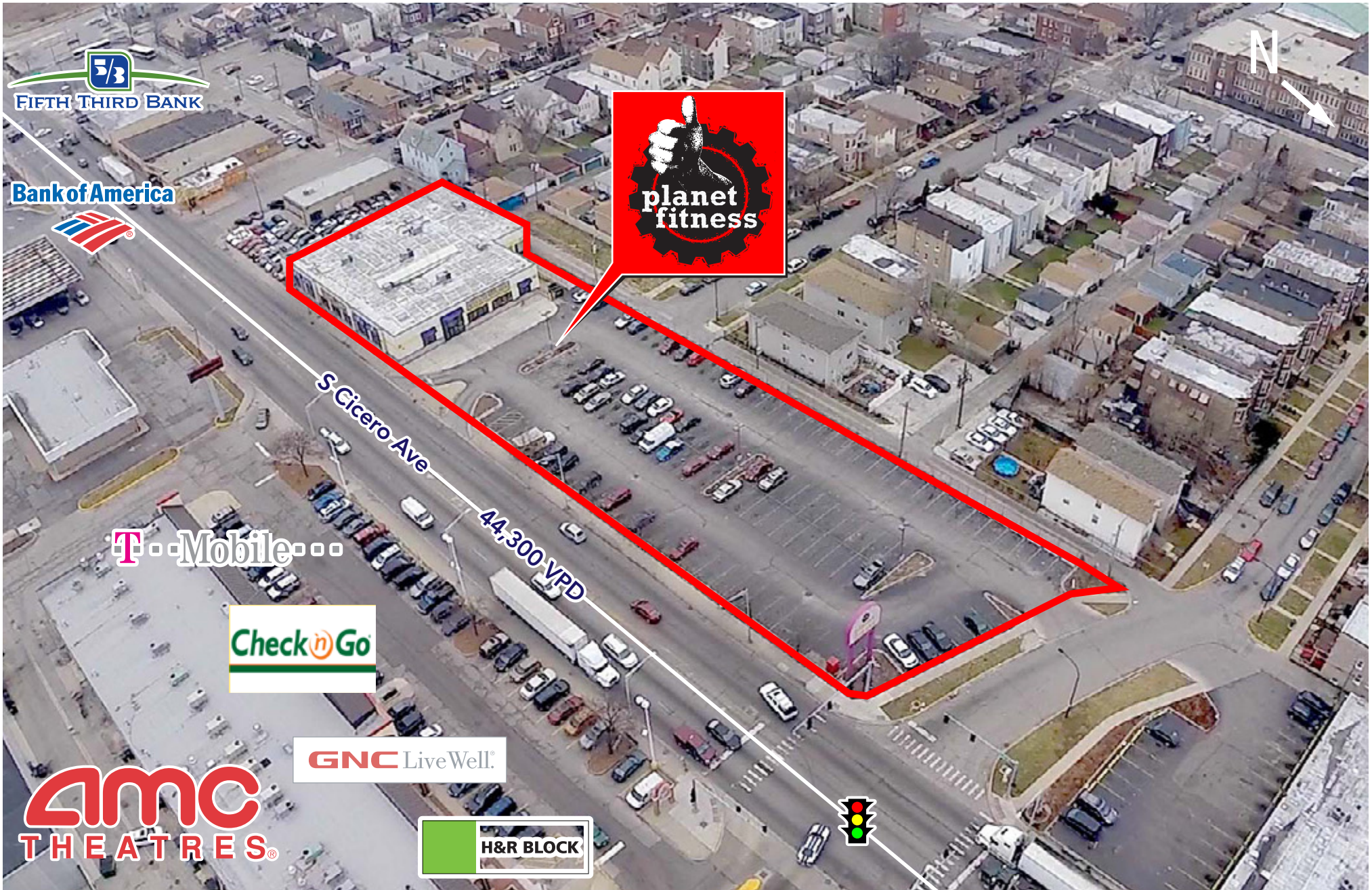
Chicago is one of the most densely populated U.S. cities, with close to 12,000 people per square mile.











