



ACTUAL SITE



Confidential Offering Memorandum

## Single Tenant Net Lease

4812 S. Kedzie Avenue, Chicago, IL 60632

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 Cash America International, Inc. property located in Chicago, Illinois. This freestanding Cash America International, Inc. is being offered free-and-clear of any existing debt.

PRICE:  
**\$1,719,000**

CAP RATE:  
**6.75%**



ACTUAL SITE

**Cash America**  
*Cash America International, Inc.*

RENT AS OF JUNE 2015: \$116,025  
 LEASE TYPE: Double Net Lease – Limited Landlord Responsibility  
 GUARANTOR: Cash America International, Inc. (NYSE: CSH)

### STRONG URBAN CHICAGO LOCATION

Combined traffic counts of over 53,600 VPD at the intersection of S. Kedzie Avenue and W. 47<sup>th</sup> Street, approximately 8 miles from downtown Chicago.

### DENSE POPULATION

Over 360,000 residents and over 190,000 daytime population within 3 miles of the site.

### CONVENIENT PUBLIC TRANSIT

Just steps from a Chicago 'L' Orange Line stop with over 800,000 passengers boarding at this station per year.

### STRONG RETAIL SUB-MARKET

Adjacent from Pete's Fresh Market, an outlet to a neighborhood shopping center. Nearby retailers in the area include: T.J.Maxx, Aldi, Auto Zone, Family Dollar, Chuck E Cheese's, Dunkin' Donuts, Footlocker, KFC, Dollar Tree, and BMO Harris Bank.

### CLOSE PROXIMITY TO MAJOR HIGHWAY

The subject property is 1.5 miles away from the Stevenson Expressway (I-55), which has close to 180,000 VPD and leads directly into downtown Chicago.

### MIDWAY INTERNATIONAL AIRPORT

The airport is the 2<sup>nd</sup> largest in Illinois with annual traveler volumes exceeding 20 million passengers. It is a major hub for Southwest Airlines and only 2.5 miles southwest from the subject property.

### STRONG CHICAGO PRESENCE

Cash America International has over 30 Chicagoland locations and growing.















## Property Information & Site Plan



The subject property is a 6,528 SF freestanding building with a guaranteed lease by Cash America International, Inc. The site is adjacent to Kedzie Plaza, a shopping center anchored by Pete's Fresh Market and O'Reilly Auto Parts.

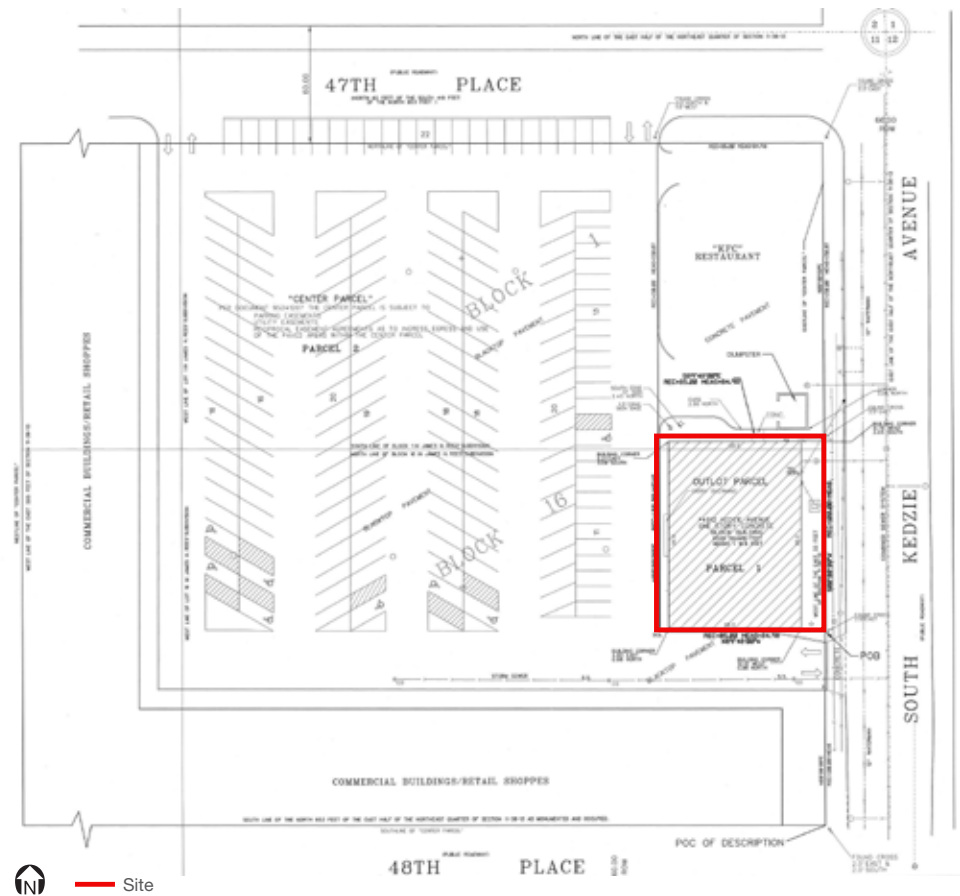
The development is located at the southwest quadrant of S. Kedzie Avenue (31,722 VPD) and W. 47<sup>th</sup> Street (21,637 VPD). The property features direct access along S. Kedzie Avenue with additional access along W. 47<sup>th</sup> Place, an east-west arterial roadway to the shopping center. There is a KFC restaurant directly adjacent to the north of the subject property.

The building was constructed in 1996 and tenanted by Blockbuster. In 2010, the building was re-modeled and leased to Cash America on an "as-is" basis with no TI provided. The site features perpetual easement access to 180 parking spacing within the shopping center.

The property benefits from extremely convenient access to the Chicago 'L' Orange Line station, as it is just a few steps south of the subject property, with over 800,000 passengers boarding at this station per year.

The property is surrounded by numerous national retailers including: Pete's Fresh Market, T.J.Maxx, Aldi, Auto Zone, O'Reilly Auto Parts, KFC, Dollar Tree, Dunkin' Donuts, BMO Harris Bank, Foot Locker and others.

PROPERTY ADDRESS:	4812 S. Kedzie Avenue Chicago, IL 60632
BUILDING SIZE:	6,528 SF
LOT SIZE:	.19 Acres
YEAR BUILT:	1996/2010 R
PARKING:	180 Spaces



## Lease Abstract

LEASE INFORMATION	
Tenant:	Cash America, Inc. of Illinois, an Illinois Corporation
Guarantor:	Cash America International, Inc., a Texas Corporation
Lot Size:	.19 Acres
Year Built:	1996/2010 R
Rent Commencement:	11/1/2010
Lease Expiration:	5/31/2020
Annual Rent:	\$116,025
Annual Rent PSF:	\$17.77
Rent Increases:	2%/Option
Renewal Options:	Two 5-year options
Lease Type:	NN - Limited Landlord Responsibilities
Landlord Responsibilities:	Roof and Structure



## Rent Schedule

Term	Annual Rent	Rent PSF
June 1, 2015 - May 31, 2020	\$ 116,025	\$ 17.77
June 1, 2020 - May 31, 2025 (Option 1)	\$ 118,345	\$ 18.13
June 1, 2025 - May 31, 2030 (Option 2)	\$ 120,712	\$ 18.49





## Brighton Park - Market Overview

The subject property is located within the Brighton Park Neighborhood, approximately 8 miles southwest from downtown Chicago, via the Stevenson Expressway (I-55), 1.5 miles to the north.

Brighton Park is home to 45,000 residents and has a density of 17,000 citizens in each square mile. Within 3 miles of the site, there are over 360,000 residents earning more than \$48,000 per year and a daytime population of over 190,000 people.

Just steps south of the subject property is the Chicago 'L' Orange Line stop which provides direct access to the Chicago Loop (8 miles northeast) and Midway International Airport (2.5 miles southwest). The Kedzie stop along the Orange Line ushers in around 3,000 passengers per weekday and close to 800,000 riders per year. The close proximity to the Orange Line stop maximizes local foot traffic and convenience for shoppers.

Midway International Airport is the second largest airport in Illinois, with 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.

Additionally, the City of Chicago is currently undergoing a \$6 million renovation to the Kedzie Orange Line stop and roadway. The new development will help increase local traffic flow and is scheduled to be completed by the end of 2014.

### DEMOGRAPHIC SUMMARY

	Radius from Subject		
	1 Miles	3 Miles	5 Miles
<b>Population</b>			
Estimated 2014 Population	50,559	360,035	874,679
Estimated Daytime Population	23,483	190,682	579,380
Avg. Household Income	\$48,951	\$48,226	\$50,090
Median Age	27.5	29.1	31.2







Chicago CBD

## Chicago Economic Overview

### 3<sup>RD</sup> 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 2<sup>nd</sup> 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.

### 4<sup>TH</sup> LARGEST GDP IN WORLD

Chicago is the 4<sup>th</sup> 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



LEASE GUARANTOR:	Cash America International, Inc.
STOCK SYMBOL:	CSH (NYSE)
FYE 2014 REVENUE:	\$1.79 Billion
MARKET CAP:	623.81 M



ACTUAL SITE

Cash America International, Inc. provides specialty financial services to individuals in the United States with more than 900 locations. They are the largest provider of secured non-recourse loans, commonly referred to as pawn loans, and operate under the brand names Cash America Pawn and SuperPawn.

Since its inception, Cash America has acquired many smaller chains of local and international pawn shops. Since 2010, Cash America International has made acquisitions of 6 different chains throughout the United States, totaling 121 stores. Successful acquisitions are one of many reasons Cash America has been able to expand and grow so rapidly throughout their 31 year history. In 1998, Cash America opened their 400th store and started franchising locations. In 2004, Cash America changed its NYSE ticker to CSH and bought an online lending company soon after, greatly expanding their market reach.

Cash America International, Inc. was founded in 1983 by Jack Daugherty in Irving, Texas as a single pawn shop. Cash America employs over 6,000 people operating not only Cash America stores, but several subsidiaries such as Cash America Payday, Cashland and Mr. Payroll.

### Annual Income Statements (FYE December)

	2013	2012	2011
Revenue:	\$1.79 B	\$1.80 B	\$1.58 B
Net Income:	\$142.50 M	\$107.50 M	\$135.90 M
Stockholder Equity:	\$1.08 B	\$991 M	\$902 M



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## Confidentiality Disclosure

Baum Realty Group, LLC (“BRG”) has been retained as the exclusive broker by the Owner of Record (“the Owner”) of 4812 S. Kedzie Avenue, Chicago, IL 60632 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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