FIFTH THIRD BANK

Bank of America

T-Mobile

Check n Go

GNC LiveWell

AMC THEATRES

H&R BLOCK

S Cicero Ave

44-300 VPD





Property Information & Site Plan



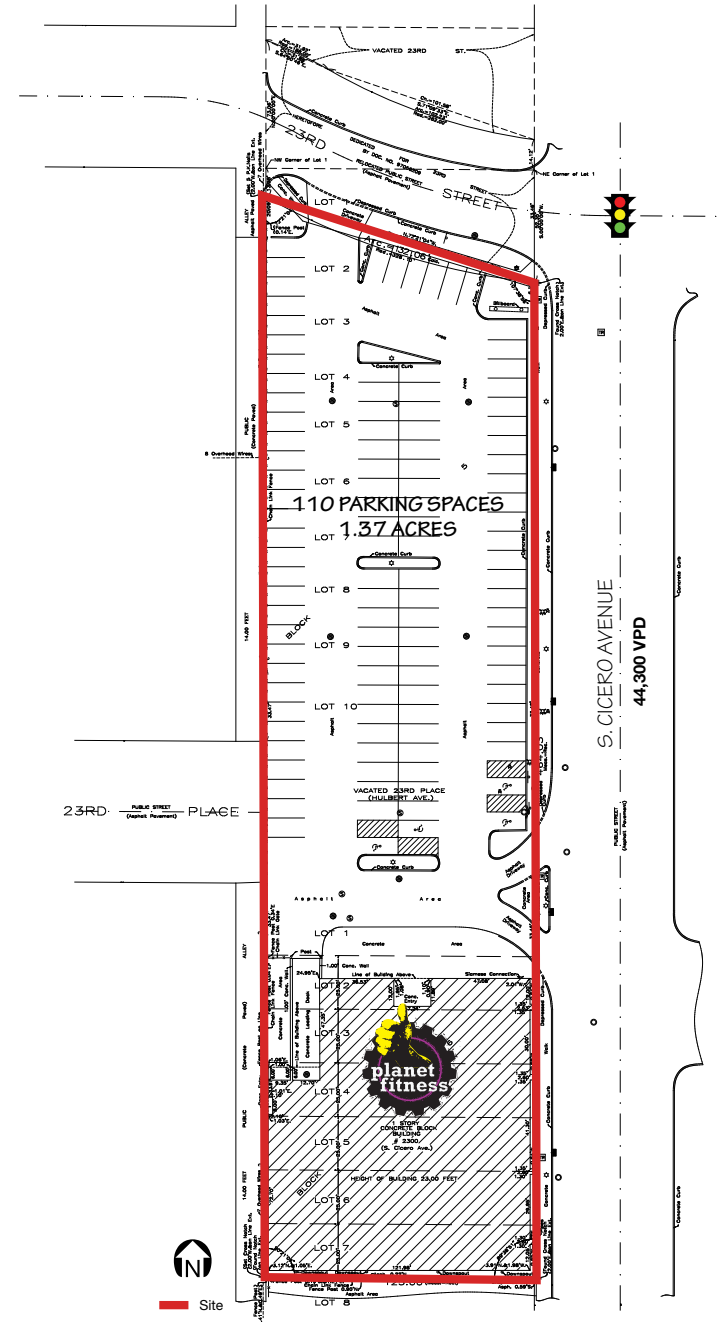
Property Address:	2300 S. Cicero Avenue Cicero, IL 60804
Building Size:	15,100 SF
Lot Size:	1.37 acres
Year Built:	1996 / 2010 R
Parking:	110 spaces

Planet Fitness is located at 2300 S. Cicero Avenue (32,900 VPD), in between West Cermak Road (29,900 VPD) and West Ogden Avenue (23,700 VPD). The building occupies 15,100 square feet of space with a total land area of approximately 1.37 acres. The building was built in 1996, with a retrofit / renovation in 2010, and has 110 parking spaces. The subject property is adjacent from the 289,333 SF Hawthorne Works Shopping Center, anchored by AMC Showplace Cicero 14 and Cermak Produce grocery store. Menards is directly south of the subject property.

The subject property benefits from being the only Planet Fitness franchise within a two mile radius and has minimal immediate competition; there are only three gyms within Cicero's boundary. The nearest competition outside of Cicero is about 2 miles away, giving Planet Fitness a great opportunity to capture a large market share in the community.

The property benefits from extremely convenient access to the Chicago 'L' Pink Line Cermak station, as it is just a quarter mile north of the site and has an annual passenger volume of over 335,000.

The subject property sits within a strong retail corridor along S. Cicero Avenue, which has over 44,000 VPD. National retailers within a half mile include: The Home Depot, Sam's Club, Aldi, Walgreens, Bank of America, Aarons, US Bank, and GNC, among others.





Lease Abstract

LEASE INFORMATION	
Tenant:	Rhino Cicero, LLC, an Illinois Limited Liability Company
Lease Type:	NNN (CAM, Taxes, Insurance)
Lot Size:	1.37 acres
Year Built:	1996 / 2010 R
Rent Commencement:	3/9/2011
Lease Expiration:	12/31/2025
2015 Annual Rent:	\$256,800
2015 Annual Rent PSF:	\$16.45
Rent Increases:	11.68%/Yr. 5 and 10.56%/Yr. 10. 10%/Opt.
Renewal Options:	Two 5-year options
Landlord Responsibilities:	Roof and Structure





Rent Schedule

Lease Term Dates	Annual Rent	Yield
3/9/2011 - 12/31/2015	\$256,800	
1/1/2016 - 12/31/2020	\$286,800	7.50%
1/1/2021 - 12/31/2025	\$317,100	8.29%
1/1/2026 - 12/31/2030 (Opt. 1)	\$348,780	9.12%
1/1/2031 - 12/31/2035 (Opt. 2)	\$383,700	10.03%
<i>Average Yield:</i>		8.74%





Cicero, IL Overview

The subject property is located within Cicero, IL approximately 8 miles southwest from downtown Chicago. Planet Fitness also features convenient access to two major highways, the Eisenhower Expressway (I-290) and the Stevenson Expressway (I-55), which are 1.5 miles north and 2 miles south, respectively.

Cicero is home to more than 84,000 residents and has a density of over 14,000 citizens in each square mile. Within 3 miles of the site, there are over 414,000 residents earning more than \$50,000 per year and a daytime population of over 210,000 people.

A quarter mile directly north of the subject property is the Chicago 'L' Pink Line stop which provides direct access to the Chicago Loop (8 miles northeast). The Cermak stop along the Pink Line ushers in around 1,500 passengers per weekday and close to 335,000 riders per year. Passengers at this location have increased in both categories, with a 6% rise among weekday traffic and a 4% increase in yearly riders since 2013. The close proximity to the Pink Line stop maximizes local foot traffic and convenience for customers.

Planet Fitness has opportune access (4.4 miles south) to Midway International Airport, which is the second largest airport in Illinois, serving over 20 million passengers per year. Additionally, there are over 90,000 jobs in the Chicago region associated with the airport that provides an economic impact estimated at \$7 billion annually, providing strong economic stability for the community.

Furthermore, the 1.1 million square foot North Riverside Park Mall is 4 miles directly west of the site and is anchored by JC Penney, Sears, and Carson Pirie Scott. The super-regional mall also has over 100 specialty stores and restaurants. Finally, Hawthorne Race Course, a thoroughbred race track over 120 years old, is just over a mile south of Planet Fitness.

Planet Fitness is across from the 289,333 square foot Hawthorne Works Shopping Center, which features close to 40 national retailers. The center is anchored by Cermak Produce, which also happens to be the top producing store in the chain. Hawthorne Works also has one of the top AMC Theater's in Chicago, as well as other top national retailers, including Bank of America, US Bank, Taco Bell, White Castle, Popeyes, Dollar Tree, Rue 21 and Foot Locker.

DEMOGRAPHIC SUMMARY

	Radius from Subject		
	1 Mile	3 Miles	5 Miles
Population			
2019 Projection	46,014	366,777	938,920
2014 Estimate	45,113	359,845	920,859
2010 Census	44,243	353,184	903,517
Households			
2014 Estimate	12,174	106,001	297,723
2019 Projected	12,459	108,484	304,693
Average HH Income	\$46,682	\$49,823	\$59,074
Median Age	28.0	30.3	31.5



Retailers at Hawthorne Works Shopping Center



Chicago CBD

Chicago Economic Overview

3rd Largest City in US

Chicago MSA is home to approximately 9.9 million residents, 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.

International Hub

Chicago is the 2nd most popular travel destination in the US. In 2013, the city hosted 48.3 million domestic and overseas visitors. Downtown Chicago features direct rail access to O'Hare International Airport, the second-busiest airport in the world, with over 67 million passengers per year.

4th Largest GDP in World

Chicago is the 4th largest GDP in the world at \$590 billion per year, only behind Tokyo, New York City, and Los Angeles. As one of the largest financial centers in North America, it is home to the corporate headquarters of over 57 Fortune 1000 companies, including: Walgreens, Boeing, United Airlines, McDonald's, Kraft Foods, Discover Financial, and Abbot Laboratories, among others. It is also home to the largest future exchanges in the US, the CME Group.

Growing Economy

Chicago is top-ranked for economic potential among major cities across the world. In 2013, *Site Selection Magazine* ranked Chicago #1 "Metro for Corporate Investment in the U.S." and *Inc. Magazine* ranked Chicago #4 "Number of Fastest Growing Companies in the US". *World Business Chicago* identified more than 675 new & expanding facilities announced, under development, or completed in the metro area in 2013, representing a total of 35 million square feet and \$6 billion in economic development activity.



CME Building



O'Hare International Airport



Tenant Overview



2015 Annual Rent:	\$256,800
Rent Increase (Jan. 2016):	\$286,800
Total Locations:	855 Planet Fitness Locations
Total Members:	Over 5 million
2013 Revenue:	\$211 million
Franchisee:	Rhino Cicero, LLC (Approximately 20 locations)
Members at location:	Approximately 5,000

Planet Fitness is a privately held gym operator that was started in 1992 and features 855 locations nationwide, with the vast majority being franchise locations. Additionally, there are over 30 locations in the Chicagoland area. Planet Fitness operates a low cost business model, with memberships starting at only \$10 per month. Also, the gym operator prides itself on serving novice and casual gym users through a “Judgment Free Zone.” This policy aims to make every user feel comfortable in a gym environment.

Planet Fitness has grown dramatically since its inception in 1992. In May 2014, the company reached over 5 million members and over 800 locations nationwide. In 2013, Planet Fitness recorded revenue of \$211 million, which was a 129% increase since 2010. Planet Fitness has also been included on the Inc. 5000 list of the fastest-growing private companies in America since 2008.



Confidentiality Disclosure

Baum Realty Group, LLC. (“BRG”) has been retained as the exclusive broker by the Owner of Record (“the Owner”) of 2300 S. Cicero Avenue, Cicero, IL 60804 in connection with the sale of certain properties (“the Property”) as described in this Offering Memorandum.

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



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